

Chichester Local Plan Examination in Public

Matter 9 – The Environment

Policy 47

Statement of Common Ground between

English Heritage

Signed: *Mark Small*

Date: *3rd November 2014*

And

Chichester District Council

Signed: *[Signature]*

Date: *3/11/14*

English Heritage has already confirmed that Proposed Modification 151 would address the concerns it had regarding Policy 47 and its supporting text.

These proposed further amendments would overcome the concerns expressed in English Heritage's original representation and Examination in Public further statement regarding heritage at risk and further guidance on determining applications that would affect a heritage asset. English Heritage accepts that the paragraph 157 of the NPPF does not specifically require Local Plans to identify land where development would be inappropriate because of its historic significance and therefore is not pursuing this concern.

Unless there are any concerns raised through discussion at the hearing, the Council intends to propose the amendments to the submission Local Plan as further main modifications. These will in effect delete only the existing policy and replace it with the suggested new policy, supporting guidance and additional paragraphs below.

Additional paragraphs to follow existing

19.48 The Council will also implement Article 4 Directions where the special character of conservation areas is threatened and will monitor buildings or other heritage assets at risk through neglect, decay or other threats as a basis for

proactively seeking appropriate solutions and will consider positively development proposals that would secure appropriate viable uses and the repair and maintenance of the asset.

19.49 Applications likely to affect a heritage asset, or its setting, should be supported by a description of the asset's historic, architectural and archaeological significance with an appropriate level of detail relating to the likely impact of the proposal on that interest. A site analysis identifying the qualities which contribute to local character, including development patterns, history, geology, transportation links, its natural landscape and views, and how these can contribute to the quality and sustainability of the proposed development should also be provided. Where alterations are permitted, there should be appropriate recording of those parts of the heritage asset or its setting affected by the works and conditions may be imposed to secure this. Historical information discovered during the application process shall be submitted to the Chichester Historic Environment Record by the applicant.

New Policy 47

Heritage and Design

The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area appraisals and management plans and other strategies, and new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:

- Monuments, sites and areas of archaeological potential or importance;
- Listed buildings including buildings or structures forming part of the curtilage of the listed building;
- Buildings of local importance, including locally listed and positive buildings;
- Historic buildings or structures/features of local distinctiveness and character;
- Conservation Areas; and
- Historic Parks or Gardens, both registered or of local importance and historic landscapes.

2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
3. Development respects existing designed or natural landscapes; and
4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around Chichester and Pagham Harbours, towards the city, the Cathedral, local landmarks and the South Downs National Park, is not undermined.

Policy 47 Supporting Guidance

Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:

- a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;
- d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;
- e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);
- f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;
- g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; and

h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.

Further detail will be set out in a forthcoming Historic Environment Action Plan/Strategy.