

LAND NORTH WEST  
OF GORING STATION,  
GORING-BY-SEA

# BUILT HERITAGE STATEMENT



Ground Floor Mixed  
Use/Retail, Commercial,  
Nursery, Creche

GORING TRAIN  
STATION

PREPARED BY PEGASUS GROUP  
ON BEHALF OF PERSIMMON HOMES THAMES VALLEY

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 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**

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# BUILT HERITAGE STATEMENT

## LAND NORTH WEST OF GORING STATION, GORING-BY-SEA

## ON BEHALF OF: PERSIMMON HOMES THAMES VALLEY

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Prepared by: Rebecca Gilbey, Senior Heritage Consultant

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# Summary

Pegasus Group have been commissioned by Persimmon Homes Thames Valley to prepare a Built Heritage Statement of the proposed residential development at Land North-West of Goring Station, Goring-by-Sea in West Sussex.

No designated heritage assets lie within the proposed development site.

It is considered that the proposed development will result in a negligible level of harm at the very lowermost end of the less than substantial harm spectrum, to the heritage significance of the Grade II Listed Building of Jasmine and Clematis Cottages, the Grade II Listed Buildings of North Barn, and the Grade II\* Registered Park and Garden and Conservation Area of Highdown Garden.

No harm to the significance of any other assets through changes to setting, including the Scheduled Highdown Hill Camp, are anticipated.

# 1. Introduction

1.1 Pegasus Group have been commissioned by Persimmon Homes Thames Valley to prepare a Built Heritage Statement of the proposed residential development at Land North-West of Goring Station, Goring-by-Sea in West Sussex as shown on the Site Location Plan provided at Plate 1.

1.2 The site is approximately 19.96 ha in area and lies to the north-west of the main settlement at Goring-by-Sea. The site comprises a single arable field and contains two PRowS along the southern and south-western site boundaries.

1.3 This Built Heritage Statement provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government’s National Planning Policy Framework (the NPPF<sup>1</sup>) which requires:

**“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”**

1.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the

historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

1.5 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be *“proportionate to the asset’s importance”*.



Plate 1: Site Location Plan

<sup>1</sup> NPPF, MHCLG, 2019



## 2. Site Description and Location

- 2.1 The site is approximately 19.96 ha in area and lies to the north-west of the main settlement at Goring-by-Sea. The site comprises a single arable field and contains two PRowS along the southern and south-western site boundaries.
- 2.2 The topography of the site is relatively flat, with the land in the north-western extent by the Ferring Rife located at approximately 5.5m aOD and rises to approximately 8m aOD along the southern site boundary.
- 2.3 The British Geological Survey maps the bedrock geology of the site as a mixture Lewes Nodular Chalk formation in the eastern extent; New Pit Chalk Formation in the south-western extent; and Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations in the western extent. The superficial geology of the site is mapped as River Terrace Deposits across the majority, with a band of Alluvium mapped along the route of the Ferring Rife.
- 2.4 The site is bounded by agricultural land beyond Ferring Rife to the north; residential development to the east; residential development and a school beyond the railway line to the south; and agricultural land and residential development to the west.
- 2.5 An in-depth historic map regression has been included in the Archaeological Desk-Based Assessment (October 2018) accompanying this planning application.
- 2.6 The site is depicted on the *Plan of the parish of Goring in the county of West Sussex* of 1839 (Plate 2, overleaf). The site comprised 15 land parcels of arable and grassland, which were predominantly under the ownership and occupancy of David Lyon Esquire, who owned and occupied a large amount of land in the parish. Land parcels 252, 253 and 254 along the eastern site boundary comprised *Farm buildings, outbuildings and yard, garden* and *cottage and garden* respectively. These buildings were also under the ownership of David Lyon Esquire, and under the occupancy of David Lyon Esquire and Harry Newland.
- 2.7 Land parcel 133 in the north-western extent of the site comprised arable land under the ownership of William Westbrook Richardson, and under the occupancy of William Oliver. Land parcel 138 comprised grass under the ownership and occupancy of Charles Street.

### Site Development

- 2.5 An in-depth historic map regression has been included in the



*Plate 2: Extract from the Plan of the parish of Goring of 1839*

- 2.8 The site is depicted on the Ordnance Survey Map of 1879 (Plate 3). The farmstead formerly in the eastern extent of the site had been removed. The railway line which marks the southern site boundary had been constructed by this time, as was Goring Station to the south-east. The land parcels within the site had been consolidated into larger plots, some with trees planted along the boundaries. The PRoWs along the southern and south-western site boundaries are depicted on this mapping.
- 2.9 To the north of the site, two lodges associated with Highdown House had been constructed and the farmstead at North Barn expanded.



*Plate 3: Extract from the Ordnance Survey Map of 1879*

- 2.10 No major changes are depicted on historic Ordnance Survey mapping during the later 19<sup>th</sup>-century or the early 20<sup>th</sup> century (Plates 4 and 5).



Plate 4: Extract from the Ordnance Survey Map of 1899



Plate 5: Extract from the Ordnance Survey Map of 1913

- 2.11 The site is depicted on the Ordnance Survey mapping from the mid-1930s (Plate 6). The field boundary which formerly crossed the site in an east to west direction had been straightened and the site now comprised part of three land parcels.



Plate 6: Extract from the Ordnance Survey mapping from the mid-1930s

- 2.12 No major changes within the site are depicted on the Ordnance Survey mapping from the late 1940s (Plate 7). Development at Ferring to the west of the site has expanded, with the construction of residences along Ferring Lane.



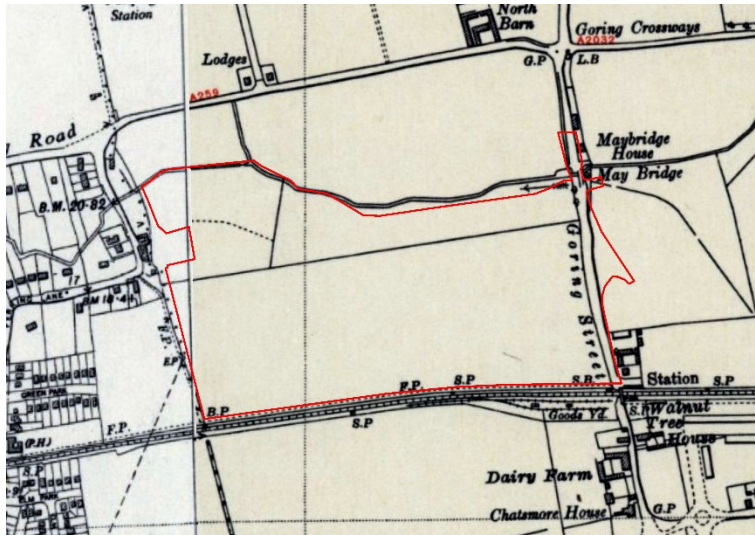


Plate 7: Extract from the Ordnance Survey mapping from the late 1940s

- 2.13 During the latter half of the 20<sup>th</sup> century, gradual development took place in the wider surrounds of the site, with little change to the site itself. Recent aerial satellite imagery of the site indicates that the Ferring Rife along the north-eastern extent of the site has been straightened and the former field boundary within the site has been removed to create a single arable field. Three pylons are aligned across the site in an east to west direction. Development has occurred to the east, south and west of the site (Plate 8).



Plate 8: Modern satellite imagery of the site

### Proposed Development

- 2.14 The proposals are for a mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.
- 2.15 The residential development will be a set-back along the northern extent in order to retain the Ferring Rife in an open space corridor. Three green corridors in the proposed built form have been incorporated to minimise the impact on views from the National Park to the north.

- 2.16 The site will be accessed from Goring Street to the east. The existing overhead powerlines and pylons are to be removed, undergrounded and rerouted to the south and east of the site.
- 2.17 The PRowS within the site are to be retained, and new pedestrian and cycle links are proposed across the land to the north to connect the site with Littlehampton Road.



# 3. Methodology

3.1 The aims of this Built Heritage Statement are to assess the contribution that the site makes to the heritage significance of the surrounding designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

## Site Visit

3.2 A site visit was undertaken by Pegasus Group on 13<sup>th</sup> December 2019, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.3 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the Site and the surrounding areas could be established.

## Sources

3.4 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for**

**information on designated heritage assets;**

- **The Highdown Conservation Area Appraisal as prepared by Worthing Borough Council; and**
- **Aerial photographs and satellite imagery.**

## Assessment of significance

3.5 In the NPPF, heritage significance is defined as:

**“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.<sup>2</sup>For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”.**

3.6 Historic England’s Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment<sup>3</sup> (henceforth referred to as ‘GPA 2: Managing Significance’) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, GPA 2: Managing Significance

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<sup>2</sup> NPPF Annex 2, MHCLG, 2019

<sup>3</sup> Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

also advocates considering the four types of heritage value an asset may hold, as identified in Historic England's Conservation Principles<sup>4</sup>; evidential, historical, aesthetic and communal. These essentially cover the heritage 'interests' given in the glossary of the NPPF, which comprise **archaeological, architectural, artistic** and **historic** interest. The most-recently issued guidance on assessing heritage significance, Historic England's Statements of Significance (October 2019)<sup>5</sup>, advises using the terminology of the NPPF and Planning Practice Guidance.

3.7 The online *Planning Practice Guidance* provides further information on the heritage values it identifies<sup>6</sup>:

**Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.**

**Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all**

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<sup>4</sup> English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

<sup>5</sup> *Historic England 2019 Statements of Heritage Significance, Analysing Significance in Heritage Assets, Historic England Advice Note 12*

**types. Artistic interest is an interest in other human creative skills, like sculpture.**

**Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolize wider values such as faith and cultural identity.**

3.8 Significance results from a combination of any, some or all of the values described above.

3.9 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

3.10 As defined in the NPPF:

**"Significance derives not only from a heritage asset's physical presence, but also from its setting."**<sup>7</sup>

3.11 Setting is defined as:

<sup>6</sup> *Online Planning Practice Guidance on the Historic Environment, Paragraph: 006 Reference ID: 18a-006-20190723*

<sup>7</sup> NPPF Annex 2, MHCLG, 2019

**“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>8</sup>**

3.12 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

Assessing change through alteration to setting

3.13 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*<sup>9</sup> (henceforth referred to as *GPA 3: The Setting of Heritage Assets*), particularly the checklist given on page 11. This advocates the clear articulation of ‘*what matters and why*’.

3.14 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess “*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciate*”. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset

that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, land use, accessibility and rarity.

3.15 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to “*maximise enhancement and avoid or minimise harm*”. Step 5 is to “*make and document the decision and monitor outcomes*”.

3.16 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

3.17 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 194 of the NPPF comprising Grade I and II\* Listed**

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<sup>8</sup> Ibid

<sup>9</sup> Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

**buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;**

- **Designated heritage assets of less than the highest significance, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and**
- **Non-designated heritage assets. Non-designated heritage assets are defined within the Government’s Planning Practice Guidance as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets”<sup>10</sup>.**

3.18 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

3.19 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against,

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<sup>10</sup> MHCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20190723 Revision date: 23.07.2019)

<sup>11</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.20 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013<sup>11</sup> that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”; and**
- **Less than substantial harm. Harm of a lesser level than that defined above.**

3.21 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this<sup>12</sup>. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.

3.22 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”. Thus, change is accepted in Historic

<sup>12</sup> EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L’Isle

England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

3.23 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating ‘*what matters and why*’. Of particular relevance is the checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

3.24 It should be noted that this key document states that:

**“setting is not itself a heritage asset, nor a heritage designation”<sup>13</sup>**

3.25 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that

contribute to this significance, through changes to setting.

3.26 With regards to changes in setting, *GPA 3: The Setting of Heritage Assets* states that “conserving or enhancing heritage assets by taking their settings into account need not prevent change”.

3.27 Additionally, it is also important to note that, as clarified in the Court of Appeal<sup>14</sup>, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

#### Benefits

3.28 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

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<sup>13</sup> Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (paragraph 9)*

<sup>14</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061 (04 November 2016)



# 4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

## Legislation

4.2 Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that:

**“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”**

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case<sup>15</sup>, Sullivan LJ held that:

**“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”**

4.5 A judgement in the Court of Appeal<sup>16</sup> (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.

4.6 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites. Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation

<sup>15</sup> East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

<sup>16</sup> Jones v Mordue Anor (2015) EWCA Civ 1243

of the setting of a Scheduled Monument.

- 4.7 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **National Policy Guidance**

#### The National Planning Policy Framework (February 2019)

- 4.8 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in February 2019. This updated the previous National Planning Policy Framework 2018, which in turn had amended and superseded the previous 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.9 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 4.10 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.11 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three "objectives" to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

**"Plans and decisions should apply a presumption in favour of sustainable development.**

**For plan-making this means that:**

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or

assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

4.12 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, and Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.” (our emphasis)

4.13 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.14 Heritage Assets are defined in Annex 2 of the NPPF as:

**“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing).”**

4.15 The NPPF goes on to define a Designated Heritage Asset as a:

**“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.<sup>17</sup>” (our emphasis)**

4.16 As set out above, significance is also defined as:

**“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.<sup>18</sup>”**

4.17 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 190 that:

**“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account**

**of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”**

4.18 Paragraph 192 goes on to state that:

**“In determining planning applications, local planning authorities should take account of:**

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- c) the desirability of new development making a positive contribution to local character and distinctiveness”**

4.19 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

**“193 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of**

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<sup>17</sup> NPPF Annex 2, MHCLG, 2019

<sup>18</sup> IBID

whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

“194 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

4.20 In the context of the above, it should be noted that paragraph 195 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use”

4.21 Paragraph 196 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”

4.22 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

4.23 Non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage



assets.

- 4.24 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

#### National Planning Guidance

- 4.25 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.26 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.27 The PPG has a discrete section on the subject of the '*Historic Environment*' which confirms that the consideration of

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<sup>19</sup> MHCLG, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

'significance' in decision taking is important and states:

**"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals<sup>19</sup>"**

- 4.28 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

**"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting<sup>20</sup>.**

**While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at**

<sup>20</sup> MHCLG, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)

**all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)**

### **Local Planning Policy**

- 4.29 The site at Goring-by-Sea lies within the Borough of Worthing. Planning applications within Goring-by-Sea are currently considered against the policy and guidance set out within the Worthing Core Strategy, adopted in 2011, and saved policies of the Worthing Local Plan 2003.
- 4.30 Relevant policy from the Core Strategy is cited below:

#### **Policy 15 – Built Environment and Design**

**Throughout the borough all new development will be expected to demonstrate good quality architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area. In particular, new development should display a good quality of architectural composition and detailing as well as respond positively to the important aspects of local character, exploiting all reasonable opportunities for enhancement. Where appropriate, innovative and contemporary design solutions will be encouraged.**

**The settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained;**

**preserving and enhancing existing assets. Where the quality of the existing building(s) or local character is weak, solutions need to be sought which raise overall quality.**

**Design should encompass well structured streets that are safe, pedestrian friendly, with an accessible lay-out and that will increase permeability throughout the borough. Development lay-outs, pedestrian environments and public spaces should be designed in a manner which maximises connectivity and actual and perceived safety. This will be achieved by carefully arranging buildings, spaces and access points to maximise natural surveillance, making good use of natural and artificial light and ensuring that the mix of uses and dwelling types contributes positively to the area.**

**New development should factor the site's physical features and resources into the design, considering wind direction and solar orientation when designing streets and buildings to minimise energy demand.**

- 4.31 No policies relating to the historic environment have been saved from the Local Plan 2003.

#### **Emerging Policy**

- 4.32 Worthing Borough Council are currently preparing their Local Plan 2016–2033. At the time of writing this assessment the following draft policies were available:

#### **CP15 – A Strategic Approach to the Historic Environment**

a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.

b) The Council will seek to:

i. update Worthing's Conservation and Heritage Guide

ii. review Worthing's heritage assets

iii. review Worthing's Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;

iv. take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;

v. identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between 'views' and the 'function' such views serve;

vi. recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;

vii. use Article 4 directions where important heritage assets are under threat;

viii. work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and

ix. have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.

#### **CP16 – The Historic Environment**

a) development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

#### **Designated Heritage Assets**

c) Development should not adversely affect the setting of heritage assets including: a Listed Building, Conservation Area, archaeological feature of national significance, or Scheduled Ancient Monument. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.

**d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.**

**e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.**

**f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor**

**condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.**

#### **Undesignated Heritage Assets**

**g) The following locally listed heritage assets will be a material consideration when determining planning applications:**

- i. Buildings of Local Interest;**
- ii. Environmental Areas of Special Character;**
- iii. Parks and Gardens of Local Interest.**

**They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements.**

**h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.**

**i) Where development will affect important views:**

**i. between settlements;**

**ii. across character areas;**

**iii. capturing transitions between landscape, townscape and seascape;**

**iv. to and from designated heritage assets.**

**Significant changes should be identified in planning proposals. The relationship between 'views' and the 'function' they serve must be considered. Where views are demonstrably important to local character, development proposals should respect and protect what makes the view special. West Sussex County Council's Landscape and Environment Information will be relevant to this analysis as well as local evidence and site specific documentation.**



# 5. The Historic Environment

5.1 This Section considers potential impacts of heritage assets in the vicinity of the site, through a change in their setting.

5.2 Step 1 of the methodology recommended by Historic England's guidance *GPA 3: The Setting of Heritage Assets* (see *Methodology* above) is to identify which heritage assets might be affected by a proposed development.

5.3 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designated view.

5.4 Consideration is made as to whether any of the heritage assets present in the vicinity of the site include the site as part of their setting which contributes to their heritage significance, and therefore may potentially be affected by the proposed development.

5.5 Assets in the vicinity identified for further assessment on the basis of distance and intervisibility are depicted on Figure 1 and comprise the following:

- **The Grade II Listed Clematis Cottage and Jasmine Cottage c. 25m west of the site (NHLE ref. 1027653);**

- **The Grade II\* Registered Highdown Garden, which is also designated as a Conservation Area, c. 110m north of the site (NHLE ref. 1001212);**
- **The Grade II Listed North Barn (Main Block) including wall across the south, bounding the road and North Barn (range of outbuildings on east side of yard c. 190m north of the site (NHLE ref. 1263278, 1250438); and**
- **The Scheduled Highdown Hill Camp: A Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains c. 895m north-west of the site (NHLE ref. 1015877).**

5.6 Other assets within the wider area, excluded on the basis of distance, and/or absence of intervisibility, a lack of historical functional relationships, and/or the nature of the development (which will extend the built edge of Goring-by-Sea further north) are depicted on Figure 1.

## **Clematis Cottage and Jasmine Cottage**

5.7 The Grade II Listed Clematis Cottage and Jasmine Cottage lie c. 25m west of the site (NHLE ref. 1027653). As a Grade II Listed Building, this is a designated heritage asset of less than the highest significance, as defined by the NPPF.



*Plate 9 Looking south-east to Clematis and Jasmine Cottages*

- 5.8 The Listed Building was originally constructed during the 18<sup>th</sup> century as one long building, possibly used as a barn, which has since been converted into two two-storey cottages. The asset is faced with flints with dressings and quoins of red brick and grey headers with a hipped tiled roof.
- 5.9 The main façade of the asset faces west, away from the site. The eastern (rear) elevations have been very heavily modified in recent times with flat-roofed two-storey rear extensions to both properties.
- 5.10 The cottages are located within associated garden plots, with deep rear gardens extending to the east, the boundaries of which form part of the western site boundary. Mature vegetation

lies between the cottages and the site within these plots.



*Plate 10 Looking north-west to the heavily altered and heavily screened rear elevations of the cottages from within the site*

- 5.11 The earliest mapping available shows the cottages/barn as part of a farmstead or hamlet, with a building to the north (still extant) depicted on the Tithe Map (Plate 2). The cottages now lie within an area of modern development, with modern residences to the south and west. Agricultural land within the site lies to the east, beyond their sizeable garden plots.
- 5.12 Clematis Cottage and Jasmine Cottage were historically located in the parish of Ferring and, at the time of the Tithe Apportionment of the mid-19<sup>th</sup> century, were under the ownership and occupancy of Edwin Henty Esquire and comprised

*House & Yard part of North Barn.* As discussed in Section 2 above, the land within the site was under different ownerships and occupancies. There is no known historical or functional association with the land within the site and the Listed Building.

- 5.13 The wholly modern rear elevations of the cottages are likely to have some glimpsed intervisibility with the site, as there are filtered views to the rear elevations from that area.
- 5.14 Clematis Cottage and Jasmine Cottage principally derive their significance from their architectural, artistic and historical values of their historic fabric. They represent an example of an 18<sup>th</sup>-century agricultural building that has since been converted into two residential dwellings. As well as this, the asset also derives some of its significance through setting. The main element of its setting comprises the garden plots associated with the two cottages and their location on Ferring Lane, from where the Listed Building can be best appreciated. The historically associated building to the north also contributes to the heritage significance of the asset through setting.
- 5.15 Immediately adjacent agricultural land is considered to make a very minor contribution to the asset, in alluding to the historic landscape character and the historic function of the building as a barn. This agricultural land includes the land within the north-western extent of the site, but also land to the north-east. However, there is no documented historical functional association between the site and these assets, and only glimpsed intervisibility.

- 5.16 The setting of the asset has been considered in the design of the proposed development, with open space retained to the north-east which will preserve glimpses, from the cottages, of outlying farmland. The proposed development will alter the character of the remainder of the site from agricultural to a mixture of modern built form and open space. Given the limited intervisibility with the site and the absence of any known historical or functional association between the land within the site and the Listed Building, overall, the change of character of the site will result in a negligible level of harm to the heritage significance of the asset. This equates to less than substantial harm at the very lowermost end of the spectrum.

#### **Highdown Garden**

- 5.17 The Grade II\* Registered Highdown Garden, which is also designated as a Conservation Area, lies c. 110m north of the site (NHLE ref. 1001212). As a Grade II\* Registered Park and Garden and a Conservation Area, this is a designated heritage asset of the highest significance.
- 5.18 Highdown Garden was added to the Registered Parks and Gardens list on 1<sup>st</sup> June 1984. Subsequently, a Conservation Area covering the Registered Garden was designated on 29<sup>th</sup> April 1997 and a Conservation Area Appraisal was prepared and adopted by Worthing District Council.
- 5.19 The house, known as Highdown Tower, was constructed in c. 1820 and in the mid 19<sup>th</sup> century was under the ownership of the Lyons family. In 1909 the house and surrounding grounds

were purchased by Major Frederick Stern. In 1919 until his death in 1967 Major Stern and his wife created and developed the gardens in and around a former chalk pit, in what began as an experiment in gardening on chalk. The plants were grown from imported seeds or obtained from well-known botanists of the 20<sup>th</sup> century. The gardens surround the house to the north, south and west, although the house is now mainly heavily screened from the gardens by belts of mature trees.

- 5.20 Following Sir Stern's death, the house and gardens were given to Worthing Borough Council who restored and managed the gardens. Since then the Council sold the freehold of the house which was used as a conference centre and club. The house is now used as a hotel and the gardens are open to the public.
- 5.21 Highdown Garden is located on the south-facing upper slopes of Highdown Hill. The Registered Garden covers an area of c. 4.5 ha which comprises the house, the surrounding gardens, the drive, and two lodges located on either side of the approach from the south.
- 5.22 The gardens themselves contain a number of elements despite their compact nature, including a former chalk pit, rose garden, ponds, woodland areas and herbaceous garden.
- 5.23 Generally, the garden is inward-looking with a strongly secluded feel. The garden was designed to provide shelter to the plants, as the coastal hillside location rendered the garden susceptible to salt incursion and south-westerly gales. The northern boundary of the main garden is partly formed by the rear face

of the chalk pit (Plate 11) and the other boundaries are defined by close-boarded fences, combined with densely-planted conifers on the southern edge.



*Plate 11 Looking north-east to the northern face of the chalk pit garden*

- 5.24 In addition to the external boundaries and planting, there are also internal belts of mixed evergreen and deciduous trees, further restricting views and adding to the sense of seclusion and sheltering.
- 5.25 To the east, south and west of the garden comprises arable land, whilst land to the north comprises open downland and scrub.
- 5.26 Historically, there were views out from a gravel terrace to the south and east of the house across the land to the south, to the



sea.

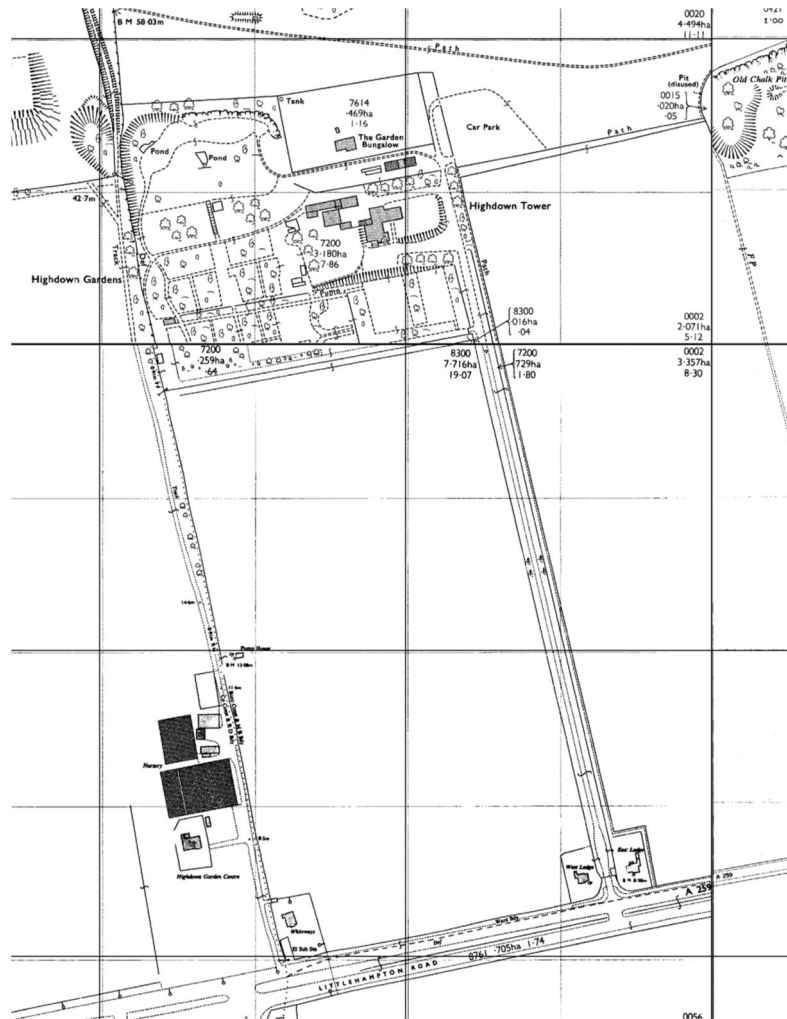


Plate 12 Ordnance Survey map of 1954 showing the gardens and terrace to the south of the house.

5.27 However, these views are now screened by trees (Plate 13),

which also partially screen views from the house itself, although views from the top of the tower over land to the south are anticipated, and filtered views east from the hotel are likely.



Plate 13 Looking north to the house from within the gardens, showing screening planting to the south of the terrace.

5.28 Three other parts of the garden have views out to the wider area. There is a glimpse of wider land from the modern entrance to the gardens, looking south to agricultural land to the south-east (Plate 14).



*Plate 14 Looking south-east to wider agricultural land from the modern entrance to the gardens*

5.29 There is also a glimpse of wider land and the sea from the rose garden (Plate 15).



*Plate 15 Looking south from the rose garden, to the sea*

5.30 Highdown Garden is approached from the A259 to the south, via a drive lined by hedges and marked by two lodges constructed in 1860. The drive continues for approximately 0.4km to the north. The clearest views out from the Registered Park and Garden/Conservation Area are from this drive and the lodges, outside of the core of the gardens. As the land rises moving north, the views become more extensive (Plate 16).





*Plate 16 Looking south from the approach road to the gardens*

- 5.31 The Registration description states that due to the location of the house and gardens on the upper slopes of Highdown Hill, panoramic views are possible towards the coastal plain and the sea. The Conservation Area Appraisal states that *'the surrounding area is undeveloped, allowing uninterrupted views in and out'*. It is really only from the drive, lodges and the top of the tower that such views are possible; views from within the gardens are limited to glimpses.
- 5.32 The Appraisal goes on to state that with regards to Highdown Tower *'from the Littlehampton Road, the most visible feature is the south tower which... presents the only pebble-dashed elevation'*. With regards to Highdown Tower, the Appraisal

states that *'on approach, the house is not visible until the top of the drive is reached and from the A259 and Titnore Lane, the house can only be glimpsed through trees'*.

- 5.33 At the time of the Tithe Apportionment in the mid-19<sup>th</sup> century, the land on which Highworth Garden was established was under the ownership and occupancy of David Lyon Esquire. The Registration description states that Highdown Tower was owned at some point during the 19<sup>th</sup> century by the Lyon family, who also owned and occupied the land within the site. This documented link predates the ownership of the Stern family who created the garden.
- 5.34 Highdown Garden principally derives its significance from its artistic and historic interests as an example of a designed landscape established during the early 20<sup>th</sup> century and further developed and used into the 21<sup>st</sup> century. The buildings located within the designation, including Highdown Tower and the Tea Rooms, also contribute to the significance of the asset through their architectural, artistic and historic interests – although they themselves are not designated heritage assets.
- 5.35 As well as this, Highdown Garden also derives some of its significance through setting. Its surroundings have undergone considerable change over time. The terraces close to the house and the house itself appear originally to have had expansive views to the south, but such views are now only possible from the tower, lodges and access drive, with modern built development at Goring and Ferring visible within the coastal

plain.

- 5.36 The gardens themselves do not appear to have been laid out to afford such views. Boundary planting and shelter belts were a vital part of the garden, protecting it from south-westerly gales and salt incursion. A few glimpses of the wider landscape are possible, but these are narrowly-focused.
- 5.37 The undeveloped land in the vicinity, specifically that to the immediate south, east and west of the core of the gardens, contributes to the heritage significance of the asset, as it gives a sense of seclusion and isolation to the gardens.
- 5.38 The site is visible in views from the drive, lodges and tower, and also in the glimpsed view from the rose garden; it lies beyond agricultural land to the south and with a backdrop of modern development. Overall, the site is considered to make a very minor contribution to the heritage significance of the asset (which is a Registered Park and Garden and Conservation Area), in that it comprises a very small part of the outlying agricultural landscape that provides some visual separation from the current built form of Goring and Ferring.
- 5.39 The proposed development will result in the introduction of residential built form c. 110m south of the entrance drive to the Grade II\* Registered Garden and Conservation Area, bringing development slightly closer in the views mentioned above. It should be noted, however, that the northern area of the site will remain undeveloped, and the agricultural land contiguous with the asset will remain unchanged. Overall, the impact on the

heritage significance of the asset is considered to be negligible less than substantial harm at the very lowermost end of the spectrum.

### **North Barn**

- 5.40 The Grade II Listed North Barn (Main Block) and North Barn (range of outbuildings on east side of yard) lies c. 190m north of the site (NHLE ref. 1263278, 1250438). As Grade II Listed Buildings, these are designated heritage assets of less than the highest significance.



*Plate 17 Looking north to North Barn buildings*

- 5.41 The Main Block was constructed out of cobbles with brick dressings and a slate roof during the early 19<sup>th</sup> century. It is of L-shaped plan, with a large barn forming the rear, a long shed

extending from it along the western side, and a flint wall on the southern side.

- 5.42 The outbuildings on the eastern side of the yard are contemporary with the Main Block but are slightly detached and considerably lower.
- 5.43 The buildings enclose a formerly associated yard and are surrounded by agricultural land to the north, east and west, and the A259 (Littlehampton Road) to the south. During the early 2000s the North Barn buildings were converted into a pub. There is no longer an association between the assets and the surrounding agricultural land.
- 5.44 The buildings have views to surrounding agricultural land in all directions, albeit to the north the land lies beyond a car park, and to the south, agricultural land lies beyond the A259. Views south from the assets include modern built form at Goring-by-Sea.
- 5.45 According to the Goring Tithe Apportionment, North Barn comprised *Barn, Outbuildings & Yard* under the ownership and occupancy of David Lyon Esquire. As stated above, the land within the site was also partially under the ownership and occupancy of David Lyon, who was in control of a large amount of land within the parish.
- 5.46 The Grade II Listed Buildings at North Barn principally derive their significance from their architectural, artistic and historical values of their historic fabric and as examples of early 19<sup>th</sup>-century farm buildings.

- 5.47 In addition, the assets also derive some of their significance through setting, although less than from their fabric. The former farmyard area makes the greatest contribution, as it has a close historical functional association with the barns, and this is the area from where the buildings are today best appreciated.
- 5.48 Immediately adjacent agricultural land also contributes to the significance of the assets as part of its formerly associated area with which the asset has intervisibility. However, the conversion of the outbuildings to a pub has severed such functional associations with the surrounding agricultural land.
- 5.49 The land within the site and the buildings at North Barn were under the same ownership and occupancy in the mid-19<sup>th</sup> century. This association has since been severed by the conversion of the outbuildings. Intervisibility remains, although the site lies beyond the A259 and other agricultural land, and has a backdrop of existing modern development. Overall, the site is considered to make a very small contribution to the heritage significance of the assets through setting.
- 5.50 The proposed development will be set back c. 190m south of the Listed Buildings at North Barn. Built form will be visible closer, but will be set beyond existing agricultural land and open space. The character of part of the formerly associated land will change, but the functional link has already been severed by the change of use of the complex and severance of common ownership. Agricultural land to the east, north, and west of the complex will remain unaltered. Overall, the proposed development will result

in negligible harm to the heritage significance of the asset, comprising less than substantial harm at the very lowermost end of that spectrum.

### **Highdown Hill Camp**

- 5.51 The Scheduled Monument of Highdown Hill Camp (a Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains) is located c. 895m north-west of the site (NHLE ref. 1015877). As a Scheduled Monument, this is a designated heritage asset of the highest significance.
- 5.52 The Ram's Hill type enclosure dates to the Bronze Age period and comprises a roughly east to west aligned, raised sub-oval area of approximately 1 ha, which is bounded by a bank to the south and surrounded by a ditch. To the north where the ground naturally falls away steeply, the defences comprise a scarp. The entrance to the enclosure was through the southern ramparts. Evaluation during the 18<sup>th</sup> and 19<sup>th</sup> centuries recorded that the defences of the enclosure were remodelled at least once during the later prehistoric period. Structural remains and artefacts associated with occupation were also recorded, indicating intensive use during the Middle and Late Bronze Age. Fragments of Roman pottery found within the enclosure showed that the area was reused.
- 5.53 An Anglo-Saxon cemetery, comprising both cremation and inhumation burials, was located within the centre of the enclosure. Over 150 burials were recorded alongside grave goods and artefacts, which dated to the 5<sup>th</sup> and 6<sup>th</sup> centuries AD.

Accompanying contemporary structures associated with the cemetery were also recorded within the south-eastern part of the enclosure.

- 5.54 A medieval post mill mound survives within the enclosure as a circular mound c. 14m in diameter and at a height of c. 0.5m. This lies in the south-western extent of the enclosure. This mill was first constructed in this location during the late 12<sup>th</sup> century, before falling into disuse during the mid-19<sup>th</sup> century when it was dismantled. A post-medieval miller's tomb lies to the south-east of the Scheduled Monument.
- 5.55 During the Second World War, the monument was reused as the site of a radar station, the construction of which disturbed the interior and ramparts of the earlier enclosure. This has subsequently been demolished. 19<sup>th</sup>-century tree planting has also caused some damage to the central part of the asset. The eastern extent of the enclosure was destroyed by an 18<sup>th</sup>- to 19<sup>th</sup>-century chalk pit and has been excluded from the Scheduling.
- 5.56 Ram's Hill type enclosures are a rare monument type, with fewer than ten having been positively identified. Therefore, all examples with surviving remains are considered to be of national importance. Anglo-Saxon cemeteries represent one of the principal resources of archaeological evidence regarding the early medieval period. All surviving examples which have not been heavily disturbed are considered to be worthy of protection.



5.57 Highdown Hill Camp lies at approximately 81m aOD. The land to the north falls steeply, with the land to the south-east and south-west falling more gradually. Highdown Hill is a prominent location in the landscape, affording wide ranging views in all directions. Views to the south include the coastline, beyond modern development (Plate 18); views north-west include the South Downs (Plate 19).



*Plate 18 Looking south-east from Highdown Hill Camp*



*Plate 19 Looking north-west to the South Downs form Highdown Hill Camp*

- 5.58 The coastal plain has seen considerable change since the early medieval period, with the expansion of Goring and Ferring, and the reorganisation of the agricultural hinterland of these settlements.
- 5.59 The elevation of the monument means that it is visible from a wide area, including the coastal plain to the north.
- 5.60 Highdown Hill Camp principally derives its significance from the archaeological, artistic and historic interests of its upstanding earthworks and below-ground remains and as an example of a Bronze Age enclosure. The Scheduled Monument also derives

significance from the archaeological below-ground remains of the Anglo-Saxon cemetery. The medieval mill mound derives significance from the archaeological, artistic and historical value of its upstanding earthworks and below-ground remains. There are also below-ground remains of the World War II radar station. The Scheduled Monument retains important archaeological and environmental evidence regarding its use over a period of at least three thousand years.

- 5.61 As well as this, Highdown Hill Camp also derives some of its significance from its setting. The enclosure was specifically located on the summit of Highdown Hill: exploiting the natural topography of the area in order to create a defensive structure with a wider outlook.
- 5.62 The vicinity of the asset that is downland makes an appreciable contribution to its significance through setting, being of relatively unaltered character, and the area from where the asset is best appreciated and understood.
- 5.63 The miller's tomb, which lies within the downland, contributes to the heritage significance of the asset through setting, through historic illustrative value.
- 5.64 It is evident that the landscape has been greatly altered since the construction of the prehistoric enclosure: the outlying farmland owes its character to post-medieval and modern enclosure and built development at Goring-on-Sea and Ferring.
- 5.65 The site is visible in views south from the asset, surrounded on three sides by modern development. There are also views north

from within the site towards the Scheduled Monument. Similar views are possible from public rights of way across land to the west of the site, and from land to the north and north-east of the site.



*Plate 20 Looking north-west from the public right of way within the site to Highdown Hill Camp*

- 5.66 The agricultural land within the site does not have a documented historical or functional association with the Highdown Hill Camp Scheduled Monument.
- 5.67 Overall, the land within the site is considered to make a very small contribution to the heritage significance of the Scheduled Monument through setting, due to the views to the monument from it.



5.68 The proposed development will result in the construction of modern built form some distance from Highdown Hill Camp, visible in views south which already comprise a large amount of development at Goring-by-Sea and Ferring. Built form will appear slightly closer in views from the Scheduled Monument in the direction of the site, but will not lie closer than existing built form in the views.

5.69 Some views of the monument from the public right of way along the southern edge of the site will be blocked, but more publicly accessible views will be created from the new public open space proposed in the northern area of the site. Overall, no harm to the heritage significance of the asset is anticipated.

## 6. Conclusions

- 6.1 Overall, it is considered that the proposed development will result in a negligible level of harm at the very lowermost end of the less than substantial harm spectrum, to the heritage significance of the Grade II Listed Building of Jasmine and Clematis Cottages, the Grade II Listed Buildings of North Barn, and the Grade II\* Registered Park and Garden and Conservation Area of Highdown Garden.
- 6.2 No harm to the significance of any other assets through changes to setting, including the Scheduled Highdown Hill Camp, are anticipated.

# Appendix 1: Designation Descriptions

# CLEMATIS COTTAGE JASMINE COTTAGE

## Overview

Heritage Category:  
Listed Building

Grade:  
II

List Entry Number:  
1027653

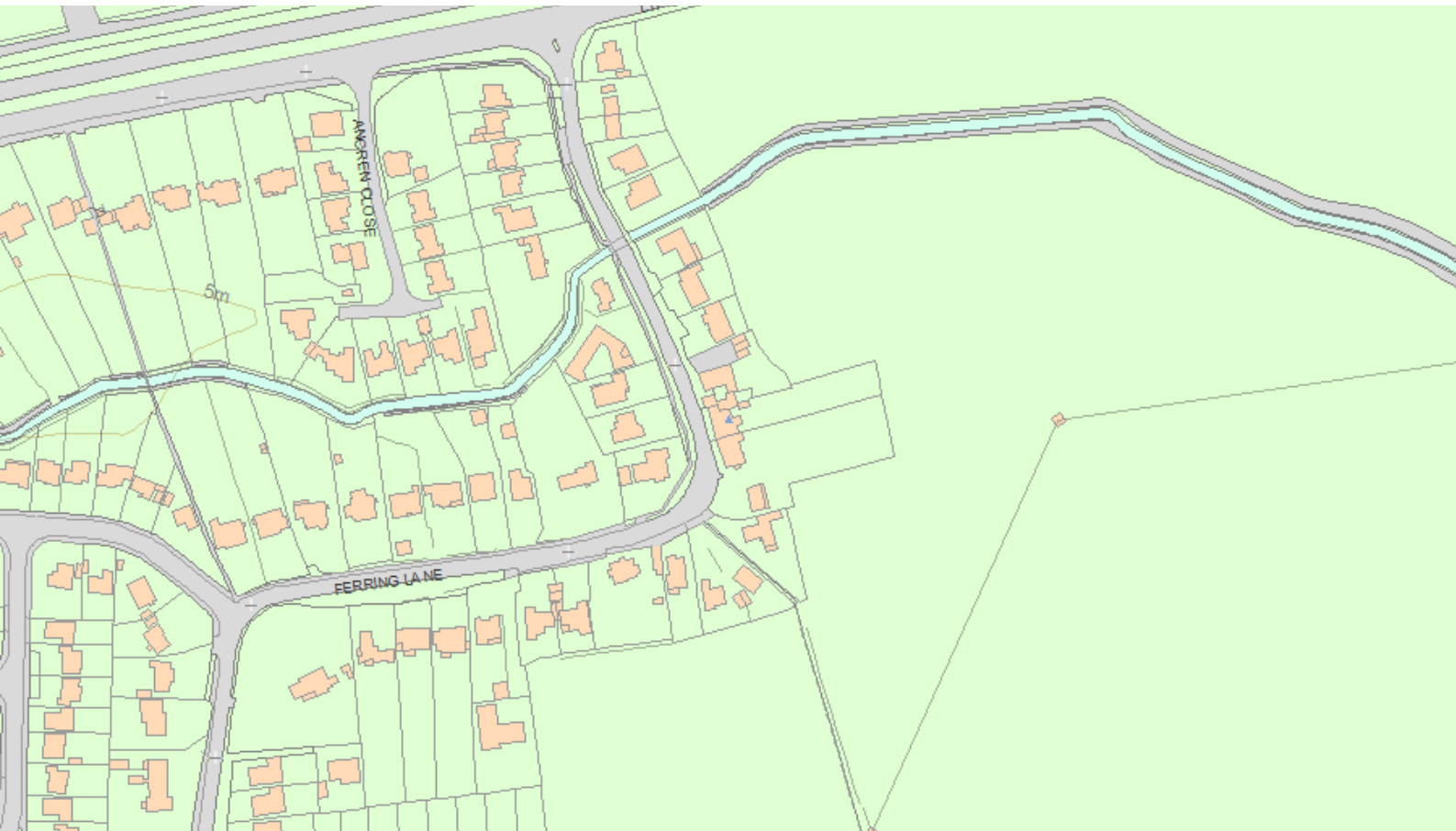
Date first listed:  
20-Sep-1984

Date of most recent amendment:  
21-Jan-1987

Statutory Address:  
CLEMATIS COTTAGE, 42, FERRING LANE

Statutory Address:  
JASMINE COTTAGE, 44, FERRING LANE

# Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 23-Dec-2019 at 16:04:05.

## Location

Statutory Address:

CLEMATIS COTTAGE, 42, FERRING LANE

Statutory Address:

JASMINE COTTAGE, 44, FERRING LANE

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Arun (District Authority)

Parish:

Ferring

National Grid Reference:

TQ 09765 03408

# Details

In the entry for:

TQ OOSE FERRING FERRING LANE 17/116 No 42 and No 44 (Clematis Cottage)

the following name shall be added to read:

Nos 42 and 44 (Clematis Cottage and Jasmine Cottage) ----- TQ 00 SE FERRING FERRING LANE 17/116 No 42 and No 44  
(Clematis Cottage)

II

One building. A long building possibly once a barn, converted into two houses. C18. Two storeys. Six windows. Faced with flints with dressings and quoins of red brick and grey headers. Hipped tiled roof. Casement windows. No 42 has a modern porch, No 44 a projecting ground floor portion at north end with pentice roof.

Listing NGR: TQ0976503408

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

297878

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 28 Jul 2001

Reference: IOE01/03446/21

Rights: Copyright IoE Mr Robin Earl. Source Historic England Archive

Archive image, may not represent current condition of site.



# HIGHDOWN

## Overview

Heritage Category:  
Park and Garden

Grade:  
II\*

List Entry Number:  
1001212

Date first listed:  
01-Jun-1984

# Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 23-Dec-2019 at 16:04:10.

## Location

The building or site itself may lie within the boundary of more than one authority.

County:  
West Sussex

District:  
Arun (District Authority)

Parish:  
Ferring

County:  
West Sussex

District:  
Worthing (District Authority)

Parish:  
Non Civil Parish

National Park:  
SOUTH DOWNS

National Grid Reference:  
TQ 09788 04084

## Details

An early to mid C20 plantsman's garden, created and developed in and around a former chalk pit by Sir Frederick and Lady Stern.

### HISTORIC DEVELOPMENT

The present house was built at Highdown around 1820 and was owned at some time in the C19 by the Lyons family (Head Gardener pers comm, 1997). In 1909 the house and surrounding grounds were bought by Major, later Sir Frederick Stern, who came from a prominent European Jewish banking family, and his wife. From that date until Sir Frederick's death in 1967 they created and developed the present gardens, in and around a former chalk pit, partly as an experiment in gardening on chalk. Many of the original plants were grown from newly imported seed or stock obtained directly from contemporary collectors such as Frank Kingdon-Ward and Reginald Farrer or, through purchase from James Veitch's nursery at Coombe Wood, material collected by E H Wilson, George Forrest and Joseph Rock.

Lady Stern maintained the gardens for a further year until in 1968, in accordance with her husband's wishes, she gave them, with the house, to Worthing Borough Council who since the mid 1970s have restored and managed the gardens to the Sterns' original design including the propagation of their original stock. In 1980 the Council sold the freehold of the house and its immediate surroundings to the Chapman Group who run it as a conference centre and club. The site remains (1997) in divided private (commercial) and local authority ownership.

### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Highdown Garden lies 0.4km due north of the A259 east to west Littlehampton to Worthing road, between the settlements of Angmering and Goring. The 4.5ha, square-shaped registered site, comprising the house, the surrounding gardens and the drive, is situated on the gentle, south-facing upper slopes of Highdown Hill, a southward extension of the South Downs, and enjoys panoramic views of the coastal plain and the sea. The lower slopes of the Hill, to the east, west and south of the site, are under arable cultivation while to the north and north-west, open downland and scrub cover the crest of the Hill. The site is enclosed along most of its north, west and south sides by close-boarded fencing (erected in the 1980s) and by internal shelter belts of mixed evergreen and deciduous trees, largely replanted after the storm of 1987 and the ravages of Dutch elm disease. A public footpath lined by hedgerows runs alongside the west boundary fence, while to the east the drive forms the boundary to the partially fenced site.

**ENTRANCES AND APPROACHES** The site is approached from the A259 to the south, a surfaced drive lined with clipped holly hedges entering between two roadside lodges built in 1860 (date on front elevation) and running 0.4km due north. The drive verges are planted with two daffodil cultivars, Emperor and Empress, raised in 1867. At its north end the drive gives access on the west side directly onto the unfenced north and south forecourts of the house. The public car park (outside the registered site) opens off the east side of the drive. The public entrance to the gardens is through timber gates on the west side of the drive, just beyond the north forecourt of the house.

**PRINCIPAL BUILDING** Highdown Tower, built around 1820 (Stern 1960), sits on a levelled terrace in the east-centre of the site. The L-shaped, two-storey house is faced in dressed flint with stone mullions and has a pitched slate roof. The flat-roofed tower sits at the south end of the building, its south and east elevations faced with render in the C20 by Sir Frederick. Since its sale in 1980 the house has been occupied as a language and a dancing school until its present use as a conference centre and club. To the immediate north-west of the house is a flint- and cement-faced stable range and a two-storey butler's and carriage house, in use now (1997) as offices and a tea room. Permission was granted in 1997 to convert and extend these buildings to form an hotel.

**GARDENS AND PLEASURE GROUNDS** The gardens at Highdown surround the house on the north, west and south sides, but are almost completely screened from it and its surrounding rectangle of surfaced car parks, formerly laid out as garden, by belts of mature holm oak along the west and south sides and by a high hedge and ornamental trees along the north side. The public gate to the garden gives onto a bark-surfaced path which leads due west towards the chalk pit. On its south side is a linear range comprising a tile-roofed shelter (built in the 1980s), an early C20 glasshouse and outbuilding (in use as office and store) and, at the west end, a herb garden laid out in the 1970s on the site of a further glasshouse. The path is lined with flowering cherries planted by Sir Frederick in 1938. On its north side, the rising grassy slope of former downland, cultivated for arable crops during the Second World War, is planted with a wide range of berrying trees and shrubs, some surviving from Sir Frederick's original planting in 1945 (guide leaflet).

At its west end (100m from the entrance gate), the path leads northwards down a slope flanked by mixed shrub and herbaceous beds into the bowl of the chalk pit, the almost vertical face of which rises c 21m on the north side. A limestone rockery, built by Sir Frederick in 1910 and planted with low-growing rock plants and shrubs, stretches along the foot of the cliff with, at its western end, a small cement-lined pond, its large clumps of bamboo planted in 1910. Above the pool and rockery, shrubs including immense spreading junipers, cotoneasters and Himalayan musk roses grow in abundance in pockets and on the lower slopes of the chalk cliff, some surviving from the original experimental planting in the early C20. The floor of the pit is laid to an informal lawn with, on its south side, a further oval lily pool, surrounded by paving laid in the 1970s and backed by a cave framed by a high wall of Horsham stone, a feature created by Sir Frederick from a former lime kiln. The pool is flanked by a Horsham stone rockery, laid out in 1910 with advice from the nurseryman Clarence Elliot (1881-1969).

Southwards, paved paths lead up the southern edge of the pit through the rockery into the rose garden which is laid out on an east to west axis with species roses in parallel oval beds set in lawn and enclosed along the south side by a clipped hedge of holm oak. Its western end is enclosed by a semicircular, timber, rose-covered pergola from the west side of which steps lead down onto a lawn set with island beds and specimen trees (including a maple, *Acer griseum*, from Veitch's nursery planted in 1912). Westwards beyond the lawn the bank around the perimeter of the garden is planted with massed hellebores. South of the rose garden, a grass path on the axis between the cave and the southern boundary descends by two flights of stone steps through a small beech wood, shown as an established belt in 1889 (OS 2nd edition) and largely replanted in 1987 after severe storm damage. Along the south side of the beech wood a broad shrub border, lined by an east to west grass walk, overlooks the Middle Garden Island Beds, laid out as large ovals on the gently south-sloping lawns. These Beds, altered in the 1970s from their original rectangular forms separated by narrow grass paths, are planted with shrubs including tree peonies, cultivars of day lilies and bearded iris grown in the early C20, and with a wealth of spring-flowering bulbs. At the far east end of the Middle Garden is a small area of raised beds growing acid-loving plants. South of the Middle Garden and divided from it by a pittosporum hedge and a further east to west grass walk, are the Lower Garden Island Beds, similarly modified from their original rectangular form and planted with flowering shrubs and a wide range of the herbaceous peonies, iris, agapanthus and fox-tail lilies grown by Sir Frederick.

East of the Lower Garden and separated from it by a broad border of trees and shrubs, open lawns, which formed the principal area of garden before 1909, extend southwards from a steep bank below the south front of the house. The two flights of steps connecting the lawns to the house, a sundial above the bank on the south forecourt and two rose beds on the lawns are now (1997) gone (photographs in CL 1937). The garden is enclosed along its entire southern edge by a rose-covered timber trellis backed by a shelter belt of fallen cypress and a replanted belt of mixed deciduous hardwoods, pine and holm oak.

## REFERENCES

Country Life, 81 (20 February 1937), pp 198-203 F C Stern, A Chalk Garden (1960) A Hellyer, A Shell Guide to Gardens (1977) Highdown Chalk Gardens, guide leaflet, (Worthing Borough Council, nd)

Maps OS 6" to 1 mile: 2nd edition published 1899 OS 25" to 1 mile: 3rd edition published 1912 1932 edition

Description written: November 1997 Register Inspector: VCH Edited: June 2000 This list entry was subject to a Minor Enhancement on 29/04/2019

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

2218

Legacy System:

Parks and Gardens

## Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

End of official listing



# NORTH BARN (MAIN BLOCK) INCLUDING WALL ACROSS THE SOUTH, BOUNDING THE ROAD

## Overview

Heritage Category:  
Listed Building

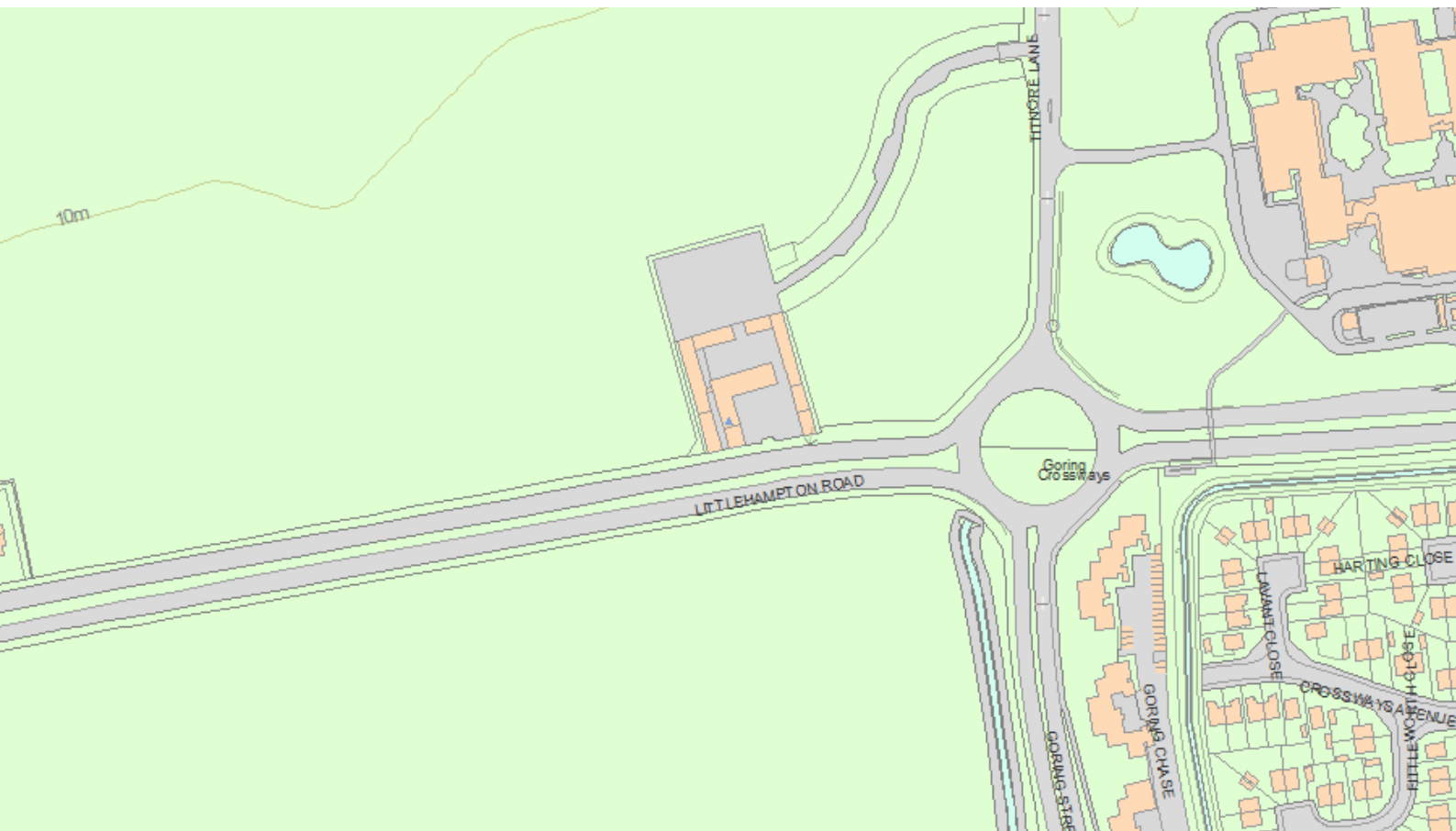
Grade:  
II

List Entry Number:  
1263278

Date first listed:  
07-May-1975

Statutory Address:  
NORTH BARN (MAIN BLOCK) INCLUDING WALL ACROSS THE SOUTH, BOUNDING THE ROAD,  
LITTLEHAMPTON ROAD

# Map



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This copy shows the entry on 23-Dec-2019 at 16:04:14.

## Location

Statutory Address:

NORTH BARN (MAIN BLOCK) INCLUDING WALL ACROSS THE SOUTH, BOUNDING THE ROAD,  
LITTLEHAMPTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Worthing (District Authority)

National Park:

SOUTH DOWNS

National Grid Reference:

TQ 10248 03712



# Details

LITTLEHAMPTON ROAD 1. 5406 (North Side) North Barn (Main block) including wall across the south, bounding the road TQ 1003 9/163 7.5.75. II 2. Probably early C19. Forming a yard (with the separate shed on the east side), the main block is L-shaped, with a very large barn forming the rear, north side of the yard, a long shed extending from it along the west side, the south side being closed by a flint wall with stone coping. Well-built in cobbles, with brick dressings. Slate roof of even height over both wings. Double full-height doors to centre of barn, which has queen-post type of roof. The shed is open below, on the yard side, weather-boarded above with casement windows.

Listing NGR: TQ1024803712

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

432801

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 06 Jan 2001

Reference: IOE01/03163/34

Rights: Copyright IoE Mr Robin Earl. Source Historic England Archive

Archive image, may not represent current condition of site.

# NORTH BARN (RANGE OF OUTBUILDINGS ON EAST SIDE OF YARD)

## Overview

Heritage Category:  
Listed Building

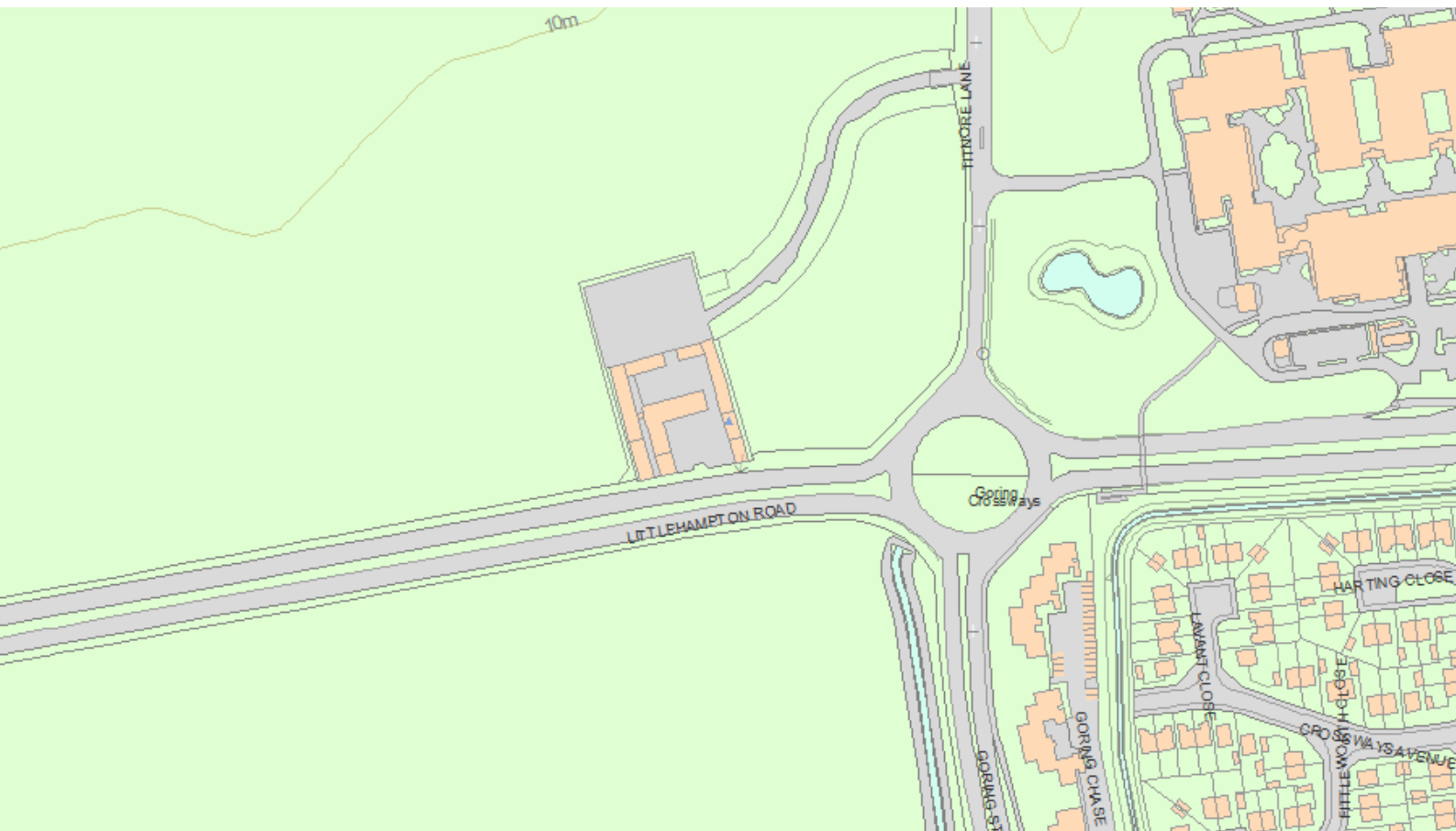
Grade:  
II

List Entry Number:  
1250438

Date first listed:  
07-May-1975

Statutory Address:  
NORTH BARN (RANGE OF OUTBUILDINGS ON EAST SIDE OF YARD), LITTLEHAMPTON ROAD

# Map



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## Location

Statutory Address:

NORTH BARN (RANGE OF OUTBUILDINGS ON EAST SIDE OF YARD), LITTLEHAMPTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Worthing (District Authority)

National Park:

SOUTH DOWNS

National Grid Reference:

TQ 10276 03723

# Details

LITTLEHAMPTON ROAD 1. 5406 (North Side) North Barn (range of outbuildings on east side of yard) TQ 1003 9/164 7.5.75. II 2. Slightly detached and considerably lower shed making up the group round the yard; of the same build and evidently the same date, being open on the west side, towards the yard, supported by a row of posts.

Listing NGR: TQ1027603723

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

432802

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 06 Jan 2001

Reference: IOE01/03163/33

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Archive image, may not represent current condition of site.

# Highdown Hill Camp: A Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains

## Overview

Heritage Category:  
Scheduled Monument

List Entry Number:  
1015877

Date first listed:  
09-Sep-1930

Date of most recent amendment:  
12-Jun-1997



# Reasons for Designation

Ram's Hill type enclosures were constructed on hilltops in southern England throughout the Bronze Age (2000-700 BC). They usually survive as an oval area of up to c.5ha defended by a single bank and external ditch interrupted by simple causewayed entrances. Traces of circular houses have been found within the interiors, and associated field systems have been identified nearby; the enclosures are therefore interpreted as the sites of domestic settlement. Some examples, such as the earliest phase of the enclosure on Ram's Hill itself, may have been occupied on a temporary seasonal basis, and evidence for episodes of feasting on a social or ceremonial scale has been found. In several cases, investigations have provided evidence for the remodelling and reuse of the enclosures during the later prehistoric and Roman periods. Sparsely distributed throughout central southern England, Ram's Hill type enclosures are one of very few classes of monument dating to the Early and Middle Bronze Age. They are a rare monument type; less than 10 have been positively identified. All examples with surviving remains are therefore considered to be of national importance.

Anglo-Saxon cemeteries date to the early medieval period, from the fifth to seventh centuries AD. Associated with the immigration into Britain of settlers from northern Europe, these pagan cemeteries can include both inhumation, involving the placing of burials in rectangular graves, and cremation, where burnt remains were placed in containers which were then buried in small pits in the ground. In each type of burial the human remains might be accompanied by those of animals and by grave goods, including jewellery and weapons. Cemeteries containing up to several thousand burials are known, and individual examples may have been in use for up to 300 years. Anglo-Saxon cemeteries represent one of our principal sources of archaeological evidence about the early medieval period, providing information on population, social structure and ideology. All surviving examples, other than those which have been heavily disturbed, are considered worthy of protection. The Ram's Hill type enclosure and Anglo-Saxon cemetery on Highdown Hill survive well, as will buried evidence for the World War II radar installations. Investigations have shown that the monument retains important archaeological and environmental evidence relating to its use over a period of at least three thousand years.

## Details

The monument includes a Ram's Hill type enclosure, a later, Anglo-Saxon mixed-rite cemetery and associated remains, including a medieval post mill, situated on an isolated chalk hill which rises above the West Sussex coastal plain c.4km south of the main ridge of the Sussex Downs. The Ram's Hill type enclosure, which dates to the Bronze Age (2000-700 BC), is a roughly east-west aligned, raised sub-oval area of c.1ha, the southern part of which is bounded by a bank up to c.0.5m high and c.8m wide, surrounded by a c.10m wide ditch. To the north, where the ground falls away steeply, the defences survive as a simple scarp. The southern ramparts are flanked by a second, smaller bank, which has been interpreted as an original feature, although its profile has been altered by long term ploughing. Arable cultivation has also partly disturbed the western ramparts. Access to the interior was by way of a c.8m wide gateway through the southern ramparts. Investigations of the enclosure during the 19th and 20th centuries indicated that its defences were remodelled at least once during the later prehistoric period. Traces of contemporary buildings and substantial amounts of pottery fragments and other artefacts were also revealed within the defended area, providing evidence for intensive use during the Middle and Late Bronze Age. Fragments of Romano-British pottery sherds found within the enclosure suggest that it was also reused after the Roman invasion of AD 43. The Anglo-Saxon cemetery, which includes both cremation and inhumation burials, is centred within the earlier enclosure. Over 150 burials have been discovered, and analysis of the accompanying grave goods, or artefacts deposited with the bodies, has indicated that the cemetery was in use during the fifth and sixth centuries AD. Buried foundations of contemporary structures, interpreted as buildings associated with the cemetery, have been found within the south eastern sector of the monument. The later medieval post mill survives as a circular mound c.14m in diameter and up to c.0.5m high, and is sited in the south western sector of the earlier enclosure. Historical records and cartographic evidence suggest that a windmill was first constructed on the hill during the late 12th century. The post mill fell into disuse and was dismantled during the mid-19th century. During World War II the monument was used as the site of a now demolished radar station, the construction of which partly disturbed the interior and ramparts of the earlier enclosure. Nineteenth century tree planting has also caused some damage to the central part of the monument. The eastern edge of the enclosure was destroyed by an 18th or 19th century chalk extraction pit, and this area is therefore not included in the scheduling. The modern Ordnance Survey trig pillar is excluded from the scheduling, although the ground beneath it is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

29268

Legacy System:

RSM



# Sources

## Books and journals

Wilson, A E, 'Sussex Archaeological Collections' in Report On The Excavations on Highdown Hill, Sussex, August 1939, , Vol. 81, (1940), 173-203

Wilson, A E, 'Sussex Archaeological Collections' in Excavations on Highdown Hill, 1947, , Vol. 89, (1950), 163-178

## Other

Gardiner, M, Excavations at Highdown Hill, 1988, 1996, unpublished excavation report

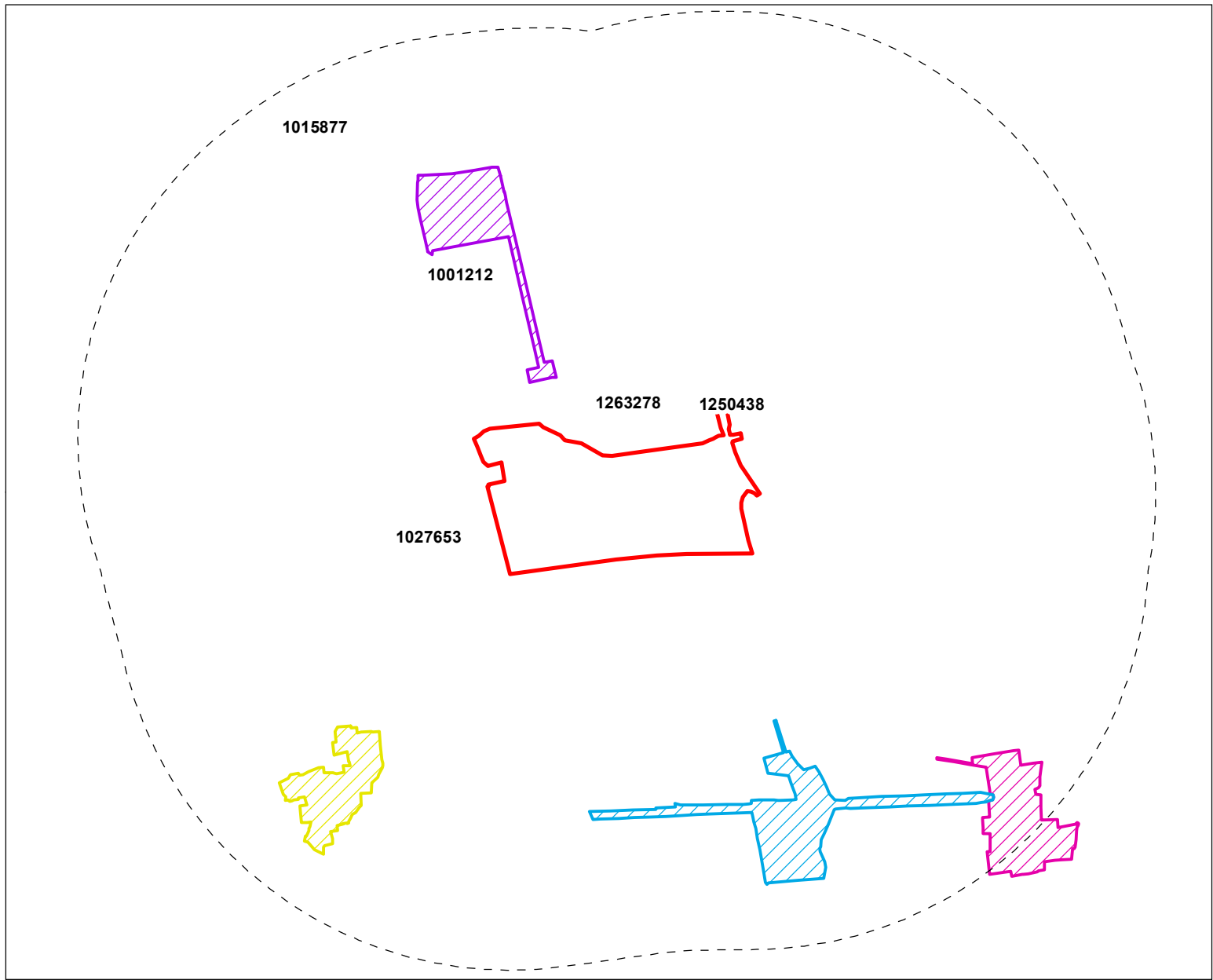
# Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

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# Appendix 2: Figures



**KEY**

- Site
- 1km
- Highdown Conservation Area
- Ferring Conservation Area
- Goring Hall Conservation Area
- Goring Conservation Area

**Listed Buildings**

**Grade**

- ▲ I
- ⬠ II
- ⬡ II\*

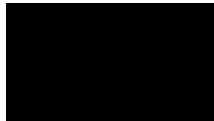
- Scheduled Monuments
- Registered Parks and Gardens

Revisions:  
 First Issue- 09/12/2019 RG  
 Second Issue- 27/07/2020 EP

**Figure 1: Designated Heritage Assets**

**Goring Station, Goring-by-Sea**

Client: Persimmon Homes Thames Valley  
 DRWG No: P19-3046 Sheet No: - REV: -  
 Drawn by: RG Approved by: GS  
 Date: 27/07/2020  
 Scale: 1:15,000 @ A4



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DESIGN



ENVIRONMENT



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ECONOMICS



HERITAGE

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