

Arundel Road, Angmering

Note on Heritage

REF: GS

DATE: December 2021

Introduction

- 1.1 This note summarises matters relating to heritage for a site at Arundel Road, Angmering site. Outline planning permission has previously been granted for the development of the site (A/122/19/OUT), and heritage matters were considered through the Council's planning assessment of the site which provides an accepted baseline heritage position on the site.
- 1.2 This note considers the heritage impact of the revised proposals being brought forward by Redrow through a hybrid application which seeks planning permission for a similar quantum of development as the outline planning permission.

Previous Application

- 1.3 Outline Planning Permission (A/122/19/OUT) was granted on 17th March 2020 for:

The erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow).
- 1.4 The application was accompanied by a Heritage Statement produced by Pegasus Group dated July 2019. This made an assessment of heritage assets in the vicinity including:
 - Newplace Farmhouse Grade II* Listed building;
 - Decoy Cottage Grade II Listed building; and
 - Angmering Conservation Area.
- 1.5 It was concluded that the proposed development would result in no harm to any of the assets.
- 1.6 This assessment also noted five possible Nissen Huts within the site, which were thought most likely to have been moved to the site from elsewhere following the war. These were considered to be of negligible significance.
- 1.7 A consultation response on heritage was received from Mr Martyn White dated 20th January 2020. This concluded that no harm to the designated heritage assets listed above would occur. Mr White also concluded that the Nissen Huts were of limited heritage significance.

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- 1.8 With regards to below ground archaeology, the Heritage Assessment identified potential for prehistoric and Romano-British archaeological remains within the site, although it concluded that there was no evidence to suggest the presence of remains of a significance that would preclude the development of the area.
- 1.9 A consultation response on Archaeology was received from Mr James Kenny, Chichester Archaeological Officer, dated 10th October 2019. This required that trial trenching be carried out prior to development, and as such, the following condition was attached to the planning permission.

[39] No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Policy D DM1 and Policy HER DM6 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because archaeology can only be investigated before construction commences.

Reserved Matters Application

- 1.10 The current application is a hybrid application proposing 160 dwellings in full, with a commercial area proposed in outline. The application broadly meets the parameters of the previous scheme. All proposed dwellings are 2 storeys.
- 1.11 In light of the proposals being broadly within the parameters consented for the previous scheme, and the lack of harm to designated heritage assets assessed for that application not being contingent on any particular placement of development within the site, the level of harm is considered to be as previously assessed: no harm to any designated heritage assets.
- 1.12 The loss of the Nissen Huts, which were agreed to be of negligible/limited significance, is as assessed for the previously-consented scheme and found to be acceptable.
- 1.13 The archaeological potential is as assessed for the previously-consented scheme, with the requirement for the pre-commencement programme of archaeological investigation secured through the condition still considered to be appropriate.