

Research Report
Jones Lang LaSalle Incorporated

Heritage Compliance Statement

Barratt David Wilson Homes

Land at Water Lane, Angmering, Arun, BN16 4EP

Contents

Introduction	3
The Heritage Assets	4
Summary Statements of Significance	6
Heritage Impact Assessment.....	12
Conclusion.....	20
Appendix A: Legislation, Policy and Guidance Context.....	21
Appendix B: Map of Angmering Conservation Area.....	34
Appendix C: Statutory List Entries.....	36

1. Introduction

- 1.1 This Heritage Compliance Statement (HCS) has been prepared by JLL Heritage on behalf of Barratt David Wilson in support of a planning application for land south of Water Lane, Angmering, Arun, BN16 4EP (henceforth referred to as the 'site').
- 1.2 The planning application is for residential development, comprising 175 residential units, roads, landscaping, play areas and associated infrastructure.
- 1.3 This HCS should be read in conjunction with the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT). It should be noted that this HCS does not intend to reproduce the detailed heritage analysis provided within the previous Heritage Statement, but instead summarises this in order to consider the potential impact of all reserved matters associated with the planning application.
- 1.4 The site forms two connected parcels of land (referred to as the east and west parcels) comprising c.22 acres (9 hectares). There are no designated or non-designated heritage assets within site itself, although the site is located directly to the north-east of Angmering Conservation Area, which includes several grade II statutory listed buildings on its north-east perimeter. In addition, two further grade II statutory listed buildings sit to the north-west of the site and outside the conservation area.
- 1.5 Paragraph 189 of the National Planning Policy Framework (NPPF) 2019 sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹
- 1.6 In response to the NPPF, Section 2 of this report identifies the heritage assets which may be affected by the application proposals and Section 3 provides proportionate summary statements of significance for these heritage assets. These are relative to the scale, nature and effect of the proposals and utilise the relevant assessments of history, development and significance included within the Heritage Statement (CGMS, October 2016) submitted as part of the outline planning application which received permission (A/99/17/OUT). Section 4 then provides a refreshed assessment of the impact of the application proposals on the significance of the identified heritage assets. This assessment of impact is based on national, regional and local policy and guidance.
- 1.7 The legislative, planning policy and planning guidance context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2019), the PPG (2019) and local planning policy and guidance for the historic environment. Appendix B provides a map of Angmering Conservation Area and Appendix C provides the relevant Statutory List Entries.

¹ NPPF 2019

2. The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.*²

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF (2019) as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'.*³

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

Site

2.4 There are no designated or non-designated heritage assets within site itself.

Listed Buildings

2.5 The site is located to the north-east of a series of grade II statutory listed buildings. These sit within the immediate environs of the site and share varying degrees of inter-visibility with it. As a result, their significance has the potential to be impacted by the proposals. This is by virtue of the proposals forming development within their settings.

2.6 These designated heritage assets have therefore been scoped in for further assessment and are set out in the table below for ease of reference. Appendix C provides the relevant Statutory List Entries.

Table 2.1 – Statutory listed buildings identified in paragraph 2.5

Key	Name, Address	Grade
1	The Spotted Cow PH	II
2	Littleworth (House) and Littleworth Cottage	II
3	Bay Tree Cottage, Thatchers and White House Cottage	II
4	The White House	II
5	Malt Barn Cottage and The Malt House	II
6	Cressingham Cottage	II
7	Cressingham Cottage Barn and Wall	II
8	Avenals Farmhouse	II
9	Weaver Cottage	II

² NPPF (2019) Annex 2: Glossary (p.67)

³ NPPF (2019) Annex 2: Glossary (p.66)

Conservation Areas

- 2.7 The site is located to the north-east of Angmering Street Conservation Area. This designated heritage asset has been scoped in for further assessment on account of the location of the proposals. A map of the conservation area is set out in Appendix B.

Non - Designated Heritage Assets

- 2.8 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.
- 2.9 There are no non-designated heritage assets identified by the local planning authority within the environs of the site.

3. Summary Statements of Significance

Significance and Special Interest

3.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

*‘The value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*⁴

3.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the ‘*Principles of Selection for Listed Buildings (2010)*’ which is supported by thematic papers, ‘*Listing Selection Guides*’, based on building type, which give more detailed guidance.

3.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.

3.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.

3.5 Historic England have also published a series of Advice Notes which are relevant to assessing significance, setting and the potential impact that proposals may have on this. This includes, but is not limited to, the following relevant publications which have been utilised as part of this JLL report:

- Historic England Good Practice Advice Note 3 (GPA3): Setting of Heritage Assets (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset;
- Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019) which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets; and
- Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) which continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

Assessment

3.6 The following summary statements of significance provide an overview of the identified heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of each asset and the likely impacts of the proposals. These should be read in conjunction with Sections 3 and 4 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Significance Analysis - Angmering Conservation Area

⁴ NPPF (2019) Annex 2: Glossary (p.71)

- 3.7 Angmering Conservation Area was first designated in April 1975. It is of national significance and forms the historic core of Angmering which is of special architectural and historic interest. Angmering Conservation Area is made up three clear townscape areas: The Square; Arundel Road and the High Street.
- 3.8 The Square is located at the village center and comprises the historic commercial and retail core of the village. It is also the location of a war memorial. From this area, which is largely defined by the concentration of historic buildings lining street frontages around The Square, the historic core of the conservation area extends onto the High Street and up Arundel Road.
- 3.9 Arundel Road leads from the A27. It is heavily constricted and includes post-war buildings in the north before progressing to include an increasing number of historic and statutory listed buildings, including residential, civic and educational buildings as one progresses south towards The Square and the core of the village.
- 3.10 The High Street provides a more generous approach than Arundel Road, meandering from east to west until arriving at The Square. It is principally formed by historic dwellings which line the road frontage on each side, many of which are statutory listed and almost all of which are historic.
- 3.11 The special architectural and historic interest of the conservation area is defined by the large number of historic and architecturally interesting buildings which front the core roads within it. The retention of this historic street pattern, as well as the historic spaces and associated buildings dramatically adds to the character of the conservation area. The buildings are typically vernacular flint and brick buildings of two storeys. The conservation area is largely residential in character, with some centralized retail, civic and commercial premises. Save for two small sections to the north-west and east which offer a more rural outlook from the edge of the conservation area (not from within its core), the boundaries of the conservation are defined by 20th century housing and street patterns.

Significance Analysis – The Spotted Cow PH

- 3.12 The grade II statutory listed building was first added to the statutory list on 20-Sep-1984. It is early-mid-19th century in origin, forming a two storey flint, brick and rendered building capped beneath a hipped slate roof with chimney stacks. It includes a series of two and one storey ancillary link-structures of varying dates and styles attached to its north, east and west elevations, with only its southern principal façade (fronting the High Street) remaining unobscured.
- 3.13 Although the core of the PH is mid-late-19th century in date (demonstrated by its internal and external character, fabric and architectural style) it is thought that a building has stood on the site since 1540, perhaps indicating the site, rather than building we now see, has a long history in serving the local community. The significance of the building therefore lies in its architectural and historic interest as a mid-late-19th century PH which continues the legacy of serving the community of Angmering, specifically those housed in the historic core of Angmering Conservation Area.
- 3.14 The two storey dwellings (Littleworth (House) and Littleworth Cottage) located beyond the western PH boundary (on the High Street) and ancillary PH link-structures to the north, east and west (including the substantial non-deciduous hedge line, 6ft lap-fencing, parking and hardstanding to its north-east) combine to provide curtailed outlook to the north, west and east. They urbanise the immediate and wider setting of the PH and limit onward views of the fields to the north (the latter forming the extended setting) in all but a small northern central area of the PH garden. Overall this creates a relatively insular urbanised setting to the north, west and east, where little of the building's historic character, fabric and architectural style is appreciated and any extended northern outlook is almost entirely obscured. Consequently, the historic and architectural significance of the building is poorly experienced from within the building's immediate and wider setting to the north, west and east, contributing very little to its significance.

- 3.15 Conversely, the southern principal façade of the PH addresses the High Street and remains historic in appearance, providing a local landmark at the eastern edge of the conservation area and end of the High Street. Consequently, it is from this point that the historic and architectural significance of the building is best experienced externally, forming the building's immediate and wider setting to the south and contributing strongly to its significance.

Significance Analysis – Littleworth (House) and Littleworth Cottage

- 3.16 The grade II statutory listed building was first added to the statutory list on 20-Sep-1984. It is early-19th century in origin, forming one two storey flint and brick building (now split into two adjoining residences) capped beneath a slate and tiled roof with chimney stacks. Littleworth (House) to the west and Littleworth Cottage to the East. The building includes a series of one and two storey structures to the north (rear extensions and freestanding structures). These are of varying ages and appear to serve both residences.
- 3.17 The significance of the building lies in its architectural and historic interest as an early-19th century dwelling (demonstrated by its historic character, fabric and architectural style) located within the historic core of Angmering Conservation Area. This significance is interwoven with additional historic interest attributed to the building's first resident, William Linfield. The Linfield family were builders and reputedly built many of the buildings in Angmering between the mid-19th century and early-20th century.
- 3.18 The garden to the north solely serves Littleworth Cottage and includes a substantial freestanding single storey modern timber structure. The north and east boundaries of the garden are defined by modern 6ft lap-fencing and to the west is a substantial deciduous hedge, creating a relatively insular immediate setting within the garden. A two storey dwelling is appreciable beyond the western boundary, as is the Spotted Cow PH complex to the east and to the north are fields. All of these combine to form the wider and extended setting to the north, albeit views of the fields from the garden are obscured by the fencing. This heavily adapted northern setting contributes little to the building's significance.
- 3.19 To the west of the building is an historic walled garden, solely serving Littleworth House. This creates a relatively insular immediate setting to the west which includes a modern single storey conservatory (attached to the western façade of Littleworth House), miscellaneous single storey structures and an historic single storey barn or garage in the south-west corner. Save for the two storey dwelling located beyond the western walled boundary, little is appreciable within the wider and extended setting to the west. The immediate setting to the west contributes strongly to the building's significance, providing a well-preserved insular walled historic cottage garden space.
- 3.20 To the south of the building are two cottage gardens, each serving a residence. These are demarked by low garden walls and gates fronting the High Street, from which the architectural and historic interest of the early-19th century building is best appreciated externally, forming the building's immediate and wider setting to the south and contributing strongly to its significance alongside the western historic walled garden of Littleworth House.

Significance Analysis – Bay Tree Cottage, Thatchers and White House Cottage

- 3.21 The grade II statutory listed building was first added to the statutory list on 20-Sep-1984. It is c.18th century (or earlier) in origin, forming one two storey whitewashed brick building (now split into a terrace of three residences) capped beneath a slate and thatched roof with chimney stacks. The building includes a series of small rear extensions of varying ages which occupy the terraced gardens to the north.
- 3.22 The significance of the building lies in its architectural and historic interest as an c.18th century dwelling (demonstrated by its historic character, fabric and architectural style) located within the historic core of Angmering Conservation Area. It is

typical of the historic ribbon style development which ran parallel to the High Street, forming one of the earlier buildings within the conservation area which directly lined a core historic route.

- 3.23 To the north the northern gardens of each residence are defined by typical residential garden fencing, trees and hedges, creating a relatively simple insular terraced immediate setting. Two storey dwellings are appreciable beyond the western and eastern boundaries and to the north are fields. All these combine to form the wider and extended setting to the north, albeit views of the fields from the garden are obscured by the fencing and trees which provide a substantial northern buffer. This heavily adapted northern setting contributes little to the building's significance.
- 3.24 To the south of the building are three small cottage gardens, each serving a residence. These are demarked by low garden walls and gates fronting the High Street, from which the architectural and historic interest of the c.18th century building is best appreciated externally, forming the building's immediate and wider setting to the south and contributing strongly to its significance.

Significance Analysis – The White House

- 3.25 The grade II statutory listed building was first added to the statutory list on 20-Sep-1984. It is early-19th century in origin, forming a two storey brick, flint, tile hung and rendered building with historic bays, all capped beneath a slate roof with chimney stacks. The building includes small single storey rear extensions and a western freestanding garage.
- 3.26 The significance of the building lies in its architectural and historic interest as an early-19th century dwelling (demonstrated by its historic character, fabric and architectural style) located within the historic core of Angmering Conservation Area. Although now including a large incongruous western bay, the building retains architectural quality in the eastern portion of its principal elevation, asserting a degree of architectural and historic status within the High Street by forming one of the more substantial and classically proportioned buildings fronting a key junction within the conservation area.
- 3.27 To the north the garden is defined by fencing, trees and hedges, creating a relatively simple insular immediate setting. Two storey dwellings are appreciable beyond the western and eastern boundaries and to the north are fields. All these combine to form the wider and extended setting to the north, albeit views of the fields from the garden are obscured by the fencing and trees which provide a substantial northern buffer.
- 3.28 To the south of the building is a small garden demarked by a low garden wall and gate fronting the High Street, from which the architectural and historic interest of the early-19th century building is best appreciated externally, forming the building's immediate and wider setting to the south and contributing strongly to its significance.

Significance Analysis – Malt Barn Cottage and The Malt House

- 3.29 The grade II statutory listed buildings were first added to the statutory list on 20-Sep-1984. They originally formed one residence (now The Malt House) with an adjoining working malthouse (now Malt Barn Cottage) but have since been converted into two dwellings.
- 3.30 The two storey red brick southern end of the structure forms Malt Barn Cottage. This sits beneath a clay tile roof and originates as a c.17th century malthouse. It has been converted and heavily extended to include a series of red brick and flint extensions to the south and south-east. The significance of the building lies in its architectural and historic interest as a surviving c.17th century former malthouse. It not only forms one of the oldest buildings within the conservation area, but also forms a rare example of a historic agricultural / industrial structure centrally located on one of the key roads within the historic core of Angmering Conservation Area.

- 3.31 The northern end (The Malt House) was originally, as it is now, a dwelling. It forms an early-19th century two storey rendered building capped beneath a clay tile roof. The significance of the building lies in its architectural and historic interest as a substantial early-19th century dwelling (demonstrated by its historic character, fabric and architectural style) located on one of the key roads within the historic core of Angmering Conservation Area.
- 3.32 To the south of Malt Barn Cottage is its courtyard garden, its modern extensions and a single storey garage. Beyond these (to the south-east) is a small enclosed rear garden, which also serves Malt Barn Cottage. The building also directly abuts Weavers Hill to the west with The Malt House adjoining to the north. This combines to form the immediate setting of Malt Barn Cottage. Save for Weavers Hill and The Malt House, the immediate setting is heavily doctored and makes very little contribution to the ability to appreciate the building's significance.
- 3.33 Beyond the immediate setting of Malt Barn Cottage are several modern two storey residential dwellings located to the south and east and the rear gardens of The Malt House located to the north-east. A raised paddock to the west (surrounding Pigeon House), the historic buildings at the junction of High Street and Weavers Hill to the south, and the Cressingham Cottage complex to the north provide the additional elements of the building's wider setting. Unlike the former, the latter form well-preserved elements of the building's historic setting, contributing to the building's historic context and significance as a result.
- 3.34 The Malt House directly abuts Malt Barn Cottage to the south and Weavers Hill to the west and includes extensive gardens to the east and north, within which there are a series of modern and historic freestanding single storey structures (generally located in the north). This combines to form the immediate setting of Malt Barn Cottage and contributes to the ability to appreciate the building's significance.
- 3.35 Beyond the immediate setting of The Malt House are several modern two storey residential dwellings located to the south and south-east. A raised paddock to the west (surrounding Pigeon House), the historic buildings at the junction of High Street and Weavers Hill to the south, and the Cressingham Cottage complex to the north provide the additional elements of the building's wider setting. Unlike the former, the latter form well-preserved elements of the building's historic setting, contributing to the building's historic context and significance as a result.
- 3.36 The fields to the north, located beyond the northern garden boundary wall and associated mature planting, form part of the building's extended setting. These fields are well-removed from the immediate area surrounding The Malt House and due to this they make no contribution to the ability to appreciate the significance of The Malt House.

Significance Analysis – Cressingham Cottage Complex

- 3.37 The grade II statutory listed buildings and structures making up this complex have been grouped for ease of assessment. They were individually added to the statutory list in the form of two entries on 06-Jun-1975. The two entries comprise Cressingham Cottage and Cressingham Barn and Wall.
- 3.38 They form an 18th century two storey flint cottage and single storey flint barn within a flint walled complex. Both are thatched and the cottage includes a northern and southern pentice. The cottage also includes one and two storey extensions to the rear and the barn now includes several domestic features. Nonetheless, the significance of the buildings lies in their architectural and historic interest as 18th century vernacular structures which typify early development (demonstrated by their historic character, fabric and architectural style) in Angmering. They also mark the start of the historic core of Angmering Conservation Area when transitioning on Weavers Hill.
- 3.39 The cottage, barn and walled complex combine to provide a definitive group and offer a highly significant immediate setting for one another. Beyond this their wider setting includes both modern residential development on Cumberland

Road to the north-west and the historic development / paddocks surrounding Pigeon House to the south-west. To the east are fields, which form a small well-preserved part of their historic wider setting, albeit this wider setting does not contribute as strongly to their significance when compared to their immediate setting. Their extended setting includes modern and historic development on Weavers Hill, both to the north and south, providing an extended village setting or context.

Significance Analysis – Weaver Cottage

- 3.40 The grade II statutory listed building was first added to the statutory list on 20-Sep-1984. The building forms an early-18th century two storey flint cottage capped under a hipped clay tile roof with central chimney stack.
- 3.41 The significance of the building lies in its architectural and historic interest as an early-18th century vernacular structure which typifies early development (demonstrated by its historic character, fabric and architectural style) in Angmering. Albeit, unusually it is located outside of Angmering Conservation Area.
- 3.42 The cottage includes one and two storey extensions to the rear and the east, leaving only a small flint walled cottage garden to the south, with all other boundaries directly abutting roads and pavements (Weavers Hill and Water Lane) it is situated in a dislocated island site. This provides the immediate setting of the building, offering little or no contribution to its significance. Beyond are the fields rising to the south-east and the terraced houses on Weavers Hill to the south-west, as well as modern housing to the north, all providing the wider setting, albeit only the fields provide any contribution to the building's significance as a small preserved part of its historic setting. The fields to the south-east also have a backdrop which includes clear views of the first floors, chimney stacks and roofs of modern housing on The Avenalls (accessed from the High Street), Avenals Farmhouse and The Math House, all forming part of the building's extended setting.

Significance Analysis – Avenals Farmhouse

- 3.43 The grade II statutory listed building was first added to the statutory list on 12-Oct-1954. The building forms an early-19th century two storey double plan flint and brick built farmhouse capped under a clay tile roof with chimney stacks. Further one and two storey extensions sit to the east of the building within a residential courtyard garden.
- 3.44 The significance of the building lies in its architectural and historic interest as an early-19th century vernacular farmhouse with outlying 19th century ancillary agricultural structures (now converted for residential and commercial uses). The farmhouse and historic buildings typify early development (demonstrated by their historic character, fabric and architectural style) in Angmering. The farmhouse forms the lead building within a sizeable historic farmstead located directly outside of Angmering Conservation Area, beyond the edge of the historic village.
- 3.45 The farmhouse includes one and two storey extensions located to the east within a private residential courtyard garden. Beyond this the farmhouse and wider historic farmstead complex (the latter including flint, brick and weather boarded buildings) combine to provide a definitive group and offer a highly significant immediate and wider setting for one another. Within this immediate and wider setting there are also modern structures, gardens and recreational spaces, many of which make no contribution to significance. Beyond this the extended setting is provided by the surrounding fields and housing, albeit these are partly screened by substantial sections of deciduous and non-deciduous tree planting, vegetation and woodland buffers to the north, west and south. The fields within the extended setting provide only a limited contribution to its significance as a result.

4. Heritage Impact Assessment

Background

- 4.1 The legislative, planning policy and planning guidance context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2019), the PPG (2019) and local planning policy and guidance for the historic environment.
- 4.2 In accordance with paragraph 189 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 3 of this report.
- 4.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 190). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 4.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 192).
- 4.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 193) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with high court judgements (Barnwell Manor, Forge Field) where great weight should be attached to the statutory duty.
- 4.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 196), or substantial (paragraph 195). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 193). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 200, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 4.7 Paragraph 197 of the NPPF concerns the effect of an application on the significance of a non-designated heritage asset and should be taken into account when considering development proposals with a balanced judgement being required to have regard to the scale of any harm or loss against the significance of the asset.

The Proposals

- 4.8 The planning application is for residential development, comprising 175 residential units, roads, landscaping, play areas and associated infrastructure on land south of Water Lane, Angmering, Arun, BN16 4EP (referred to as the 'site').
- 4.9 The site forms two connected parcels of land (referred to as the east and west parcels) comprising c.22 acres (9 hectares). There are no designated or non-designated heritage assets within site itself, although the site is located directly to the north-east of Angmering Conservation Area, which includes several grade II statutory listed buildings on its north-east perimeter. In addition, two further grade II statutory listed buildings sit to the north-west of the site and outside the conservation area.
- 4.10 The proposals follow the form, layout and extent of those approved as part of outline planning application (A/99/17/OUT) and therefore this HCS does not intend to reproduce the detailed heritage analysis provided within the previous Heritage

Statement submitted as part of that outline planning application (A/99/17/OUT), but instead it summarises this in order to consider the potential impact of all reserved matters associated with this planning application.

- 4.11 The proposals reflect the scale and character of the predominantly two storey brick, flint and weather boarded buildings in the locality, including those both within and beyond the boundary of the conservation area (modern and historic). The proposals retain and introduce a series of generous landscape and planting buffers at key junctions with heritage assets. The proposals also introduce bespoke building types to respond to and reflect the contextual transition between old and new in these sensitive areas including heritage assets. This follows discussions with the council and JLL Heritage and reaffirms the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT).

Impact Analysis – Angmering Conservation Area

- 4.12 The proposals are exposed to the conservation area in two areas: the south-east edge of the east parcel of the site, which adjoins the north-east boundary of the conservation area (beyond the gardens of buildings to the north side of the High Street); and the south-west corner of the west parcel of the site, which adjoins the north boundary of the conservation area (beyond the gardens of buildings at the southern end of Weavers Hill).
- 4.13 In these areas the proposals retain and introduce a series of generous landscape and planting buffers to soften key junctions with the conservation area. The proposals also introduce bespoke building types to best respond to and reflect the contextual transition between the character of old and new. The proposals also reflect the scale and character of the predominantly two storey brick, flint and weather boarded buildings located at and around these junctions, as well as within the wider conservation area. This approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures will go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.
- 4.14 The proposals will replace a series of fields at the edge of the conservation area, however, the proposed mitigation and design measures allow the proposals to comfortably transition, sitting alongside the existing mixed architectural context of old and new buildings appreciable in and around these two sections of the conservations area.
- 4.15 The **impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will be **very minor**.

Impact Analysis – The Spotted Cow PH

- 4.16 The south-east edge of the east parcel of the site adjoins the north garden boundary of the listed building. Limited inter-visibility is shared between the heritage asset and the site on this boundary, albeit the site does form part of its wider setting. This element of its wider setting contributes little to its significance, which is better understood and experienced from the High Street.
- 4.17 Nonetheless, the proposals introduce a generous landscape and planting buffer to soften the junction of the listed building and site boundary. The proposals also introduce bespoke building types (a mix of weather boarded and brick structures) in this area, all of which are offset beyond the generous landscape and planting buffer. The proposals also reflect the scale of the predominantly two storey buildings located around this heritage asset. This design approach provides a gradual spatial transition that avoids developing directly on the boundary line with the listed building. It also provides the appropriate contextual transition of character required between old and new buildings.

- 4.18 The proposals will replace the fields forming part of the wider setting of the listed building, however, the proposed mitigation and design measures allow the proposals to provide a softer transition between the proposals and this heritage asset. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures will go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.
- 4.19 The **impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **neutral**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – Littleworth (House) and Littleworth Cottage

- 4.20 The south-east edge of the east parcel of the site adjoins the north garden boundary of the listed building. Limited inter-visibility is shared between the heritage asset and the site on this boundary, albeit the site does form part of its wider setting. This element of its wider setting contributes little to its significance, which is better understood and experienced from the High Street and from within its western walled garden.
- 4.21 Nonetheless, the proposals introduce a generous landscape and planting buffer to soften the junction of the listed building and site boundary. The proposals also introduce bespoke building types (a mix of weather boarded and brick structures) in this area, all of which are offset beyond the generous landscape and planting buffer. The proposals also reflect the scale of the predominantly two storey buildings located around this heritage asset. This design approach provides a gradual spatial transition that avoids developing directly on the boundary line with the listed building. It also provides the appropriate contextual transition of character required between old and new buildings.
- 4.22 The proposals will replace the fields forming part of the wider setting of the listed building, however, the proposed mitigation and design measures allow the proposals to provide a softer transition between the proposals and this heritage asset. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures will go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.
- 4.23 The **impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **very minor**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – Bay Tree Cottage, Thatchers and White House Cottage

- 4.24 The site shares very limited distant inter-visibility with the roof of the listed building over the intervening paddocks and planting. The proposals will retain the intervening paddocks and planting but develop the distant fields, however, this element of its extended setting (the site) contributes little to its significance, which is better understood and experienced from the High Street.
- 4.25 Where visible, if at all, the proposals will be well-removed within its extended setting and seen alongside the existing and proposed landscape and planting buffers. The proposals will also reflect the scale and character of the predominantly two storey brick, flint and weather boarded buildings located around this heritage asset.

- 4.26 The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT) and follows further discussions with the council.
- 4.27 The **impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **neutral**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – The White House

- 4.28 The site shares very limited distant inter-visibility with the roof of the listed building over the intervening paddocks and planting. The proposals will retain the intervening paddocks and planting but develop the distant fields, however, this element of its extended setting (the site) contributes little to its significance, which is better understood and experienced from the High Street.
- 4.29 Where visible, if at all, the proposals will be well-removed within its extended setting and seen alongside the existing and proposed landscape and planting buffers. The proposals will also reflect the scale and character of the predominantly two storey brick, flint and weather boarded buildings located around this heritage asset.
- 4.30 The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT) and follows further discussions with the council.
- 4.31 **The impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **neutral**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – Malt Barn Cottage and The Malt House

- 4.32 The south-west edge of the west parcel of the site adjoins the north garden boundary of the listed building. Limited inter-visibility is shared between the heritage asset and the site on this boundary due to the mature planted boundary line, albeit the site does form part of its extended setting. These fields are well-removed from the immediate area surrounding the listed building and due to this they make no contribution to the ability to appreciate its significance, which is understood and experienced from Weavers Hill and its grounds, which provide its immediate setting.
- 4.33 Nonetheless, the proposals introduce a generous landscape and planting buffer to soften the junction of the listed building and site boundary. The proposals also introduce bespoke building types (a mix of brick, flint and tile hung structures) in this area, all of which are offset beyond the generous landscape and planting buffer. The proposals also reflect the scale of the predominantly two storey buildings located around this heritage asset (including those modern structures located directly to the east). This design approach provides a gradual spatial transition that avoids developing directly on the boundary line with the listed building. It also provides the appropriate contextual transition of character required between old and new buildings.
- 4.34 The proposals will replace the fields forming part of the extended setting of the listed building, however, the proposed mitigation and design measures allow the proposals to provide a softer transition between the proposals and this heritage asset. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures will go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.

- 4.35 **The impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **neutral**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – Cressingham Cottage Complex

- 4.36 The south-west edge of the west parcel of the site is located opposite the listed buildings and structures comprising Cressingham Cottage Complex.
- 4.37 The cottage, barn and walled complex combine to provide a definitive group and offer a highly significant immediate setting for one another. Inter-visibility is shared between these heritage assets and the site, which forms part of their wider setting. This wider setting also includes both modern residential development on Cumberland Road to the north-west and the historic development / paddocks surrounding Pigeon House to the south-west. This wider setting does not contribute as strongly to their significance when compared to their immediate setting, albeit the fields do form part of a well-preserved historic outlook.
- 4.38 Consequently, the proposals introduce a generous landscape and planting buffer to soften the junction of the listed buildings and site boundary. The proposals also introduce bespoke building types (a mix of brick, flint and tile hung structures) in this area, all of which are offset beyond the generous landscape and planting buffer. The proposals also reflect the scale of the predominantly two storey buildings located around these heritage assets (including those modern structures located directly to the north). This design approach provides a gradual spatial transition that avoids developing directly on the boundary line opposite the listed buildings. It also provides the appropriate contextual transition of character required between old and new buildings.
- 4.39 The proposals will replace the fields forming part of the wider setting of the listed buildings, however, the proposed mitigation and design measures allow the proposals to provide a softer transition between the proposals and these heritage assets. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures will go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.
- 4.40 **The impact of the proposals on the special architectural and / or historic interest (significance) of these heritage assets** will remain **very minor**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – Weaver Cottage

- 4.41 The northern boundary of the west parcel of the site shares distant inter-visibility with the listed building over the intervening fields and planted boundaries. The proposals will retain the intervening fields and planted boundaries forming the wider setting, but develop the distant fields forming the extended setting (the site).
- 4.42 Both the wider and extended setting of the listed building already include an appreciation of both modern and historic housing. The proposals, although visible in the extended setting between gaps in the existing planted northern site boundary, will be seen within this context. The proposals will reflect and replicate the existing backdrop of the fields to the south-east which includes clear views (via gaps in the planted site boundary) of the first floors, chimney stacks and roofs of modern housing on The Avenalls (accessed from the High Street), Avenalls Farmhouse and The Malt House, all forming part of the building's extended setting. The proposals will also reflect the scale and character of the predominantly two storey brick, flint and tile hung buildings located in the wider and extended setting of this heritage asset. It is therefore

evident that the proposals will preserve the extended setting of the listed building and additional landscape and planting buffers are not necessary on the northern boundary of the west parcel of the site as a result.

- 4.43 This approach follows the underlying design ethos of the approved outline application (A/99/17/OUT) but better understands and therefore better responds to the setting and significance of the listed building. In addition, the character of building types proposed in this area (which will be visible at distance) follows further discussions with the council and these additional design measures will go beyond that achieved as part of the approved outline application.
- 4.44 **The impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **neutral**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Impact Analysis – Avenals Farmhouse

- 4.45 The proposals are located to the east, south and west of Avenals Farmhouse and its wider historic farmstead complex, falling within its extended setting.
- 4.46 The farmhouse and the wider historic farmstead complex (the latter including flint, brick and weather boarded buildings) combine to provide a definitive group and offer a highly significant immediate and wider setting for one another. Within this immediate and wider setting there are also modern structures, gardens and recreational spaces, many of which make no contribution to significance. Beyond this the extended setting is provided by the surrounding fields (including the site) and housing, albeit these are partly screened by substantial sections of deciduous and non-deciduous tree planting, vegetation and woodland buffers to the north, west and south. The fields within the extended setting provide only a limited contribution to its significance as a result and housing remains appreciable.
- 4.47 The proposals will result in no change to the immediate and wider setting of Avenals Farmhouse, an element which contributes strongly to its significance. Limited inter-visibility will be shared between the heritage asset and the proposals which will be located beyond the intervening tennis courts, leisure facilities, buildings, gardens and planting on the site boundaries, changing the extended setting from fields to housing. However, this element of its extended setting contributes little to its significance, which is better understood and experienced from within the farmstead complex.
- 4.48 Nonetheless, the proposals introduce a planting buffer to soften the junction of the listed building and the site boundary in the east parcel. The proposals also retain and enhance the existing planting on the proposed southern link and retain the existing planting between the listed building and its junction with the west parcel to soften the impact of development here. The proposals also introduce bespoke building types (a mix of flint, brick and tile hung structures) in this area, all of which are reflect the scale and character of the predominantly two storey buildings located within the existing extended setting of the heritage asset. This design approach provides the appropriate contextual transition of character required between old and new buildings.
- 4.49 The proposals will replace the fields forming part of the extended setting of the listed building, however, the proposed mitigation and design measures allow the proposals to provide a softer transition between the proposals and this heritage asset. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures will go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.

- 4.50 **The impact of the proposals on the special architectural and / or historic interest (significance) of this heritage asset** will remain **neutral**, as concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).

Summary

- 4.51 Overall it is evident that the proposals will replace the fields forming part of the setting of the listed buildings and conservation area, however, the proposed mitigation and design measures provide an appropriate transition between the proposals and the heritage assets to mitigate heritage impact. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.
- 4.52 In all cases, the impact of the proposals on the special architectural and / or historic interest (significance) of the identified heritage assets will remain the same as that concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT). Although the design measures go further to mitigate heritage impact in the current proposals, there remains a very minor impact on the special architectural and historic interest (significance) of four designated heritage assets by virtue of the proposals altering their settings: Angmering Conservation Area; Littleworth (House) and Littleworth Cottage (formed of one grade II list entry); and Cressingham Cottage Complex (formed of two grade II list entries).

Legislation and Policy Considerations

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.53 Legislation regarding buildings of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.54 The relevant legislation in this case extends from Section 16 of the 1990 Act which states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.
- 4.55 The impact of the proposals on the special architectural and historic interest (significance) of the listed buildings has, in line with the 1990 Act, been detailed within section 4 of this Heritage Compliance Statement. Section 4 states that proposals preserve and, in some cases, have a very minor impact on their special architectural and historic interest (significance), identifying the design and mitigation measures taken to reduce this following discussion with the council.
- 4.56 Legislation regarding areas of special architectural and historic interest (conservation areas) is also contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.57 The relevant legislation in this case extends from section 69 of the Act, which states that a conservation area is an “area of special architectural or historic interest, the character and the appearance of which is desirable to preserve or enhance”.
- 4.58 Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 4.59 The impact of the proposals on the special architectural and historic interest (significance) of Angmering Conservation Area has, in line with the 1990 Act, been detailed within section 4 of this Heritage Compliance Statement. Section 4 states that the proposals have a very minor impact on the conservation area’s character and appearance and thus its special

architectural and historic interest (significance), identifying the design and mitigation measures taken to reduce this following discussion with the council.

- 4.60 As a result, the proposals pay special regard and attention to the desirability of preserving the setting and character and appearance of heritage assets and are in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Policy - National Planning Policy Framework (February 2019)

- 4.61 The significance of the heritage assets, as required by paragraph 189 of the NPPF, has been set out in section 4 of this Heritage Compliance Statement.

- 4.62 This Heritage Compliance Statement has provided the opportunity to apply paragraph 190 of the NPPF, which identifies that local planning authorities should take account of the available evidence and any necessary expertise to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking this into account when considering the impact of a proposal on a heritage asset.

- 4.63 The conservation of heritage assets has, in line with paragraph 193 of the NPPF, been given great weight.

- 4.64 The proposals have been demonstrated within this Heritage Compliance Statement as both preserving and, in some cases, having a very minor impact on their special architectural and historic interest (significance) of the heritage assets, identifying the design and mitigation taken to reduce this following discussion with the council. The effect of the proposals on the significance of the relevant heritage assets has, in line with the NPPF, been addressed.

- 4.65 As a result, the application proposals are in accordance with the NPPF.

Local Policy – Arun District Local Plan 2011-2031 (July 2018)

- 4.66 The heritage impact of the proposals has been detailed and should be considered in conjunction with policies HER SP1 – ‘The Historic Environment’, HER DM1 – ‘Listed Buildings’ and HER DM3 – ‘Conservation Areas’ of the Arun District Local Plan 2011-2031 (July 2018) as detailed within Appendix A.

- 4.67 The carefully considered landscape and architectural character of the proposals (including the additional design mitigation measures detailed) reflects that approved as part of the approved outline planning application (A/99/17/OUT). In accordance with the heritage specific policies of the Arun District Local Plan, the proposals continue to acknowledge, respond and seek to protect the conservation area and listed buildings (including their settings) in a manner appropriate to their significance.

5. Conclusion

- 5.1 This Heritage Compliance Statement (HCS) has been prepared by JLL Heritage on behalf of Barratt David Wilson in support of a planning application for land south of Water Lane, Angmering, Arun, BN16 4EP (henceforth referred to as the 'site').
- 5.2 The planning application is for residential development, comprising 175 residential units, roads, landscaping, play areas and associated infrastructure.
- 5.3 This HCS should be read in conjunction with the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT). It should be noted that this HCS does not intend to reproduce the detailed heritage analysis provided within the previous Heritage Statement, but instead summarises this in order to consider the potential impact of all reserved matters associated with the planning application.
- 5.4 The site forms two connected parcels of land (referred to as the east and west parcels) comprising c.22 acres (9 hectares). There are no designated or non-designated heritage assets within site itself, although the site is located directly to the north-east of Angmering Conservation Area, which includes several grade II statutory listed buildings on its north-east perimeter. In addition, two further grade II statutory listed buildings sit to the north-west of the site and outside the conservation area.
- 5.5 The Heritage Statement has presented a summary of the relevant national and local policy regarding developments which might impact on heritage assets (see appendix A). Particular consideration has been paid to identifying policy and guidance which concerns development which might have an impact on the significance of designated and non-designated heritage assets by virtue of adapting their settings, features, character and appearance.
- 5.6 In summary, it is evident that the proposals will replace the fields forming part of the setting of the listed buildings and conservation area, however, the proposed mitigation and design measures provide an appropriate transition between the proposals and the heritage assets to mitigate heritage impact. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (A/99/17/OUT), but the character of building types proposed follows further discussions with the council and these additional design measures go further to mitigate heritage impact, beyond that achieved as part of the approved outline application.
- 5.7 **In all cases, the impact of the proposals on the special architectural and / or historic interest (significance) of the identified heritage assets will remain the same as that concluded within Section 5 of the Heritage Statement (CGMS, October 2016) submitted as part of the approved outline planning application (A/99/17/OUT).**

Appendix A: Legislation, Policy and Guidance Context

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law⁵ has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas.

National Planning Policy

National Planning Policy Framework (NPPF) February 2019

The National Planning Policy Framework (NPPF) was published on 19th February 2019 and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the ‘golden thread’ which is expected to run through the plan-making and decision-taking activities. It should be

⁵ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets⁶, as set out in paragraph 11 of the NPPF.

Within section 12 of the NPPF, 'Achieving well-designed places', Paragraphs 124 to 132, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, 'Conserving and Enhancing the Historic Environment', Paragraphs 184-202, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance⁷.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 186 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 189 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting⁸. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 190, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 191 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

⁶ **Designated heritage asset** – A World Heritage Site, Scheduled Ancient Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation designated under the relevant legislation.

⁷ **Significance** – The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described with each site's Statement of Outstanding Universal Value forms part of its significance.

⁸ **Setting of a heritage asset** - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (NPPF Annex 2: Glossary)

Paragraphs 193 to 198 consider the impact of a proposed development upon the significance of a heritage asset⁹. Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation¹⁰ and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 196 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 197 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 198 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 201 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

Planning Practice Guidance (PPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach.

⁹ **Heritage asset** – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated and assets identified by the local planning authority (including local listing).

¹⁰ **Conservation** – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances the significance. (NPPF Annex 2: Glossary)

Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are importance and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

Historic England Guidance – Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets' (December 2017). A further document entitled 'GPA4: Enabling Development' is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEA1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEA2: Making Changes to Heritage Assets' (25th February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEA4: Tall Buildings' (10th December 2005), 'Managing Local Authority Heritage (2nd June 2003)', 'HEA7: Local Heritage Listing' (May 2016), 'HEA10: Listed Buildings and Curtilage (21st February 2018) and, 'HE12: Statements of Heritage Significance (October 2019) provide further information and guidance in respect of managing the historic environment.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use

of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) continues

to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that ‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- Restoration;
- Addition and alteration, either singly or in combination; and
- Works for research alone.

Historic England Advice Note 3 (HEA3): The Historic Environment and Site Allocations in Local Plans (October 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

Historic England Advice Note 7 (HEA7): Local Heritage Listing (May 2016)

This advice note has been prepared as part of the renewed suite of documents from Historic England and therefore supersedes an earlier 2012 publication. It observes that Local lists play a role in identifying a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation.

Historic England notes that they enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.

The advice supports local authorities and communities to introduce a local list in their area or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England.

Essentially, a local list can identify the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of local heritage assets. If done accurately and with sufficient detail local lists also provide a consistent and accountable way of identifying local heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

The purpose of this Historic England Advice note is to provide information on local heritage listing to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). In addition to these documents, this advice should be read in conjunction with the relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.

The advice in this document, in accordance with the NPPF, emphasises that work in designating and taking decisions related to local heritage lists should be no more than is necessary, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. Nevertheless, this work needs to provide enough information to understand the issues (NPPF, paragraph 43).

Creating a local heritage list is a way for local councils and communities to identify historic buildings, archaeological sites and designed landscapes which within their area. Local heritage lists sit within a continuum of measures for identifying and protecting

buildings and areas of heritage or townscape interest, which includes World Heritage Sites at the international level, national designations such as listed buildings, scheduled monuments and historic parks and gardens (see the National Heritage List for England), and conservation areas, as well as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions.

Inclusion on a local list delivers a way of identifying local heritage assets to the benefit of strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists thus complement national designations in building a sense of place and history for localities and communities. Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given proportionate consideration when change is being proposed and that their qualities are taken into account when changes affecting the historic environment are proposed.

This document draws on good practice across the country in developing a new local heritage list or making improvements to an existing one. Importantly, this advice should be seen as a starting point. In order to remain flexible enough to respond to local needs, decisions on the ways in which assets are identified, and the system adopted for managing the local heritage list, are matters for local planning authorities and their communities. This advice does, however, set out methods for setting up and managing a local list to provide ideas on how this might be done.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Local Policy

Arun District Local Plan 2011-2031 (July 2018)

The Arun Local Plan comprises of a written statement and supporting policies maps. The plan sets out a spatial vision, objectives and a sustainable strategy for delivering the needed growth of the District over the period 2011- 2031. It is used to guide decisions on planning, development and regeneration activity over this period, including many other decisions shaping corporate investment plans and strategies, as well as those from external providers, delivering services and infrastructure to the local community.

Policy HER SP1 – ‘The Historic Environment’ states that the Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

1. Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance;
2. Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;
3. Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority;
4. The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance;
5. The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use;
6. Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

Policy HER DM1 – ‘Listed Buildings’ states that proposals affecting statutory Listed Buildings will be required to:

- a) Preserve or enhance the historic character, qualities and special interest of the buildings;
- b) Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building’s exterior;
- c) Protect the architectural and historical integrity and detailing of a Listed Building’s interior;
- d) Protect the special interest of buildings of architectural or historic interest; and
- e) Protect, and where possible enhance the setting of the building.

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f) Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;
- g) The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and

- h) The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long-term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting;
- it will avoid detrimental fragmentation of management of the heritage asset;
- it will secure the long-term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- there is a source of funding that might support the heritage asset without the need for enabling development; and
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

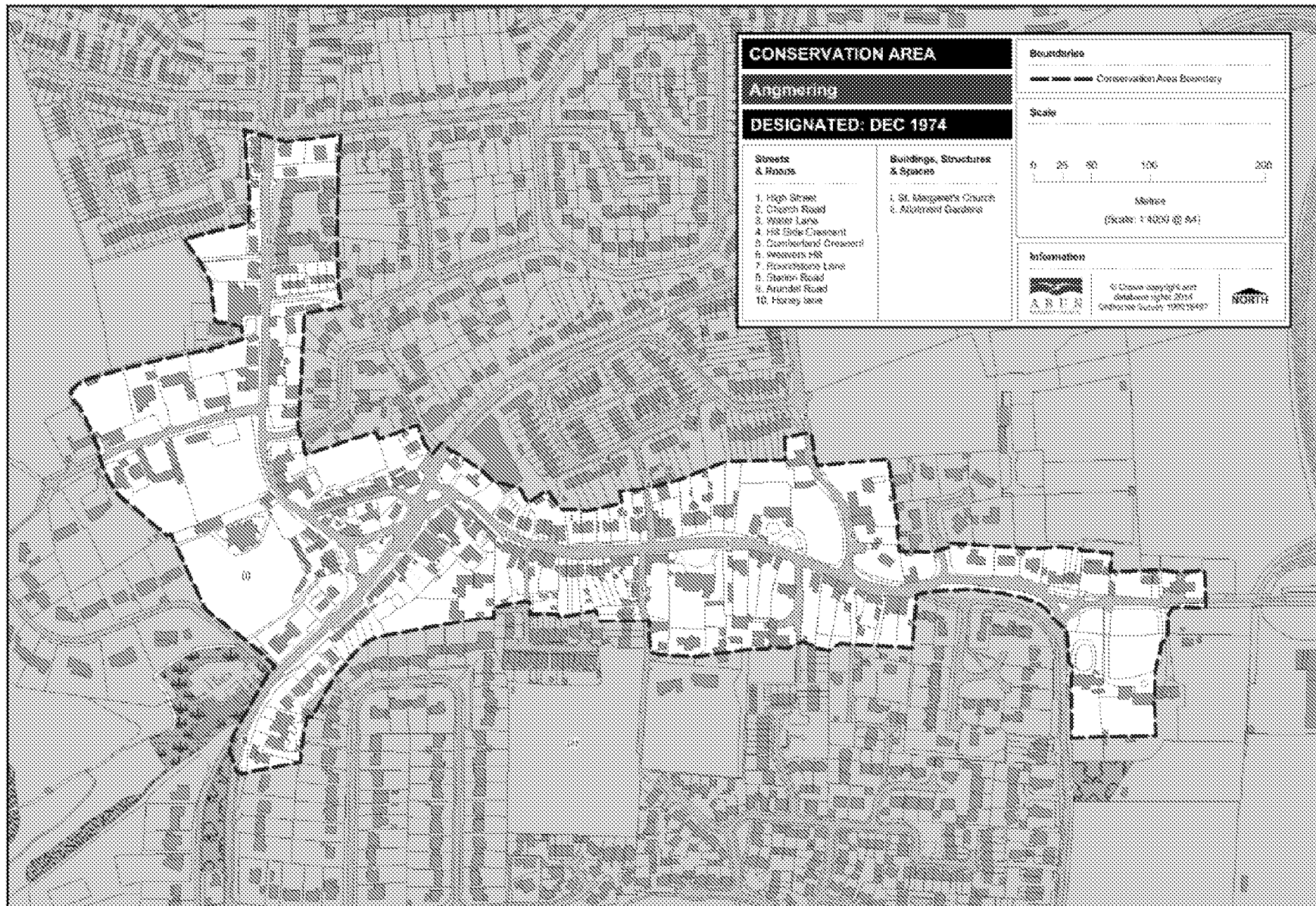
Policy HER DM3 – Conservation Areas states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a) New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b) Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c) Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d) Unsympathetic features are removed and missing features are restored or reinstated;
- e) It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f) It does not harm important views into, out of or within the Conservation Area.

Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

- g) The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- h) It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
- i) It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- j) Permission has been granted for the redevelopment of the site.

Appendix B: Map of Angmering CA



Appendix C: Statutory List Entries

THE SPOTTED COW PUBLIC HOUSE

Overview

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1353862>

Heritage Category: Listed Building

Grade: II

List Entry Number: 1353862

Date first listed: 20-Sep-1984

Statutory Address: THE SPOTTED COW PUBLIC HOUSE, HIGH STREET

Map:



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Location

Statutory Address: THE SPOTTED COW PUBLIC HOUSE, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07522 04313

Details:

TQ 0604 ANGMERING HIGH STREET 25/84 (north side)

The Spotted Cow Public House

II

Early-mid C19. Two storeys. Three windows. Stuccoed, west wall flints and red brick. Eaves cornice. Hipped slate roof. Vertical glazing bars only intact. Painted brick porch with segmental-headed doorway.

Listing NGR: TQ0752204313

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297736

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1027678

Date first listed: 20-Sep-1984

Statutory Address: LITTLEWORTH COTTAGE, HIGH STREET

Statutory Address: LITTLEWORTH, HIGH STREET

Map:



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Location

Statutory Address: LITTLEWORTH COTTAGE, HIGH STREET

Statutory Address: LITTLEWORTH, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07494 04318

Details

TQ 0604 ANGMERING HIGH STREET 25/83 (north side)

Littleworth and Littleworth Cottage

II

One building. Early C19. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. New tiled roof. Casement windows.

Listing NGR: TQ0749404318

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297735

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

BAY TREE COTTAGE THATCHERS WHITE HOUSE COTTAGE

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1353861>

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1353861

Date first listed: 20-Sep-1984

Statutory Address: BAY TREE COTTAGE, HIGH STREET

Statutory Address: THATCHERS, HIGH STREET

Statutory Address: WHITE HOUSE COTTAGE, HIGH STREET

Map:



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Location

Statutory Address: BAY TREE COTTAGE, HIGH STREET

Statutory Address: THATCHERS, HIGH STREET

Statutory Address: WHITE HOUSE COTTAGE, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07432 04319

Details

TQ 0604 ANGMERING HIGH STREET 25/82 (north side)

White House Cottage, Thatchers and Bay Tree Cottage

II

One building. C18 or earlier. Two storeys. Four windows. Painted brick. Hipped thatched roof. Casement windows.

Listing NGR: TQ0743204319

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

297734

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

THE WHITE HOUSE

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1232965>

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1232965

Date first listed: 20-Sep-1984

Statutory Address: THE WHITE HOUSE, HIGH STREET

Map:



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Location

Statutory Address: THE WHITE HOUSE, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07413 04319

Details

TQ 0604 ANGMERING HIGH STREET 25/81 (north side)

The White House

II

Early C19, altered since. Two storeys. Four windows. Stuccoed. Slate roof. Glazing bars missing. Trellised wooden porch. Small bay on either side of it on ground floor. Large later bay on both floors at west end partly tile-hung.

Listing NGR: TQ0741304319

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297733

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

MALT BARN COTTAGE THE MALT HOUSE

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1027688>

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1027688

Date first listed: 20-Sep-1984

Statutory Address: MALT BARN COTTAGE, WEAVERS HILL

Statutory Address: THE MALT HOUSE, WEAVERS HILL

Map:



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Location

Statutory Address: MALT BARN COTTAGE, WEAVERS HILL

Statutory Address: THE MALT HOUSE, WEAVERS HILL

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ0724804375

Details

TQ 0604 ANGMERING WEAVERS HILL 25/101 Malt Barn Cottage and The Malt House

II

Originally one house and the malt-house adjoining, but now converted into two dwellings. The south end (Malt Barn Cottage) was the actual malthouse. Probably C17. Red brick. Stringcourse. Tiled roof. Casement windows. The north end (The Malt House) was originally, as now, a dwelling. Early C19. Stuccoed. Tiled roof. Sash windows, with some glazing bars intact. Two storeys and six windows in all.

Listing NGR: TQ0724804375

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297750

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

CRESSINGHAM COTTAGE

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1276758>

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1276758

Date first listed: 06-Jun-1975

Statutory Address: CRESSINGHAM COTTAGE, WEAVERS HILL

Map:



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Location

Statutory Address: CRESSINGHAM COTTAGE, WEAVERS HILL

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07197 04425

Details

TQ 0604 ANGMERING WEAVERS HILL 25/102

6.6.75 Cressingham Cottage

II

C18. Two storeys. Five windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north and south. Casement windows.

Listing NGR: TQ0719704425

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297751

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1353864>

Heritage Category: Listed Building

List Entry Number: 1353864

Statutory Address: BARN OR OUTBUILDING TO THE SOUTH OF CRESSINGHAM COTTAGE AND WALL LINKING IT TO THE COTTAGE,
WEAVERS HILL

[illegible]

This copy shows the entry on 29-Jun-2020 at 16:42:47.

Location

Statutory Address: BARN OR OUTBUILDING TO THE SOUTH OF CRESSINGHAM COTTAGE AND WALL LINKING IT TO THE COTTAGE, WEAVERS HILL

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07201 04402

Details

TQ 0604 ANGMERING WEAVERS HILL 25/102A Barn or Outbuilding to 6.6.75 the south of Cressingham Cottage and Wall linking it to the Cottage II When this building was first listed it comprised two Barns at right angles to each other with the Wall linking the south east Barn to the Cottage, but since then the north west Barn has been demolished except for the lowest portion of the wall in flints. The remaining barn is C18 and built of flints with a hipped thatched roof, but the western half of its north wall has been removed and replaced by three upright wooden posts. A flint wall with gate joins this Barn at its east end to the Cottage.

Listing NGR: TQ0720104402

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297752

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

AVENALS FARMHOUSE

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1027687>

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1027687

Date first listed: 12-Oct-1954

Statutory Address: AVENALS FARMHOUSE, WATER LANE

Map:



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This copy shows the entry on 29-Jun-2020 at 16:45:04.

Location

Statutory Address: AVENALS FARMHOUSE, WATER LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07397 04544

Details

TQ 0604 ANGMERING WATER LANE 25/99 12.10.54 Avenals Farmhouse

II

Early C19. Two storeys. Three windows. Faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Stuccoed porch of solid type.

Listing NGR: TQ0739704544

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297748

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

WEAVER COTTAGE

List Entry: <https://historicengland.org.uk/listing/the-list/list-entry/1276764>

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1276764

Date first listed: 20-Sep-1984

Statutory Address: WEAVER COTTAGE, WEAVERS HILL

Map:



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This copy shows the entry on 29-Jun-2020 at 16:45:18.

Location

Statutory Address: WEAVER COTTAGE, WEAVERS HILL

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 07186 04580

Details

TQ 0604 ANGMERING WEAVERS HILL 25/103

Weaver Cottage

II

Dated 1724. Two storeys. Two windows. Faced with flints with red brick dressings and quoins, all painted. The hipped roof was probably thatched originally but is now tiled with two "eyebrows". Casement windows. Stone with the date 1724 and the initials "W.M.". Later wing to north west.

Listing NGR: TQ0718604580

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 297753

Legacy System: LBS

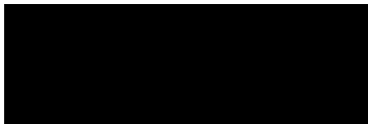
Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Henry Ryde

Associate Director
30 Warwick Street
London
W1B 5NH



www.jll.com

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