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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: 01 October 2021 16:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/107/21/PL

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Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

A map-based assessment has identified the following heritage assets in close proximity to the application site:

Designated heritage assets

- The Old Manor House, Westergate Street, Grade II, C17 Listed Building. Two storeys. Four windows. Ground floor faced with flints with red brick dressings and quoins, above red brick and grey headers. Tiled roof. Casement windows.
- Timbers, Westergate Street, II C16 timber-framed cottage with flint infilling, now white-washed. Thatched roof with two "eyebrows". Casement windows. Two storeys. Four windows.

- Milliards Manor Farmhouse, II, C18. Two storeys. Two windows. Stuccoed. Tiled roof. Glazing bars intact. Wide C19 porch.
- Barn And Cart Shed At Manor Farm To The South West Of The Farmhouse, Church Lane: II. One building. Possibly C17. The east wall is of red brick with a diaper pattern of grey headers. The remainder of the exterior is faced with flints and appears later. Stone steps up to the entrance on the north side. The west half of the building forms the cart-shed with the lower portion open and weather-boarded above. Corrugated iron roof to the whole.
- Granary/Outbuilding At Manor Farm To The North West Of The Farmhouse, Church Lane: C17 timber-framed building with red brick infilling standing on staddle-stones. Half-hipped tiled roof.
- Manor Farmhouse, Church Lane: C16 timber-framed building of half H-plan with infilling of red brick, plaster and flints. Tiled roof. Casement windows. Two storeys. Three windows. Modern portion added to west end of south wing.
- The Parish Church of St George, Church Lane: II*. Chancel, nave with shingled bell-turret at west end and north vestry. Largely Norman, much restored with later windows. Vestry C19.
- Eastergate House Late C18 or early C19. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Tiled roof. Two curved bay windows on both floors which have been altered but retain their glazing bars. Recessed section to each of two window-bays with half-hipped gable.
- The Wilkes Head Inn 1763 circa. Two storeys and attic. Three windows. Two hipped dormers. Red brick. Stringcourse. Tiled roof. Casement windows. Doorway with flat hood on brackets and door of six fielded panels.
- Eastergate: Church Lane Conservation Area. The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural, settlement based on the Manor House (16th Century), St. Georges Church (Norman) and farm buildings, including a granary on staddle stones. The rural character of the area is further enhanced by impressive views from across open fields towards this group of buildings and the village generally.

The heritage values of the listed buildings lies principally in the architectural and historic value of the fabric and their appearance.

Locally Listed Buildings or Structures of Character

- The Prince of Wales Ph, Westergate Street,
- The White House, Westergate Street,
- Rock House - Servac Hq, Westergate Street,
- Heron House, Westergate Street,

The Proposal

The proposal is to demolish the Woodgate Centre buildings (including 3 No. residential dwellings) and construct 180 No. residential dwellings with associated infrastructure.

The site is located to the south of the main railway line and measures approximately 7.17 hectares in area. Access is proposed to be solely via Woodgate Road, that directly connects to the A29 (Lidsey Road). The site contains a number of businesses based in a range of buildings.

The location of the site to the south of the railway line some distance from the heritage assets, along with the fact that it is at least partially screened by hedging/trees means that there is no perceived intervisibility between the site and the heritage assets. Further, as identified in the heritage statement, the assets currently have no direct historic or physical relationship to the development site. As a result, the site does not form part of their setting. This is especially the

case for the those located on Westergate Street which are already surrounded by more recent development. As a consequence, I am of the opinion that the development would not cause harm to the settings of the heritage assets.

Conclusion

The listed heritage assets lie some distance from the PDA, with no perceived intervisibility between them and the site. It is therefore considered that the development will not cause harm to their fabric or historical value, whilst also unlikely to cause any change to the character or qualities of their setting. 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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