

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 January 2021 10:36
To: Planning Scanning
Subject: FW: BE/148/20/OUT - Nursery Fields - CONSERVATION OFFICER COMMENTS

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Save the environment - think before you print.

From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 19 January 2021 16:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/148/20/OUT - Nursery Fields - CONSERVATION OFFICER COMMENTS

Please can you add below to file and label as 'Conservation Officer comments'

Thanks
Amy

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 15 January 2021 17:08
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: BE/148/20/OUT

BE/148/20/OUT

Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21

Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access.

As identified within the Heritage statement there are a total of 14 designated heritage assets are located within 1km of the study site's boundary (see Figure 2). A map-based assessment has also identified a further two non-designated heritage assets.

Conservation Areas:

- North Bersted Conservation Area

The principal feature of the conservation area is its country character which survives on the fringe of Bognor Regis. Whilst the area's links with farming and agriculture have changed over the years as a result of the growth and expansion of Bognor Regis, the area retains many fine examples of 16th, 17th and 18th Century farmhouses. Further, there is a general informality in the layout of the streets, and landscaping and boundary walling, including flint, which are very important features of the area.

Non-designated heritage assets:

A further two non-designated heritage assets are also located within approximately 1km of the site boundary, these being:

- 81 and 83 North Bersted Street

Listed Buildings:

- Homing Cottage, Grade II*
- The Manor House, Grade II
- Apple Tree Cottage, 64 North Bersted Street, Grade II
- Green Farmhouse – 95 North Bersted Street, Grade II
- Royal Oak Public House, Grade II
- 373 And 375, Chichester Road, Grade II
- Garden Wall To North West Of No 375, Grade II
- Morells Farmhouse, Grade II
- The Chase, 101 North Bersted Street, Grade II
- Philpotts Cottages, 107/109 North Bersted Street, Grade II
- Randall Cottage, 111 North Bersted Street, Grade II
- Rookery Farmhouse, Grade II
- The Old Cottage, Grade II

With the exception of Morells Farmhouse, all of the Listed Buildings are separated from the application site by a large area of intervening modern development, which precludes any intervisibility between them and the site. As a consequence, the proposal is not located within their settings and would not harm their significance.

However, Morells Farmhouse is situated to the west of the site and is separated by farmland.

Morells Farmhouse

The listing description for the property states:

Morells Farmhouse, Grade II: This house has the date 1616 but the only part of the exterior that could possibly date from that time is the red brick chimney stack. Otherwise the exterior dates from the C18. Two storeys. Three windows and one window space. Stuccoed. Stringcourse. Tiled roof. Glazing bars intact. Lintel above the doorway with pointed opening. End walls flints and red brick.

It is clear from the description that whilst there is a date of 1616 above the front door, the farmhouse mainly dates to the 18th century. The farmhouse is of architectural and historic significance. The heritage statement notes that this is enhanced with the association of the farmstead with an earlier Medieval farm (HER HWS26127).

There is also some other development around the farmhouse, including a barn which is likely to date to either the late 19th or early 20th century and mature vegetation, which constrains views to the surrounding countryside. Although, the wider rural fields make a positive contribution by providing an appreciation of the historic role of the farmhouse.

The setting of the farmhouse is predominantly focussed on the front elevation, which is experienced by the approach along the Lower Bognor Road, as well as that provided of its side and rear elevations from within the farmstead. As noted within the heritage statement, the site itself also appears to be screened from the immediate setting of the farmhouse. Further, the proposed development would retain planting along the southern and western boundaries which will also help to reduce its visibility.

The presence of the surrounding development, the mature vegetation and the fact that a key element of how the property is experienced is from the approach along the Lower Bognor Road or from within the curtilage, means that there is no visual relationship between the listed building and the site.

Conclusion

In conclusion, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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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