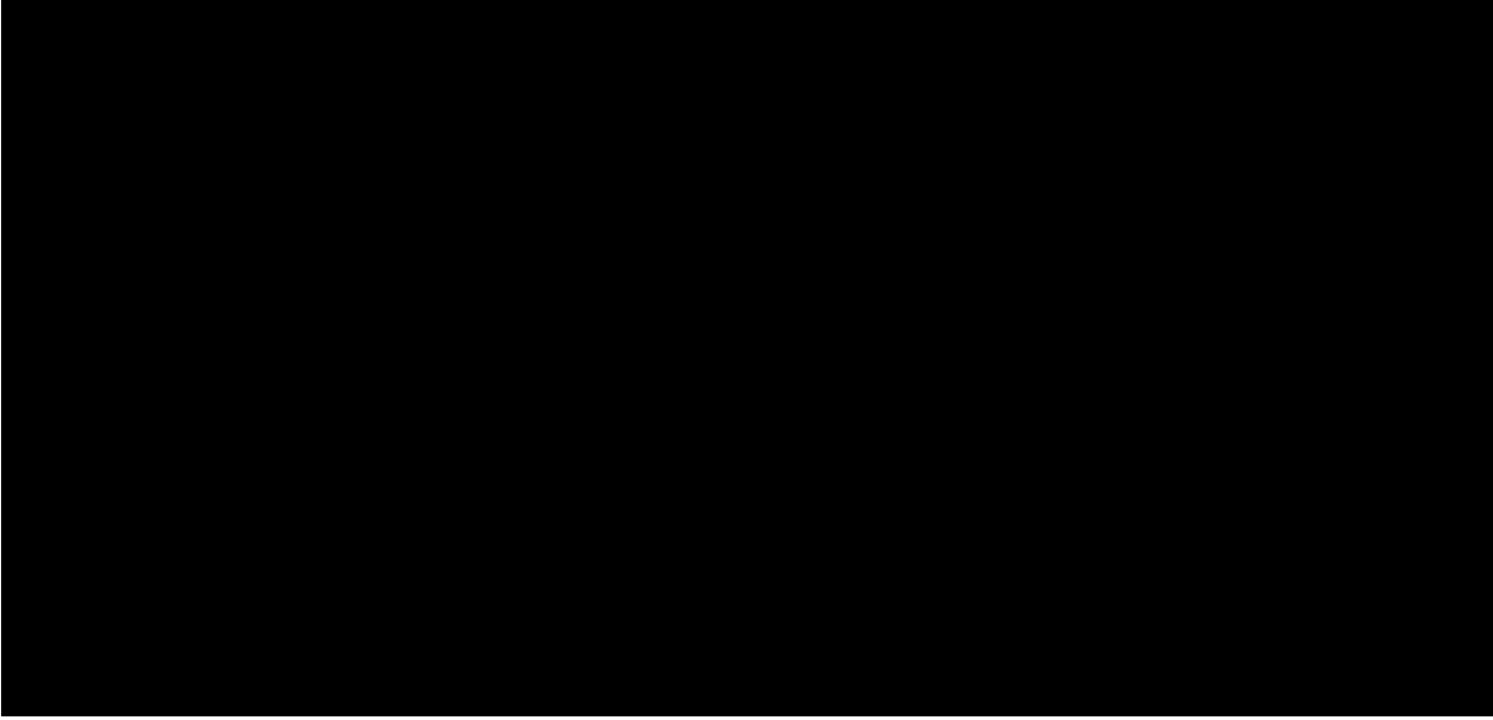




From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 29 July 2022 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/48/21/RES

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

Additional Comments:

These comments are based on the additional information and plans that have been provided to the council.

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 additional commentary.

I note that the site plan indicates that there will be a buffer area between the new houses in the northern/north-eastern part of the site and the existing buildings (including the listed buildings) that forms part of the historic core of the village. This buffer includes proposed trees/shrubs and basin areas (or SUDS).

However, as noted with the previous plans (provided as part of this application), this buffer area has been greatly reduced in size from that identified in the outline application. The current plans show what appears to be two limited areas of additional screen planting and a reduced grassed area. Whereas 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. As currently prepared, these limited buffer areas result in the built development encroaching much closer to the historic core, which will reduce the impact that the buffer will have, which is disappointing and potentially harmful.

Having had the opportunity to review the revised plans for the houses in character area three, it is still not fully clear how the designs have been made on an assessment of the local area. For instance, why have Caprice Weathered Cream Handmade Bricks been proposed for the area closes to the listed buildings? Historically bricks in the local area would not have been that colour. Further, some of the houses in character area 3 still have a very suburban character e.g. plots 238, 242, 244 and 246.

Martyn White
Principal Conservation Officer, Planning

Please note: I work on Conservation for half of the working week – all day Monday and Friday and Tuesday afternoons only.

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