

Historic England

SOUTH EAST OFFICE

Mr Richard Temple
Arun District Council



Our ref: P00485875
23 November 2015

Dear Mr Temple

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
LAND AT BARNHAM COURT BARNHAM
Application No BN/29/15/PL**

Thank you for your letter of 4 November 2015 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

Historic England acts in a statutory capacity as the Government's advisor to local planning authorities on proposals that would, among other considerations, impact on the setting and significance of highly graded heritage assets. In this case it is the impact of the proposal on the setting of both Barnham Court House and St Mary's Church, which appear on our register at Grade I, with which we are principally concerned with here, but also in relation to the impact on the setting on the Barnham, Church Lane Conservation Area.

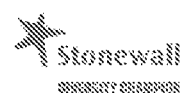
Both Barnham Court House and St Mary's Church lie on the southern end of the Barnham, Church Lane Conservation Area. They both enjoy a rural setting that to the south and south west comprises predominantly open countryside and the rural buildings of Barnham Court Farm. Barnham Court House is a mid 17th century brick mansion built for a man of wealth and status in what is known as the Artisan Mannerism style. It is considered by Pevsner in his book the 'The Buildings of England - Sussex' to be the best of its date in Sussex. Houses such as this were built for a rich merchant or yeoman farmer responsible for a large agricultural holding. Barnham Court House currently has open views from its gardens out to the open countryside to the south and south west and it is this rural setting that contributes to our understanding of its original design and purpose as the principal house to a country estate.

The proposal is to erect a solar park and ancillary equipment on agricultural land to the south west of Barnham Court House and St Mary's Church. Paragraph 129 of the NPPF advises that the effect of a proposal on the significance of a heritage asset must be assessed, including by development within its setting. When considering the impact



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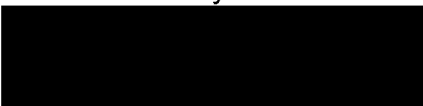
of a proposed development on significance, the more important the asset, the greater weight should be given to its conservation and any harm should require a clear and convincing justification.

From the grounds of Barnham Court House looking south west, the vegetation on the northern boundary of the site can be seen. Views out from the church are more contained as a result of the vegetation around the boundaries of the churchyard. In this respect, we agree with the Landscape and Visual Impact Assessment that due to the topography of the site and intervening vegetation the solar panels themselves will not be visible in views from either Barnham Court House or from the church. However, we note that the proposal contains a three metre CCTV pole which could be visible above the existing vegetation when viewed from Barnham Court House. We encourage the local authority to seek clarification regarding the impact of this pole on the rural setting of Barnham Court House and to seek mitigate of any resulting impacts through alteration to its height, design or location. We would also urge you to seek assurances that no lighting at night is proposed as this would be seen through gaps in the trees and could have a harmful urbanising impact on the setting of Barnham Court House and the conservation area.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Yours sincerely



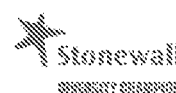
Alma Howell

Assistant Inspector of Historic Buildings and Areas



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