

From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 06 May 2021 19:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: F/6/21/WS

Please could you upload the following e-mail to the application folder F/6/21/WS as a consultation response from the Conservation Officer?

Thank you

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 04 May 2021 17:48
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: F/6/21/WS

F/6/21/WS

Ford Circular Technology Park Ford Road Ford BN18 0XL

Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial waste, including ancillary buildings, structures, parking, hardstanding and landscape works

On site the following have been identified which can be considered as non-designated heritage assets:

- Two former airfield hangars

The heritage assessment identifies that the hangars were constructed in the in the immediate post-war period (1948-51). This assessment identifies that they have been significantly altered, in the greatly changed setting of the redeveloped airfield, and are therefore of limited significance.

There are a number of heritage assets in the surrounding area. These Include, but are not limited to:

- Listed buildings such as, Atherington House, Ford Place, Southdown House and The Lodge, Newhouse Farm and three churches at Yapton, Ford and Climping (all of which are listed at grade I).
- Scheduled Monuments of Tottington Priority (to the north of the site) and Mediaeval Earthworks at Church Farm (to the south) and listed building.
- Locally Listed Buildings such as 1&2 Ford Cottages
- Remnants of the Portsmouth and Arundel Canal – see policy HER DM6 of the adopted Arun Local Plan
- The historic hillside town of Arundel with many listed buildings (the size of the building and stack is such that it might be visible from the town/various assets in the town). Yapton Church Lane and Main Road/Church Road conservation areas which contain listed buildings and locally listed buildings
- Lyminster Conservation area (and associated listed and locally listed buildings)

These heritage assets are identified as of high significance. For instance, the closest listed building to the site is the former Place Farm, which is now Atherington House, Ford Place, Southdown House and The Lodge. It is a large 'L'-shaped building of two storeys and attic, with four windows facing west and four windows facing north, along with modern dormers. The elevations are faced with red brick and grey headers with some attractive panels of squared knapped flints. It has a hipped tiled roof and a porch in angle of the L. the surrounding fields allow for an appreciation of the agricultural history of the area. The building is of architectural significance.

Close by is New House Farm, which is an C18 house of formal appearance with two storeys. It is faced with flints with red brick dressings and quoins, under a hipped tiled roof. The setting of this listed building is predominantly the existing garden space, which has well screened boundaries. It is considered to be of architectural and historical significance.

The Parish Church of St Andrew is a grade I listed Building which is Mainly Norman with later windows. Chancel and nave with south porch and western bell-turret faced with white weatherboarding and with hipped roof. South porch in red brick with shaped gable over, added in 1637. Very attractive small church, little restored. It is of exceptional historic and architectural value for its fabric, as reflected in the grade I listing.

The Parish Church of St Mary Climping is a Grade I Listed Building. It is a cruciform building with tower to the south of the south transept. Church Farmhouse (East and West) is a Grade II C.18 L-shaped building of red brick construction.

The Yapton Church Lane conservation area covers a small and tightly defined area around a group of buildings. The boundary reflects the medieval village location, and the former manor. The manorial dovecote, which is a listed building remains. The designation includes the large early 19th century houses on Church Lane, and several cottages of similar date and formal appearance. The Parish Church of St Mary is also located within this part of the village and is of note as being a very attractive unrestored medieval church. The older buildings are seen in close juxtaposition with the modern houses and bungalows on the north side of Church Road. The architectural and historic significance derives from the fabric of the buildings, the boundaries. The surrounding fields contribute towards its setting to some degree.

The Proposal

The proposed development is significantly larger than that already present on the site and in the local area/fields surrounding or adjacent to some of the listed buildings. Most of the main ERF building and the two stacks will be visible above the landscape bunds and planting. For instance, the proposal shall be viewed from a number of locations such as from Atherington House, Ford Place, Southdown House and The Lodge across the agricultural land and alongside the listed building in views from Ford Lane. Whilst there is existing commercial development within the setting of the asset, the proposal will be a significant introduction into its setting. It is noted that the statement identifies that it would be a prominent and intrusive addition to part of the remaining rural setting of the listed building which will result in a permanent, substantial adverse effect. I have no reason to disagree with this conclusion.

It will also impact upon the settings or wider settings of Newhouse Farm House and St Andrew's Church where for instance it is noted in the cultural heritage statement notes that the new building and stack will be visible above the existing development edge to the west of the church. This seems to be supported in paragraph 10.117 of the heritage assessment. The upper elements of the proposal may be discernible in some views north-west from sections of the approaches to the group of assets at Climping in both directions on Ford Road, where not obscured by vegetation. Although this would be in the context of the surrounding development.

The areas of agricultural land west of the site from which the completed development is predicted to be visible are a peripheral part of the agricultural setting of the Yapton Church Lane Conservation Area and the church. The industrial development at the airfield is an established part of the character of the local area and is a presence in views across this area. It is thought that the 85 m stacks would be seen above the trees, in the fields to the north and east of the assets.

As identified in paragraph 10.121. of chapter 10 of the ES Statement the potential effects for those assets beyond the established 1km area, will result from visual intrusion of the ERF and stacks into views that are of value.

The loss of the existing hangers, whilst unfortunate will remove two structures which have been altered and are therefore of limited significance.

The remnants of the Portsmouth and Arundel Canal are important early 19th Century historic features in the landscape of the coastal plain and warrant protection. As a consequence, the adopted Arun Local Plan has a policy related to it. this policy is 'HER DM5 Remnants of the Portsmouth and Arundel Canal'. The policy states that development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it. The line of the canal is only to be identified by a water feature on the eastern boundary – it is unfortunate that more is not made of that asset, and it is not clear how this feature would be maintained. However, the intention to provide information regarding the history of the local area and canal is also positive.

Conclusion

The scale of the proposal and the impacts identified in the heritage assessment will mean that it will have an impact on the heritage assets. The impact will vary according to the location and nature of the individual assets. However, based on the assessment, it would appear to be at least less than substantial harm in accordance with paragraph 196 of the NPPF (2019), and potentially substantial in other cases. 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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