

HERITAGE STATEMENT

INPOST PARCEL LOCKER
CO-OP, 2 HIGH STREET
EMSWORTH
HAVANT
PO10 7AW

PREPARED ON BEHALF OF
INPOST

MARCH 2025

The logo for NL Jones Planning is a dark blue rectangle containing the text "NL JONES" in white, bold, sans-serif font, with a horizontal line underneath it, and "PLANNING" in white, bold, sans-serif font below the line.

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Duke House Business Hub, Duke House, Skipton, BD23 2HQ

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Contents

1	Introduction.....	1
2	Planning policy framework	2
3	Statement of significance	3
4	Heritage assessment	4
5	Summary and conclusions.....	5

Appendices

Appendix 1 Site Photograph

1 INTRODUCTION

- 1.1 This Heritage Statement (the 'Statement') has been prepared on behalf of InPost (the Applicant) in support of a retrospective planning application for the siting of an InPost Parcel Locker at the Co-op store, 2 High Street, Emsworth, PO10 7AW.
- 1.2 The InPost Locker is located within the curtilage of the Co-op store. It is positioned to the front of the property, adjacent to the public footpath.

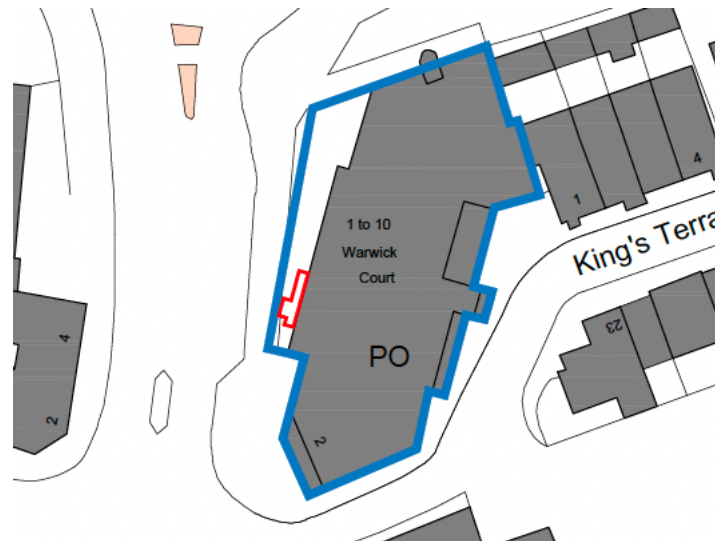


Figure 1 – Location Plan

- 1.3 The Co-op property is within an area identified within the Local Plan Proposals Map as a Conservation Area. It is just inside the northern extent of the conservation area boundary. North Street House, located opposite to the west side of High Street / North Street is Grade II listed.
- 1.4 In accordance with the requirements of paragraph 207 of the National Planning Policy Framework, this Statement describes the significance of the identified designated heritage assets noted above. The purpose of this Statement is to inform the determination of the application by assessing the effects of the proposal on the historic built environment. Specifically, the Statement assesses the significance of the listed buildings and conservation area and the effect of the proposals on that significance.
- 1.5 The content of this Statement has therefore been set out as follows:
1. Introduction
 2. Planning Policy Framework
 3. Statement of Significance
 4. Heritage Assessment
 5. Conclusion

2 PLANNING POLICY FRAMEWORK

- 2.1 Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.
- 2.2 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest, and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.3 Paragraph 212 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.
- 2.4 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described at paragraphs 214 and 215. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test.
- [Core Strategy \(2011\)](#) and [Site Allocations \(2014\)](#)
- 2.5 **Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough** advises that development should seek to conserve and where appropriate enhance heritage designations by appropriately managing development in or adjacent to conservation areas and listed buildings (and other heritage assets).

3 STATEMENT OF SIGNIFICANCE

3.1 Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets that may be affected by development proposals, including any contribution made by their setting, in a manner proportionate to their importance and the impact. Accordingly, this section identifies the designated heritage assets that are relevant to the proposed development and provides an assessment of their significance.

3.2 In accordance with paragraph 207 of the NPPF, the descriptions are proportionate to the assets' significance and are sufficient to understand the nature of any impact the proposals may have upon that significance. In accordance with the para 207, the relevant historic environment record for the nearby listed building has been consulted.

North Street House (No. 6 North Street)

3.3 The Historic England listing description for [North Street House](#) states the following:

House. Late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows. Hipped roof, with coved and moulded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted ½ columns, and ½-glazed door. The north side brick wall is bowed, with a sash window.

Emsworth Conservation Area

3.4 The site is located within the Emsworth Conservation Area. The Conservation Area Appraisal (2010) has been reviewed. It explains that Emsworth evolved from the 13th century as a fishing port and was especially prosperous during the 18th century. It maintains much of its medieval street pattern layout, although buildings are predominantly of 18th century origin. The appraisal notes that North Street (which is in effect the road the Co-op fronts onto) is a street of two parts, with the west side being of more historic interest (which includes the above listed building) than the east. No specific reference is made to the Co-op property.

3.5 The appraisal also highlights a number of buildings noted as 'Other Buildings of Local Interest' which particularly contribute positively towards the character of the Conservation Area, either individually, or as group. It includes No. 4 and 6 High Street, located to the south of the Co-op store.

4 HERITAGE ASSESSMENT

- 4.1 The proposals comprise the siting of an InPost Parcel Locker within the curtilage of the Co-op store, High Street, Emsworth.
- 4.2 The locker is located adjacent to the front wall of the property, adjacent to the public footpath.
- 4.3 The relevant heritage assets are the nearby Grade II listed buildings at North Street House and the Emsworth Conservation Area. The significance of these assets has been assessed in the preceding section.
- 4.4 In this respect, the locker will be situated outside Co-op property which itself is not of historic or architectural interest. It is within the northern extent of the Conservation Area where the distinct character and appearance is less clearly defined and includes contemporary 20th century buildings.
- 4.5 The listed building located opposite the Co-op to west side of North Street is set well back from the road. The road itself is wide at this point, with two lanes north, a central reservation and a lay-by outside the Co-op. As such, the locker cannot be viewed in the context of the setting of the listed building and therefore has no significant impact on the listed building.
- 4.6 Similarly, the locker is not visible from views to or from the identified non-designated heritage assets at Nos. 4 and 6 High Street owing the 'dog-leg' shape of the Co-op frontage.
- 4.7 Consequently, the locker is therefore not considered to result in harm to the significance of the Grade II listed building or the non-designated heritage assets at 4 and 6 High Street. Similarly, the locker is not considered to result in harm to the significance of the Emsworth Conservation Area.

5 SUMMARY AND CONCLUSIONS

- 5.1 This Heritage Statement (the 'Statement') has been prepared on behalf of InPost (the Applicant) in support of a planning application for the siting of an InPost parcel locker at Co-op, High Street, Emsworth. It provides a proportionate assessment of the significance of the relevant heritage assets (namely the Grade II listed building, the non-designated assets and the Emsworth Conservation Area) and an assessment of the effect of the proposal on that significance.
- 5.2 In this respect, the locker will be situated adjacent to the Co-op property fronting onto High Street / North Street. This property is not of any historic or architectural interest.
- 5.3 The Statement concludes that given the scale and nature of the proposals, and the specific location of the locker, it is not considered to result in harm to the significance of the Grade II listed building or identified non-designated assets. Similarly, the locker is not considered to result in harm to the significance of the Conservation Area.
- 5.4 The Statement therefore demonstrates that the proposals are in accordance with relevant planning policy and guidance, in particular NPPF and Core Strategy Policy CS11, in respect of heritage assets.

APPENDIX 1 – SITE PHOTOGRAPH

Photograph –Location of InPost Parcel Locker, High Street, Emsworth, PO10 7AW

