

BEPC response to ADC on BN/22/24/PL

At a meeting of Barnham and Eastergate Planning and Environment Committee on 14th January 2025, the committee considered this application and resolved to submit an objection.

The Committee are of the view that the removal of the flint wall has negatively affected the aesthetic value, heritage interest and character of the conservation area. Additionally, the following statement taken from the Heritage Impact Assessment included in this retrospective application is strongly disagreed with:

The contribution to the character and significance of Eastergate Conservation Area is very limited, and highly localised, given its condition and partial survival. The loss of the section of wall would result in no meaningful change to the character and appearance of the Conservation Area as a whole, which would ultimately be preserved. The scheme is therefore in accordance with the relevant heritage policies set out within local and national planning policy, including the Barnham and Eastergate Neighbouring Development Plan 2019-2031 (2021), and the provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Committee dispute the claim that the scheme is in accordance with BEPC NP policies. The preservation and enhancement of non-designated heritage assets, as to reinforce the quality, character and distinctiveness of the villages is enshrined within BEPC NP policies, notably ES7 Conserving and enhancing Non-designated Heritage Assets (full details below). Furthermore, this flint wall feature, which has served as a link between the two conservation areas in Eastergate is in keeping with the rural styles and character referenced in section 2.3 of the Barnham and Eastergate Parish Design Guide 2020.

It is quite clear to see from the before and after photographs below that there is an immediate and ongoing direct impact to residents from the wall's removal:



Church Lane with flint wall



Church Lane after flint wall removal

The lack of barrier between road and field now results in soil and water runoff onto the permissive path. Safety of pedestrians and road users, in particular children and parents attending the primary school located in the vicinity, is now negatively impacted by regular muddy roads and footpaths.

It is therefore evident that a barrier is required, and it is the opinion of the Committee that the flint wall should be reinstated as per previous correspondence with the ADC Conservation Officer on 4th November, which indicated that the intention was for the wall to be rebuilt as the materials had been stored for re-use.

Policy ES7 Conserving and enhancing Non-designated Heritage Assets - AMENDED

Development affecting Non-designated Heritage Assets should be designed so as to preserve and enhance them, so as to reinforce the quality, character and distinctiveness of the villages.

All proposals that have the potential to directly or indirectly affect a non-designated assets and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.

*Non-designated Heritage Assets are defined a Areas of Character Buildings or Structures of Character
Our Non-designated Heritage Assets include:*

- 1. Buildings or Structures of Character as designated by the LPA in 2005*
- 2. Areas of Character as designated by the LPA in 2005*
- 3. Buildings or Structures of Character detailed in Appendix C*
- 4. A new Area of Character based around Church Lane, Barnham see Appendix C*