

Southbourne Parish Neighbourhood Plan Review 2019 – 2037

Policy SB12 Local Heritage Assets

Supporting Evidence SB12.EV3

1.0 Local Heritage Assets

1.1 The National Planning Policy Framework 2019 (NPPF) provides for the protection of heritage assets which range from sites and buildings of local historic value to those of the highest significance. Southbourne Parish contains 39 buildings or groups of buildings designated as Grade II Listed, of which two are Grade II *. Almost half lie within the Prinsted Conservation Area, but others are scattered throughout the Parish marking the historic importance of the Main Road (A259), local farms and the older settlements at Lumley and Nutbourne. Special protection in law applies to Listed Buildings and Conservation Areas.

1.2 However, the NPPF acknowledges that not all assets are designated (para 197). In some areas, local planning authorities have created a ‘local list’ of ‘non designated heritage assets’. Non-designated heritage assets are ‘buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated’. Chichester District Council maintains a Local List but, at present, entries are limited to Chichester City.

1.3 The Neighbourhood Plan Review provides a good opportunity for the community to identify heritage assets which, although perhaps not of sufficient quality or of the right type to have been designated already, are nevertheless valued as distinctive elements of the local historic environment. Consideration can be given to including them on a Local List for the Parish. Historic England advises that drawing up a list requires a consistent approach using specified criteria to evaluate candidate assets (Historic England Local Heritage Listing Advice Note 7). The criteria recommended by Historic England include age; local characteristics or building traditions; rarity; evidence about past human activity in the locality; evidence from written records; links to local or national figures; structures with strong communal or historical associations; and/or assets which contribute to the communal collective memory.

1.4 Nominations were invited from members of the Steering Group, which includes all members of the Parish Council, and advice was sought from two particular residents known to have considerable local knowledge of the Parish and its history. One of the benefits of the project was the gathering of information about the history of the Parish and the part played by some of its historic buildings, some of which was little known. In fact, Historic England acknowledges that Local Lists “have an important role in celebrating heritage that is valued by the community at the local level”, and this can only happen when the community is informed and interested in its local heritage.

1.5 It is important to appreciate what measure of protection being on a Local List might offer and what impact this might have on property owners. Local listing provides no additional planning controls, but the fact that a building or site is on a local list means that its conservation as a heritage asset is acknowledged and relevant when planning applications are being determined. A balance has to be struck between the value of heritage assets to the community and placing undue burdens on property owners. It became clear during the process of drawing up the list that all of the buildings and structures being nominated were in good repair. The Parish Council advised all the owners of the proposed inclusion of their property on the Local List and made the point that, in the circumstances, it appeared unlikely that inclusion on the List would require anything of them that they would not already do. The owners’ responses will be taken into account before the Neighbourhood Plan moves into its next phase.

1.6 It was noted that a similar exercise had been undertaken by Oxford City Council (Oxford Heritage Assets Register) and the criteria used seemed appropriate to Southbourne. The Oxford Register includes some unusual items, for example a mural of a Vietnamese temple on the end wall of a house, the site of an Abbey, the Roger Bannister Running Track at Iffley Road, and a canal and other waterways. It is refreshing to see that Local Heritage Lists can identify what the community values about its own historic environment and not be limited to conventional buildings. The Oxford criteria were referred to Chichester District Council who were encouraging but advised against including new buildings as they had no heritage interest, and keeping the list to only the best examples. However, the Steering Group decided that Tuppenny Barn, as a cutting edge sustainable building, was worthy of inclusion. It was noted that modern buildings are not precluded from formal Listing, so it seemed reasonable that where they had something special to offer they should also be eligible for Local Lists. Similarly, the Signal Box Offices, are so perfectly designed that a Railtrack engineer thought they were original railway buildings. Some of the less conventional candidates (eg the oyster beds at Prinsted, the sluice gates at Slipper Mill, the remains of Nutbourne Mill, and the postbox in the wall at Wayside) were included as it was agreed that they are valued markers of Southbourne's history, especially its relationship with milling and the Harbour.

1.7 A list of 23 candidate sites is included in the Plan.