

HERITAGE STATEMENT

Outline application with some matters reserved for the erection of 28 No. dwellings



Boweries
Barnham Road
Eastergate
West Sussex, PO20 3RT

for

Domusea Developments Ltd

Project No 685

October 2019

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I. Introduction

- I.1. This Heritage Statement has been prepared to inform an outline planning application submitted to Arun District Council by Domusea Developments Ltd. for the erection of 28 no. dwellings, access, landscaping & associated works. The application is a re-submission following the withdrawal of EG/42/18/OUT in October 2018.
- I.2. The Boweries is located on the south side of Barnham Road within the parish of Barnham and Eastergate and is within the established built-up area.
- I.3. The statement assesses the potential setting impacts on a number of heritage assets located within the vicinity of the proposed development site. These include Eastergate Church Lane & Square Conservation Area and a number of listed buildings within this, all located to the west. This assessment has been undertaken at the request of Arun District Council.



Location of the Boweries in relation to the Eastergate Conservation Area

2. Description of the site

- 2.1. The development site lies just to the east of the village of Eastergate and north-west of Barnham. The landscape is part of the coastal plain which is naturally flat and low-lying and has distinct characteristics. These have been identified within the West Sussex Landscape Land Management Guidelines under 'Chichester to Yapton Coastal Plain', and notably include the long views which enable Church spires and their associated medieval settlements to be identified in the landscape.
- 2.2. The development site consists of a rectangular plot of 1.4 ha. The site is presently accessed off Barnham Road, from the north-west corner via a straight drive leading past a grazing paddock to The Boweries, situated within a domestic garden. To the east, the domestic garden is separated from the adjacent Springfield Nursery by a manicured hedge and otherwise by a simple post and rail fence. There are further paddocks to the south of the garden. It is bounded on the west by mature vegetation.
- 2.3. To the north is an industrial site; to the east nurseries, and to the west nurseries, as well as more dense, suburban settlement on the edge of Eastergate. Agricultural land lies to the south.

3. Historic Context

- 3.1. The first record of Eastergate Parish is believed to be a hamlet of about 100 people called 'Gate' (after a tollgate that may have stood between Eastergate and Westergate) in the Domesday Book.¹ Historically, the Manor of Eastergate covered much of the parish. After being held by King Harold in 1066 the Manor was transferred to Séez Abbey and then to Syon Abbey. Following the Dissolution, the Crown regained the property before it was granted to Sir Richard Sackville who in c.1564 then exchanged it with the Dean and Chapter of Chichester.²
- 3.2. In the mid-19th century the manor was given to the Ecclesiastical Commissioners and formed part of an endowment of Chichester Cathedral. Much of the surrounding land remained in the hands of the Church Commissioners³, as it does today.
- 3.3. The land here has traditionally been used for agricultural purposes, as pasture and meadow in the 16th and 17th centuries and is believed to have been fully inclosed by the end of the 16th century.⁴ Due to the huge increase of the population in the 19th century, arable farming became more prominent.



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First Edition 6-inch OS Map from c.1875 showing the location of the Boweries which was then part of farmland surrounding Manor Farm

- 3.4. From at least the mid-19th century a footpath connected Eastergate with Barnham Road to the east and Barnham to the south-east (crossing the railway), passing through the agricultural land. The footpath survives today as PROW 321 (and 323 towards Barnham).
- 3.5. The railway had arrived in Barnham in the 1840s. By the late-19th century, market gardening was also expanding in the area, with the railway encouraging significant growth in market gardens and providing fruit and flower growers access to the London markets.⁵ At the turn of the century, a number of nurseries grew up on the south side of Barnham Road, to the east of Eastergate, some of which still survive.

¹ Sandra Lowton Local Historian, as quoted in the Barnham and Eastergate Neighbourhood Plan

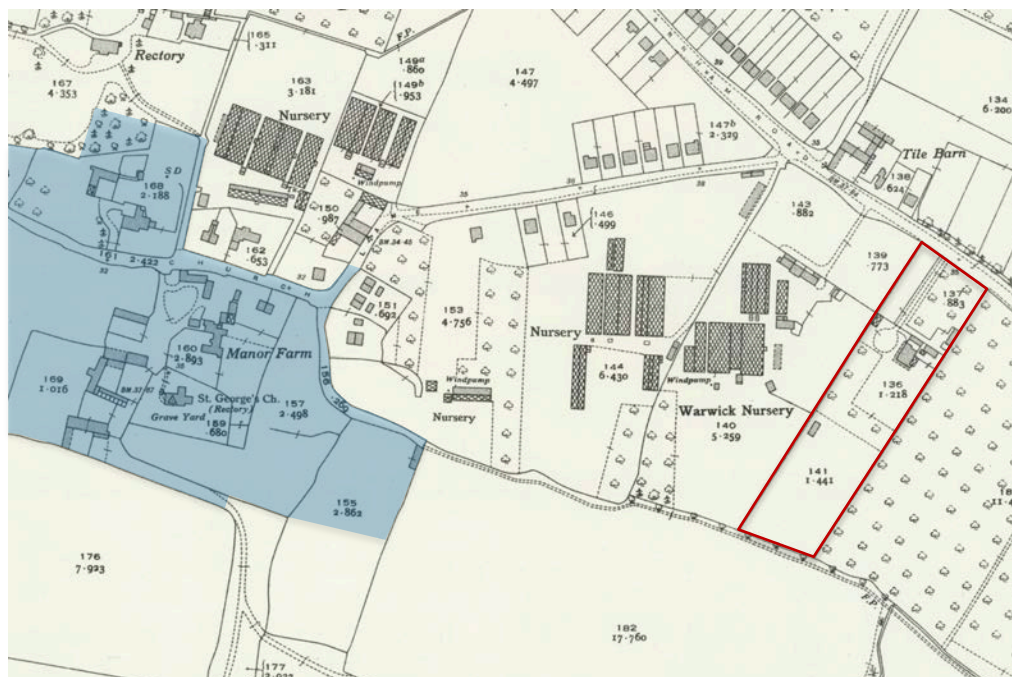
² British History Online, Version 5.0 <www.british-history.ac.uk> [accessed 28 October 2019].

³ Ibid.

⁴ Ibid.

⁵ Ibid.

- 3.6. The Boweries appears to date from the early-20th century, c.1912, associated with Warwick Nursery which sat immediately to the west. By c.1937 it was sitting in an entirely separate plot. From this time, houses began to be built along the mostly undeveloped part of Church Lane east of the Manor.

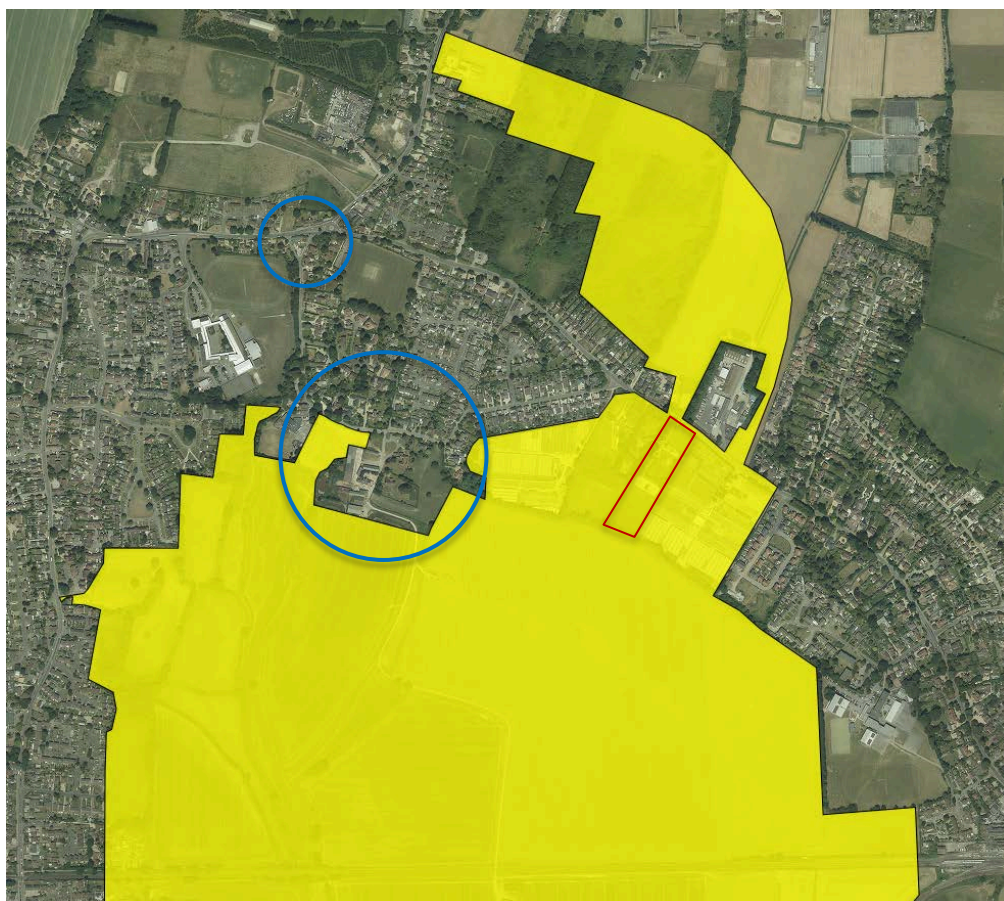


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Map from c.1937 showing the location of the Boweries in relation to the various nurseries that sprung up in the early-20th century and the approximate boundaries of the Conservation Area (in blue)

4. Eastergate Conservation Area

- 4.1. A number of designated heritage assets have been identified by Arun District Council as being potentially under threat from development on The Boweries site, including:
- Parish Church of St George: 1233516; Grade II*; 5 June 1958
 - Manor Farmhouse: 1353881; Grade II; 5 June 1958
 - Barn and Cart Shed at Manor Farm to the south-west of the farmhouse: 1027645; Grade II; 20 September 1984
 - Granary/Outbuildings at Manor Farm to the north-west of the farmhouse: 1233525; Grade II; 20 September 1984
 - Eastergate House: 1027646; Grade II; 20 September 1984
- 4.2. All of the assets are grouped within the Eastergate Conservation Area as designated in 1992. The Conservation Area is made up of two distinct parts, Eastergate Square located at the junction of Nyton Road and Church Lane, and Church Lane to the south, centred around the Church and Manor Farm. Together, the two areas take in the historic settlement of Eastergate, and are not contiguous owing to late-20th century development on Church Lane between the two areas. There is presently no appraisal for the Conservation Area.
- 4.3. It should be noted that the agricultural land to the south of the site, still owned by the Church Commissioners, is part of a very large strategic land allocation for at least 2,300 and up to 3,000 dwellings adopted as part of the Arun Local Plan 2011-2031. Whilst these developments have yet to be defined, there will inevitably be a degree of change within the setting of the assets as a result of additional housing on this scale. Notwithstanding this, the proposed development has been assessed in relation to the current situation as the assets are presently experienced.



Proximity of the site, outlined in red to ADC housing allocation shown in yellow (continues off the map), and the approximate Conservation Area circled in blue

- 4.4. Pevsner described Eastergate as “long and straggling”, presumably as a result of its linear form with two foci. The group of assets, including Elm Tree Stores, which is also the local Post Office, the Lion War Memorial and White House, centred on Eastergate Square is of sufficient distance from the development site that their significance would not be affected by the proposals, including through development within their settings. This is largely due to the nature of the contribution their settings make to that significance and from a combination of physical factors which affect experience of the assets, distinct from Church Lane.
- 4.5. As a result of Church Lane's form, there are two approaches to the lower section of the Conservation Area around the Church and Manor Farm – from Barnham Road, past more modern development, or from Nyton Road west along Church Lane and through the Eastergate Square portion of the Conservation Area. From the latter, the historic form and character of the village can be best understood and important views of the open countryside to the south and east are afforded beyond the farm buildings of the Manor Farm, clearly illustrating the relationship of the rural area with the historic development of Eastergate. Because of the bend in the road, these views open up in a panoramic way, taking in the assets and their intact historic settings.



Google Streetview

View east on Church Lane towards Manor Farm

- 4.6. Along Church Lane, the Conservation Area serves to formally recognize the boundaries of the historic settlement focused around the Manor and Church and the strong group value of the heritage assets within. St George's Church is approached through the farmyard of Manor Farm, described as 'one of the best such ensembles in this part of Sussex'.⁶ The farmyard enclosure has the character of a village green - the east side defined by the Elizabethan granary on staddlestones and a big timber-framed house of the same period behind opposing big flint and brick farm buildings to the west, all enclosed by low brick and flint boundary walls.



View south from the entrance of Manor Farm towards the Manor House and church beyond

- 4.7. As a result of this village green typology, the Conservation Area has a degree of openness here which contrasts with the more enclosed form of the village elsewhere. Curiously, some of the older properties on the north side of Church Lane are not included within the Conservation Area boundary, despite being of positive character, including Nos. 1 and 2 Manor Farm Cottages, West Lodge and Mardale. Eastergate House sits on the northern side of the road, within an enclosed garden, but none-the-less enjoying views out over the rural area.

⁶ Pevsner, 2019



Eastergate House (left) and view west on Church Lane from outside Nos. 3 and 4 Manor Farm Cottages (right)

- 4.8. St George's Church is situated within the farmyard, behind the farmhouse, on the village's edge. The Church dates from the 11th century, containing herringbone masonry with some Roman brick. The simple two-cell building comprising of nave and chancel is mentioned in the Domesday Book. Various alterations were undertaken in nearly all of the following centuries including new windows and a north door, round-headed chancel arch and renewal of the nave roof including a belfry in the 15th century and chancel roof of the 17th century.⁷ All of this work survived the two 19th century 'restorations'. The vestry was added in 1925. The Church sits with a churchyard bounded by low hedges, with views across the paddocks on the village edge to the agricultural fields beyond.
- 4.9. Following the track through the farmyard, it curves around the churchyard and opens out into the rural area while also allowing views back towards the settlement edge.



Panoramic view north from the farm track looking back towards the Conservation Area, with the site in the distance (red arrow)

- 4.10. The parish is crossed to the east and west by numerous footpaths, many with historic origins. Public rights of way (PROW) approach the Conservation Area at three points and allow for an intimate experience of the setting of the assets, in which the village's relationship to the rural area can be fully appreciated, both in terms of and irrespective of views. One such footpath runs along the eastern boundary of the Conservation Area, continuing parallel with Barnham Road along the southern edge of the built-up area, before it diverts southwards toward Barnham.

5. Amount / Extent of the development

- 5.1. The outline proposal is for 28 properties orientated in a largely linear form through the site. The properties are a combination of detached, semi-detached and small terraces with landscaping in between and pavements resulting in a suburban character.

⁷ <https://sussexparishchurches.org/church/eastergate-st-george/>



Proposed layout of housing at the Boweries

- 5.2. As shown on the Tree Constraints Plan (LLD1387-ARB-DWG-001) by Lizard, the majority of the trees on the site are to be retained, including the three large Category B trees of 'moderate quality and value' and lower Category C trees on the southern edge which form part of the continuous screen of vegetation screening the built-up area from the more open agricultural fields to the south.



View north-east from the eastern edge of the Conservation Area towards the development site (red arrow) showing the large trees which form part of the established vegetated screen

6. Policy Context

- 6.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a statutory duty to protect the 'character and appearance' of a Conservation Area. As a designated heritage asset, the Conservation Area is also given 'great weight' in policy, namely under Section 16 of the NPPF (2019). In addition to the balancing exercise in regard of harm to the significance of assets (paras 193 – 196), Paragraph 200 sets out that LPAs should look for opportunities with Conservation Areas and the setting of heritage assets to enhance or better reveal their significance.
- 6.2. In respect of structures on the National Heritage List for England (i.e. listed buildings), Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) states: *'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*
- 6.3. Historic England's Good Practice Advice in Planning Note 3: Setting of Heritage Assets (GPAN3; 2nd Edition, 2017) advises that whilst consideration of the contribution of setting to the significance of heritage assets will almost always include the consideration of views, the way in which we experience an asset in its setting is also influenced by other environmental factors from other land uses in the vicinity and by our understanding of the historic relationship between places. In this way, economic, social and historical relationships are also relevant to setting. This is reiterated by the National Planning Practice Guidance (NPPG 18a-013).
- 6.4. Most recently, this has been reinforced by case law in 2018 *Catesby Estates Ltd v. Steer* [2018] EWCA Civ 1697 with a finding that a variety of factors are capable of being taken into account in assessing the setting of a listed building and the impact of proposed development on that setting, and that it is not appropriate to concentrate on physical and visual factors to the exclusion of everything else.
- 6.5. The Arun Local Plan 2011-2031 was adopted in 2018. Chapter 16 covers Building Conservation & Archaeological Heritage, containing a number of relevant policies which relate to the historic built environment:
- HER SPI – The historic environment;
 - HER DMI – Listed Buildings; and
 - HER DM3 – Conservation Areas.
- 6.6. Further, the Barnham and Eastergate Neighbourhood Plan sets out two main objectives in respect of heritage:
- Protect the character of the villages, including preventing coalescence of the villages (Policies ES3, ES4, and ES5); and
 - Preserve features that are important to the villages historical and archaeological heritage (Policies ES6, ES7, ES8 and ES9).

7. Impact Assessment

- 7.1. Due to a combination of factors, the Conservation Area and development site are likely to be principally experienced together, both visually and environmentally, from the PROW rather than the main road. Visually, there are only a small number of opportunities for static views towards the development site looking east from St George's Church. In these views, the Boweries site forms part of the established development pattern fronting Barnham Road. In spite of the existing screening, there are a number of structures visible and/or discernible in distant views from the Conservation Area which include both the nurseries with their large greenhouses and a number of residential developments of varying ages. As shown on the Proposed Site Layout Plan (I01-P04), the number of houses at the southern end of the site is limited, with the result that only a few of the roofs may be visible through the established tree screen.



View east from the churchyard towards The Boweries (red arrow)

- 7.2. Despite the flat topography and open nature of the rural area, much of Church Lane is enclosed by trees and other vegetation with the result that there are few long views in which the Conservation Area can be identified from the public realm, especially in the leafy months. In views from the east along the footpath, the gable of the brick and flint barn attached to the modern sheds is the most identifiable historic feature, with St George's Church largely hidden by the mature yew in the churchyard.



View from the footpath adjoining The Boweries site towards the Conservation Area

- 7.3. One potential view taking in both the development site and the Conservation Area across the open fieldscapes was identified looking west from PROW 323. In this view, other housing development can be seen in the foreground, including Elm Grove South. Any potential development to the north of the tree screen is likely to be low impact visually in respect of the Conservation Area. As the number of houses at the southern end of the proposed development at The Boweries are limited, the impact is extremely low. Although the houses will be perpendicular to the boundary line (i.e. fronting a new spine road within the site), they will not appear out of place within the established development given the variety of the modern housing developments, many of which make use of cul-de-sacs and/or dead-ends, with houses oriented at a variety of angles. The footpath joins the houses to the north at multiple points, with the result that residential development is not likely to be unexpected along this route.



View west from PROW 323 towards The Boweries (red arrow) and the Conservation Area (blue arrow)



View of modern housing development at Upton Brooks through the tree screen from the PROW

- 7.4. Environmentally, whilst the nature of the experience along the PROW is largely transitory, the slow pace and intimacy with nature allows for appreciation of both the site and the Conservation Area together within the context of the wider rural area. By virtue of its contained nature on the edge of the rural area, the Conservation Area itself is very tranquil comprising loose residential development in spacious gardens. Mature vegetation provides a habitat for birds and the small watercourses lacing across the fieldscape contribute rural sounds, together with farm machinery. Along the footpath, the tree screen largely filters sounds from the north, which comprise more suburban sounds (such as light building work, domestic sounds, emergency vehicles, etc), traffic sounds generated by the B2233 and noises associated with the light industrial activity to the north.
- 7.5. Within this context, it is considered that there will be no adverse impact on the character and appearance or significance of the Eastergate Conservation Area, or to the significance of its constituent heritage assets as derived from their settings as a result of development at The Boweries.

8. Summary and Conclusion

- 8.1. The undeveloped nature and rural character of the landscape surrounding the assets forms an important part of their individual and group settings and contributes to their significance, including that of the Conservation Area itself.
- 8.2. While the proposed residential development may feature distantly in occasional easterly views from the Conservation Area, the fore and middle- ground of the views will remain unchanged. Open farmland will continue to abut the southern and south-eastern boundaries of the Conservation Area such that the quality of the immediate setting of the assets will not be affected. Although the proposal may result in some peripheral change in long views from the Conservation Area to the east, and vice versa in views west towards the Conservation Area from the public footpath, the ensuing level of harm - if any - to the special qualities of the designated area and its constituent assets will be far below the threshold of 'less-than-substantial'.
- 8.3. The proposals are therefore in accordance with the statutory duty imposed by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Section 16 of the NPPF, as well as local planning policy set out in the Arun District Local Plan and Eastergate and Barnham Neighbourhood Plan and Historic England guidance on setting.