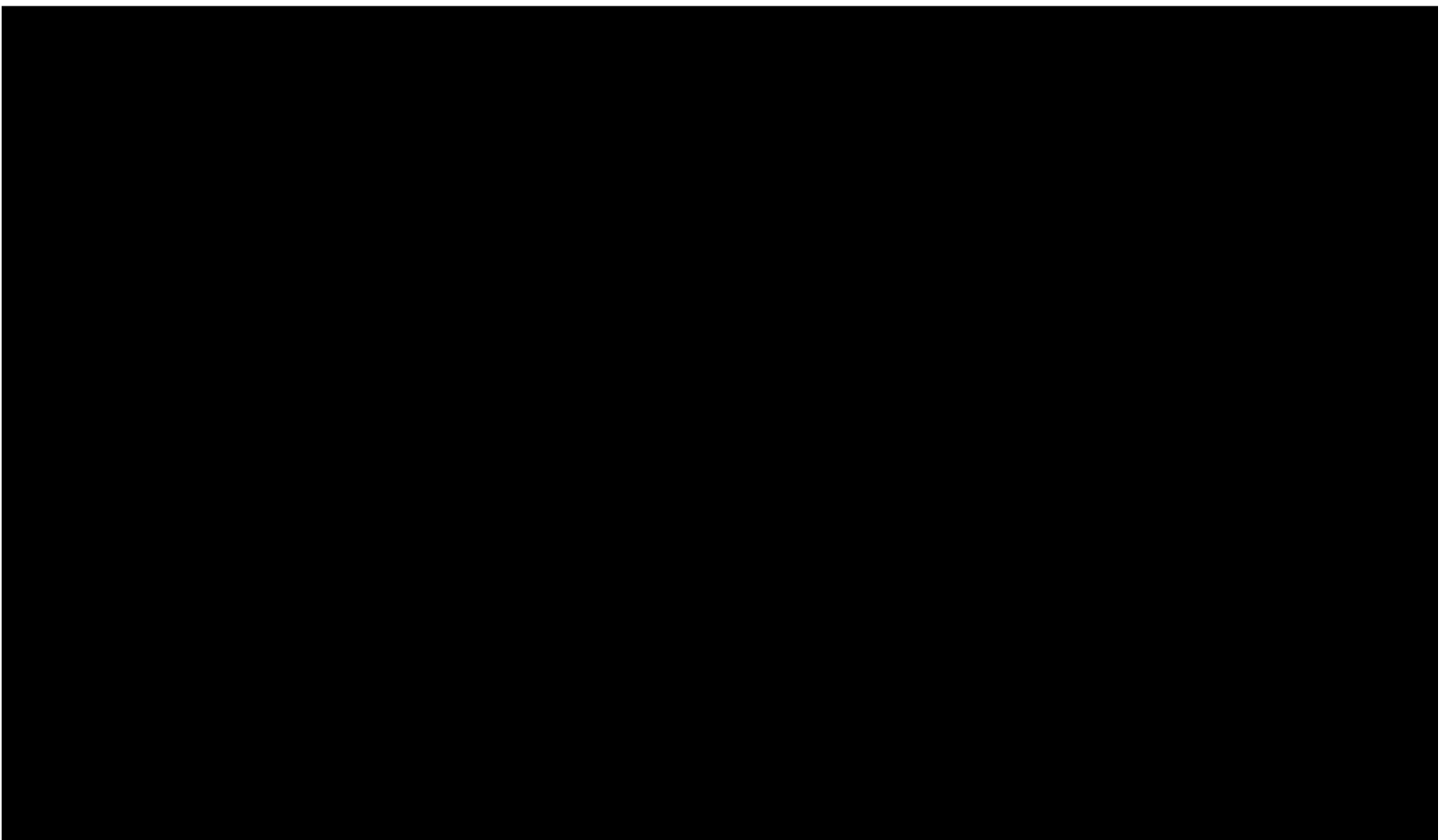




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 28 February 2022 17:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: P/178/21/OUT

P/178/21/OUT

Land West of Pagham Road Pagham

Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building

An independent heritage assessment has been provided as part of the application, which along with my own map-based assessment and a site visit has identified that the application site contains no designated or non-designated heritage assets (from a built historic environment perspective),

the following two assets closest to the application site and as a result these comments will consider only heritage assets whose settings may be affected by the proposals, namely:

- Rookery Farmhouse - Grade II
- Nyetimber Windmill - Grade II

A number of other listed buildings (all Grade II listed) can also be identified in the local area to the site namely, Seftor Farmhouse and Seftor Granary, Mill Cottage, Group of four barns at Mill Farm, The Inglenook Restaurant, Nyetimber House, The Lion Public House, Greensleeves, Martins Cottage Summer Lane Cottage, Nyetimber Forge, Barton Manor. It appears that there is no intervisibility with the site due to topography, vegetation and intervening development. For this reason, they have been discounted from the submitted heritage assessment where it is stated that 'it is clear that no harm to the significance of the assets would result from the proposed development'. I have no reason to disagree with this approach, and shall focus on the two closest listed buildings as part of my assessment.

Rookery Farmhouse

Rookery Farmhouse is a Grade II listed building located to the north of the site's northern boundary. It is set back from Pagham Road, along a private track in a small group of buildings. The listing describes the farmhouse as 'C18. Two storeys and attic. Three windows. One dormer. Faced with cement. Tiled roof. Glazing bars intact. Doorway with pilasters and pediment'.

I note that the heritage assessment identifies that the western field within the site was associated with Rookery Farm at the time of the 1849 Pagham tithe survey, therefore there is some form of historic ownership link between the farm and part of the study site. The house is considered to be of architectural and historic significance as an 18th century vernacular farmhouse.

The setting of the farmhouse appears to be formed by its garden and the collection of buildings to the east and south (and their gardens) as well as the immediate field to the north and west of the farmhouse. The buildings between the farmhouse and the study site are potentially of a later date than the farmhouse (the heritage assessment identified that they could have been rebuilt or altered) and as a result of this intervening development and mature vegetation along the study site's northern boundary there is no intervisibility between the farmhouse and the study site. The site is considered to make a neutral contribution to the setting of the farmhouse, with no material contribution to the significance of the asset.

Nyetimber Windmill

Nyetimber Windmill is a Grade II listed building located close to the southern boundary of the site (c.35m). The listing describes the windmill as 'Built about 1840. Tower mill, built of brick, tarred, but now entirely engulfed in ivy. Cap, sweeps and fantail all missing'.

Whilst the building was listed in 1975, development took place to its immediate east, south and west in the 1980s/90's. The result is that the 'original setting has been altered very significantly' so that the immediate setting consists of modern, higher density development which is not necessarily positive. However, due to its height the windmill's upper section is visible from Pagham Road when approaching from the north which means that it acts as a local landmark. I note that the heritage assessment identifies that the site is considered to make a visual contribution to the wider setting of the windmill and a positive contribution to its significance, as it allows for an appreciation of the windmill from a distance. I would agree with this opinion. The assessment also identifies that the proposals should seek to maintain a development free zone in the study site's south-eastern corner, in order to maintain the sight line from Pagham Road. This appears to be the case in the plans provided as part of the application.

It is interesting to note in the heritage statement that at the time of the Pagham tithe survey in 1849 a small part of the mill field encroached into the study site (Millfield 5 acres and mill, as shown as plot 249). However, by 1879, the field boundary had been altered and the mill field shared a boundary with the study site.

The building is of architectural and historical significance as a 19th century mill.

The Proposal

The proposal is to construct up to 106 new homes, along with formation of a new point of access onto Pagham Road along with new pedestrian and cycle links. I note that the development will also include open space, new strategic landscaping, habitat creation, drainage features and associated ground works and relevant infrastructure.

The site is located west of Pagham Road, north of existing residential properties at Mill Farm Estate and south of a small group of residential properties associated with Rookery Farmhouse. It comprises agricultural land with hedgerows and tree groups on the boundary. I am aware that one of the local plan strategic allocation sites is located to the east of Pagham Road and close to the site.

It is clear that the development of the site would not have a direct physical impact on any designated heritage assets. Whilst the heritage assessment identifies that there was a historic ownership link between the former western field within the site and Rookery Farm this no longer exists, and hasn't for some considerable time. The presence of intervening development and vegetation means that it appears that there would be no clear views between the farmhouse and the site. Therefore, it is considered that the site does not contribute to the significance of the farmhouse and as a result the proposed development would not harm on the asset's significance.

The immediate setting of the windmill has already been impacted upon as a result of the intervening modern development, and no further harm is caused to this element by this proposal. However, as previously identified, due to its height, the windmill acts as a local landmark and the site is considered to make a visual contribution to the wider setting of the windmill and a positive contribution to its significance; it allows for an appreciation of the windmill from a distance, especially from the north on Pagham Road. I note that reference is made to the fact that the proposals should seek to maintain a development free zone in the south-eastern corner of the site so as to maintain the sight line from Pagham Road. This approach appears to be reflected in the illustrative master plan. If you are minded to approve the application, I would want to ensure that this feature remains in any detailed proposals.

I note that the level of harm that the development would cause to the significance of the windmill is identified in a number of places within the application documentation. Paragraph 6.21 of the Planning Statement identifies 'As the Heritage Desk Based Assessment acknowledges, part of the Application Site makes a visual contribution to the wider setting of Nyetimber windmill, and a positive contribution to its significance. To recognise this, the proposed development has been drawn back from Pagham Road so as to maintain the sight line of the Windmill in that view. As such, the proposed development is considered to have a less than substantial harm to Nyetimber Windmill. The heritage statement identifies the level of harm as being 'less than substantial harm at the lower end of the scale', which could be reduced to no harm if a sight line from Pagham Road to the windmill is maintained by omitting development of the study site's south-eastern corner. This is slightly a different approach to the planning statement. However, as the site plan is only indicative and is not approved as part of this application, the best approach would be to err on the side of caution and agree with the planning statement.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale. 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
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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