

# Southbourne Parish Neighbourhood Plan

## Pre-Submission Modified Plan 2014 - 2029

### Policy SB5 Design and Heritage in Lumley

#### Supporting Evidence SB5.EV1 - Character Appraisal Lumley (September 2022)

#### 1. LUMLEY CHARACTER APPRAISAL

- 1.1 **Introduction.** Lumley is the subject of a Character Appraisal because while being a relatively small, loose knit hamlet centred around the old mill, it contains a number of listed and other attractive historic buildings, and is of considerable historic interest worthy of recognition.
- 1.2 **Topography.** Lumley is a hamlet in the North Western part of Southbourne Parish. It is low lying, ranging from sea level to a maximum of around 10m altitude, and has an approximate area of one-half square kilometres.<sup>1</sup> The predominant geology is chalk, flint and clay; and some of the buildings and walls to the North of Lumley incorporate flints into their design.<sup>2</sup> There are four Grade II Listed Buildings in Lumley (one is Grade II\*), which are described below under Landmarks.
- 1.3 **Land Uses.** The South Western corner of Lumley contains almost all of the buildings, with the remainder being farmland, given largely over to pasture.
- 1.4 **Layout.** Lumley is bordered to the west by the River Ems. Below a pond at Lumley Mill, near the south of the hamlet, a channel diverts from the River and a millstream runs southwards towards Brook Meadow Local Nature Reserve and Peter Pond. With the exception of a small number of farms and outlying buildings, all the others cluster around this former mill race. To the north Lumley is bordered by the A27, to the south by Hermitage, and to the east by Southbourne. To the south the Character Appraisal boundary has been drawn parallel to the east-west railway line, and to the east it follows definitive footpath 240 from the A27 to Hermitage. To the west it follows the County Boundary, where fields and woodland straddle the boundary north of the railway line.
- 1.5 **Roads.** There is only one road through Lumley. This is Lumley Road, which runs northwards by the millstream to Lumley Mill. At this point it becomes a private, unadopted and unsurfaced road which runs north-eastwards to Westbourne, going over a bridge across the A27. It changes its name to Mill Lane as it approaches the bridge.
- 1.6 **Streets and Routes.** There are no streets other than Lumley Road/Mill Lane, although there are tracks leading off to the outlying farms and buildings north of Lumley Mill. A railway cuts through the south of the hamlet, with a bridge over Lumley Road, where the Portsmouth to Chichester line runs. This was opened in 1847 and the bridge dates from that time and is brick lined.
- 1.7 A number of footpaths cross the hamlet. One (245) follows the line of Lumley Road/Mill Lane from Hermitage, being part of the Sussex Border Path and forks west towards Emsworth from a point just south of Lumley Mill (245/1). Footpath 245 then progresses to the bridge over the A27 and crosses the fields emerging in the centre of Westbourne. Footpath 240 runs almost due south from the same bridge, across fields, towards Hermitage.

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<sup>1</sup> All geographical details from OS Explorer Sheet OL8.

<sup>2</sup> Havant Borough Townscape, Landscape and Seascape Character Assessment, February 2007.

- 1.8 **Spaces.** There are no significant spaces in Lumley, other than the farmland setting in the northern part of the hamlet. The views from Lumley Road are generally restricted due to the trees and hedges which typically run alongside the road.
- 1.9 **Buildings.** There are considerably less than fifty buildings in Lumley. Almost all are houses, mostly dating from the Nineteenth or early Twentieth Century. There are a handful of more modern properties, and also a few which are Eighteenth Century, of which the finest example is Lumley Mill. Most of the houses are built of brick, either left plain or painted. There were a number of brickworks in the area in the late Nineteenth Century.
- 1.10 **Landmarks.** The most significant landmark is Lumley Mill, which was built in the 1760s by Lord Lumley.<sup>3</sup> The Mill is a Grade II\* Listed Building and lies by a pond below which the River Ems and the millstream diverge southwards.<sup>4</sup> The Mill went through a boom period during the Napoleonic Wars when Edward Tollervey, a Portsmouth baker and businessman, took it over and secured a contract to provide the Royal Navy in Portsmouth with pork and biscuits. The evidence is that Tollervey's one time profitable business suffered once there was peace in 1815.<sup>5</sup> Much of the Mill was destroyed in the early 20th century by a fire, with the ruins still remaining at ground level; the building is half the size of the original.<sup>6</sup> Part of the Mill was once a Toll House (it is still named as such) to serve the turnpike from Cosham to Chichester, although this function ceased in the early Nineteenth Century.<sup>5</sup> Lumley Mill (and the Toll House) now form a holiday rental property; including an attractive garden with Summerhouse across Lumley Road from the Mill.
- 1.11 Two Grade II Listed Buildings in Lumley form part of the terraces of houses which lie behind the brick and stone lined millstream (which is very shallow in Summer) and are reached by short footbridges over the stream. Lumley Terrace (numbered 1-8) and the Flint Cottages (1-2 Lumley Road) are both listed. Lumley Terrace dates to the early Nineteenth Century and the houses are two storey, built from painted brick with a gable at each end and a wider one in the centre. Nos 2 and 3 retain their original marginal glazing. Flint Cottages are also two storey houses with coursed flints set in galletting with white brick dressings and quoins.
- 1.12 The final Grade II building in the hamlet lies near the Mill; this is Mill Cottage and its attached ornamental wall. The deeds date back to 1769 but the current cottage dates to the early Nineteenth Century when it was a coach house with harness room. Local tradition holds that the crenelated ornamental wall was built by French prisoners of war during the Napoleonic Wars.<sup>7</sup>
- 1.13 **Green and Natural Features.** The south-western part of Lumley is very enclosed and dominated by hedgerows and some well-established trees of considerable merit. These continue northwards into the area of pasture, where the land is more open. The road noise from the A27 is significant in the northern part of Lumley.
- 1.14 The hamlet was subject to flooding from the River Ems until recent flood protection measures improved the situation. The predominantly rural nature of the hamlet is known to be valuable for wildlife. Natural England has identified a small Traditional Orchard (Priority Habitat: non-statutory)

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<sup>3</sup> A Short History of Emsworth and Warblington, A J C Reger (Havant Borough History Booklet No 6), date 2016.

<sup>4</sup> All information on the listed buildings in Lumley is drawn from [www.historicengland.gov.uk](http://www.historicengland.gov.uk), retrieved on 4 September 2019.

<sup>5</sup> A Short History of Emsworth and Warblington, A J C Reger. May 1967

<sup>6</sup> Emsworth History Online [www.emsworthonline.co.uk](http://www.emsworthonline.co.uk)

<sup>7</sup> From [www.historicengland.gov.uk](http://www.historicengland.gov.uk).

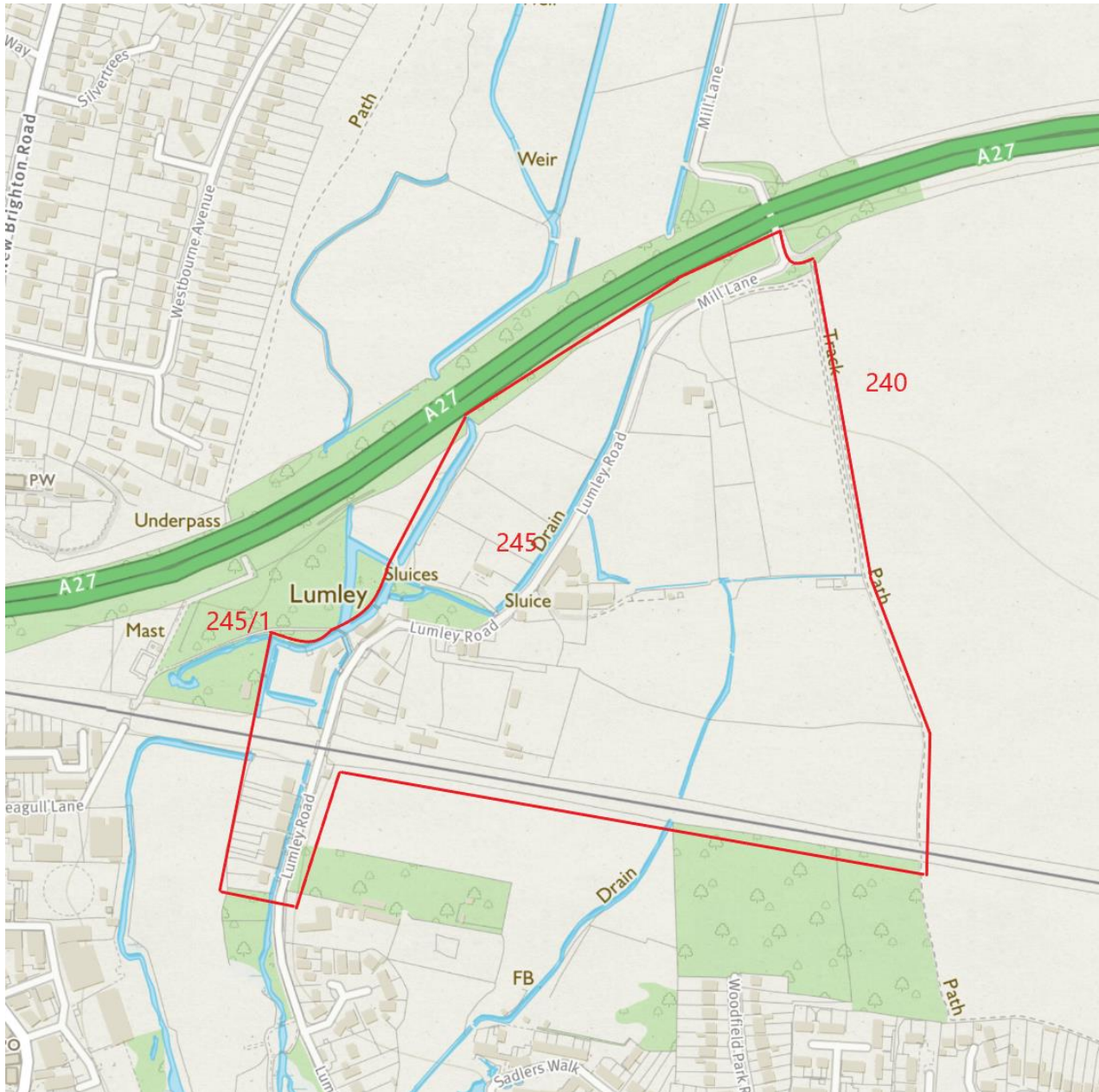
set back from Lumley Road <sup>8</sup> to the east of Lumley Mill, and Woodpasture and Parkland / Deciduous Woodland (Priority Habitat: non-statutory) straddle the West Sussex/Hampshire boundary north of the railway. Brook Meadow LNR lies immediately to the southwest. Lumley hamlet will form part of one of the proposed Wildlife Corridors in Southbourne included in the Neighbourhood Plan.

- 1.15 **Streetscapes and Views.** The southern part of Lumley is very enclosed with no views outwards. Even in the farmland to the north the views are often constrained by hedgerows and trees. The countryside setting is, however, important because it is one of the few places in the Parish where historic buildings retain their immediate relationship with fields and hedgerows unchanged for the greater part of two hundred years.
- 1.16 **Conclusions.** Lumley is a small hamlet but has a distinctive character through the quality and character of its buildings, including a high proportion of Listed Buildings. Its generally rural character makes it important as a wildlife habitat and it contains a diverse range of open farmland, established trees and hedgerows and picturesque waterways.
- 1.17 **Planning Policy.** Lumley hamlet lies within a countryside setting and outside the Settlement Boundaries defined in Southbourne Parish. Particular care needs to be exercised to ensure that extensions and modifications to existing buildings respect the quiet, historic quality of their surroundings. Proposals for any new development will be strictly controlled and will only be considered acceptable if they are appropriate for a countryside setting and comply with Policies 2, 45 and 46 as set out in the Chichester Local Plan: Key Policies 2014 - 2029.

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<sup>8</sup> Sussex Biodiversity Record, Natural England, ref SxBRC/19/441 dated 28 August 2019 and Natural England MAGIC website

## Maps

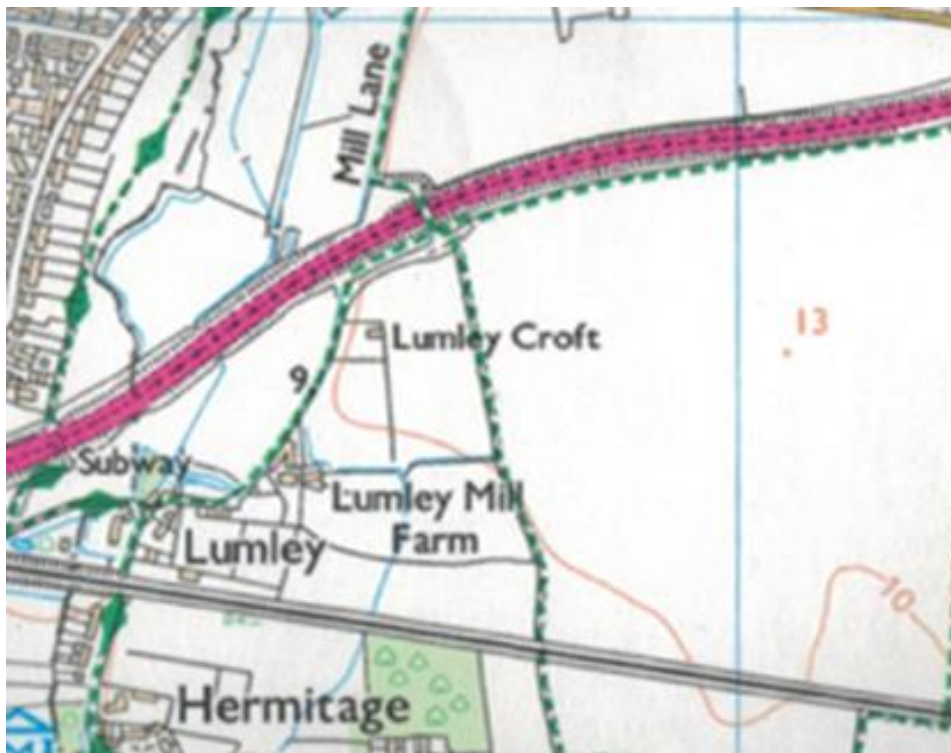


A map of Lumley with the boundary of the area chosen for the character appraisal (CA) marked in red.

Footpath 240 runs North-South along the track marked and forms the eastern boundary of the CA.

Footpath 245 follows the line of Mill Lane and Lumley Road from the A27 through to Hermitage.

Footpath 245/1 runs East-West along the narrow road marked from the sluices.



*An OS map of Lumley showing public rights of way and the topography.*



## Images



*A historical view of Lumley Mill before part of it (the building to the right of the picture) burned down. The image is from approximately 1900.*



*A historical view of Lumley Mill across the pond. The image is from approximately 1900.*



*A historical view of Lumley Terrace. The image is from approximately 1900.*



*A modern view of Lumley Terrace across the millstream from Lumley Road. Many of the doorframes and windows are not original. Lumley Terrace (nos. 1 to 8) is a Grade II Listed Building.*





*A view of the distinctive Victorian terraces, in this case Raglan Terrace, by the millstream, taken from Lumley Road.*



*One of the numerous large and well-established trees in Lumley.*





*That part of Lumley Mill which is still standing; the Toll House, which forms part of the same building, is just to the left out of picture. The Mill is a Grade II\* Listed Building.*



*Mill Cottage, a Grade II Listed Building, showing its construction with flint knapping.*



*A typical view across farmland in the North of Lumley towards one of the more isolated buildings.*



*Mill Lane, looking Southwards, as it runs towards the bridge over the A27.*