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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 06 March 2020 16:28

To: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: BN/128/19/OUT

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Application for outline planning permission for development of 70 bed Care Home and 14 Assisted Living bungalows with associated car parking, landscaping and access.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It appears that some very basic information has been submitted as part of this application. In light of this, some comments are provided based on my own assessment/observations.

There are a number of listed buildings in close proximity to the site. The closest one being Rose Cottage (Grade II). There are also 5 Grade II listed buildings to the east of the site: 1 & 2 Bakers Cottage, Sails House, Windmill at Barnham and Barnham windmill house.

Rose Cottage is an early C19, two storey, detached house. It is faced with cobbles with brick dressings, quoins and modillion eaves cornice, all of which is painted. There is a tiled roof and casement windows. It is listed as Grade II. There are a number of twentieth century development either side of the cottage which informs its setting.

The remaining listed buildings are separated from the development site by a line of more recent development. However, the listed buildings form a complex which forms the site of the former mill at Barnham. The main listed mill building forms a focal point on the street/surrounding countryside, and forms a positive addition to the local views.

As this is an outline application, I note that little information has been provided as to the appearance/height of the development, nor of the materials proposed. Careful consideration should be afforded to the design of the buildings and the use of materials should permission be granted.

As the development is in close proximity to Rose Cottage, there is potential for the setting of the asset to be affected. This could partly be reduced through the retention of the existing mature boundary screening, and the provision of a suitable landscaping scheme.

Should you be minded to recommend approval, you may wish to include an informative which states that a heritage statement will be required as part of any detailed planning application. This should consider the relevant heritage assets and assess the impact of the development on the assets. It could also be used to inform the detailed design of the scheme.

However, based on the information provided as part of the application, the proposal can be described as causing less than substantial harm to the assets in accordance paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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