

Heritage Statement



Site Name: Crouchlands Farm, Rickman's Lane, Plaistow RH14 0LE
On behalf of: Artemis Land and Agriculture Ltd
Date: April 2022

A. SUMMARY AND CONCLUSION

1. This Heritage Statement accompanies the full planning application at Crouchlands Farm, Rickman's Lane, Plaistow RH14 0LE for:

The regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a Rural Enterprise Centre (Use Classes E, C1 and F1), a Rural Food and Retail Centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.

2. The proposal is known as the 'Whole Farm Plan'. The applicant is Artemis Land and Agriculture Ltd.
3. The application site is not located within a Conservation Area and the existing buildings on the application site are not statutorily or locally listed.
4. There are two Grade II listed buildings to the south west of the application site (Crouchland (more commonly referred to as Crouchlands House), and the outbuilding in the garden of Crouchland), one to the south (Lanelands), and three to the north east on Rickman's Lane (Little Fitchings, Nuthurst, and Old House). There is no direct intervention to the buildings themselves. The Plaistow Conservation Area is approximately 1 kilometre to the north of the site, and there are a number of non-designated heritage assets within and in the vicinity of the application site, including Hardnips Barn.
5. The significance of the Grade II listed buildings lies primarily in their architectural and historic interest - they are good examples of the timber-framed farmhouses and cottages of sixteenth and seventeenth century date that exist in the local area, that themselves reflected the pattern of land use (which itself has remained broadly consistent) in the area at that time. Crouchland is elevated above the other examples by virtue of its scale and detailing, but its immediate setting demonstrates the most change with the farmstead (itself a non-designated heritage asset) that originally centred on the house now focused within the twentieth century farm buildings to the north east (within the application site as the farm hub and proposed Rural Enterprise Centre). Some understanding of the farmstead can be derived from the Grade II listed Outbuilding in the Garden of Crouchland, but the setting of this asset has become more domestic as a result of the house now being occupied as a private residence.
6. This Statement has identified what in policy terms is classified as 'less than substantial harm' to the setting of Crouchland as a heritage asset, arising through the introduction of new

development specifically to the immediate east of the property, through the development of the Rural Food and Retail Centre and Equestrian Centre. Such change is however not inconsistent with the history of the house and its surrounding context (the house has been part of a wider estate and landholding that has changed over time as agricultural and estate needs have changed).

7. The level of harm is towards the lower end of 'less than substantial' scale and has been mitigated by both the design of the new development, and the new landscape and tree planting included within the development which includes the strengthening of existing, degraded, field boundaries. Once mature, the latter would have reinforced the historic landscape pattern and the different component parts of the proposed development would have been separated and integrated within their landscape context so that the perceived scale of the buildings and infrastructure is reduced. The Planning Statement accompanying the application identifies that this will not harm the residential amenity of those occupying the house, and also balances this resultant 'less than substantial harm' against the benefits of the scheme, in accordance with the provision of the National Planning Policy Framework.
8. There is no harm to the Grade II listed Outbuilding in the Garden of Crouchland.
9. This Statement has also identified that, while the setting of the Grade II listed Lanlands will undergo some change (specifically the introduction of built form in views north from the public right of way where both the asset and the new built form will be visible), the proposed new landscape and tree planting means that no harm to arises to the asset. No harm arises to the other Grade II listed buildings (Little Fitchlings, Nuthurst and Old House) within proximity of the application site.
10. The significance of the Plaistow Conservation Area can be seen to relate primarily to the character of the village within its attractive setting of undulating woodland and fields; the informal low density layout of houses and small cottages, many with visible gardens; the areas of woodland within the village that reinforce its rural character; the nearly 30 listed buildings within the Conservation Area, all in residential uses apart from The Sun Public House and an adjoining K6 telephone kiosk; its materials include timber framing, sometimes exposed with white painted panels, dark stained weather-boarding, blue and red bricks, handmade clay tiles, and some Wealden sandstone; and the undulating topography allows both short and long views across, out of, and into the Conservation Area.
11. No harm is identified from the proposed development in relation the Plaistow Conservation Area. This is primarily due to the intervening landscape between the application site and wider landholding at Crouchlands Farm; the overall separation distance; and the siting of the new development within the proposed development.
12. No harm arises in relation any of the non-designated heritage assets identified. This includes Hardnips Barn, where the proposal offers the opportunity to secure a long-term future for the building. The proposed development has also avoided the much-disturbed glassworks of late medieval/early post-medieval date to the south of Hardnips Copse.