

F/4/20/OUT

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

Land at Ford Airfield Ford

Heritage Assets

The various heritage assessments/statements provided as part of this application have been reviewed, which along with my own map-based assessment, have identified the following assets worthy of further consideration:

Climping

There are four listed buildings within the built up area of Climping to the south east of the Site. These are:

- the Parish Church of St Mary, Ford (Grade I listed & c. 720m to the south east of the Site),
- The Vicarage (grade II listed & c. 700m to the south east of the Site),
- Barn to The West Of Nos 1 And 2 Church Farm Cottage (grade II listed & c. 580m to the south east of the Site),
- Church Farmhouse East and Church Farmhouse West (Grade II & c. 750m to the south east of the site).

The Parish Church of St Mary

The Parish Church of St Mary is a Grade 1 Listed medieval building, which is located within a defined churchyard, to the east of the Church Lane and south of the prison site. 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.

A review of historic mapping clearly demonstrates that the surrounds of the asset were predominantly fields along with a small group of buildings up until the C.20. However, it would appear that the opening of Ford Airfield in 1918, located to the northwest of the Church, represented a major change in the use of the surrounding landscape. During World War Two the airfield was part of 11 Group Fighter Command and by 1944 it was equipped with two runways and a variety of aircraft hangars. By 1960, Ford Prison had been constructed north of the Church and development had extended eastwards, towards the Church along Horsemere Green Road. By 1970, Ford Prison has expanded westwards onto the former Ford Airfield, and underwent further expansion in 1990.

Other development included the diversion of the principal route way through Climping (moved further to the west with the track to the west of the churchyard forming the relic of the earlier route) and the expansion of the settlement, including the development of the various commercial buildings.

The current immediate setting of St Mary's Church is considered to be the walled churchyard that the building is located within, which is bordered by mature trees to the north, west and south. The border of mature trees screens the listed building from the surrounding modern development to the north and west, including the site covered by the current application. Whilst much of the wider historic landscape to the north/west have been removed by the aforementioned development, there are views out of the church yard towards the east, overlooking a relatively flat undeveloped landscape currently consisting of horse paddocks and fields.

Due to the considerable development immediately to the north and west of St Mary's Church, it is concluded that the site does not form part of the setting of the asset and therefore does not contribute to its overall heritage significance.

The Vicarage

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. It is considered to be of architectural and historical significance.

The setting of the building is considered to essentially consists of its own curtilage along with the neighbouring church/yard. It retains a sense of its original setting, being partially hidden from modern development by the property boundary wall and seen in association with the neighbouring church (Including Its tower

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.

Church Farmhouse East and Church Farmhouse West and The Barn to the west of Nos 1 and 2 Church Farm Cottage

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.

Both Church Farmhouse East and Church Farmhouse West, and The Barn to the west of Nos 1 and 2 Church Farm Cottage 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'. However, the setting of the barn is greatly reduced to the area immediately around it, whilst for Church Farmhouse East and Church Farmhouse West the setting is considered to be the road to its front as well as the field to its rear. The Site is considered to lie beyond the setting of these listed buildings. They are separated from the Site by Rudfield Industrial Estate located at the south eastern end of the former airfield. There is no intervisibility between the Site and the listed buildings and there are no historic or associative connections between the Site and the listed buildings.

Ford

There are three listed buildings located within Ford to the east/north east of the Site. These are:

- New House Farmhouse (grade II listed & 500m to the east of the site)
- the Parish Church of St Andrew (Grade I & 750m to the east of the Site).
- Atherington House (and Ford Place and Southdown House and The Lodge) (grade II & c. 200m to the east of the Site),

New House Farmhouse

New House Farmhouse is a Grade II, C18 listed building. It is two storeys being faced with flints with red brick dressings and quoins, under a hipped tiled roof. Casement windows. Doorway with pilasters, pediment-shaped hood and door of six fielded panels. It is considered to be of architectural and historical significance.

Information provided by the applicant's historic environment consultant identifies that the setting would have, from its construction to the end of the 19th century, been grassed and cropped fields. However, when the fields to the south came into military aircraft use from the beginning of the 20th century, this connection has long been lost. The agricultural setting remains to some extent to the north.

The farmhouse is set back from Ford Road behind considerable boundary screening of trees and hedging. In addition to this there is a mixture of with both residential and commercial/other buildings to the south of the road which prevent intervisibility between the heritage asset and the site.

As a result there is neither intervisibility nor any other connection to indicate that the site is in the setting of the asset.

The Parish Church of St Andrew

The Parish Church of St Andrew is a Grade I listed building. the listing description identifies that it is a Chancel and nave with south porch and western bell-turret faced with white weather-boarding and with hipped roof. Mainly Norman with later windows. South porch in red brick with shaped gable over, added in 1637. Very attractive small church, little restored.

It is considered that the building is of architectural and historical significance. The architectural significance of the church is identified as being its early 11th century origins, with later alterations and additions. The presence of early carved and painted details also contributes. The church's historical significance is in it being a small place of worship which continues to serve its community.

Its setting is within rural fields, to the west of the River Arun, being located some way to the east of Ford Road. The heritage statement identifies that there are also no other connections which might indicate a link by setting, and there is no intervisibility between the Site and the listed building.

Atherington House

Atherington House is a Grade II 18th century house of 17th century origin. Located to the south of Ford Lane, it is a large 'L-shaped house', now sub-divided to create four smaller homes. The interior may contain some C17 elements but the exterior is identified as being C18. Two storeys and attic, with modern dormers. Red brick and grey headers with some panels of squared knapped flints and a brick stringcourse. Eaves cornice with heavy brackets. Four windows face west, whilst four windows face north. Hipped tiled roof. Porch in angle of the L.

It is considered to be of architectural and historical significance: its architectural significance is it having been a fine residence in a largely rural setting, whilst its historic significance is as a recognisable local landmark, visible from the Tithe Map.

Its setting comprises of its garden and Ford Lane onto which it faces on its north side and land to its western side. The garden is enclosed with tall trees and high vegetation which allows for very limited glimpsed views out to the south (not in the direction of the Site). There are views out to the west from the house across an arable field, the western half of which is within the red line area of the site boundary area. This field forms part of the setting of the house and is identified in the heritage assessment as having a mildly positive contribution to its significance. The remainder of the Site lies beyond the setting of the house.

Yapton: Church Lane Conservation Area/ Other Listed Buildings

Located to the west of the site is the Yapton: Church Lane Conservation Area and 19 Listed Buildings (within 1km of the Site). The conservation area is characterised by the church and its churchyard, Church Farmhouse, and three large houses. It is described in the Arun Conservation Areas SPG as a loose grouping of buildings with high substantial flint boundary walls, mature landscaping including many substantial trees which enhances the rural character of the area which forms its setting.

All of the listed buildings (bar two) appear to be located within the built-up area of Yapton, and as a result it is within that area that their settings are contained. The result is that the site is beyond the setting of these buildings.

Two buildings warrant further consideration, these being those close to the site, or of a high-grade listing. These are the Manorial Dovecote at Church Farm, Yapton (Grade II & 500m to the west of the site), and the Parish Church of St Mary, Yapton (Grade I & 600m to the west of the site)

The Manorial Dovecote at Church Farm is identified in the listing description as a circular structure of flint with red brick quoin-shaped pattern at regular intervals and cornice of three courses of brick. Conical tiled roof with hipped dormers. Cupola for bird entry missing. The small size of the dovecote indicates use solely for the Lord of the Manor. This dovecote appears to be identified in a lease dated 17 October 1667 for a 'capital message with dove house, in Yapton'. It is therefore of architectural and historic interest.

The building is located within the garden of Church Farm, and as noted in the heritage statement, it is within this area, along with the farm complex of Church farm that forms the setting and has a positive contribution to the significance of the building. The Site is considered to be beyond the setting of the listed dovecote.

The Parish Church of St Mary is a grade I Listed Building. It is located within the boundary of the Yapton: Church Lane Conservation Area and lies on the north eastern edge of the built-up area of Yapton. The listed building description identifies that it is of chancel, nave with aisles and tower to the south west of the nave. Nave and tower C12 and a C.13 Chancel. The nave has lean-to roofs with later dormer windows inserted. The tower has red brick buttresses and a hipped shingled roof. It is considered to be a very attractive unrestored medieval church. The Church is of architectural, historical and archaeological significance.

The setting of the church is identified in the heritage statement as comprising its churchyard and the other nearby buildings that are within the conservation area, along with the lane to its front. This seems to be correct.

The church is largely screened from the countryside to the east, which forms the agricultural context of both the church and the Conservation Area. As identified in the heritage statement, these fields therefore have a mild beneficial contribution to the significance of the church and Conservation Area (this contribution decreases as the distance away from the assets increases).

The Site is separated from both the church and conservation area by two arable fields, and the western boundary of the Site is lined by a line of trees which blocks views in and out from the Site. The site is therefore considered to be outside of the setting of both the church and Conservation Area.

Additional Information

Further information has been provided following on from my previously submitted comments – I had assumed that this had also been provided to the previous case officer for action, so hope that it has been the case. Either way I have previously provided you with a copy for your information.

It is positive that this information appears to consider the impact of the development upon some of the listed buildings (and their setting) in the area closest to the site. The results of this assessment indicate that there is no intervisibility between the Site and the listed buildings, and that the proposed development site will not harm their setting/significance. I would agree with this conclusion.

Further, it can be identified in the original statement that there is no intervisibility between the Site and the listed buildings, and that the site is considered to lie beyond the setting of all nearby designated heritage assets except for an aspect of Atherington House. I would agree with this conclusion.

As outlined in the original statement, the north eastern corner of the site lies within an element of the western side of the setting of Atherington House. This is currently part of a larger arable field (through which the Site boundary cuts it in half in a north south direction c. 200m to the west of

Atherington House). The area of this field that is within the site boundary will be retained as open space. Further, I note that the western boundary of this field comprises a line of tall trees that could block views into the proposed residential area of the development to the further west. The statement concludes that the 'creation of the open space will be a very minor change to the listed building's setting that will not materially affect its significance. This effect equates to a negligible effect'.

The supplementary information provided by the heritage consultation identifies that the southern elevation of the building which faces the site appears, from aerial views, to have later extensions and a conservatory added. Therefore, the original elevation and points of view no longer exist. Development on the subject site is set beyond existing planting and a deep buffer zone (to the south), therefore there will be no harm to the significance of Atherington House by development in its setting.

I am of the opinion that the retention of an area of agricultural field (albeit much reduced) along with open space and screening, along with use of the existing screening to the south of the house, will ensure that the setting is not impacted. This is partly dependent upon the proposed boundary treatment to be used for the eastern boundary for the area of open space. It is suggested that this should reflect the local area and consist of a mixture of trees and hedging. Details could be required either by way of a landscaping condition or be provided as part of a reserved matters application.

Whilst, unfortunately, there has not been an assessment of the non-designated heritage assets, the development site would also appear to be lie outside the setting of the non-designated heritage assets (subject to the comments below regarding the route of the canal)

I am of the opinion that in order for the former canal route to be successfully incorporated into the public realm strategy (including provision of information boards explaining its former significance), that greater information will need to be provided as part of any reserved matters applications. This will need to ensure that the route is not simply an access road for houses, but a suitable marker of the historic route/asset. Previously I have noted reference to the use of the route elsewhere as a 'greenway' and would assume that this would form the basis of this section of the route as well. At present the level of information provided suggests that the proposal cannot be considered to be harmful.

The additional information provided regarding the runway and its significance is helpful, and I believe that the retention of the north-south element that falls within the site, along with the removal of only part of the western arm helps to reduce its impact. Further, the use of part of the removed western arm as open space (albeit I note the width is reduced) will help to ensure that its former line will be preserved is a positive feature.

I also note the reference to the impracticality of retaining the runway surface due to its potentially friable nature and saturation with unsafe substances. As noted in the additional statement, retention of the runway surface would not enhance the proposals already set forward. However, I am of the opinion that the existing materials, characteristics of the surface and the appearance can be incorporated into a new surface treatment within the open space. Such detailed issues are a matter for the reserved matters application.

Conclusion

In conclusion it is considered that the development will not impact the setting of the listed buildings and non-designated heritage assets, and as a consequence, there is no harm to their overall significance. As a consequence, it should be determined in accordance with the relevant policies

within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer,
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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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