From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 February 2021 08:42
To: Planning Scanning
Subject: FW: BN/142/20/OUT

Amanda Scholes

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From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 22 February 2021 20:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/142/20/OUT

Please could you upload the e-mail below to the application folder BN/142/20/OUT as a consultation response from the Conservation Officer?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 19 February 2021 17:04
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: BN/142/20/OUT

BN/142/20/OUT

Land south of Barnham Station Barnham

Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings

The Site

The site is situated on land between the course of Church Lane and the junction of the mainline railway which runs east-west and the branch line railway to Bognor Regis which curves round to the south-west of the site.

Heritage Assets

The site does not contain any listed buildings, historic parks & gardens or registered battlefields, nor does it form part of a conservation area. However, a desk-based study has identified that the proposed development could potentially affect the following heritage assets in respect of their setting, and which require further consideration:

Listed Buildings

- The Parish Church of St. Mary – Grade I
- Barnham Court – Grade I
- The Lodge of Barnham Court – Grade II
- Manor Cottage – Grade II
- The Street Cottage – Grade II
- Curacoa – Grade II
- Luckham Cottage – Grade II

The Parish Church of St. Mary - The Parish Church of St. Mary is a modestly proportioned Norman church with a weather-boarded bell turret at the west end and forming the focus for the settlement around it. The walls of the nave are Norman with later windows. Chancel C13. Flint and brick buttresses on south front. It is considered to be of communal interest.

As noted within the heritage statement, 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. It also has development in-between it at the site. Further, the land within the site area was historically within the parish of Eastergate and not that of Barnham. As a consequence, there is no historic or functional interrelationship of potential significance between the asset and the land forming the proposed development site.

Barnham Court - Barnham Court is one of a few surviving and intact Artisan Mannerist buildings that possesses significant architectural and historic interest. It is described as being an unusual mid C17 house in the style of Kew Palace and Broome Park, Kent. It is three storeys with five windows and constructed in red brick. There is a brick cornice above ground floor, and another heavier one with modillions above the first floor. Each window bay on ground and first floors is flanked by brick pilasters. It has three shaped Dutch gables and a tiled roof, along with sash windows with glazing bars. Rusticated brick doorway with triglyph frieze and pediment. There are also C19 additions to the lower elevation to the south. It is of architectural, artistic and historic interest. It is noted that the chimneys and parts of the roof of Barnham Court are visible from the site, in amongst tree cover. The setting of the Court is considered to include not only the designed

landscape in which it sets, the various buildings that form the medieval settlement, but also the surrounding countryside where the aforementioned chimneys and roofline is visible at times.

The Lodge of Barnham Court – is an Early C.19 detached building which is faced with flints and red brick dressings and quoins. It has a hipped tiled roof and casement windows. There are later additions to the building. It was formerly within the ownership of Barnham Court estate, located to the northeast of the Manor and the north side of the sweeping drive. The setting of this building is formed as part of a group with the other buildings around it. it is of architectural and historical significance.

Manor Cottage – Late C.18 cottage of two storeys, faced with red brick and grey headers alternatively. Casement windows and a doorway with flat hood on brackets. The setting of the cottage is focused around the lane to its front along with the various buildings that form the medieval settlement. It is considered to be of architectural and historic significance.

The Street Cottage – Early to mid C.19 front to an older building. Red brick elevations with casement windows and a tiled roof. Like Manor Cottage, the setting of this cottage is focused around the lane to its front along with the various buildings that form the medieval settlement. It is considered to be of architectural and historic significance.

Curacoa – Curacoa is an early C19 cottage of two storeys which is faced with flints and dressings, quoins and modillion eaves cornice of red brick. Hipped tiled roof. Casement windows. It is considered to be of architectural and historic significance.

Luckham Cottage –C. 18, two storey building, faced with knapped flints and red brick dressings and quoins. Thatched roof with pentice to south. Casement windows. The setting is focused more around the immediate garden area of the cottage and the corner of the junction between Church Lane and Yapton Road, with intervening modern residential properties separating the cottage form the application site.

<u>Conservation Areas</u>

- Barnham (Church Lane) Conservation Area

The Conservation Area includes the original medieval settlement of Barnham, lying to the south of the principal village. 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. These buildings highlight those two seats of power and control in the medieval period (the Church and Manor), as well as also representing the administrative and social focus of the community. More modestly scaled and proportioned residential dwellings are focused on Church Lane, Hill Lane, Falling Ground Lane and Highground Lane.

Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, flint, plain 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 area has an important relationship with the surrounding agricultural land. The fields between Church Lane and the rife are also important to the immediate setting and rural character of the settlement. The application site forms part of the agricultural landscape around the conservation area, providing separation between the historic core of Barnham from the more modern part of the settlement, as well as forming part of the land that helped form its economic base.

<u>Non-designated Heritage Assets</u>

The only buildings within the site boundary have been identified within the heritage statement as being 'the fragmentary remains of two of three barns labelled on historic maps from the middle of the 19th century onwards'. These buildings are in various states of repair with the barn on the south-east side being the most intact. They would appear to reflect the local vernacular tradition and are of limited significance.

Whilst there are no locally listed buildings within the site, four have also been identified in the surrounding area:

- Barnham Station
- The Murrell Arms
- Minstrel's Barn
- Nos. 1-4 Field Cottages

Barnham Station was constructed on an area of sidings for the loading and unloading of livestock in the inter-war period. The building which forms the entrance and accommodates the ticket office is a simple detached, rendered building which fronts on to Barnham Road, where it is principally experienced.

The Murrell Arms is a public house which is believed to have developed from a Georgian farmhouse. It is rendered with painted signage and a mixture of sash and casement windows. The setting of the public house, mainly consists of the junction of Church Lane with Barnham Lane. Further, the building is separated from the site by intervening modern residential properties.

Minstrel's Barn is a former agricultural building which is identified on the Barnham Tithe Map of 1846 and continued to grow and expand over the course of the 19th and early 20th centuries, before more recently being converted into a residential dwelling. Whilst the setting is now focused towards its surroundings within the conservation area, being one of the first buildings to be experienced on entering the Church Lane Conservation Area from the north, it would also have been associated with the surrounding fields. It is of architectural and historic significance.

Nos. 1-4 Field Cottages is a late 19th century building which 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. The date of 1890 is highlighted on the front elevation. Their setting is principally focused around church Lane and the buildings that surround the terrace.

The Proposal

The proposal consists of 200 new homes, landscaping and infrastructure, with an access off Marshall Close. It appears from the illustrative landscape masterplan that the intention if for the open space to be located in the area closest to the Barnham Conservation Area (which also contains the majority of the heritage assets) as well as along the north-eastern boundary of the site. The latter being outside the conservation area, but the closest part to a number of properties in Church Lane.

The only heritage asset which would be directly affected by the proposed development on the site is the remains of the non-designated brick and flint barns. These barns are in a poor state of repair and of limited significance. It is suggested that any salvageable fabric could be used somewhere within the proposed development i.e. some form of boundary treatment in the communal areas?

Based on the previous discussion regarding the various heritage assets, it would appear that the proposals would affect only the following three designated assets which are located in the area around the development site:

- Barnham Court
- The Barnham (Church Lane) Conservation Area.

Barnham Court:

The location of the listed building is such that the development would obviously not harm any historic fabric of the Barnham Court building itself. The only change that has been identified is to the asset's setting is through the loss of some relatively distant glimpses of the Court's chimneys and roof when looking from the site over and between the trees and woodland within the intervening landscape. As noted in the heritage statement, these are mostly available by accessing private land. This feature is considered to make just a very small contribution to its significance as a heritage asset, and as a result, the proposed development cannot be considered to cause harm to the significance of Barnham Court.

Conservation area:

Whilst the development site isn't located within the conservation area, it is located close to it, with views of modern Barnham visible from the north-east of the conservation area and the public footpath which runs through the site and connects the two areas.

The application site consists of a significant amount of the land between modern Barnham and the Conservation area, which would leave only a smaller gap between the two when the development is completed. This would impact on the ability to experience and appreciate the change between the conservation area and the land which separates it from modern Barnham, especially in terms of views out from and across the conservation area in the north-east, along Church Lane and from the Public Footpath running down towards Church Lane and across the stream. Such land would historically have supported Burnham's economy and population. It is considered that this would impact upon the conservation area and its significance.

The indicative layout indicates that there would be a large area of open space and landscaping as part of the development. This is in the area closest to the conservation area and could contribute towards softening the edge of the development. Although, this is dependent upon the level and type of screening and vegetation provided. However, it is considered that, in contrast to the existing views outward of buildings located beyond the mainline railway, the development as a whole would be closer and remain visible on the rising ground north of the stream.

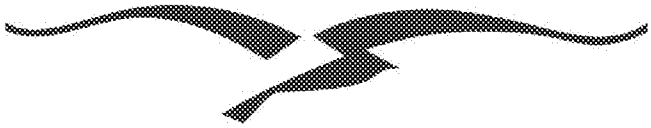
Whilst, the majority of the lane would not be affected by vehicular movements, there would be an increase at the junction with Barnham, and I would want to be assured that this junction, which borders two heritage assets: Luckham Cottage and the public house, would not need to be altered. This junction contains an 'island' with an imposing tree which forms an attractive entrance to the lane.

It is interesting to note that the Heritage Statement suggests that a condition be imposed by to secure the creation and erection of one or two interpretation panels within the site to convey the historic and architectural significance of the conservation area and also to identify the locations of the principal historic buildings. It suggests that one could be within the development, with the other sited along the Footpath. Such a proposal is a positive idea that could be supported.

Conclusion

Any harm to the historic environment is considered to be harm. The framework identifies three types of harm: no harm, less than substantial harm and substantial harm. I note that the heritage statement identifies that the proposed development would cause Less than substantial harm to some of the heritage assets and I have no reason to disagree with this. Therefore, it can be concluded that the scale of harm would be less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



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

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