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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Raymond Cole <Raymond.Cole@arun.gov.uk>

Sent: 26 February 2021 19:38

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: P/132/20/RES

Please could you upload the following e-mail to the application folder P/132/20/RES as a consultation response from the Conservation Officer?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place



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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: 26 February 2021 17:22
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: P/132/20/RES

P/132/20/RES

Address: Land north of Hook Lane Pagham

Description of Proposal:

Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Site Description and Locality:

The site is situated to the east of Pagham Road and west of Hook Lane and is currently used as an greenfield agricultural site. It is located adjacent to the existing settlement, and is predominantly rural in character. Further agricultural land is situated to the west of the application site.

Assessment and Comments:

A map based assessment has identified that there are a number of heritage assets located within close proximity to the application site: Listed Buildings and Locally Listed Buildings or Structures of Character. I note that a desk-based heritage assessment has been provided as part of the application. I provide the following comments.

Listed Buildings

The closest Listed Buildings include Rookery Farm, Nyetimber Mill and Seftor Farmhouse & Seftor Granary. A number of other listed buildings have also been identified and considered. I shall discuss these assets in turn:

Rookery Farm is an C18 Farmhouse of two storeys and attic. It is faced with cement, under a tiled roof. The doorway has pilasters and a pediment. It is a part of a group of buildings which have been converted into alternative uses. There are additional properties which front directly on to Pagham Road, which have been constructed at some point during the 20C. The buildings are indications of the area's agricultural past and its historical development and are therefore of architectural and historic interest.

The site is also well screened when viewed from the road by existing development and hedging/trees. In addition, there is countryside to the north and west which reinforces the relationship of the building with its rural surroundings. It is considered that there is no inter-visibility between the listed building and the application site. The presence of the newer development to the east of the farmhouse also means that it has a contained setting associated more with its current curtilage. It is considered that the proposal would not harm the identified significance of the heritage asset.

Nyetimber Windmill was constructed around 1840. It is a tower mill, built of brick, tarred, the cap, sweeps and fantail all missing. The Mill is an indicator of the area's agricultural past and historical development, and its significance is derived from its historic interest. The windmill is a visible structure on the street-scene and visible from a number of directions, including the southern end of Hook Lane.

The Mill is surrounded by more modern development, which is located immediately adjoining and surrounding the listed building. It is considered that the setting of the mill has already been negatively impacted upon as a result of this development. Whilst the prescience of modern development ensures that its setting is contained to its immediate surrounds, the agricultural land to the immediate north of the building is also considered to be part of its setting, and a link to its former use.

It is considered that the significance of this asset would not be harmed as a result of the proposal.

Sefter Farmhouse & Sefter Granary are located to the north-west of the site. The farmhouse is identified as being C18, two storey, stuccoed building with a tiled roof, with a more modern addition. There is a significant amount of modern agricultural development in the immediate area around the listed buildings. However, it is considered that agricultural land around the assets still informs part of their setting.

The presence of this modern development, and the distance between these buildings and the application site is such that the application site does not contribute to the setting of these listed buildings. Therefore, the proposed development will not harm the significance of these heritage assets.

Further Listed Buildings: There are also a number of other listed buildings which are located on Pagham Road to the south of the site; namely Mill Cottage, Mill Farm and The Inglenook Hotel. These buildings are situated within the existing built up area of the village, and their settings are informed by a more urban context. This consists of predominantly residential development.

The presence of this modern development around the assets, and the distance between them and the application site is such that the application site does not contribute to the setting of these listed buildings. Therefore, the proposed development will not harm the significance of these heritage assets.

Locally Listed Buildings

There are also two locally listed buildings: 56/58 Hook Lane. These are small scale semi-detached, two storey brick and flint cottages with a clay tiled roof. There is a low flint boundary wall to the front. Windows are casement in style, albeit constructed using modern materials. These buildings are indicators of the development of the local area.

The buildings are predominantly surrounded by C.20 development on three sides, with the site to the fourth. Their setting now reads more as part of a larger built development, as opposed to a

more rural one. Therefore, the proposed development will not harm the significance of these heritage assets.

The Proposal and assessment

The proposal is for a large residential development of 300 homes and associated infrastructure and services. I note that the application site already benefits from outline planning permission and is allocated in the adopted Arun Local Plan (2018).

It is noted that there isn't a heritage statement as part of this applications which is unfortunate, considering the requirements of paragraph 189 of the NPPF. However, I provide the following comments.

It would appear that the proposed layout generally follows that of the indicative layout. Further, it appears from the landscape information that the existing boundary treatment will be retained and enhanced as part of a comprehensive landscaping scheme. Such a proposal will help to ensure that the development is contained within the site and is not too visible from the neighbouring road network. Such a scheme should help to ensure that the development forms a soft edge to the surrounding countryside so that it blends into it, as opposed to forming a stark boundary. This is especially of importance to that part of the development closest to the heritage assets.

However, there does not appear to be any information regarding the treatment for the landscaping of the area to be used as a care home. This is unfortunate as this area is closest to the listed windmill.

The design of the properties and their boundary treatments appear to consider local materials such as brick and tile hanging. The success of the designs will depend upon the materials used, and it is suggested that they are provided by way of condition, if you are minded to approve the application.

It is therefore considered that the layout of the site, along with the contained settings provided for by virtue of existing development, and the presence of boundary hedging, will mean that the proposal will have little impact upon the assets.

Conclusion

It is considered that the application will not cause harm to the significance of the heritage assets. 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,
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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