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Planning Department,
Arun District Council,
Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN175LF

Your ref A/109/20/RES
Our ref 920000000065303
Direct line [REDACTED]
Email [REDACTED]

30th November 2020

BY EMAIL

Dear Sir/Madam,

REF: Land South of Water Lane, Angmering, BN16 4EP

The Supplemental Heritage Compliance Statement (SHCS) has been prepared by JLL Heritage & Townscape on behalf of Barratt David Wilson Homes. It follows the production of a Heritage Compliance Statement (HCS) by JLL (July 2020), both are in support of A/109/20/RES.

The SHCS is provided in reply to the subsequent consultation response from Arun District Council (ADC) Conservation Officer (provided via email 04.09.2020 13:36). The SHCS highlights the revised design measures taken in light of the response from ADC and clarifies a number of further matters where required.

The SHCS should be read in conjunction with the revised:

- Masterplan JBA_283-SK01 rev J;
- Angmering detailed plots and POS JBA 19-283 08 rev G;
- Angmering detailed plots and POS JBA 19-283 07 rev G; and
- Angmering detailed plots and POS JBA 19-283 06 rev G.

The SHCS should also be read with the corresponding documentation originally submitted as part of A/109/20/RES which is now superseded by the above documents. It should also be read with the HCS (July 2020) which it supplements.

As demonstrated by Masterplan JBA_283-SK01 rev J and Angmering detailed plots and POS JBA 19-283 08 rev G, the shared western boundary treatment of the eastern portion of the site (adjoining Avenal's Farmhouse and Farm Complex) has been revised and enhanced to address heritage comments included within the ADC consultation response. The revised now places the close board fencing on the side of the proposed housing, not that of Avenal's Farmhouse and Farm Complex. It also includes a substantial and enhanced hedgerow

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buffer fronting Avenals Farmhouse and Farm Complex, including native hedge (as previously proposed) and new tree planting (the latter comprising seven new standard native trees and ten new coniferous or broad leaf evergreen trees). The revised proposal represents an improvement and enhancement to the boundary treatment when compared to that proposed to date. It does so by further reducing inter-visibility and providing an increasingly sympathetic and natural transition between the site and heritage assets. The revised proposal remains in accordance with the findings set out in the HCS (July 2020). It will have a neutral heritage impact on Avenals Farmhouse and Farm Complex.

As demonstrated by Masterplan JBA_283-SK01 rev J, Angmering detailed plots and POS JBA 19-283 08 rev G and Angmering detailed plots and POS JBA 19-283 06 rev G, the shared south-western boundary treatment of the eastern portion of the site (adjoining the conservation area and listed buildings) has been revised and enhanced to address heritage comments included within the ADC consultation response. The revised continues to provide a substantial and enhanced hedgerow buffer, including native hedge and varied tree planting with a broad sub-canopy, fronting the adjoining the conservation area and listed buildings, but this now includes a revised spread (location) of tree planting, as well as three additional trees, comprising one standard ornamental tree, one standard native tree and a coniferous or broad leaf evergreen tree. This creates a denser mixed belt of coniferous and non-coniferous planting. This is paired with the previously proposed generous offset, beyond which is the development (set-back to the north). The revised proposal represents an improvement and enhancement to the boundary treatment when compared to that proposed to date. It does so by further reducing inter-visibility and providing an increasingly sympathetic and natural transition between the site and heritage assets. The revised proposals remain in accordance with the findings set out in the HCS (July 2020). They will continue to have a neutral heritage impact on The Spotted Cow PH and a very minor impact on Littleworth (House) / Littleworth Cottage and Angmering Conservation Area. However, it should be noted that the impact on Littleworth (House) / Littleworth Cottage and Angmering Conservation Area has been further reduced (albeit still within the spectrum of a very minor heritage impact) as a result of the revisions proposed.

As demonstrated by Masterplan JBA_283-SK01 rev J, Angmering detailed plots and POS JBA 19-283 08 rev G and Angmering detailed plots and POS JBA 19-283 07 rev G, the western portion of the site (adjoining the conservation area and listed buildings on Weavers Hill) has been revised to address heritage comments included within the ADC consultation response. Its density has been successfully reduced by removing one unit (now relocated in the larger eastern portion of the site). In addition, the proposed cycle route (which previously necessitated a less dense site boundary treatment to be proposed on Weavers Hill) has been omitted.

The south-western, western and north-western boundary treatment proposed in the western portion of the site (adjoining or close to the conservation area and listed buildings on Weavers Hill) has not been revised in

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Masterplan JBA_283-SK01 rev J, Angmering detailed plots and POS JBA 19-283 08 rev G and Angmering detailed plots and POS JBA 19-283 07 rev G. As shown in the corresponding documentation originally submitted as part of A/109/20/RES, this proposed boundary treatment is significant and much enhanced from that which exists. It retains the existing tree planting on site and embellishes this with further native hedging (to the south-western and north-western boundaries) and a series of nine additional trees, including extra heavy standard trees, standard trees, feature trees, street trees. The native hedging comprises six plants per metre, set in a double staggered row, providing twelve plants every m². The plants are planted at 60-90cm and grow between 3-10m depending on the plant. The trees are planted at 125-300cm and grow between 5-10m depending on the tree. This provides a varied layered mix of native and coniferous or broad leaf evergreen trees and hedgerows throughout the western end of the western parcel of the site – specifically when viewed from the surrounding heritage assets. When this is paired with the generous offset proposed, which ensures development is set-back to the east, this provides a substantial and enhanced verdant buffer in areas of the site which interact with the conservation area and listed buildings, creating a layered transition of coniferous and non-coniferous planting and greenspace. The proposal represents an appropriate improvement and enhancement to the boundary treatment which exists in this area by further reducing inter-visibility and providing a more sympathetic and natural transition between the site and heritage assets. The revised proposals remain in accordance with the findings set out in the HCS (July 2020). They will continue to have a neutral heritage impact on Malt Barn Cottage and The Malt House and a very minor impact on Cressingham Cottage Complex and Angmering Conservation Area.

When considering the heritage impact of the revised proposals on the remaining heritage assets identified with the HCS (July 2020), but not mentioned in this SHCS, this will remain in accordance with the findings set out in the HCS (July 2020) – neutral.

In summary, the level of heritage impact will remain broadly as articulated in the HCS (July 2020) as a result of the revised proposals. However, it should be noted that the impact on Littleworth (House) / Littleworth Cottage and Angmering Conservation Area has been further reduced (albeit still within the spectrum of a very minor heritage impact) as a result of the revisions proposed. Ultimately, the revised proposals represent an improvement and enhancement to the boundary treatment and reduced density in key areas of heritage sensitivity when compared to that previously proposed. This further reduces inter-visibility and provides a more sympathetic and natural transition between the site and heritage assets. In other areas, the boundary treatment remains unchanged, forming an appropriate sympathetic and natural transition between the site and heritage assets.



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Yours faithfully,

H. RYDE

Henry Ryde
Associate Director – Heritage & Townscape
For and on Behalf of JLL

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