

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 October 2021 16:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/127/21/RES

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Land North of Sefter Road & 80 Rose Green Road Pagham

Approval of reserved matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping and layout details) of Outline planning permission P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission of P/49/21/RES). This site also lies within the parish of Aldwick & falls within Pagham North SD2, CIL Zone 1 (Zero Rated).

The site contains a World War 2 (WW2) Infantry Section Post (ISP) in the west of the site, as well as the line of a former anti-tank ditch (which has subsequently been culverted). Whilst the ditch is no longer visible, it appears to run close by the Infantry Section Post. I note that the concept of development in this particular site has already been assessed as part of the outline planning application.

It was previously identified that, similar to other posts and pillboxes across the southern coast, it was likely to have been built as part of a wider anti-invasion plan, comprising static defence lines, to counter the danger of invasion after the defeat at Dunkirk in May 1940. It is considered that both the Infantry Section Post, and the anti-tank ditch were erected as part of the perimeter defences around Bognor Regis. Further, it has been identified as an uncommon sentry structure, L-shaped and constructed of brick and concrete. Whilst it is located within an existing area of

overgrown vegetation, it appears to be well preserved. As a consequence, the Infantry Section Post should be considered to be of at least local historical significance, whilst also a non-designated heritage asset.

It is also interesting to note that the Bognor Advance Landing Ground was located c. 1km northwest of the site, which consisted of an airfield and tented camp used by the RAF. However, the relationship of the infantry section post to this airfield is unclear; it may have been a means of defence against a possible attack on the airfield.

The site plan indicates that the ISP will be retained in an area of open space and that there will be a limited number of properties close to the structure. It is considered that the proposed use of this parcel of land for open space offers the opportunity to ensure that the setting of the asset can be carefully considered. I note that the soft landscaping scheme indicates that meadow planting will be located around the structure, along with some amenity grass and some rustic post and rail style fencing. Such a proposal would allow for the structure to be visible and 'better revealed' whilst also retained in a more verdant situation. Whilst such an approach is positive, the close proximity of the SUDS somewhat detracts and the area could be better utilised as further meadow land which is more sympathetic to its setting.

The closest properties to the ISP are units 6, 7 and 8. The designs for these have been reviewed and it would appear that some attempt has been made to reflect elements of the local, Arun vernacular: brick, flint and clay/slate tiles etc.. As a conservation officer, I would always promote the use of traditional materials as opposed to modern, machine made ones.

Paragraph 203 of the NPPF states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining it. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

Based on the information provided as part of this application, I am of the opinion that the proposal would not cause harm to the non-designated heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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