

BARNHAM COURT LVIA HERITAGE ADDENDUM - APPENDIX 1**1.0 ARUN DISTRICT LOCAL PLAN**

1.1 The following policies are of specific relevance to this assessment and consideration of the potential impact of the proposal on the historic assets noted in section 2 of the Barnham Court LVIA Addendum – Historic Asset Setting. A full assessment of the proposal on the surrounding landscape is included in the Landscape and Visual Impact Assessment dated July 2015, submitted to the Council as part of the original planning application.

1.2 The relevant saved policies of the adopted Arun District Local Plan 2003, which forms the Development Plan for the district, are as follows:

1.3 **Policy GEN 22 Buildings or Structures of Character** states that planning permission for development which would adversely affect the appearance or setting of existing buildings or structures of interest and importance, which are attractive in their own right or which contribute to the character and appearance of an area, will not be granted. See paragraph 2.5 of this appendix for details of Arun District Council's Local List of such buildings.

1.4 **Policy DEV 11 Setting of Listed Buildings** states

'Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.'

1.5 Para 3.13 states that

'very careful consideration needs to be given to any proposals in the grounds of, or near to, Listed Buildings. Settings may also be affected by more distant buildings and structures e.g. high buildings, pylons or masts.'

1.6 **Policy AREA 2 Conservation Areas** states

'Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.'

1.7 **Policy AREA 18 Portsmouth and Arundel Canal** states

'Planning permission will not be granted for development which adversely affects the remaining line and configuration of the Portsmouth and Arundel Canal.'

2.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework (March 2012)

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in planning decisions.
- 2.2 Within Annex 2 of the NPPF (page 56, para 2) the setting of a heritage asset is described as:

'...the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

- 2.3 **Para 132** 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...'

National Planning Policy Guidance (March 2014)

- 2.4 The National Planning Policy Guidance (NPPG) was adopted in March 2014 and has been designed to support the NPPF. The guidance notes that renewable energy developments should be acceptable for their proposed location and The following paragraph 13 (Reference ID: 5-013-20150327) details the landscape assessment requirements relating to solar proposals.

'What are the particular planning considerations that relate to large scale ground mounted solar photovoltaic Farms?

- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset.'*

Buildings or Structures of Character Supplementary Planning Document (September 2005)

- 2.5 Arun District Council's Supplementary Planning Document, Buildings or Structures of Character (September 2005) details which non-listed buildings within the district should come under such protection. It is a non-statutory document but should be considered as a material consideration. Buildings identified for protection within Barnham are:

- 1-4 Field Cottages, Church Lane
- Minstrals Barn, Church Lane

- The Old School House, Yapton Lane
- The Murrel Arms PH, Yapton Lane

Conservation Areas Supplementary Planning Guidance (October 2000)

- 2.6 This guidance complements Policy AREA 2 'Conservation Areas' of the Arun District Council Local Plan 2003. The SPG pre dates the adoption of the Local Plan

- 2.7 The nearest Conservation Area to the application site is Barnham (Church Lane), which lies 400m to the east. The supplementary guidance describes the Conservation Area as having

'...a distinctive rural character with buildings of various styles, ages and materials...' and '...an informal pattern of development enhances the rural character, together with mature planting, flint boundary walling and grass verges.'

- 2.8 The following text is used to highlight the Church Lane Conservation Area's important features:

'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 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 country.

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

- 2.9 Section 2.3 of the supplementary planning policy states that planning permission will normally be granted for proposals within or affecting the setting of a Conservation Areas provided that:

'the development does not impact views from public vantage points or open space considered important to the special character and appearance of the area'.

Emerging Arun District Local Plan 2011-2031

- 2.10 Arun District Council is currently preparing a new local plan the 'Arun District Local Plan 2011-2031' which will replace the saved policies of the 2003 Local Plan. As this plan is not adopted, the emerging plan does not form part of the Development Plan for the district. Due to the advanced stage of its preparation, however, relevant policies can be afforded some weight and are a material consideration.

- 2.11 **Policy LAN DM1 Protection of Landscape Character** states that development will be permitted where

- *'The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting'*

- 2.12 **Policy HER SP1 The Historic Environment** states that:

'The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;

b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;

c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and

d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

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 Council.'

2.13 Policy HER DM1 Listed Buildings states that developments will need to

'protect, and where possible enhance the setting of the buildings.'

2.14 Policy HER DM2 Locally Listed Buildings or Structures of Character para 16.3.4 states

'The Council attaches special importance to the protection of Locally Listed Buildings. Although these buildings are not subject to statutory protection, the Council will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. Any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used.'

2.15 Policy HER DM3 Conservation Areas states that planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that (amongst other points):

'New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;

It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;

It does not harm important views into, out of or within the Conservation Area.'