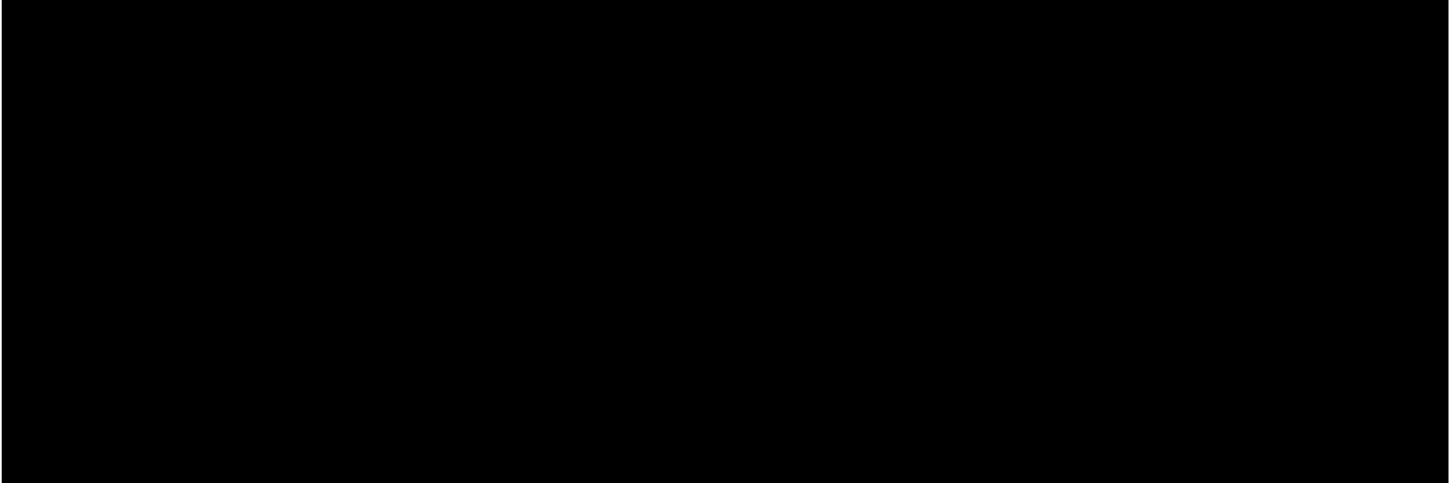


From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 22 September 2020 10:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/81/20/OUT - Chalcroft Nursery - CONSERVATION COMMENTS

Hi – Please add below comments to file and label as ‘Conservation Officer comments’
Thanks
Amy

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 September 2020 09:32
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: BE/81/20/OUT

BE/81/20/OUT

Outline application with some matters reserved for the development of 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure

As identified within the Heritage statement there are a total of 9 designated heritage assets are located within 1km of the study site's boundary (see Figure 2). These are:

- North Bersted Conservation Area
- 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 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.

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

All of these, with the exception of Morells Farmhouse, 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. 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. There is also some other development around the farmhouse and mature vegetation which constrains views to the surrounding countryside. However, the wider rural fields make a positive contribution by providing an appreciation of the historic role of the farmhouse. It is considered to be of architectural and historic significance. As noted within the heritage statement, the site itself also appears to be screened from the immediate setting of the farmhouse.

The presence of the surrounding development, the presence of 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.

It is noted that the proposed development would retain planting along the southern and western boundaries which will also help to reduce its visibility.

Conclusions

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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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