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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/64/21/PL

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Land adjacent to Church Farm Barn Horsemere Green Lane Clymping BN17 5QZ

Use of land for Class B8 (Storage) for caravan storage. This application may affect the setting of listed buildings & is in CIL Zone 3 (Zero Rated) as other development

The application site is located next to a listed building, Church Farm Barn. Church Farm Barn is a grade II, C.18 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 slate roof. It is considered that the barn is of architectural and historical significance.

Whilst there is more recent development along the lane, it retains a semi-rural character. The neighbourhood plan character assessment (prepared as part of the Neighbourhood Plan) identifies that the lane is located within/immediately adjoining an area it refers to as 'traditional Clymping'. Traditional Clymping is identified as 'an eclectic mix of historic development ranging from the Church which dates from 1220, through to many buildings constructed from the 19th century'. Design guidance has also been prepared which states that 'any new development in this area will need to respect its historic and visual context'.

The Proposal

The proposal is for the change of use of an area of land currently used as a grass paddock into storage for caravans. I note for the information supplied that the application does not relate to the provision of (boundary) fencing as this is considered to be permitted development.

The land to the east of the listed building also has planning permission granted for a new residential house. It also appears that the barn is at least partly enclosed by a flint or brick boundary wall. The area of land covered by this application is to the north-east of the listed building, and forms part of an area of green fields/space which separates development along the lane with that of an industrial estate to the north. Land to the south is currently open fields, but I note that outline consent has also been granted for a large predominantly residential development there. As a consequence, the wider setting of the listed building is already developed, or soon will be, leaving the smaller area of fields to the immediate north of it, free of buildings. However, this only pays a minor part in how the listed building is appreciated/understood.

The proposal will introduce a further commercial type use to the area, including a large area of hard standing. I note that the Design and Access statement identifies that the use will only generate daytime activity and that the number of times the caravans could potentially be accessed is usually limited to a number of times a year.

A review of the block plan shows that it does not indicate if there is to be any lighting provided within the site, and if it does, how this will look, or where it would be located. Any lighting should be carefully located and of a design that would not generate excessive levels of light in the evenings, and therefore potentially cause harm.

It is interesting to note that the Design and Access/Heritage Statement identifies that the proposal will cause less than substantial harm to the neighbouring Listed barn in accordance with the NPPF. I have no reason to disagree with this as any harm is still harm. However, such harm could though, be identified as being 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
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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