

Southbourne Parish Neighbourhood Plan Review 2019 – 2037

Policy SB12 Protecting Local Heritage Assets

Feb 2021

Supporting Evidence SB12.EV6 (New Feb. 2021)

Consultation Results

1.0 Consultations with property owners/occupiers

- 1.1 The owners/occupiers of 22 of the 23 proposed Local Heritage Assets (LHA) were advised of the Parish Council's proposals by letter or email during the last week of July 2020 and asked to respond within three weeks. The exception was No. 13 (New Building in Signal Box style, Stein Road, Southbourne) which took place in January 2021 due to difficulties in tracing the owner.
- 1.2 Two additional responses were received as a result of the Regulation 14 Pre Submission Plan Consultation. These related to No. 12 Slipper Tidal Gates and Sluice, and some further comments on No. 11 Signalman's Cottage, Nutbourne.
- 1.3 All the comments received are recorded in full in the following table, together with the Parish Council's subsequent response and the action taken. In summary, responses were received relating to six candidate Assets:
 - four were supported, with the owners suggesting changes to the accompanying text (LHA Nos. 10, 11, 12 and 20);
 - one was not supported although no objection was raised (LHA No. 1); and
 - one received an objection, with the owner setting out corrections to the accompanying text (LHA No. 18)
- 1.4 The responses received were considered and all the candidate Assets have been retained in the Neighbourhood Plan. The alterations to the accompanying text suggested by consultees have been made.

Asset No.	Name of Asset	Response received	Parish Council Response	Action
1	The Stables, Eames Farm, Thorney Road, Emsworth, Hants PO10 8DE	<p>From the Chichester Harbour Trust (The freeholder) 3/8/2020;</p> <p>“Many thanks for this recognition of the contribution of Eames Farm to the Parish – I have forwarded it to Richard Austin at Chichester Harbour Conservancy for formal response.”</p> <p>NOT SUPPORTED BUT NO OBJECTION RAISED</p> <p>From the AONB Manager, Chichester Harbour Conservancy (The occupying tenant) 5/8/2020;</p> <p>“Thank you for your email of 23 July 2020.</p> <p>Whilst the Conservancy appreciates the good intentions of Southbourne Parish Council to add Eames Farm to the Local Buildings List, I regret to inform you that this is not something the Conservancy would support.</p> <p>The Local Buildings List is about recognising buildings of historical or architectural interest that do not meet the criteria to be nationally listed in the planning process. It is the Conservancy’s view that Eames Farm is neither of historical importance, nor does it have any particular architectural merit.</p> <p>Please note that the wider Eames Farm estate, which includes the buildings, is already designated as:</p> <ul style="list-style-type: none"> ☐ An Area of Outstanding Natural Beauty ☐ A Local Nature Reserve ☐ A Ramsar Site ☐ A Site of Special Scientific Interest ☐ A Special Protected Area 	<p>The purpose of the list may have been misunderstood by the respondent.</p> <p>It is considered that this restored building meets the criteria recommended by Historic England which include age; local characteristics or building traditions; rarity; evidence about past human activity in the locality; evidence from written records; links to local or national figures; structures with strong communal or historical associations; and/or assets which contribute to the communal collective memory. (See SPNP Supporting Evidence SB12.EV3)</p> <p>It is worth noting that the Stables were the Winner of the Sussex</p>	Retain on the List unaltered

		<p>It is already therefore significantly protected.</p> <p>If Southbourne Parish Council wish to pursue this course of action it is unlikely the Conservancy will go to the trouble of objecting, but at the same time, nor will we support the motion.</p> <p>I am sorry if this is not the response you were hoping for. I would be very happy to further discuss the matter on the telephone.”</p>	Heritage Trust Public and Community Award 2013 as “A fine example of a restored, new use, barn in a beautiful setting”.	
10	Padwick Villas (now 237,239,243 Main Road, Southbourne, PO10 8JD	<p>SUPPORTED – suggested changes to accompanying text</p> <p>From the owner/occupier of 243 Main Road 31/7/20</p> <p>“I am responding to a letter sent to me by yourself dated 23rd July 2020. You have included details of immediate neighbours/my own property and invited comment. Please find attached your nomination details together with some suggested minor amendments annotated where appropriate.</p> <p>I cannot immediately see any reason why I would not wish to support the proposed designation.”</p>	<p>Support noted. Padwick House and Villas form a single terraced building but no response received from the other three properties.</p> <p>Agree all amendments to text on the LHA form.</p>	<p>Retain on the List.</p> <p>LHA text amended.</p>
11	Signalman’s Cottage, Inlands Road, Nutbourne, PO18 8RJ	<p>SUPPORTED – Suggested changes to accompanying text</p> <p>From the owner/occupier</p> <p>No comment on Listing. Requests change of address from Southbourne to Nutbourne.</p> <p>Response/further comments received via Regulation 14 consultation (Respondent no. 29)</p> <p>1 Suggests amendments to the address to include Nutbourne</p> <p>2 Suggests inclusion of photograph of Pinks delivery van near railway gates.</p>	<p>Assume supports designation. Agree change of address.</p> <p>1 Agree change of address</p> <p>2 This is a well known photo in a local book on Southbourne’s history but it is too poor in quality to be inserted into the</p>	<p>Retain on the List Address amended</p> <p>Address amended</p> <p>Not done</p>

			accompanying text.	
12	Slipper Sluice Gates, Slipper Road, Emsworth, PO10 8XD	<p>Response received via Regulation 14 consultation (Respondent no. 28)</p> <p>SUPPORTED – Suggested changes to accompanying text</p> <p>From Slipper Mill Pond Preservation Association</p> <ul style="list-style-type: none"> • The 'Slipper Mill Pond Preservation Association' is our formal title. • Technically these are Tidal Gates. They open when the pond is lower than tide level for use by the now defunct mill and, being kept in working order, still function. • The functional sluice gate itself is to the West • The builder in the 1700s was HENDY not Handy • We suggest enlarging the title to “Tidal Gates and Sluice” 	<p>Assume supports designation.</p> <p>Agree all amendments to text on LHA form.</p>	<p>Retain on the List.</p> <p>LHA text amended.</p>
18	Slipper Mill (now nos. 1,2,3,4) Slipper Road, Emsworth, PO10 8XD	<p>OBJECTION – Suggested changes to accompanying text</p> <p>From the owner/occupier of 4 Slipper Mill</p> <p>“I have received the notification, at 4 Slipper Mill, that you intend to list the building on the new Local Building List. I cannot believe that there is to be a list but that it will not have any effect on future planning applications. I’m sure that regulations will inevitably creep to being more restrictive over the coming years. As such I would not want it included. For accuracy I have amended the description, please see the attached photo.”</p>	<p>Objection noted. 4 Slipper Mill is one of four properties resulting from the conversion of the building but no response received from the other three properties.</p> <p>Agree all amendments to text on LHA form.</p>	<p>Retain on List.</p> <p>LHA text amended.</p>
20	Eagle House, Main Road, Nutbourne, PO10 8RY	<p>SUPPORT – Suggested changes to accompanying text</p> <p>From the owner/occupier of Eagle House</p> <p>“We recently received with interest the Draft proposed entry for our property – Eagle House, on Main Road at Nutbourne, with reference to the Local Buildings List. We can</p>	<p>Support noted.</p> <p>Agree amendments (edited) to text on LHA form.</p>	<p>Retain on List.</p> <p>LHA text amended.</p>

confirm that we have, at present, no material objections to it being included on the Local Buildings List.

There were a few suggested alterations to the Draft information presented:

1. The correct postcode for the property is actually: PO18 8RY (rather than the addressed 'PO10 8LB')
2. Our proposed amended Draft description would read:

"Eagle House was built around 1870 and was formerly a Pub "The Eagle Inn" until circa 1950. The property contains substantial timbers, reputed to have been sourced from local seafaring vessels. Another large neighbouring Pub, "The Bell and Anchor" was demolished in 1995 and the site re-developed for residential use. This has been a pattern all along the A259, as there has been less local custom for pubs also drinking and driving has become unacceptable. One former notable resident of the property was the British Olympic Diver: Valerie Lloyd-Chandos, who represented Britain at the 1952 Summer Games, later living in France. Also in the 1950s, the Main Road (then still the A27 Trunk Route) was straightened, leading to a small local General Store and a more substantial residential property, which then both lay immediately to the west of Eagle House being compulsorily purchased and demolished, as part of these roadworks. The garden of this demolished property was subsequently amalgamated with that of Eagle House; remnants of the original dividing garden wall can still be seen. Also at about this time, the wreckage of a German WW2 Bomber was discovered in Chidham in a farmer's barn and while being transported by low-loader to Thorney Island, the starboard wing reportedly struck and damaged the eastern corner brickwork of Eagle House, the damage being quickly covered over. During extensive refurbishment works conducted in mid-2019, this damage was rediscovered and on this occasion properly repaired. A black flying eagle motif was displayed until recently above the front door, although has now been removed following the re-instatement after many years of a Porch Awning, similar to that which can be seen to be present in historic photographs of the Eagle Inn."