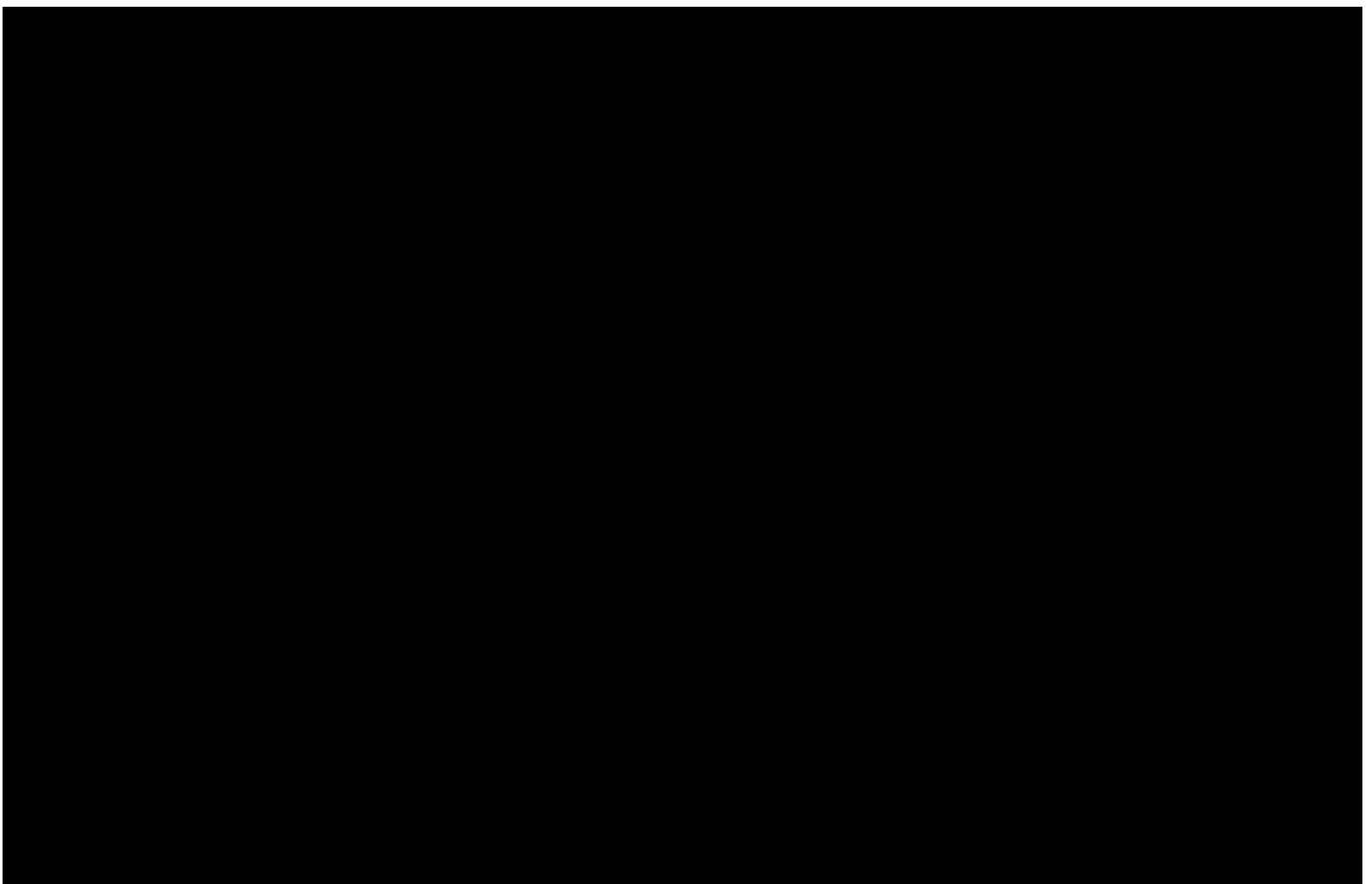




From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 19 November 2021 17:17

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: CM/48/21/RES

CM/48/21/RES

Land to the West of Church Lane South of Horsemere Green Lane Climping

Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable

The application site is identified as a strategic allocation within the adopted Arun Local Plan 2018, and I note that outline planning permission has already been granted. Therefore, the concept of development in this site has already been agreed, and I will not return to it here.

The following heritage assets have been identified in close proximity to the proposed development site:

Designated Heritage Assets

- Church Farmhouse East and Church Farmhouse West - Grade II Listed Building
- Barn to the west of Nos 1 and 2 Church Farm Cottage (now identified as Church Farm Barn, Horsemere Green Lane - Grade II Listed Building
- The Parish Church of St Mary, Church Lane, Climping
- The Vicarage, Ford Road, Climping - Grade II Listed Building
- The Cottage, Climping Street - Grade II Listed Building

Non-Designated Heritage Assets

- Southdown Cottage, Horsemere Green Lane
- March Elms, Horsemere Green Lane

It is not clear why only an 'Additional Heritage Assessment' appears to have been supplied with the application. This statement relates to the previous outline planning application and responded to key points raised by Historic England. It fails to identify and assess the impacts of the proposed detailed planning application against the various heritage assets in the local area, which is disappointing and fails to comply with the relevant paragraph of the NPPF. This is especially important bearing in mind the fact that the layout of the site appears to have altered since the outline approval. However, I have reviewed the site, plans and other information provided as part of the current application and provide the following commentary.

Church Farmhouse East and Church Farmhouse West

Church Farmhouse East and Church Farmhouse West is a Grade II Listed Building which is located close to the eastern boundary of the site (c. 25m) from the Site. It is a L-shaped C18 house of two storeys. Two windows facing east and four facing south. Red brick elevations, although the eastern elevation has now been painted. The first floor of the south front is tile-hung. Eaves cornice with modillions and brackets. Clay tiled roof. It is of architectural and historical significance.

Barn to the west of Nos 1 and 2 Church Farm Cottage (now identified as Church Farm Barn)

Church Farm Barn is a grade II C18 barn that is faced with flints with red brick quoins and ventilation holes edged with red brick which has been converted into residential use. A central wagon entrance on the south side has been glazed and appears to form an entrance to the building. It has a hipped roof. The barn is located to the northern side of Horsemere Green Lane. It is of architectural and historical significance.

The Parish Church of St Mary, Church Lane, Climping

The Parish Church of St Mary is a Grade 1 Listed medieval building, located northeast of the Site (to the eastern side of Church Lane). It is a cruciform building with tower to the south of the south transept. The tower and the doorway to the west of it late C12, the remainder early C13. There is also a south porch. It is of architectural, historical and communal significance.

The Vicarage, Ford Road, Climping

The Vicarage is located adjacent to the Parish Church of St Mary and is a Grade II Listed Building. It is believed to have been constructed approximately in 1833 by the architect W F Pocock in a rudimentary Gothic style. The front elevation is cemented, whilst the sides are flints. It is two storeys with a hipped slate roof. Casement windows with obtusely-pointed windows of Gothic type. The centre window-bay projects with a crow-stepped gable over it and a projecting porch on ground floor of red brick grey headers with obtusely pointed archway.

The Cottage, Climping Street

'The Cottage' is a Grade II Listed Building, which is c. 100m from the southern boundary of the site. It is located at the junction of The Street and the A259. It is an early C.19 two storey cottage which is faced with cobbles with brick dressings, quoins and modillion eaves cornice, all now painted. It has a tiled roof. It is of aesthetic (fortuitous) significance.

The Proposal

The proposal is for the erection of 300 dwellings and a building within use class E, together with associated infrastructure. Access would be off Church Lane as well as Horsemere Green Lane. It also appears that improvements would be undertaken to Church Lane and the existing roundabout at the junction of Church Lane and the A259.

Whilst Climping does not have an obvious village centre, the neighbourhood plan character assessment (prepared as part of the preparation of the Neighbourhood Plan) identifies that four areas within the parish that are characterised as 'Traditional Climping'. These being:

- Historic Core 1: At the eastern end of Horsemere Green Lane and Church Lane close to the Church
- Historic Core 2: South of Horsemere Green Lane to the east of the Yapton road
- Historic Core 3: In Brookpit Lane area and adjoining Kents Farm
- Historic Core 4: Along Clymping Street to Atherington

These areas are closely located to the development site, especially the first two. The first one (At the eastern end of Horsemere Green Lane and Church Lane close to the Church) containing a number of the aforementioned Listed Buildings. It is noted that 'the layout of the properties is varied with most set back from the road with enclosed front gardens or built around private drives or roads. Much of the construction is traditional rural with pitched roofs of slate tiles or of thatch, some timber framing, and flint or rendered walls. Some are single storey or chalet homes, but most are two storey buildings with 3 bedrooms or more. There are a number of similar semidetached cottages built across the village circa 1880 with flint walls and slate roofs'.

Design Guidance for Traditional Clymping is provided including the fact that any new development in this area will need to respect its historic and visual context, including the scale and siting of any new development, landscaping, boundary treatment (such as be flint walls and native hedgerows). Construction materials will need to be chosen from a palette that respects the historic form of the village, and other features such as porches, roofs and gables should reference Sussex rural vernacular.

Setting

Parish of St. Marys Church – whilst historically the setting of the church would have extended further and included the area of the deserted medieval village and farmland, more recent development has greatly reduced this. As a result, the current immediate setting is considered to be the walled church yard that the building is located within, which is bordered by mature trees to

the north, west and south, along with the green area to the west which is used as parking. The border of mature trees serves to create a secluded and peaceful setting to the church, screening the building from the surrounding modern development to the north and west. Views out of the church yard are towards the east, overlooking a relatively flat undeveloped landscape.

The development is located to the southwest of the churchyard, where further built development separates it from the heritage asset. As a result, there is no intervisibility to between the site and the asset. It is therefore considered that the setting of this listed building will not be affected by the proposed development.

The Vicarage - The immediate setting of the building consists of the curtilage and the neighbouring church grounds. The building is partially hidden from modern development by the property boundary wall and overlooked by the tower of St Mary's Church. As with St Mary Church, it is considered that there won't be any view of the proposed development from the building due to the intervening topography, trees, and buildings.

Church Farmhouse East and Church Farmhouse West, and The Barn to the west of Nos 1 and 2 Church Farm Cottage – these buildings were once part of Church Farm, one of the major farmsteads in the parish and were in ownership of Christs Hospital at the time of the Tithe in 1843. They were clearly set within an agricultural landscape of arable fields, located in relatively close proximity to St Marys Church and the Vicarage. Whilst the surrounding landscape has clearly changed as a result of modern development and increased traffic within the parish, they are still part of the 'Traditional Climping'. The site makes some contribution towards the setting of the listed buildings (especially Church Farmhouse East and Church Farmhouse West), being a 'testament to the original setting of the buildings'. They are now predominantly appreciated from their front elevation and the roads that they are visible from. Whilst a buffer has been proposed for the development closest to the farmhouse, this is considerably less than that identified in the outline planning application. In the outline application, the buffer offered the opportunity for the land closest to the farmhouse to remain as open space, which reduces the impact of the development.

The buffer could be enlarged so as to increase the area of separation between the new houses and the heritage asset. whilst, the presence of a number of mature trees and vegetation could reduce the intervisibility between the site and the assets, there are concerns that the close proximity of the new houses would mean that they could be seen in the context of the listed buildings.

The Cottage – the building is located on Climping Street, to the south of Crookthorn Lane, which is identified as one of the four traditional areas of Climping (Historic Core 4). It faces southwards towards the coast as indicated by the location of the principal elevation. The buildings and their associated grounds to the east of the cottage have already been significantly developed into a multiple retail and café complex. The setting of the complex has already been affect and as a result it is considered that the setting of these buildings will not be affected by the proposed residential development.

Therefore, overall, it is considered that the development will not impact the setting of some of the listed buildings, and therefore not cause harm. However, there are concerns that it could impact upon Church Farmhouse East and Church Farmhouse West, and cause some harm. Although this harm could be considered as being on the lower level of less than substantial harm.

Character Areas

The site is divided up into a number of character areas, the closest to the historic core 1 being 'Countryside Cottages'. The design guide states that the area is 'Nestled in the north of the site, a

series of quaint cottages overlooking a landscape buffer. The quiet roads allow visitors and residents alike to appreciate the sounds of nature and experience a friendly community feeling'. Based on this description it was assumed that the intention is to reflect the existing traditional cottages in the northern part of the village, as well as be based on the previously mentioned design guidance. However, this does not appear to be the case when reviewing the proposed street-scenes and the details of the individual properties in this part of the development. These buildings appear more like 'standard suburban houses' which are reflective of other more recent developments in the district, as opposed to reflecting the buildings in the parish. At present this is disappointing and out of character with the area. This is especially so bearing in mind their proximity to the various heritage assets.

The neighbouring character area is identified as being 'arrival'. The design guide speaks of 'As you make your way over the new roundabout and onto Church Lane, a series of barn conversions can be seen through the gaps in the trees. Moving on and turning the corner into the site, the local shop and village nursery mark this key corner amidst a natural landscape'. It is not clear how the barns will be visible once the site is developed, nor how the precedents identified reflect the character of the closest 'traditional Climping' area! The use of materials is questioned, for instance, it is not clear how using grey brick will successfully mimic flint in local area. Whereas a traditional coloured brick found in the local area could be used with an appropriate traditional brick bond instead. At present this is also disappointing and out of character with the area.

The site plan indicates that there will be a buffer between this part of the site and the existing buildings (including the listed building). This buffer includes proposed trees and basin areas (or SUDS). There is a good amount of existing screening, which should be protected and enhanced so as to screen the development from the historic core.

However, the buffer area to the core of the historic village has been greatly reduced in size between the outline application and the current proposal, with what appears to be two limited areas of additional screen planting provided. The previous buffer provided enough space for the new development to be adequately set back from the historic core so that the area around it could be appreciated. However, as currently prepared, these limited areas result in the built development encroaching much closer to the historic core. It is considered that will reduce the impact that the buffer will have, which is disappointing and potentially harmful.

Conclusion

At present, it is concluded that generally the impact of the proposed development would result in no harm to the setting of most of the designated heritage assets. However, it is not clear how the design of the proposed buildings reflects the character of the parish or local area, and are not appropriate for their relationship with the heritage assets. There is definite scope in the improvement in the design of the houses.

Therefore, at present, I am of the opinion that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale.

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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