





From: Martyn White
Sent: 10 January 2020 17:02
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: A/122/19/OUT

A/122/19/OUT

The application site is located to the north of the village and has a number of uses associate with it. These uses include agriculture, commercial and residential.

The site is located immediately west of Arundel Road, being bounded to the north by a small copse and a residential property. To the west are further agricultural fields, whilst to the south are sports fields and other residential development.

A very useful heritage assessment has been provided in accordance with the requirements of the NPPF. This identifies heritage assets in the local area and assess the impact of the proposed development upon the assets.

Based on the information provided, along with my own assessment, it is clear that there are a number of heritage assets in the local area of the site. The site itself does not contain any designated heritage assets. Although, as identified within the heritage assessment, there are potential for non-designated heritage assets on the site in the form of former WWII structures. The heritage assessment indicates that these structures were possibly relocated to the site and are of limited heritage significance due to the fact that they have been altered. I have no reason to question this conclusion.

The following assets have been identified in the local area:

- New Place Farmhouse, a Grade II* listed building
- Decoy Cottage, a Grade II Listed Building

New Place Farm House

The closest property to the application site is that of New Place Farm House. This building is thought to date to the late C16 or early C17 and has been developed and altered over time. There are modern farm buildings to the north of the building which help to ensure that the agricultural links with the building remain. This is enhanced by the nearby agricultural fields. The farmhouse's significance is largely derived from its built fabric which has historic, evidential and aesthetic values.

An area of woodland separates the listed building from the site which means that there is no intervisibility between the two. As a consequence, it is considered that the proposal will not harm the heritage significance of the building.

Decoy Cottage

Decoy Cottage is a Grade II Listed Building which is located some distance to the northwest of the site. The cottage is C17 or earlier timber-framed building with painted brick infilling. It has a tiled roof and casement windows. A C19 gabled addition at south end of higher elevation is also in painted brick having two windows. It is of evidential and aesthetic significance.

The area of land surrounding the cottage (which includes woodland and ponds) is also of significance, and worthy of note. There is no inter-visibility between the site and Decoy Cottage, due to the significant area of woodland between the two. As a consequence, development within the proposed site is not considered to cause harm to the heritage significance of the cottage.

Angmering Conservation Area

Angmering Conservation Area contains a mixture of Grade II and II* Listed Buildings, and various locally listed buildings. The conservation area is some distance from the site and is separated from it by a significant amount of later development. This modern development means that there is no inter-visibility between the site and the conservation area. As a consequence, it is considered that the development will not harm the heritage significance of the Angmering Conservation Area.

Conclusion

In conclusion it is considered that the proposed development will not harm the significance of the heritage assets due to their location and the lack of inter-visibility between them. Consequently, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.