Julia Mills

From: Claire Potts
Sent: 02 May 2017 14:00
To: Julia Mills
Subject: FW: Comments on CM/1/17/OUT - Land west of Church Lane, Climping
Attachments: Additional Heritage Assessment, April 2017.pdf

Follow Up Flag: Follow up
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Categories: printed

Julia,

Please see attached for uploading to the file.

Thanks

Claire

[redacted]

From: Chris Wojtulewski [redacted]
Sent: 27 April 2017 08:35
To: Claire Potts
[redacted]
Subject: FW: Comments on CM/1/17/OUT - Land west of Church Lane, Climping

Dear Claire

I have now been provided with an amended version of the Additional Heritage Assessment. This removes a couple of typos in the version I sent you yesterday but otherwise the content is the same.

Regards

Chris

Chris Wojtulewski BA (Hons) MTP MRTPI - Director
Parker Dann Chartered Town Planning Consultants
Suite S10, Waterside Centre, North Street, Lewes BN7 2PE
[redacted]
PARKER DANN

ARUN DISTRICT COUNCIL CM/1/17/OUT

From: Chris Wojtulewsk[redacted]
Sent: 26 April 2017 12:44
To: 'Claire Potts'
Cc: 'J Kenny [redacted]wightman@chichester.gov.uk'; 'Martyn White'; 'Maria.Buczak@HistoricEngland.org.uk'
Subject: RE: Comments on CM/1/17/OUT - Land west of Church Lane, Climping

Dear Claire

Further to your email below, please find attached the required Additional Heritage Assessment. You will see I have also copied this direct to Maria Buczak at Historic England.

Regards

Chris

Chris Wojtulewski BA (Hons) MTP MRTPI - Director
Parker Dann Chartered Town Planning Consultants
Suite S10, Waterside Centre, North Street, Lewes BN7 2PE
[redacted]

PARKER DANN

From: Claire Potts[redacted]
Sent: 21 March 2017 14:31
To: Chris Wojtulewski
Cc: J Kenn[redacted] Martyn White
Subject: FW: Comments on CM/1/17/OUT - Land west of Church Lane, Climping

Chris

Please see comments from Historic England below with details about what they require. I hope this helps. Once you considered, please let me know how you plan to proceed with this aspect.

Kind regards

Claire

[redacted]

From: Buczak, Maria [redacted]
Sent: 21 March 2017 09:53
To: Claire Potts
Subject: RE: Comments on CM/1/17/OUT - Land west of Church Lane, Climping

Dear Claire,

ARUN DISTRICT COUNCIL CM/1/17/OUT

Thank you for your email, and apologies for the delay – I have been on leave for a week and am just trying to catch up with everything now. I will try to answer your questions below:

Request for further assessment of the development's impact on the setting of Climping's historic core

We asked for an assessment of how the development will impact specifically upon the setting of Climping's historic core (i.e. the church, DMV and reduced village as a whole), as we did not feel this had been addressed in the application. Such a setting assessment could be easily commissioned from an archaeological contractor, as they are used to carrying out such studies. It could be a new assessment, or constitute an update to the original DBA that was previously submitted.

The assessment should involve a written description of the historic character and heritage significance of Climping's historic core, and identify what aspects of its setting (i.e. the surroundings in which it is experienced) currently contribute to that significance. Aspects which might contribute to this significance may, for instance, include important views between and from its different components, rural views from and around it, the undeveloped and enclosed nature of its roads and lanes which give it a sense of seclusion and separation from the larger modern village, low noise levels, etc.

Once this has been established, the assessment should consider how the development will impact upon those various aspects and to what extent. For instance; how and to what extent will important views from and within the historic core be changed by the introduction of new houses, lighting and infrastructure; how noise levels within and around it might be changed; how changes to Church Lane and the land adjacent might change peoples' experience of the approach to the historic core and thus their understanding of it. Within the application, I noticed that there is some tree screening and a green buffer zone proposed in the north-east of the site. The assessment should thus also consider to what extent these mitigation methods will reduce the development's impact on the setting of the historic core, and whether further mitigation might be needed to completely avoid impact or at least reduce it to a minimum.

As part of this assessment, we would like to see visual representations of the development's expected level of harm on Climping's historic core. By this, I mean photographs or drawings of views that have been identified as integral to the historic core's setting (e.g. views along the Church Lane approach to the village, rural views, etc.). These views should be presented, with the expected impact of the development included in them. For instance, a view from Church Lane across the currently empty field should be remastered to include the houses and development that would be visible once the development were completed. Views should be demonstrated for both day and night (to understand how additional lighting might affect the current nightscape from the historic core); and for summer and winter (to understand whether leaf loss during winter might affect how well screening is mitigating impact year-round).

All assessment should be carried out in accordance with Historic England's guidance on the setting of heritage assets (http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/). You might like to note that a revised version of this good practice advice is currently open to public consultation and we anticipate that a new version will be available during the next stages for this project. We do not however anticipate fundamental changes to our preferred approach.

Non-designated remains

I am very happy with James' suggestion for a standard condition to ensure trial trenching is carried out. We do not usually get very involved with non-designated remains, however we are more interested in this case as there is a chance that remains relating to the nearby DMV could extend into the development site. If no such remains are found during the trial trenching, we will be happy to leave any further mitigation for non-designated remains in James' hands.

If such remains are found, they may be of equivalent (national) significance to a designated asset and should be treated as such. In that case, we would be more involved; and would probably ask for the development to be further amended to avoid harm to any such nationally significant remains; or at least for further mitigation (archaeological evaluation/monitoring) to be put in place.

ARUN DISTRICT COUNCIL CM/1/17/OUT

Flood Risk and the Local Hydrological Regime

This assessment should be undertaken in compliance with Historic England's guidance on preserving archaeological remains (<https://www.historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>). This document does give very good advice on what should be included in such an assessment, how to go about completing one and the amount of detail needed; so I'm sure would be useful to the applicant.

I imagine the simplest thing to do might be for the applicant to commission such an assessment (in line with the above guidance) from a suitable specialist, for instance the company that did the surface water drainage assessment (Ambiental Technical Solutions (specialists in flood modelling and flood risk assessment)). I am not sure if they deal so much with ground water changes and preservation assessment, but they may always be able to advise on companies that could. Ambiential would no doubt also be able to suggest sustainable drainage strategies which would be most suitable to dealing with any identified flood risks or hydrological changes on the site. They might want in particular to explore *alternative options to retention ponds* as these would no doubt require a lot of excavation which (depending on the results of the trial trenching) could end up impacting a lot of archaeology. If several drainage strategies are found to be viable, we would be very happy to advise (in conjunction with James) which would cause least harm to heritage.

I apologise for the very long e-mail, I hope it is helpful and not too much detail in the wrong places! If you require any further clarification please don't hesitate to get in touch – as I can get in touch with other colleagues also, many of whom may be able to provide further suggestions that are of use.

Kind regards
Maria

Maria A Buczak
Assistant Inspector of Ancient Monuments for Kent, Sussex and Surrey
Development Management Team: Planning Group
Historic England: Eastgate Court, 195-205 High Street, Guildford, GU1 3EH
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From: Claire Potts [redacted]
Sent: 17 March 2017 11:56
To: Buczak, Maria; J Kenny [redacted]
Subject: Comments on CM/1/17/OUT - Land west of Church Lane, Climping

Dear Maria,

I've been looking through your comments on the above application and just wanted a bit more clarity on what would be required to address your concerns. In terms of the impact on the setting of Climpings historic core you say that the expected low level of harm to the setting has not yet been adequately demonstrated by detailed assessment or visualisation. Please could you advise on what you would expect to see in order to demonstrate this further?

In relation to the non-designated archaeological remains, James has suggested that a standard condition to ensure trial trenching is carried out would be sufficient. Do you concur with this approach?

In relation to the effect of the development on flood risk and the local hydrological regime and consequent impact on the preservation of Climpings historical core and buried remains, do you have a suggestion for how this could be assessed by the applicants?

Kind regards

Claire

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