



**Land south of
Barnham Station**

**Heritage
Assessment**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Gleeson Strategic
Land**

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Non-technical Summary

- S1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP) for Gleeson Strategic Land and presents the results of a Heritage Assessment of Land south of Barnham Station in West Sussex (hereafter referred to as 'the site'). It has been drafted to inform the preparation, submission and positive determination of proposals supporting an outline planning application for residential development at the site.
- S2 The only heritage asset which would be directly affected by the proposed development of the site comprises the remains of two non-designated brick and flint barns, which are assessed as being of **negligible** significance.
- S3 Application of Historic England guidance (GPA 3, 2017) underlines that, with the site not containing any designated heritage assets or in any way being included within the boundary of a designated asset, the proposals for its residential development would affect only the following three designated heritage assets located in its wider environs as a consequence of changes to their setting:
- Barnham Court Grade I Listed Building;
 - Curacoa Grade II Listed Building; and
 - The Barnham (Church Lane) Conservation Area.
- S4 The assessment process has also given due and proportionate consideration to the setting and significance of four non-designated (locally listed) buildings in the site's wider zone of influence and also the 'form and character' of the adjacent Church Lane, even though the latter is not itself recognised as a heritage asset.
- S5 The Assessment has applied Steps 2, 3 and 4 of GPA 3 (Second Edition, 2017) to each of these heritage assets and concludes that in only one case, the Church Lane Conservation Area, would the completion of the proposed development result in a loss of its significance and cause harm. Whilst there would be no harm caused by the proposals to either of the listed buildings or any of the locally listed buildings the implementation of the development would result in some loss of heritage significance from the conservation area. This is at the lowest end of less than substantial harm in terms of the National Planning Policy Framework (NPPF) (MHCLG, June 2019) and its acceptability needs to be evaluated in accordance with Paragraphs 193-196 of the Framework, as well as relevant Local Plan policies.
- S6 None of the relevant paragraphs in the NPPF detailing the Government's approach to the determination of applications involving designated assets suggests that the limited and very localised impact on Barnham (Church Lane) Conservation Area resulting from change to its setting should preclude the approval of this outline planning application. Equally there are no policies in Arun District Council's Local Plan that preclude the positive determination of the planning application, even if it does cause limited harm to the conservation area.

- S7 Whilst Policy ES6 of the Neighbourhood Development Plan states that: ‘...*Conservation Areas and their settings...will be conserved and enhanced to reinforce the quality and character of the villages*’, this approach is clearly not consistent with current legislation or the Framework in respect of the desirability of *conserving or enhancing*.
- S8 Therefore, given this inconsistency, where Policy ES6 clearly **exceeds** legislation and national policy, the relevant paragraphs of the Framework and the approach in ADC’s Local Plan are obviously to be preferred, especially in view of the fact that the Local Plan is more recently tested and adopted than the 2014 Neighbourhood Development Plan.
- S9 The loss of the non-designated barns in the centre-north of the site, which are assessed as possessing **negligible** heritage significance, would have to be assessed against the criteria outlined in Paragraphs 197 of the Framework and any relevant policies in the Local Plan covering non-designated assets.
- S10 It is therefore contended that the planning application should be treated favourably when it is submitted to the Council for evaluation and then determination.

Section 1

Introduction

Background, Purpose and Limitations

- 1.1 This report has been prepared by the Environmental Dimension Partnership Ltd (EDP) for Gleeson Strategic Land and presents the results of a Heritage Assessment of Land south of Barnham Station in West Sussex (hereafter referred to as 'the site'). It has been drafted to inform the preparation, submission and positive determination of proposals supporting an outline planning application for residential development at the site.
- 1.2 The aim of this assessment is to identify and assess any likely effects arising in respect of designated and non-designated heritage assets, excluding archaeological remains, which are dealt with in a separate report being drafted by Thames Valley Archaeological Services and to similarly be submitted alongside the outline application.
- 1.3 The site contains one non-designated heritage asset, comprising two 19th century barns in the centre-north and recorded on the local Historic Environment Record as MWS 13707; and described as an '*L-plan regular outfarm or field barn with additional elements*' which probably dates from the 19th century.
- 1.4 Otherwise, aside from this one 'non-designated' asset, the identification and assessment of potential impacts is focused around the contribution (if any) made by the setting of any off-site heritage assets to their significance and whether that current contribution would be enhanced, diminished or left entirely unchanged by the development's implementation.
- 1.5 In line with professional best practice guidance, a thorough review of desktop sources has been augmented through the completion of a walkover survey, which was undertaken by a highly experienced surveyor in early August 2020.
- 1.6 It should be noted that the desktop sources consulted in the preparation of the baseline were limited to those accessible at the time of writing because of the UK Government's response to the ongoing COVID-19 pandemic. However, this is not considered to represent a significant limitation to the robustness of conclusions in respect of heritage impacts.

Location & Boundaries

- 1.7 The site is located to the south-west of Barnham in West Sussex, within the jurisdiction of Arun District Council (ADC), where it is situated on land between the course of Church Lane and the junction of the mainline railway running east-west and the branchline railway to Bognor Regis which curves round to the south-west.
- 1.8 The site is centred on approximately National Grid Reference (NGR) SU 95695 04182 and comprises one single large field that is sub-divided into a series of horse paddocks through a mix of permanent and temporary fences.

- 1.9 The location and extents of the site; measuring c.13.8 hectares (ha) in area and bounded by the narrow stream (with residential properties beyond) to the south-east, the course of the branchline railway to the north-west, further property boundaries to the south-west and an arbitrary boundary to the north-east where a wedge-shaped parcel of land divides the site from the mainline railway; are shown on **Plan EDP 1**.
- 1.10 In physical (rather than spatial) terms, the north-west boundary is defined by the embanked railway line and is only lightly vegetated with a scatter of small shrubs and bushes, whereas the south-western boundary is more robustly delineated with mature vegetation comprising a hedgerow with numerous standards. The site's south-east boundary is characterised by variably intermittent trees and bushes flanking the north-western bank of the stream, but the north-eastern boundary is undefined with vegetation.

Topography and Land Use

- 1.11 The land within the site occupies a valley slope rising gently from the south-west and slightly more steeply from the south-east, to reach a high point in the northern corner at a height of circa 8.41 metres above Ordnance Datum (AOD).
- 1.12 The land within the site boundary falls to low points of 2.24m AOD on the south-eastern side and 3.23m AOD towards the south-western side.
- 1.13 The land within the site comprises entirely close-cropped pasture, grazed by horses held in a series of paddocks in the centre and by sheep along the south-eastern edge. The remains of a former farmstead are located towards the northern corner and a single timber shed is located at the south-western end of the horse paddocks.
- 1.14 A Public Footpath crosses through the south-western end of the site, crossing the railway line and the stream to rise up again on a broadly north-south trajectory on the south-east side of Church Lane. It is entirely unenclosed and undefined within the site area.

Development Proposals

- 1.15 The site will be subject to the preparation and submission of an outline planning application covering the proposed erection of up to 200 new homes, landscaping and infrastructure, with an access off Marshall Close.
- 1.16 The outline planning application will be supported by an Illustrative Masterplan and also a Landscape Strategy Plan. These are included in **Appendix EDP 1**.
- 1.17 In broad terms, the development proposals focus the construction of new dwellings in the central elements of the site, arranged on a south-west to north-east-alignment. The edges of the site in the north-west, south-east and north-east would remain undeveloped as public open space and they would expand towards the south-west and feed into a more expansive area of landscaping.

- 1.18 Residential densities would increase with distance away from the Barnham (Church Lane) Conservation Area, meaning that the low density residential development would be focused towards the south-west end and the highest would be found in the north-east corner close to the junction of the branchline and mainline railways.
- 1.19 The residential parcels would be focused on the middle and upper slopes within the site, rising up from the stream valley which would remain as open space. The Public Footpath crossing the railway and dropping down towards Church Lane would be maintained within the completed development.

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Section 2 Planning Guidance

- 2.1 This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment.

Legislation & Case Law

- 2.2 The *Planning (Listed Buildings and Conservation Areas) Act of 1990* is the principal legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.

- 2.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act of 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:

'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 2.4 This 'special regard' duty has been tested in the Court of Appeal and confirmed to require that '*considerable importance and weight*' should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137*.

- 2.5 However, it must be recognised that s66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting. Neither is it the case that a proposed development that does not 'preserve' is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 2.6 Although relating to the setting of a listed building, the discussion of 'harm' is of relevance in the judgement in respect of *R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin)* also makes this clear at Paragraph 49 when it states that:

'This does not mean that an authority's assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough

to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.'

- 2.7 This key point is also made in Paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052; i.e.:

'...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building'.

- 2.8 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'.

- 2.9 Case law also illustrates that the assessment of 'harm' to a listed building should be made on the basis of the proposal taken as a whole, bearing in mind that some elements of that proposal could be beneficial.

- 2.10 Paragraph 5 of Lewison LJ in the Court of Appeal judgement covering *Regina (Palmer) v Herefordshire Council* [2016] EWCA Civ 1061 (04 November 2016) covers this matter in detail when it highlights that:

'Since section 66(1) requires that special regard must be paid to the desirability of preserving a listed building or its setting, this means that that desirability must be given considerable importance and weight: The Bath Society v Secretary of State for the Environment [1991] 1 WLR 1303, 1319. In this context the concept of preserving the building or its setting means doing no harm: South Lakeland District Council v Secretary of State for the Environment [1992] 2 AC 141, 150. Although the most obvious way in which the setting of a listed building might be harmed is by encroachment or visual intrusion, it is common ground that, in principle, the setting of a listed building may be harmed by noise or smell. The degree of harm (if any) is a matter of judgment for the decision-maker, but if the decision-maker decides that there is harm, he is not entitled to give it such weight as he thinks. To the contrary he must give it considerable weight: East Northamptonshire District Council v Secretary of State for Communities and Local Government [2015] 1WLR 45, para 22. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question: East Northamptonshire District Council, para 28; R (Forge Field Society) v Sevenoaks District Council [2015] JPL 22, para 49. This is consistent with paragraph 132 of the National Planning Policy Framework (2012) (the NPPF) which states: When considering the impact of a proposed development on the significance of a designated

heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.'

- 2.11 Paragraph 7 notes that: *'The existence of the statutory duty under section 66(1) does not alter the approach that the court takes to an examination of the reasons for the decision given by the decision-maker: Mordue v Secretary of State for Communities and Local Government [2016] 1 WLR 2682. It is not for the decision-maker to demonstrate positively that he has complied with that duty: it is for the challenger to demonstrate that at the very least there is substantial doubt whether he has. Where the decision-maker refers to the statutory duty, the relevant parts of the NPPF and any relevant policies in the development plan there is an inference that he has complied with it, absent some positive indication to the contrary: Mordue's case, para 28. In examining the reasons given by a local planning authority for a decision, it is a reasonable inference that, in the absence of contrary evidence, they accepted the reasoning of an officer's report, at all events where they follow the officer's recommendation: Rv Mendip District Council, Ex p Fabre (2000) 80P&CR 500, 511 and R (Zurich Assurance Ltd (trading as Threadneedle Property Investments)) v North Lincolnshire Council [2012] EWHC3708 at [15]'*

National Planning Policy

- 2.12 National planning guidance for England is set out in the NPPF, where Section 16 *Conserving and Enhancing the Historic Environment* sets out national planning guidance of relevance here.
- 2.13 In terms of an application, Paragraph 189 identifies that: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'*.
- 2.14 Paragraph 192 of the NPPF is of relevance when it states that:
- 'In determining applications, local planning authorities should take account of:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness'*.

2.15 Paragraph 193 states that: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

2.16 Paragraph 194 then adds that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

2.17 Paragraph 29 in the Court of Appeal judgement covering *Regina (Palmer) v Herefordshire Council* [2016] EWCA Civ 1061 (04 November 2016) is also clearly of relevance here when it states the following:

'It seems to me that the clear thrust of the reports to the planning committee, and the views of the specialist officers that underlay and were summarised in those reports, was that if the mitigation measures were put in place there would be no adverse effect on the setting of the listed building. I would accept Mr. Reed's submission for the council that where proposed development would affect the setting of a listed building or its setting in different ways, some positive and some negative, the decision-maker may legitimately conclude that although each of the affects has an impact, taken together there is no overall effect on the listed building or its setting. That is what the officers concluded in this case. That is borne out by the overall conclusion that the proposed development would comply with Policies HBA4 and LA4'.

2.18 The Secretary of State's endorsement of the Planning Inspector's reasoning in the Appeal for Oxford Brookes University, Wheatley Campus, College Close [App. Ref. P17/S4254] is noteworthy in this regard because the Inspector concludes as follows in Paragraphs 13.72 and 13.73 of their Report:

'In coming to that view, I am mindful of the comments of HE, the Council's Conservation Officer and heritage witness all of whom found 'less than substantial' harm to the setting of the SM. I do not disagree, but where I depart from those assessments is with regard to the heritage benefits, which in my view have been significantly underplayed.

As I have found no overall heritage harm, it is not necessary to undertake the heritage balancing exercise required by paragraph 196 of the Framework. I have considered the Council's submissions that heritage benefits should properly be considered as 'public benefits' and only introduced at the paragraph 196 balancing stage. However, I can find

no explicit support for that approach in the Framework and as the Palmer Judgement makes clear, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting. In effect the exercise to be undertaken is to weigh the positive and negative aspects of the scheme and to come to an overall judgement as to whether the development would harm, preserve or enhance the asset'.

- 2.19 This leads to the key finding at Paragraph 13.74 of the Inspector's Report that: *'Even if I were to concur with the Council's approach, the question of where and when the benefits are considered makes no meaningful difference to the eventual outcome of the balancing exercise to be undertaken'.*
- 2.20 Hence, the proposal should be assessed in its 'totality' (impacts and enhancements) before considering it in the context of Paragraphs 195 and 196 of the NPPF.
- 2.21 Paragraph 196 highlights the following in respect of the identification of 'harm' which is assessed to be 'less than substantial' harm: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*
- 2.22 Under the heading *Conserving and Enhancing the Historic Environment*, the Government's *Planning Practice Guidance* highlights the following details in respect of the identification of substantial harm:

'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'.

- 2.23 The key points are that substantial harm is a 'high test' that *'may not arise in many cases'*, highlighted by the example whereby *'partial destruction'* may not necessarily result in there being substantial harm. It is a question of whether that *'adverse impact seriously affects a key element of [the specific listed building's] special architectural or historic interest'* and so its contribution to the building's significance is an important question.

- 2.24 Paragraphs 24 and 25 of the High Court judgement in respect of *Bedford BC v Secretary of State for Communities and Local Government* [2013] EWHC 2847 also reiterate the high threshold required for a development proposal to constitute substantial harm, and also serve to emphasise the very broad spectrum of 'less than substantial harm' in terms of proposed development:

'What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away. Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

- 2.25 Therefore, for the 'harm' to be 'substantial' - and require consideration against the more stringent requirements of Paragraph 195 of the NPPF compared with Paragraph 196; the proposal being considered would need to result in the heritage asset's significance either being *'vitiating altogether [i.e. destroyed] or very much reduced'*.
- 2.26 As far as this Proposal is concerned, it further highlights that *'less than substantial harm'* must by implication span the full breadth of developmental effects that would not result in an asset's significance being either *'vitiating altogether or very much reduced'*.
- 2.27 Finally, Paragraph 200 of the NPPF identifies that: *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.

Local Planning Policy

- 2.28 Arun District Council's Development Plan comprises the *Arun Local Plan 2011-2031*, which was adopted on 18 July 2018 and where ADC's general approach to the conservation and management of the historic environment is set out in Policy HER SP1:

The Historic Environment

'The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhance in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structure of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted building by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Building or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits'.

- 2.29 Policy HER DM1 then specifically deals with listed buildings and states, with respect to their setting that: *'Proposals affecting statutory Listed Buildings will be required to...protect, and where possible enhance the setting of the building'.*

- 2.30 The use of the word 'required' here is interesting and noteworthy because it clearly means that this policy's remit exceeds the intent of the 1990 Act (above), as it imposes a threshold for acceptability, when instead s66(1) only sets out that the preservation of a listed building and its setting is something to be 'desired' by the decision maker. It is not a requirement of the legislation.

- 2.31 Paragraph 16.4.12 of Arun District Council's adopted Local Plan is equally of note when it states that:

'Development which adversely affects the setting, character, appearance of or views into and out of a conservation area will be refused'.

- 2.32 In common with the Council's approach to listed buildings (see above), the stance taken in respect of conservation areas quite obviously exceeds the Government's approach set out in the NPPF, where it is clear that only where the public benefits derived from the approval of a proposed development would not outweigh the harm it would cause to the significance of a designated heritage asset should planning permission be refused. In that regard, the NPPF adopts the approach set out in s66 and s72 of the 1990 Act and leaves it up to the

decision maker to weigh the desirability of ‘preserving’ against the benefits that would be delivered by the development’s implementation.

- 2.33 However, the stance taken in Paragraph 16.4.12 is then not seemingly carried through into Policy HER DM3 of the *Local Plan 2011-2013* (which deals with conservation areas) when it clearly sets out that *‘In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that...it does not harm important views into, out of or within the Conservation Area’*.
- 2.34 Policy HER DM2 of the adopted Local Plan covers locally listed buildings or Structures of Character and highlights the following:
- ‘Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, historic or landscape interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest’*.
- 2.35 This Policy relates to development which proposes ‘alteration’ or ‘extension’ of a building that is included on the local list, as opposed to development within the surroundings of a building on that list.
- 2.36 In light of that position, the identification and assessment of potential effects on the setting of locally listed buildings in the site’s wider zone of influence will adopt the approach in the NPPF where Paragraph 197 treats them as non-designated heritage assets.

Neighbourhood Plan Policy

- 2.37 The Barnham and Eastergate Neighbourhood Development Plan 2014-29, which covers the area including the site, was ‘made’ on 16 July 2014 and also includes Policy ES6 which identifies that *‘building style must be appropriate to the visible historic and local context’* and highlights the following:
- ‘The quality of design must ensure that new buildings contribute positively to the historic character and should reflect the design principles of their time so that the richness of varied character continues and is extended into the future. Listed Buildings and their settings and Conservation Areas and their settings and the area of Special Character, will be conserved and enhanced to reinforce the quality and character of the villages’*.
- 2.38 It is worth highlighting that *‘will be conserved and enhanced’* **exceeds** the provisions set out in the 1990 Act and the Framework insofar as the conservation of listed buildings and conservation areas is concerned.
- 2.39 The adopted plans and policies listed above have all been considered in the preparation of this assessment.

Section 3 Methodology

- 3.1 This assessment report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* prepared by the Chartered Institute for Archaeologists (see ClfA, 2017).
- 3.2 The assessment first involved consultation of available information from documentary and cartographic sources. The accessible sources included:
- Records of known archaeological sites and monuments etc. held by the West Sussex Historic Environment Record obtained via Thames Valley Archaeological Services;
 - Maps and associated documents held at the West Sussex Record Office obtained via Thames Valley Archaeological Services;
 - Maps available from online sources;
 - Data on heritage assets maintained by Arun District Council (ADC); and
 - Data on the *National Heritage List for England* curated by Historic England (HE).
- 3.3 The information from the accessible repositories was checked and used to inform the scope and direction of a site visit and walkover survey completed by a highly experienced surveyor in early August 2020 that aimed to (1) confirm those heritage assets which will be affected by the proposals, (2) assess whether, to what extent and in what way(s) the setting of those assets contributes to their heritage significance and (3) thereafter consider whether and to what extent the land within the site makes a contribution.
- 3.4 As far as the assessment of the heritage assets' 'significance' is concerned, reference is made (where appropriate) to English Heritage (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* in this assessment, but the identification of 'significance' will be based on the definition outlined in Annex 2 of the NPPF (as follows):
- 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*
- 3.5 Accordingly, the 'significance' of an individual heritage asset could be derived from its *archaeological, architectural, artistic or historic* interest.
- 3.6 The nature and magnitude of potential effects on off-site heritage assets were identified in line with current Historic England guidance set out in: *Historic Environment Good Practice*

Advice in Planning Note 3: The Setting of Heritage Assets (HE 2017 Second Edition), where the results from the desktop study and site walkover were fed back to the project team and accounted for in revisions to the masterplan before this assessment report was started.

Section 4 Baseline

Introduction

- 4.1 There are no scheduled monuments, listed buildings, historic parks & gardens or registered battlefields within the site and it also does not form part of, or adjoin, a conservation area designated by the Council.
- 4.2 However, the desk study identified that the proposed development could *potentially* affect the following designated heritage assets in respect of their setting:

Listed Buildings

1. The Parish Church of St. Mary [**1027690**];
2. Barnham Court [**1233144**];
3. The Lodge of Barnham Court [**1027691**];
4. Manor Cottage [**1276754**];
5. The Street Cottage [**1353826**]; and
6. Curacoa [**1276728**].

Conservation Areas

7. Barnham (Church Lane) Conservation Area.
- 4.3 All six of the listed buildings above, two of which are Grade I listed and therefore constitute heritage assets of the ‘highest significance’ in terms of the Framework, are situated within the Barnham Church Lane Conservation Area that was designated by Arun District Council on 24 June 1998 (as can be seen from **Plan EDP 1**).
- 4.4 The only other ‘designated’ heritage asset located in the site’s wider surroundings is Luckham Cottage, which is a Grade II listed building [**1233179**] at the far north east end of Church Lane and some 150m to the north-east of the site’s north-eastern boundary.

Non-designated Heritage Assets

- 4.5 There are no locally listed buildings within the site and indeed the only buildings within its boundary are the fragmentary remains of two of three barns labelled on historic maps from the middle of the 19th century onwards.

- 4.6 Two barns are depicted on the Eastergate Tithe map (1845) and three barns are thereafter shown on the 1875-77 first edition 25" Ordnance Survey. They are labelled as 'Tar Barn' on the 1897 edition of the 25" Ordnance Survey and illustrated as three barns arranged around a centrally located yard.
- 4.7 Only the barn on the south-east side of the yard survives anything like intact and the barn ranges to the north-west and north-east are now dilapidated and partial survivals between and adjacent to modern replacement stables.
- 4.8 Although these two brick and flint structures are recorded on the local Historic Environment Record (HER) and reflect the local vernacular tradition, they are of **negligible** significance in themselves.
- 4.9 Four locally listed buildings (identified by ADC) are located within the wider surroundings of the site and could be affected by the proposed development:
- 8. Barnham Station;
 - 9. The Murrell Arms;
 - 10. Minstrel's Barn; and
 - 11. Nos. 1-4 Field Cottages
- 4.10 In addition, Church Lane itself has been flagged by ADC's Conservation Officer in terms of being worthy of consideration within the preparation of the proposed development.

Step 1 of the GPA3 Guidance (2017)

- 4.11 Step 1 of GPA3 aims to '*Identify which heritage assets and their settings are affected*', but in reality it cannot be completed in isolation from Step 2, which aims to '*Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*' because you cannot reliably assess whether an asset or its setting will be affected without first acquiring some understanding of that asset and the extensiveness and characteristics of its setting.
- 4.12 Therefore, the results of the initial desk study were 'ground-truthed' through the completion of a site walkover intended to determine which (if any) of the eight designated assets listed above in Paragraphs 4.2 & 4.4 would be affected by the proposed development and would therefore warrant detailed assessment in accordance with Steps 2, 3 and 4 of GPA3.
- 4.13 Of the eight heritage assets listed in Paragraphs 4.2 & 4.4 (above), the following five have all been eliminated from detailed assessment because it is considered that neither their form and fabric nor their settings would be affected by the development:
- 1. The Parish Church of St. Mary [**1027690**];

2. The Lodge of Barnham Court [**1027691**];
 3. Manor Cottage [**1276754**];
 4. The Street Cottage [**1353826**]; and
 5. Luckham Cottage [**1233179**].
- 4.14 The Parish Church of St. Mary (see **Images EDP 1 and 2**) is located 265m south-west of the site, at the heart of the compact and well defined medieval settlement defined by the Barnham Church Lane Conservation Area.
- 4.15 It is a modestly proportioned Norman church with a weather-boarded bell turret at the west end and forming the community and spiritual focus for the settlement around it. However, there is no tangible relationship with the site; its location on the southern side of the village and its modest proportions without a tall tower or spire combine to mean that there is no visual relationship. Equally, the land within the site area was historically within the parish of Eastergate and not the parish of Barnham administered by the church, such that there is no intangible historic or functional interrelationship of potential significance between the asset and the land forming the proposed development site. The conclusion of the site visit was that proposals for the site would not affect the elements of this asset's setting which contribute to its significance and therefore it would not require detailed assessment in line with Steps 3, 4 and 5 of the Historic England guidance.
- 4.16 The Lodge of Barnham Court, Manor Cottage and The Street Cottage are all Grade II listed buildings situated in the heart of the Barnham Church Lane Conservation Area and hence separated from the site's south-west boundary by a distance of no less than 150m. All three comprise residential properties of two storey construction (**Images EDP 3, 4 & 5**) and with the majority of their significance bound up in the architectural and historic interest of their built form and fabric.
- 4.17 In all three cases, the aspects of their setting which contribute to their *special interest* are focused close to hand on their individual garden plots and enclosures and their associative relationships to the other buildings around them and the roads and spaces making up the medieval settlement.
- 4.18 There is no evidence that the land at the site makes a contribution to the significance of these heritage assets, either through tangible or intangible historic functional connections, and therefore the conclusion of the site visit is that proposals for the site will not affect the elements of this assets' setting which contribute to their significance. Accordingly, they do not require detailed assessment in line with Steps 3 to 5 of the Historic England guidance because it is concluded that none of these three listed buildings will be affected.
- 4.19 On this point, Paragraph 8 of GPA3 (2017) observes that: '*Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which*

it is situated... and so therefore it is reasonable to conclude that the converse position is also true and that the settings of heritage assets within ‘*extensive heritage assets*’ such as conservation area (for example) will not necessarily or automatically be affected through the implementation of a proposal that would affect the setting of that wider asset.

- 4.20 Luckham Cottage is situated circa 150m north-east of the site, from which it is separated by intervening residential properties and natural topography and where it occupies a well defined and enclosed plot on the corner of the junction between Church Lane and Yapton Road (**Image EDP 6**). Once again there are no tangible relationships between this cottage and the land at the site and there is no evidence for any intangible historic or functional inter-relationships which might contribute to the former’s significance.
- 4.21 The conclusion of the site visit was that proposals for the site would not affect the elements of this asset’s setting which contribute to its significance and therefore it would not require detailed assessment in line with Steps 3, 4 and 5 of the Historic England guidance.
- 4.22 However, on the basis of the initial desk study and the walkover survey in August 2020, the following three designated heritage assets from the list in Paragraph 4.2 (above) are deemed to be affected by the proposed development of the site and warrant more detailed assessment in line with Steps 2, 3 & 4 of the guidance:

Listed Buildings

1. Barnham Court [**1233144**]; and
2. Curacoa [**1276728**].

Conservation Areas

3. Barnham (Church Lane) Conservation Area.
- 4.23 Detailed assessments for these three heritage assets are therefore set out in **Section 5** and the others are not considered further in this report.

Non-designated Heritage Assets

- 4.24 As far as locally listed buildings are concerned, Barnham Station is located 85m north of the north-east site boundary.
- 4.25 The station building, which the historic maps show as replacing an area of sidings for the loading and unloading of livestock in the inter-war period, is identified as a building of local importance in recognition of the restricted architectural and historic interest of its standing form and fabric (see **Image EDP 7**).
- 4.26 Insofar as its setting is assessed as making a contribution to its ‘low/local’ significance, it does so in terms of the connection between the railway line and the town to the north and where there is an historic and functional inter-relationship between the construction of the

railway line and railway station and the re-focusing of Barnham northwards away from the medieval settlement concentrated around the parish church and the Court.

- 4.27 This inter-relationship with the re-focused town centre is assessed as making a positive contribution to the asset's significance, but the site itself comprises agricultural land to the south of the station, where its northwards focus in conjunction with the natural topography and the fringe of mature trees along the railway embankment mean that its architectural and historic interest cannot be experienced, understood or otherwise appreciated. Hence, this locally listed building is highly unlikely to be affected by the proposed development of the site in terms of its form, fabric or setting and therefore it will not be considered further in this assessment.
- 4.28 It is also assessed that the Murrell Arms, which is located 160m to the north east of the site on the east side of the junction of Church Lane and Yapton Road, is unlikely to be affected by the development because it is not visually, functionally or historically connected with the land at the site and the development proposals do not propose or anticipate any alterations being required in respect of Church Lane or the junction with Yapton Road.
- 4.29 The overwhelming majority of the asset's significance (see **Image EDP 8**) is bound up in its built form and fabric and, insofar as its setting makes a contribution to that significance, it is not only limited but also concentrated on its position within the adjacent streetscape at this road junction.
- 4.30 As there are no proposals to alter the road junction and Church Lane itself will continue to be lightly trafficked (based on information obtained from the transport consultant), there is clearly no reason to believe or expect that this non-designated asset's significance would be diminished as a result of the proposal's implementation. It is on this basis that this non designated asset has been scoped out of the assessment process detailed in the sections following subsequently.
- 4.31 The remaining two locally listed buildings (Minstrel's Barn & 1-4 Field Cottages) are located approximately 125m south-east of the site's boundary.
- 4.32 These assets (see **Images EDP 9 & 10**) are located on the north-west side of Church Lane within the conservation area, where it is assessed that there is *potential* for them both to be affected by the proposed development in terms of changes to their setting.

Church Lane

- 4.33 Church Lane runs north east to south west for a distance of circa 825m, from the junction with Yapton Road to the medieval parish church and the proposed development only interacts with it for a distance of 50 or 60m from Marshall Close to the junction with Yapton Road at its north-eastern extent.
- 4.34 There are no road improvements or alterations proposed for this short length of the road that would be used by the traffic from the development and elsewhere the vast majority of its course would remain entirely unaffected by the proposals.

- 4.35 In view of that situation, the development would interact with only a short length at the north-east end of the lane and the proposals do not envisage any alterations to its form or character. They also envisage no more than a modest uplift in terms of the traffic moving along its course furthest away from the Barnham (Church Lane) Conservation Area and the group of heritage assets it contains towards the south-western end. Hence, it is concluded that this lane possesses and enjoys no status in heritage planning terms and would anyway remain unaffected by the proposals. It will therefore will not be assessed any further in the following paragraphs.
- 4.36 Representative views showing the north-eastern end of Church Lane which would interact with the development are included here as **Images EDP 11** and **12**.
- 4.37 Therefore, on the basis of the initial desk study and the walkover survey in August 2020, the following two non-designated heritage assets from the list in Paragraph 4.9 (above) are deemed to be affected by the proposed development of the site and warrant more detailed assessment in line with Steps 2, 3 & 4 of the guidance:

Locally Listed Buildings

10. Minstrel's Barn; and
11. Nos 1-4 Field Cottages
- 4.38 Detailed assessments for these two locally listed buildings are set out in **Section 5**, but the other two and Church Lane are not considered further in this report.

Section 5 Assessment

- 5.1 This section will apply Steps 2, 3 and 4 of Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) to these three designated heritage assets:
1. Barnham Court Grade I Listed Building;
 2. Curacoa Grade II Listed Building; and
 3. Barnham (Church Lane) Conservation Area.
- 5.2 It will also apply these same three steps detailed in GPA 3 (2017) to the following two non-designated heritage assets:
1. Minstrel's Barn; and
 2. Nos 1-4 Field Cottages
- 5.3 Step 5 of Historic England's five-step procedure is beyond the scope of this assessment, which will instead cover off Steps 2, 3 and 4; i.e.:
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it; and
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.
- 5.4 Steps 2 and 3 will be applied to each of the five assets first (in turn), before consideration is afforded to the identification of any ways in which enhancement to heritage assets could be maximised or harm avoided/minimised likewise.

Step 2 of the GPA3 Guidance (2017)

Barnham Court Grade I Listed Building

- 5.5 Barnham Court is located 235m south-west of the site's boundary and is designated as a Grade I listed building.
- 5.6 First listed on 05 June 1958, the citation for this private residence to which there is no formal public access, highlights that it represents:

'Unusual mid C17 house in the style of Kew Palace and Broome Park, Kent. Three storeys. Five windows. Red brick. Brick cornice above ground floor. Another heavier one with modillions above first floor. Each window bay on ground and first floors flanked by brick pilasters. Three shaped Dutch gables. Tiled roof. Sash windows with glazing bars. Rusticated brick doorway with triglyph frieze and pediment. C19 additions of lower elevation to south'.

- 5.7 With there being no formal public access, this assessment of the building's significance is based on limited views and experiences from the adjoining public realm, in particular the churchyard to the east, the canal to the south-west and the course of Church Lane to the north-east, from where there are limited views from the entrance gates.
- 5.8 Information from the parish council states that: *'Barnham Court was built between 1630 and 1650 in hard red Sussex brick for the Shelley family of Michelgrove near Worthing. The house is unique in Sussex and, although it has been compared with Kew palace, its architect is unknown'* and also adds that *'In 1686 it passed to William Morley of Halnaker, eventually descending to the Duke of Richmond'*, thus highlighting the historic interest of this Grade I listed building.
- 5.9 The Barnham and Eastergate Parish Council website also cites information from a book that is entitled *Barnham Past and Present* and edited by Hudson, Hillebrandt and Morrish, in 1984, as this provides the following description to highlight that the listed building also derives significance from its architectural interest:
- 'The plan of the present house is an oblong measuring 40ft 6in by 36ft 6in, and the building comprises three storeys above a basement. The house has substantial foundations and the 2ft thick ground floor walls rest on even thicker basement walls. Within the basements are four large, perfectly dry cellars with arches of Tudor form. Above ground the whole structure is imposing and of excellent workmanship. The 'Dutch' gables and the four great chimney stacks each surmounted by three square stalks set diagonally and with shapely heads give a sense of great stability. ...There are good examples of relief work and mouldings. The cantilevered cornices, brick with Roman Doric capitals, brick pilasters and a fine porchway add balance to the whole frontage design...'*
- 5.10 Whilst the majority of the designated asset's significance is derived from the architectural and historic interest of its built form and fabric, conversely there is no reason to believe it possesses or exhibits any archaeological interest and no indication that it either possesses or exhibits artistic interest.
- 5.11 Nonetheless, it is a Grade I listed building, making it an asset of the 'highest' significance in terms of the NPPF, of 'exceptional' interest in terms of the grading system used by DCMS and positioned amongst the top 2.5% of listed buildings in England as a consequence.
- 5.12 The building's setting is deemed to make a significant (although still minority) contribution to its heritage significance (or 'special interest'), where that contribution derives in the main from the following aspects:

1. Its relationship with the designed landscape around it, which includes extensive formal gardens to the east (rear), as well as in front of the primary west-facing elevation and more wooded areas to the north and north-west;
 2. Its functional relationship with the 'home' farm complex on its southern flank, as this serves to highlight that Barnham Court was the administrative focus for a whole estate which covered a broad range of interests including agriculture;
 3. Its spatial and functional relationship with the parish church to the south-east, mainly due to the Church's role as the other focus of control and authority in the Middle Ages, but in addition because the churchyard adjacent represents one of relatively few places within the settlement where the House can be experienced up close;
 4. Its spatial and functional relationships with the surrounding village, where it evidently forms the principal focus and, in many respects, defines its character as a distinct and separate community to modern Barnham clustered around the railway station no less than 1.0km to the north;
 5. The separateness and isolation of the property, which is located within the settlement but occupies an entirely private space that is inaccessible to the public and affords just tantalising glimpses in from the perimeter; and
 6. The availability of 'exclusive' views out across the landscape to the south-west, which serve to illustrate the importance and prominence of the Court's builders in the early years of the 17th century and on a reciprocal basis enable the best appreciation of this building for members of the public.
- 5.13 These aspects of the Court's setting are illustrated in **Images EDP 13 to 17** and they should be consulted for additional clarification.
- 5.14 Comprising open farmland circa 235m to the north-east, the site is assessed as falling within the setting of this listed building only insofar as there are glimpses of the chimneys and occasionally/intermittently the uppermost elements of the roof from within it, looking over and between the mature trees that define the site's southern western boundary and the woodland flanking the north side of Barnham Court's enclosing gardens.
- 5.15 The 'best' views are from the opposite (north-eastern) end of the site, where the increased elevation makes it possible to see over the intervening trees and woodland and yet it still remains the case that there is a very limited ability to understand and appreciate Barnham Court's architectural and historic interest, particularly given the distance.
- 5.16 The intervening trees and woodland mean that views of the Court from the less elevated land at the south western end of the site become increasingly screened out, such as from the public footpath, which is the only area of the site for which there is formal public access and appears to be relatively well utilised by dog walkers in particular.
- 5.17 There is no recorded functional historic connection between the site and Barnham Court and so; given the very restricted nature of the views that provide such fleeting and distant

glimpses between/over the trees and woodland and enable only a very limited experience of Barnham Court's architectural and historic interest; these are assessed as making just a very small contribution to its significance.

- 5.18 The experience of the Grade I listed Barnham Court from within the site are illustrated here in **Images EDP 18 to 20**.

Curacoa Grade II Listed Building

- 5.19 The Grade II listed Curacoa is located 140m south-east of the site's boundary and was designated on 20 September 1984. The citation provides the following information for this residential dwelling:

'Early C19 cottage. Two storeys. Two windows. Faced with flints with dressings, quoins and modillion eaves cornice of red brick. Hipped tiled roof. Casement windows'.

- 5.20 The majority of this asset's significance (its 'special interest') derives from the architectural and historic interest of its built form and fabric and its setting makes up only a minority in comparison.
- 5.21 Given its relatively recent (19th century) date and modest character, this listed building is not assessed as possessing or exhibiting any archaeological or artistic interest contributing to its significance.
- 5.22 Curacoa is a modest (almost 'diminutive') flint and brick cottage with a hipped, tiled roof. Located on the north-eastern edge of the settlement, it represents one of a loose group of detached residential dwellings on the south-east side of Church Lane as it leaves the main medieval core and rises gently up the slope north-east towards Barnham.
- 5.23 Amongst that loose arrangement of residential properties, Curacoa is set well back from the roadside to the south-east, positioned within a flint and red brick enclosure wall which defines a small and neatly tended garden either side of the path.
- 5.24 The property, which is shown in **Images EDP 21 and 22**, faces north west across the stream valley and the course of Church Lane. Whilst it was not possible to assess the availability and breadth of views out from within the internal spaces of the building, its position away from the road frontage means these are likely to be curtailed by the early 20th century red brick and two storey detached property adjacent.
- 5.25 This dwelling is one of a number of relatively substantial early 20th century properties along this section of Church Lane and its position and comparative bulk (alongside Curacoa) are likely to ensure that outward views towards the village's rural hinterland are focused north-west and away from the site.
- 5.26 However, it is also possible that there are oblique views of the site from the rooms on the west side over and between the intervening trees and well vegetated hedges.

- 5.27 Curacoa is not easily experienced from within the site, in large part because of its modest scale and set-back from the road, whereas the Old Vicarage further along Church Lane can be observed relatively easily from the site because of its substantial proportions and also its elevated position on the slope south of the road.
- 5.28 There are glimpses of the building (principally the west end of the north-facing elevation) from within the site, focused on the south-western end. These views are generally through the mature vegetation in the hedgerows to the north of Church Lane and along the stream corridor and of only restricted elements of the façade.
- 5.29 These glimpses can be obtained from the railway crossing (see **Image EDP 23**), but these are distant, partial and are barely sufficient to enable the listed building's architectural and historic interest to be experienced, let alone understood or appreciated. It is unsurprisingly possible to obtain clearer views of the main elevation from closer-to in the south-western corner of the site, although the building's position and diminutive scale combine to mean that the stand-out elements of the built environment along this section of Church Lane are the more substantial properties to the north east in particular.
- 5.30 So, in summary, the setting of Curacoa is considered to make a minority contribution to the listed building's significance and where the elements of its setting that together make up that contribution focus on (1) its inter-relationship with the garden enclosure that provides the best location from which to experience and appreciate its architectural interest, (2) its associative and spatial relationships with Church Lane on the approach downslope towards the historic village core, as these enable it to be both experienced and appreciated as a vernacular cottage and representative of the outwards expansion of Barnham to the north during the 19th century and (3) its position within the surrounding streetscape, where this asset's significance can be experienced, understood and appreciated as part of a defined linear group of dwellings along the south eastern frontage of Church Lane and with views across the road and stream valley beyond.
- 5.31 Whilst there are glimpses of the building from the south-western end of the site, and there may well be reciprocal views back from within the building, these are considered to make no specific contribution to its heritage significance.
- 5.32 Curacoa is not a farm building and there is no evidence (either physical or documentary) to show an historic functional relationship between the building and the land within the site, whilst the visual inter-relationships are restricted. Even then, there is clearly no indication from the small windows that there was ever an intention to focus on or take advantage of outward views to the wider landscape when the cottage was built. Instead it is rather more likely that these small openings in the north-west facing elevation were provided and sized principally to illuminate the internal spaces.

Barnham (Church Lane) Conservation Area

- 5.33 Barnham (Church Lane) Conservation Area was designated by ADC on 24 June 1998 and is located approximately 50m from the site at its closest point.

- 5.34 The location and extent of the conservation area are shown on **Plan EDP 1**. The following description of its 'character and appearance' is taken from ADC's *Supplementary Planning Guidance: Conservation Areas* (see ADC 2000):

'The Conservation Area includes the original mediaeval settlement of Barnham, lying to the south of the principal village.

Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, Flint, plain grey clay tiles and natural slate.

An informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.

The open field to the north of St Mary's Church is a particularly attractive feature of the area surrounded by mature trees. The fields between Church Lane and the rife are also important to the immediate setting and rural character of the settlement.

Barnham Court and St Mary's Church are an historically important and imposing pair of buildings; the former dating to circa 1640 is one of the finest brick houses of its date in the county.

The Conservation Area includes two of the older farm buildings on Barnham Court Farm, including a granary on staddles'.

- 5.35 The changing relationship of the site to the historic core of the settlement and the enclosing Conservation Area is highlighted clearly on **Plan EDP 2**.
- 5.36 The majority of the conservation area's heritage significance is assessed as deriving from the architectural and historic interest of the built form and the inter-relationships between the spaces that collectively represent the historic core of Barnham, where the settlement is recorded from Domesday.
- 5.37 These 'interests' are focused on the medieval parish church in the south and the Court to the west; where the latter dates from the 17th century but is believed to stand on the site of the medieval manor house at Barnham.
- 5.38 Together, these buildings highlight and illustrate the two seats of power and control in the medieval period (the Church and Manor), as well as also representing the administrative and social foci of the community.
- 5.39 As well as these two Grade I listed buildings (of *exceptional* interest), this architectural and historic interest is also clearly expressed by the tightly defined and close-knit collection of more modestly scaled and proportioned residential dwellings focused on Church Lane, Hill Lane, Falling Ground Lane and Highground Lane. It should be recognised that four of those buildings (dating from the 18th century onwards) are Grade II listed in their own right and a number of others are identified on the Council's Local List.

- 5.40 As well as obvious architectural and historic interest, this distinctive agricultural settlement clustered around the medieval parish church and manor house site is assessed as drawing significance from an amount of archaeological interest because of its potential to enhance our understanding of its origins and development from the Middle Ages onwards.
- 5.41 However, this potential is largely restricted to the investigation of below ground archaeology where opportunities arise because, apart from the parish church, none of the buildings and structures within the conservation area demonstrably dates from the Middle Ages and it is likely that this interest will only be revealed in the intervening spaces.
- 5.42 Hence, there is potential for the spaces within the conservation area – especially around Barnham Court and to the north-east along Church Lane – to provide important information on the origins and development of Barnham as a settlement and its 19th century migration to the north following the construction of the railway.
- 5.43 Images showing the architectural interest of the Barnham (Church Lane) Conservation area are included as **Images EDP 24 to 26**.
- 5.44 Although the majority of the conservation area's significance as a heritage asset is drawn from its 'physical' form and fabric, a large minority contribution is also made by its setting, maintaining and illustrating Barnham's separateness and distinct character as an historic agricultural settlement, focused around the medieval parish church and Barnham Court as the probable site of the medieval manor house, surrounded by farmland.
- 5.45 This distinct character and relationship of the settlement with its agricultural hinterland is most strongly marked and clearly experienced in the east and south, from along the Public Footpath that follows the Portsmouth and Arundel Canal orientated broadly east-west and providing a characteristic combination of views of Barnham Court and Court Farm across paddocks and in-fields to the north and a broad, undulating farmland landscape occupying the coastal plain to the south.
- 5.46 The strength and simplicity of this 'contrast' between built form and agricultural farmland is diminished and impaired to the north and east due to the development of housing during the course of the 20th century.
- 5.47 This is reflected in the growth of a 'satellite' settlement or 'suburb' on the north side of the stream along Highground Lane and also a linear arrangement of large detached properties along Church Lane that becomes denser and deeper in the north towards the junction with Barnham Road and at the south-western end is separated from the Barnham (Church Lane) Conservation Area's boundary by just a single field grazed by horses.
- 5.48 The relationship between the conservation area and these areas of outlying settlement are shown in **Images EDP 27 and 28**.
- 5.49 The site forms part of the agricultural landscape around the conservation area and makes a positive contribution to its heritage significance in two respects:

1. It forms part of the land which separates the historic medieval core of Barnham from the 'modern' town to the north-east and hence maintains its distinctiveness; and
 2. It provides an open area of undeveloped farmland maintaining a contrast between the built-up environment of the medieval and later settlement and the wider hinterland that formed its economic base.
- 5.50 As far as (1) is concerned, there is just a single horse-grazed field separating the north-east boundary of the designated conservation area from the south-western extent of 'modern' Barnham along Church Lane, but there is nonetheless a broader area of undeveloped land rising up towards the branchline railway which is grazed by sheep and horses and provides spatial separation and definition to the historic settlement and Conservation Area.
- 5.51 As far as (2) is concerned, the site forms the agricultural 'backdrop' in outward views to the north from Church Lane between Ferndale and the conservation area boundary. There are also views north towards the site from the footpath running downslope north from Hill Lane to cross Church Lane and the stream before rising again to access the branchline railway and the plateau of flatter land beyond.
- 5.52 These views are illustrated in **Images EDP 29 to 31** and highlight that the fields between the conservation area and stream, forming its immediate setting, separate it from the site and views out from the designated area already take in the modern buildings of Barnham in the distance. This situation will be exacerbated by the construction of the allocated site at Barnham, Eastergate and Westergate, which is bounded on its south-eastern flank by the railway line from the junction with the mainline to the former Portsmouth and Arundel Canal and will bring residential development to within 350m of the conservation area.
- 5.53 Views of the conservation area from within the site are assessed as making no particular contribution to its significance because the architectural and historic interest underpinning its designation is difficult to experience. An illustration of the experience of the Church Lane Conservation Area from within the site boundary can be seen here in **Image EDP 32**. This highlights the challenge to appreciate its *special interest*.

Non-designated Heritage Assets

- 5.54 Two non-designated heritage assets have been identified for assessment; these being two locally listed buildings.

Minstrel's Barn

- 5.55 The Barnham Tithe Map (1846) and subsequent editions of the Ordnance Survey map both show that this was a relatively modest agricultural structure in its early phases and then continued to grow and expand over the course of the 19th and early 20th centuries, before being converted into a residential dwelling more recently.
- 5.56 The building is illustrated in **Image EDP 9**, which illustrates that its relatively low heritage significance is derived from the architectural and historic interest of its standing form and fabric, where that is not entirely concealed by its conversion into a residential dwelling.

- 5.57 A small portion of its significance also derives from its setting, where the building is one of the first structures to be experienced on entering the Church Lane Conservation Area from the north (see **Image EDP 33**) and where it makes a strong and noteworthy contribution to the historic streetscene at this northern end of the historic core.
- 5.58 However, insofar as its wider setting is concerned, this is closely focused to its immediate surroundings and its associative inter-relationships with the buildings and spaces at this northern end of the settlement, clustered to the north of the junction of Church Lane and Highground Lane. Whilst the likelihood is that there are views outwards from the building to the west, taking in the land towards the south-western end of the site particularly, there is all but no experience of the building from within the site because of (a) its relatively squat and modest form and (b) the extent of intervening trees and vegetation.
- 5.59 Moreover, views out are considered to be incidental and reflective of the building's recent conversion to a residential dwelling, rather than representing an aspect of either its design or historic function. Its key relationships are focused towards the settlement's historic core and the building should be perceived in this context, instead of a residential dwelling with an outlook across its landscaped garden towards the rising farmland beyond. Hence, this inter-relationship with the site is assessed as making no contribution to the significance of Minstrel's Barn as a heritage asset.

Nos 1-4 Field Cottages

- 5.60 Field Cottages date from 1890 (this is highlighted on the front elevation) and comprise a terrace of four two storey, red brick and flint, modest workers' cottages facing south-east on to Church Lane and away from the site on the north side of the junction with Highground Lane. This is illustrated in **Image EDP 10**.
- 5.61 These modest and relatively unprepossessing late 19th century cottages are assessed as deriving the majority of their limited heritage significance from the historic and architectural interest possessed and exhibited by their built form and fabric.
- 5.62 A small proportion of their significance also derives from their setting, which is principally focused inwards and their relationships with (1) the course of Church Lane which provides the only vehicular route into and out of the settlement, (2) the other buildings and spaces within this northern part of the Church Lane Conservation Area which make up the historic streetscape on the approach to the medieval core and (3) the associated spaces defined by their low walled garden enclosures which separate them from neighbouring properties and provide the best and most intimate locations from which to experience and appreciate their local interest.
- 5.63 There are views of the relatively plain rear elevation of the terrace from the western end of the proposed development site, focused unsurprisingly at the south-western corner where there are gaps in the intervening vegetation around the edge of the settlement, and hence the likelihood is that there are equally outward views westwards towards the site from at least the upper storey windows facing in that direction.

- 5.64 However, this visual inter-relationship is assessed as making little or no contribution to the significance of the terrace because it is focused on the rear elevation where there is all but no ability to experience or appreciate the architectural and historic interest justifying its collective designation as a locally listed building, particularly in view of the fact that for the most part views are at least filtered by the intervening trees and vegetation. This is depicted most clearly in **Image EDP 34**.

Step 3 of the GPA3 Guidance (2017)

Barnham Court Grade I Listed Building

- 5.65 The proposed development would be focused on land nearly 250m to the north north-east of this Grade I listed building and where the nearest houses would be situated no less than 425m distant.
- 5.66 Implementation of the proposed development would have no impact on the portion of this asset's heritage significance that is drawn from its standing form and fabric; thus ensuring that the majority is entirely preserved.
- 5.67 As far as the asset's setting is concerned, the proposed development would bring about no change whatsoever to any of the aspects identified above in Paragraph 5.11 which together make the greatest contribution.
- 5.68 The only change to the asset's setting brought about by the development would be the loss of some relatively distant glimpses of the Court's chimneys and roof structure looking over and between the trees and woodland within the intervening landscape, which in the main are only available by accessing private land.
- 5.69 The very limited experience of Barnham Court from within the site, focused on the higher ground towards the centre and north-east end where the intervening trees and woodland have a reduced screening effect, is considered to make just a very small contribution to its significance as a heritage asset.
- 5.70 The nature of these views would be changed as a result of the proposed development, so that they would no longer be experienced across an open and undeveloped area of fields adjoining Barnham and providing an agricultural foreground.
- 5.71 However, it should be borne in mind that the proposed development of the site would bring forward much increased public access and hence opportunities for more members of the public to experience and enjoy these glimpsed views of the chimneys and roof structure of Barnham Court from within the site's boundary, in particular from the large areas of Open Space and landscaping proposed around the perimeter of the site, through the centre and characterising the south-west end.
- 5.72 Therefore, taken as a whole, the implementation of the proposed development would not result in a loss of heritage significance from this Grade I listed building and so at the same time no harm would be caused in that respect.

Curacoa Grade II Listed Building

- 5.73 This Grade II listed building is located circa 140m south-east of the site boundary, on the opposite side of the stream and Church Lane, where it is set back away from the south-eastern frontage behind a long garden.
- 5.74 The proposed development would have no effect whatsoever on the majority of the asset's heritage significance which is derived from its standing form and fabric and similarly there would be no change to the aspects of Curacoa's setting defined in Paragraph 5.28 (above) as also contributing positively to its significance.
- 5.75 It is possible that elements of the proposed development would be visible within the site looking out north and north-eastwards from windows in the Church Lane elevation, but the relevant elements of the development would still be no less than 250m away from the building, separated from it by the paddocks and mature trees in between Church Lane and the south bank of the stream.
- 5.76 This visual separation would be enhanced by the implementation of the landscape scheme within the site, intended to blend the completed development into its surroundings and to soften the edges with additional tree planting.
- 5.77 Whilst this would represent a 'change' to the wider surroundings of Curacoa, it is assessed that it would not cause a loss of the Grade II listed building's significance and would thereby not result in any harm either. Taken as a whole, the aspects of the heritage asset's setting which contribute to its significance would be preserved by the development.

Barnham (Church Lane) Conservation Area

- 5.78 The proposed development would have no direct effect on the character or appearance of the Barnham (Church Lane) Conservation Area and so its implementation would not give rise to a loss of the significance bound up in the designation's physical form and fabric.
- 5.79 The majority of the asset's significance would remain intact and untouched because those inter-relationships between the buildings, structures and spaces within the Area that justify and underpin its designation would not be lost or diminished as a result of the proposals being taken forward and implemented.
- 5.80 Furthermore, the majority of the asset's significance which is drawn from its setting would also be maintained and preserved within the proposals because the contribution made by the farmland landscape around the conservation area in all but the north eastern quadrant would remain unchanged and undiminished as a result of their completion.
- 5.81 There would however be an impact on the conservation area and a loss of significance from the conservation area through (1) the reduced spatial separation from the modern town of Barnham further north along Church Lane and focused on the 19th century railway station and (2) the ability to experience and appreciate that impact in terms of views out from and across the conservation area in the north-east.

- 5.82 Whilst it is recognised that the conservation area is only separated from the modern town of Barnham now by a horse-grazed paddock circa 50m wide and ADC's allocation of land for the Barnham, Eastergate and Westergate development to the north of the railway line will further reduce the separation and distinctiveness of the conservation area, it is the case that residential development of the site would exacerbate this situation.
- 5.83 The development would leave a gap of 120m between the conservation area and the modern built extents of Barnham and this would be experienced and appreciated from the north-east along Church Lane in particular.
- 5.84 In these views, and views across and out of the north eastern end of the conservation area from the Public Footpath running down towards Church Lane and across the stream, there would be a marked change in the contrast between the conservation area and the farmland landscape which would historically have supported its economy and its population.
- 5.85 The implementation of the illustrative landscape scheme would go some way to soften the edges of the development and blend it into its surroundings, but even so the development as a whole would still be visible on the rising ground north of the stream and would still constitute the only substantive structures between Church Lane and the railway line. The only significant buildings which impact on these outward views currently are fairly distant and located beyond the mainline railway.
- 5.86 However, whilst there would be a loss of significance from the conservation area, as a result of these changes to its setting; when viewed in the context of the asset as a whole and the totality of its significance drawn from the built form and fabric and the other aspects of its setting, it can only be concluded that the scale of harm would be limited and would be towards the *lowest end of less than substantial harm* in terms of the Framework, where the public benefits of the development should be balanced against that harm. This is detailed in Paragraph 196.

Non-designated Heritage Assets

- 5.87 Two locally listed buildings were identified as potentially being affected by the proposals; these comprising Minstrel's Barn and Nos 1-4 Field Cottages on the north-western edge of the Barnham (Church Lane) Conservation Area.
- 5.88 It is assessed that in neither case would there be a loss of significance from the asset as a result of the development proposals being implemented and neither of the locally listed buildings would experience harm as a consequence.

Step 4 of the GPA3 Guidance (2017)

- 5.89 There are no specific mitigation or compensation measures which can be applied to either eliminate or minimise the likely impact of the development on the Barnham (Church Lane) Conservation Area beyond those already included in the proposals and taken into account in the preparation of the assessment in Paragraphs 5.78 to 5.86.

- 5.90 It is recommended that the preparation, agreement and implementation of an appropriate landscaping scheme is secured as a condition of outline planning permission being granted and a second condition could also be imposed by ADC to secure the creation and erection of one or two interpretation panels within the site to convey the historic and architectural significance of Barnham and also to identify the locations of the principal historic buildings. One could be within the scheme, with the other sited along the Footpath.
- 5.91 Even so, it is still concluded that there would be a degree of 'harm' caused to the heritage significance of Barnham (Church Lane) Conservation Area and that would be assessed as being at the lowest end of *less than substantial harm*.

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Section 6 Conclusions

- 6.1 This Heritage Assessment has been researched and prepared for the applicant by EDP to address national and local planning policies that cover the conservation and management of the historic environment.
- 6.2 The Assessment has identified and assessed the likely impacts arising from the proposals for development within the site on heritage assets within its boundary and within its wider zone of influence.
- 6.3 The only heritage asset which would be directly affected by the proposed development of the site comprises the remains of the two non-designated brick and flint barns, which are assessed as being of **negligible** significance.
- 6.4 Application of Historic England guidance (GPA 3, 2017) underlined that, with the site not containing any designated heritage assets or in any way being included within the boundary of a designated asset, the proposals for its residential development would affect only the following three designated heritage assets located in its wider environs as a consequence of changes to their setting:
- Barnham Court Grade I Listed Building;
 - Curacoa Grade II Listed Building; and
 - The Barnham (Church Lane) Conservation Area.
- 6.5 The assessment process has also given due and proportionate consideration to the setting and significance of four non-designated (locally listed) buildings in the site's wider zone of influence and also the 'form and character' of the adjacent Church Lane, even though the latter is not itself recognised as a heritage asset.
- 6.6 The Assessment has applied Steps 2, 3 and 4 of GPA 3 (Second Edition, 2017) to each of these heritage assets and concludes that in only one case, the Church Lane Conservation Area, would the completion of the proposed development result in a loss of its significance and cause harm.
- 6.7 Whilst there would be no harm caused by the proposals to either of the listed buildings or any of the locally listed buildings, the implementation of the development would result in a loss of heritage significance from the conservation area which would be at the lowest end of less than substantial harm in terms of the NPPF. Its acceptability therefore needs to be evaluated in accordance with NPPF Paragraphs 193-196 and relevant Local Plan policies as a consequence.

- 6.8 As set out in **Section 2**, s72(1) of the 1990 Act does not confer statutory protection on the setting of a conservation area and so therefore it represents a matter of planning policy at the national (NPPF) and local (adopted Local Plan) level. As far as the former is concerned, Paragraph 193 observes that: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)'* and Paragraph 194 highlights that: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*.
- 6.9 These matters, and the 'balancing exercise' to be performed in respect of Paragraph 196, remain beyond the scope of this assessment and are dealt with in the Planning Statement supporting the Planning Application. Notwithstanding that, it is accurate to say that none of the relevant paragraphs setting out the Government's approach to the determination of planning applications involving designated assets would suggest that the limited and very localised impact on the Barnham (Church Lane) Conservation Area resulting from change to its setting should preclude the approval of this outline planning application.
- 6.10 The adopted Local Plan wording states that the Council's strategic objective for the historic environment is to *'protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity'*, whilst Policy HER SP 1 then further highlights the following position:
- 'Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance'*.
- 6.11 However, in common with Policy HER DM3, which specifically covers conservation areas, these broad policies do not preclude the approval of development proposals which would have an adverse impact and would cause harm. Policy HER DM3 is entirely silent in terms of the Council's approach to development which would **harm** the setting of a conservation area, indicating only that:
- 'In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that...it does not harm important views into, out of or within the Conservation Area'*.
- 6.12 Hence, it can only reasonably be assumed that each case would be assessed on its merits and the public benefits the development would deliver balanced against the harm arising from its implementation. In that respect, there are no policies in the Council's Local Plan that preclude the positive determination of the outline planning application, even if it does cause limited harm to the conservation area.
- 6.13 Policy ES6 of the Neighbourhood Development Plan states that: *'...Conservation Areas and their settings...will be conserved and enhanced to reinforce the quality and character of*

the villages', but this approach is not consistent with current legislation or the Framework in respect of the desirability of *conserving or enhancing*.

- 6.14 Given this inconsistency, where Policy ES6 clearly **exceeds** legislation and national policy, the relevant paragraphs of the NPPF and the approach in ADC's Local Plan are obviously to be preferred, especially in view of the fact that the Local Plan (2018) is more recently tested and adopted than the 2014 Neighbourhood Development Plan.
- 6.15 The loss of the non-designated barns in the centre-north of the site, which are assessed as possessing **negligible** heritage significance, would have to be assessed against the criteria outlined in Paragraphs 197 of the Framework and any relevant policies in the Local Plan covering non-designated assets.
- 6.16 It is therefore contended that the planning application should be treated favourably when it is submitted to ADC for evaluation and determination.

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Section 7

Bibliography

Arun District Council (ADC) 2018 *Arun Local Plan 2011-2031* Littlehampton

English Heritage (EH) 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* London

Historic England (HE) 2015 *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* London

Historic England (HE) 2017 *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* London

Ministry of Housing, Communities and Local Government (MHCLG) 2019 *National Planning Policy Framework* London

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Images



Image EDP 1: Representative view of the Grade I listed Parish Church of St. Mary looking north-east from within its churchyard enclosure.



Image EDP 2: Characteristic view of the Parish Church of St. Mary looking north-west from the junction of Fattling Ground Lane and Church Lane and illustrating the position of this asset within its walled enclosure.



Image EDP 3: View towards the Lodge of Barnham Court (a Grade II listed building) looking west from Highground Lane and highlighting the screening effect of the later 20th century houses on the edge of the Conservation Area. The building itself is located on a private road.



Image EDP 4: Representative view of the Grade II listed Manor Cottage looking north along Church Lane and showing its white-painted gable end and position in the streetscene.



Image EDP 5: Representative view of The Street Cottage (Grade II Listed Building) looking north-east from the junction of Church Lane, Highground Lane and Hill Lane on the edge of the historic core of Barnham. The building is largely concealed behind a brick wall topped with a hedge.



Image EDP 6: Typical view of the Grade II listed Luckham Cottage looking west south-west and showing its location in the angle of the Church Lane/Barnham Road junction and its position with its hedged garden enclosure.



Image EDP 7: View of the main elevation of Barnham Station looking south-east from the road in front and highlighting its northwards focus towards the town.



Image EDP 8: View of the locally listed Murrell Arms from the main road and showing its setting in the angle formed by the junction of Yapton Road and Church Lane, where it stands opposite the Grade II listed Luckham Cottage.



Image EDP 9: View of the locally listed Minstrel's Barn looking north-east along Church Lane and highlighting the form and character of this agricultural barn conversion, as well as its position within the wider streetscene.



Image EDP 10: Typical view of Nos. 1-4 Field Cottages looking north from the centre of the conservation area and highlighting the relationship of the terrace with Church Lane running north-east in the foreground.



Image EDP 11: Representative view of the north-east end of Church Lane, here looking north-east and showing the nature of the built environment at the junction with Marshall Close and the character of the thoroughfare.



Image EDP 12: Representative view of the north-east end of Church Lane, here looking south-west from close to the Murrell Arms locally listed building and showing the nature of the built environment between the junction with Yapton Road and Marshall Close in the background.



Image EDP 13: View of the south-west facing elevation of the Grade I listed Barnham Court, here looking back to the north-east from the Public Footpath along the former course of the Portsmouth and Arundel Canal.



Image EDP 14: View of Barnham Court from the south (again on the canal footpath) and showing its relationship to the Court Farm agricultural building complex on its southern flank.



Image EDP 15: View of the Grade I listed Barnham Court looking north-west from within the churchyard and illustrating its close spatial relationship with the similarly Grade I listed parish church at the heart of the historic settlement core.



Image EDP 16: View of Barnham Court looking west from the east end of the churchyard and showing the formal gardens laid out to the rear of this building.



Image EDP 17: Representative view of Barnham Court from the north on Highground Lane, here showing the screening and enclosing effect of the mature planting characterising the designed landscape around this Grade I listed building.



Image EDP 18: A typical 'experience' of Barnham Court from within the site, here looking south-west from the former agricultural buildings. The chimney stacks are just about discernible to the left of the line of tall trees in the distance and indicate the location of Barnham Court despite it being largely screened from view by intervening woodland and trees.



Image EDP 19: The 'experience' of Barnham Court from the railway crossing and the top of the Public Footpath running down through the site towards Church Lane, here illustrating the screening and enclosing effect of the intervening trees and woodland.



Image EDP 20: The 'experience' of Barnham Court from the south west corner of the site, here showing the screening effect of the intervening woodland and trees and the comparative prominence of the mid-late 20th century houses on the fringes of the Conservation Area.



Image EDP 21: Typical view of the Grade II listed Curacoa from Church Lane, illustrating its modest proportions, set-back from the road, rectangular walled garden enclosure and the much larger and more prominent 20th century dwelling immediately to the north-east.



Image EDP 22: Representative view of Curacoa looking north-east from Church Lane and showing its position in the streetscene and modest proportions in direct comparison with the adjacent 20th century property on its north-eastern flank.



Image EDP 23: Typical view of the Grade II listed Curacoa from the Public Footpath crossing through the site and where it is largely screened out by the intervening trees along the stream corridor and the its set-back from Church Lane behind the adjacent dwelling.



Image EDP 24: Representative view showing the architectural interest of the Conservation Area, this time looking towards the north eastern end of Church Lane from the Public Footpath between the site boundary and the stream crossing.



Image EDP 25: Representative view showing the architectural interest of the Conservation Area, this time looking north-west along Church Lane away from the settlement core and illustrating the scale, form and materials palette of the residential properties.



Image EDP 26: Representative view showing the architectural interest of the Conservation Area, this time looking south up the slope from Highground Lane towards the junction with Church Lane and Hill Lane on the north-eastern edge of the historic settlement core.



Image EDP 27: View from just outside the northern edge of the Church Lane Conservation Area and showing the relationship of the historic settlement core with the 'suburb' on the north side of the stream, characterising this element of the asset's setting.



Image EDP 28: View from the north eastern boundary of the Barnham (Church Lane) Conservation Area on Church Lane, here highlighting that the designated area is separated from the southern extent of modern-day Barnham (focused on the railway station) by a single field.



Image EDP 29: View north out of the Barnham (Church Lane) Conservation Area from the Public Footpath away from Church Lane and showing the experience of the wider agricultural landscape around the historic settlement, which includes the site in the background.



Image EDP 30: View north from the north end of the Barnham (Church Lane) Conservation Area on Church Lane, illustrating the historic settlement's relationship with the wider agricultural landscape and with the site visible in the background.



Image EDP 31: View north from the Public Footpath between Hill Lane and Church Lane, where the Barnham (Church Lane) Conservation Area is on the left-hand side and the site is visible in the distance beyond the trees. It is worth noting that the Council's allocation of the Barnham, Eastergate and Westergate site for residential development will mean that the backdrop to this view will be characterised by houses over the long term.



Image EDP 32: Typical view of the Barnham (Church Lane) Conservation Area from within the site, highlighting the challenge of experiencing and appreciating the architectural interest underpinning and justifying its designation by ADC from this location.



Image EDP 33: Typical view of Minstrel's Barn from the north-east, here showing the form and appearance of the building coming into the conservation area from along Church Lane and its interaction with the surrounding streetscape.



Image EDP 34: Typical view of Nos. 1-4 Field Cottages from within the site, here showing the view from the public footpath at the south-western end of the horse paddocks and the nature of the experience that can be obtained.

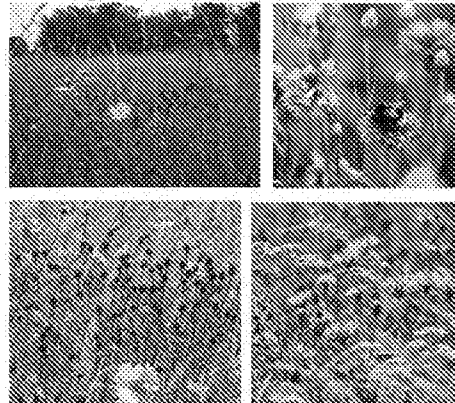
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Appendix EDP 1

Illustrative Layout and Parameter Plan

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Emorsgate EM2
General Purpose Meadow Mix, EH1
Emorsgate EL1 Flowering lawn mix
Emorsgate EM8 meadow mixture for
wetlands
Emorsgate EM1F Wild Flower for pond

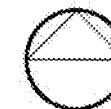


Barnham St

Quercus robur
Aesculus hippocastanum
Tilia x europaea
Fagus sylvatica
Sorbus aria
Prunus avium



Report card for Robinson County map with permission of The Committee of Her Majesty's Stationery Office © Crown Copyright
Report Landscape Planning Ltd, Wood Court, Nonsuch Business Park, Niton Way, Sandown OX8 9DQ
01303 637000 Fax 01303 637001 Email info@rpl.co.uk Web www.rpl.co.uk



0m 20m 40m 80m

	Application Site Boundary
	Proposed Trees
	Proposed Shrub Planting
	Wildflower Grass Mix
	Proposed Watercourse Fence
	Existing Public Right of Way Retained
	Proposed Community Orchard & Allotments
	Proposed Wet Woodland Planting
	Proposed Area of Informal Play
	Bat bricks integrated into south/south west facing cable ends positioned 3-5m above ground
	Proposed bird boxes located on existing and proposed trees
	Proposed log pile
	Proposed Hedgehog nest boxes/domes
	Barn Owl Pole Mounted Nest Box
	Little Owl Tree Mounted Nest Box

Substantial new native tree and shrub planting
providing ecological benefit and habitat corridors
for wildlife

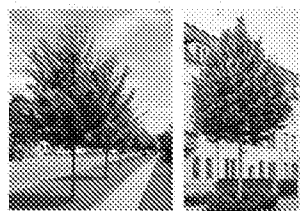
Woodland offset from watercourse
to provide a 8m water vole buffer
zone

Enhanced boundary with wet woodland planted along the south eastern site boundary.

Substantial new native tree and shrub planting
providing ecological benefit and habitat corridors
for wildlife

Wildflower grassland across the open space to enhance biodiversity and visual amenity from the public open space and existing footpath

Tillia Rancho
Ulmus new horizon
Acer campestre 'Streetwise'
Prunus spire
Tillia tomentosa Brabant

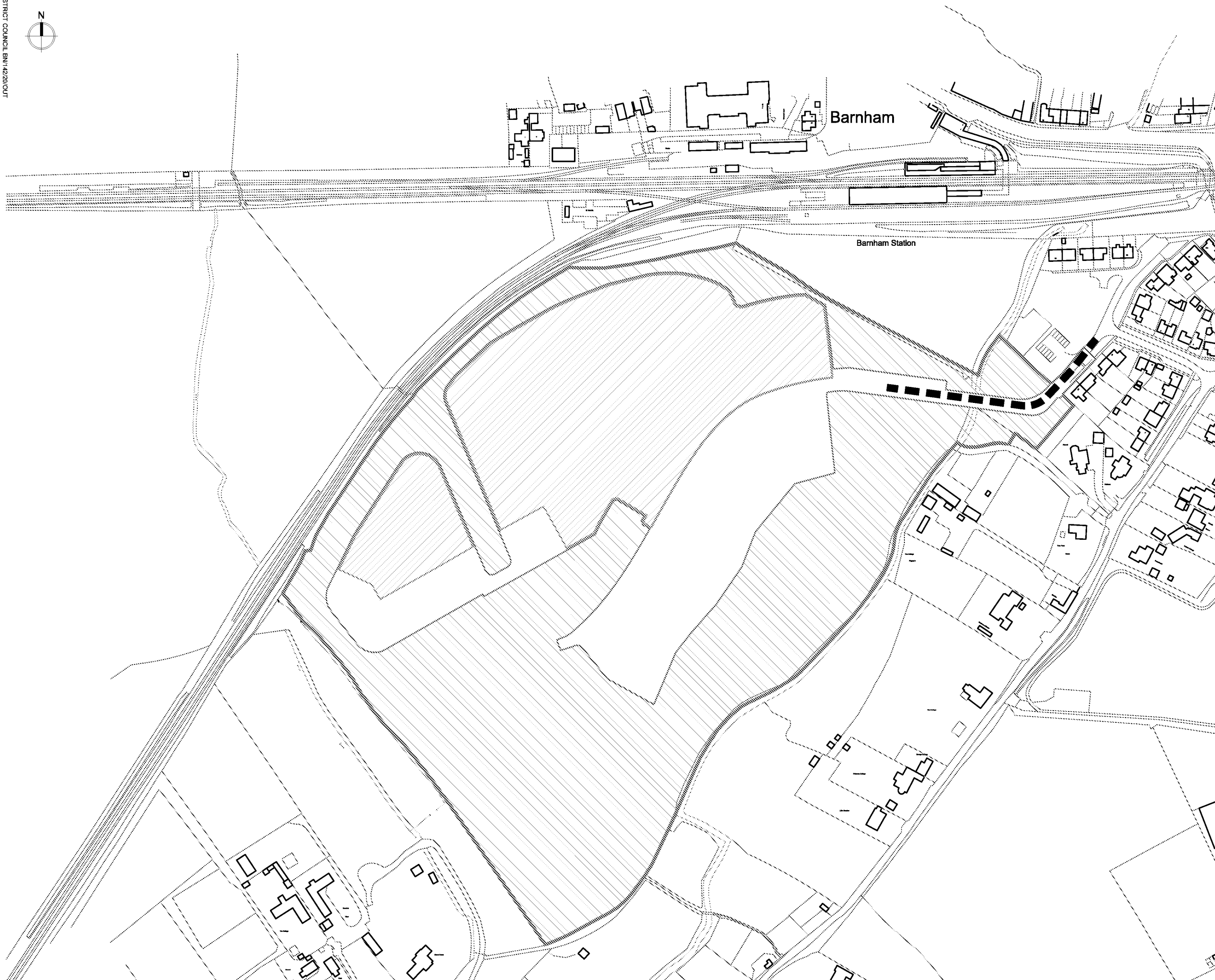
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aspect landscape planning

m.s.
 Land to the South of Barnham Station
 Landscape Strategy and Ecological Enhancements
 Plan

Gleeson Strategic Land

SCALE	DATE	DRAWN	CHECKED
1:2000 @ A3	SEPT 2020	SB	MF
DRAWING NUMBER		REVISION	
7249 / ASP3		F	



Site

LAND SOUTH OF BARNHAM STATION

Drawing

Parameter plan

Scale

1:2000@A3

Date

18.11.20

Drawing ref

1311.04

0 20 40 60 80 100m

1:2500@A3

KEY

Site boundary

DEVELOPMENT AREAS AND SCALE

Maximum 2 storey development (up to 10m)

Maximum 2.5 storey development (up to 11.5m)

Residential Development area to include C3 residential uses, roads, parking, open space, Sustainable Urban Drainage System and landscaping

GREEN INFRASTRUCTURE AND OPEN SPACE

Green Infrastructure including landscape buffers, public open space including areas of natural play, allotments, community orchards, landscape planting and Sustainable Urban Drainage System

ACCESS AND MOVEMENT

Existing public right of way retained and upgraded

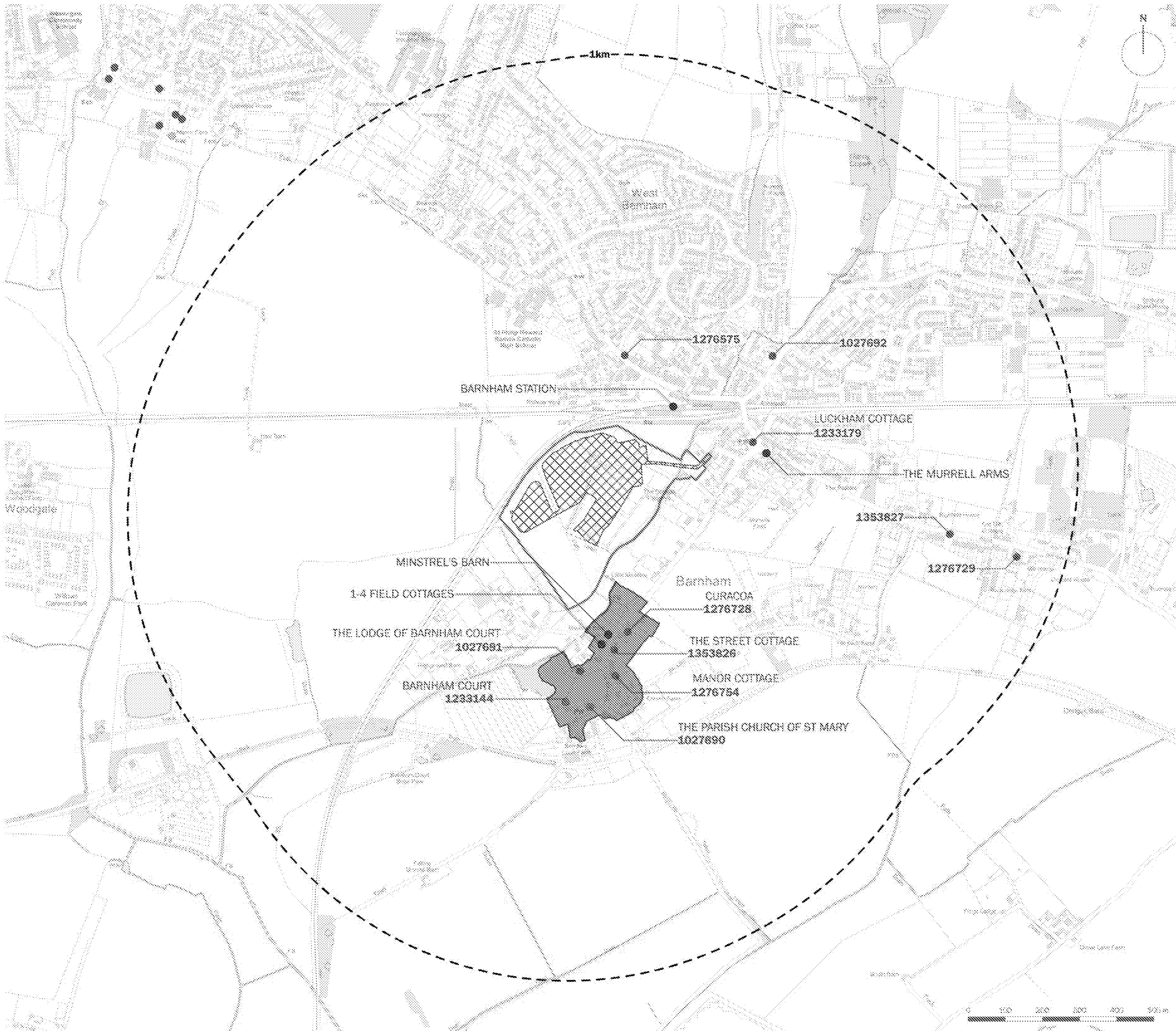
Proposed vehicular access

Plans

Plan EDP 1 Heritage Assets
(edp6655_d001e 18 November 2020 RV/AC)

Plan EDP 2 Historic Mapping
(edp6655_d002d 18 November 2020 RB/AC)

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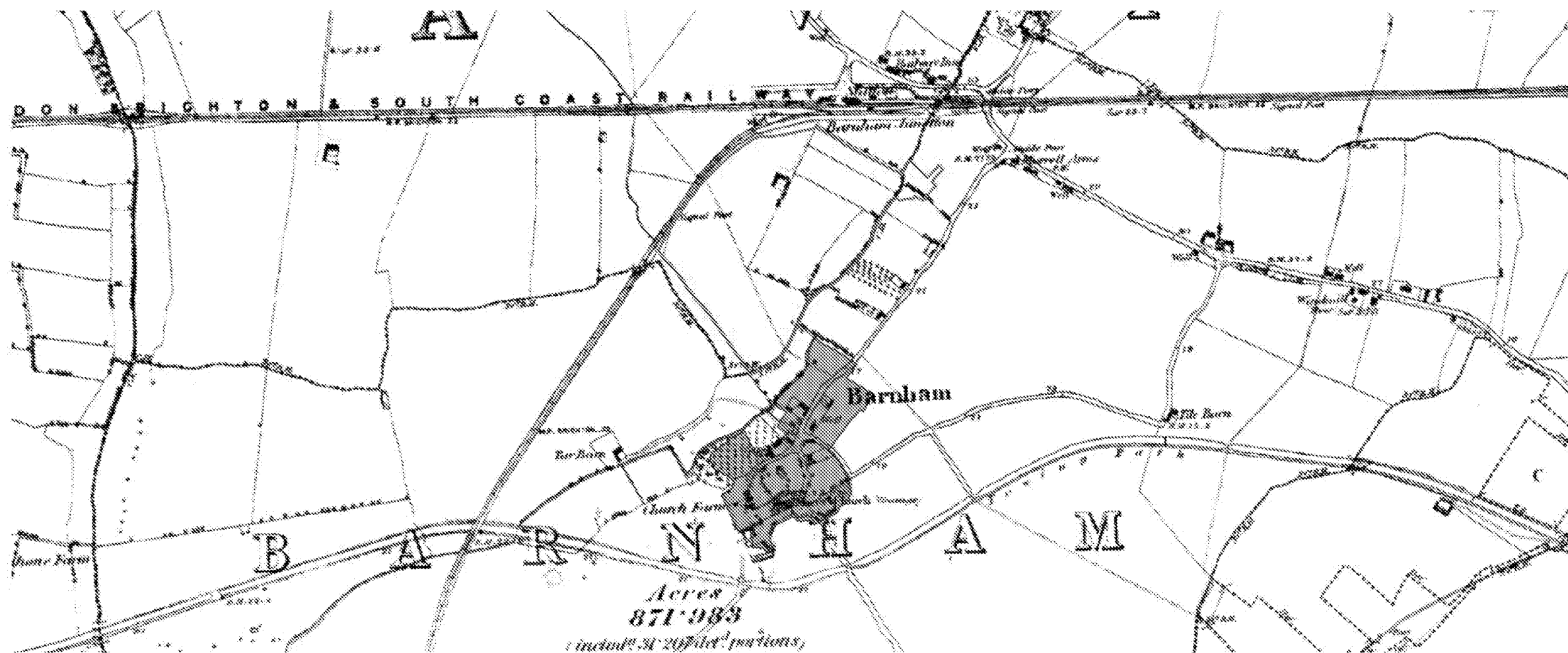


- Approximate Site Boundary
- Range Rings (at 1km intervals)
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Barnham (Church Lane) Conservation Area
- Locality Listed Building
- Approximate Extent of Built Development

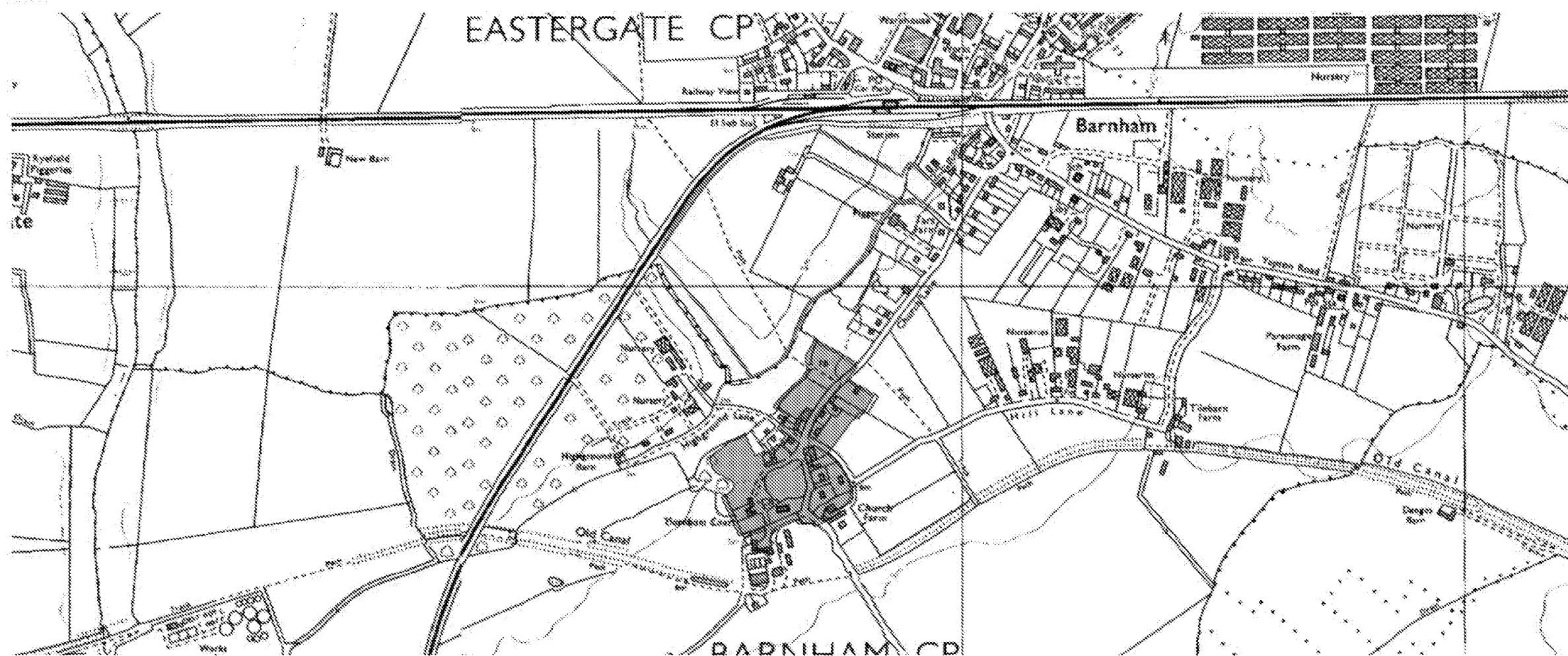
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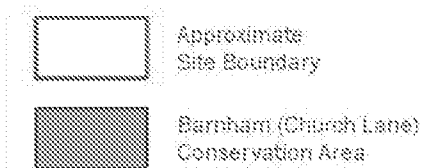
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1880



1979-1980



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drawing title	Plan EDP 2: Historic Mapping		
date	18 NOVEMBER 2020	drawn by	RB
drawing number	edp0855_0902d	checked	AC
scale	1:10,000 @ A3	QA	BY



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