

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 October 2021 16:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/113/21/OUT

AL/113/21/OUT

Land at Bayards Level Mare Lane Eastergate PO203RZ

Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

A Map based assessment has identified that there are no built heritage assets in the site, but that there are some in the immediate area:

Listed Buildings

Westergate House

Registered Park and Garden

Denmans Garden,

Non-Designated Heritage Assets

Northfields farm and surrounding buildings

Denmans Garden, a Grade II Registered Park and Garden located c.580m north of the site. Denmans is a private garden developed from the mid-C20 by Joyce Robinson with modifications and revisions from the late C20 by the internationally renowned landscape designer John

Brookes. John Brookes was a leading post-war landscape designer who popularised the ideas of the 'outdoor room', and Joyce Robinson a market gardener and self-taught horticulturist.

It was the site of experimental work of both Brookes and Robinson, such as the innovative naturalistic gravel gardens first designed in the 1970s, and the site of John Brookes' own school of design. As Brookes' own home and teaching base, he used Denmans to test out his ideas for more than thirty years, and as such it represents his own tastes undisturbed by clients. Although the design of the garden has evolved over time, the overall layout retains important elements which reflect the ethos of both of their work. It is of group value with the adjacent Westergate House (listed Grade II), as part of that house's former garden. It was designated for design and historic interest.

The recently 'made' Aldingbourne Neighbourhood Plan has identified a number of non-designated heritage assets, including 'Northfields farm and surrounding buildings' which it identifies as being a large Edwardian farm house and surrounding flint farm buildings. Further to this is Northfields, a substantial country house, which is located to the west of the site.

The Proposal

The proposal is for up to 69 No dwellings and associated infrastructure. As the application is for outline consent only it is only the concept of developing this particular piece of land, as well as the access arrangements that are of concern.

The site currently comprises an area of grass which is occupied by a series of paddocks. The perimeter of the site appears to be bound by hedging and trees, with a neighbouring development site to the east and level-mere Lane to the north. This lane is narrow and serves a small number of houses.

Denmans Gardens historically formed part of the walled garden for Westergate House. The former Gardener's Cottage (within the gardens) reflects the historic associations with the neighbouring manor house. Much of the remainder of the setting of the gardens has been changed as a result of development taking place in the C.20, including the widening of the A27, the construction of industrial buildings to the north and east as well as the development of Fontwell Park.

The gardens are enclosed by planting and boundary treatments which mean that they are best experienced from within. In addition to the existing boundary planting there is some distance between the application site and the gardens, within which there are additional field and road boundaries with mature trees. As a result, the gardens are visually separated from the site. Further, as identified in the heritage statement there is no evidence of any functional or ownership link between the application site and the gardens. The application site therefore makes no contribution to the significance of Denmans Gardens as a designated heritage asset. I am therefore of the opinion that the proposals are unlikely to affect the significance of Denmans Garden.

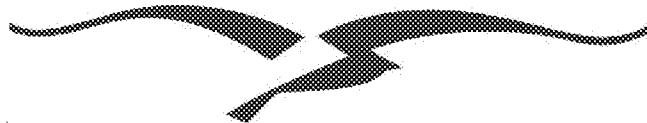
The heritage statement helpfully identifies that the 1847 Aldingbourne Tithe map confirms the site formed part of a large enclosed arable field farmed by Northfields Farm. It also identifies that from the early 20th century small clusters of trees had been planted and the eastern boundary became tree lined, and that by the 1950s a trackway bound the west of the site leading from Northfields Farm to Northfields (house) along with a cluster of buildings to the north-west of the site. Northfields House is functionally separated from the site, and appears to be visually separated as a result of the boundary treatment for the site. Northfields farm and surrounding buildings also appear to be visually separated from the site by the boundary treatment. As a consequence, the development does not cause harm to the aforementioned non-designated heritage assets.

If there is an increase in vehicle movements along Level Mare Lane there may be some indirect impacts. However, it is assumed that the majority of the vehicular traffic will utilise the exit onto the A29 for day-to-day journeys.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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