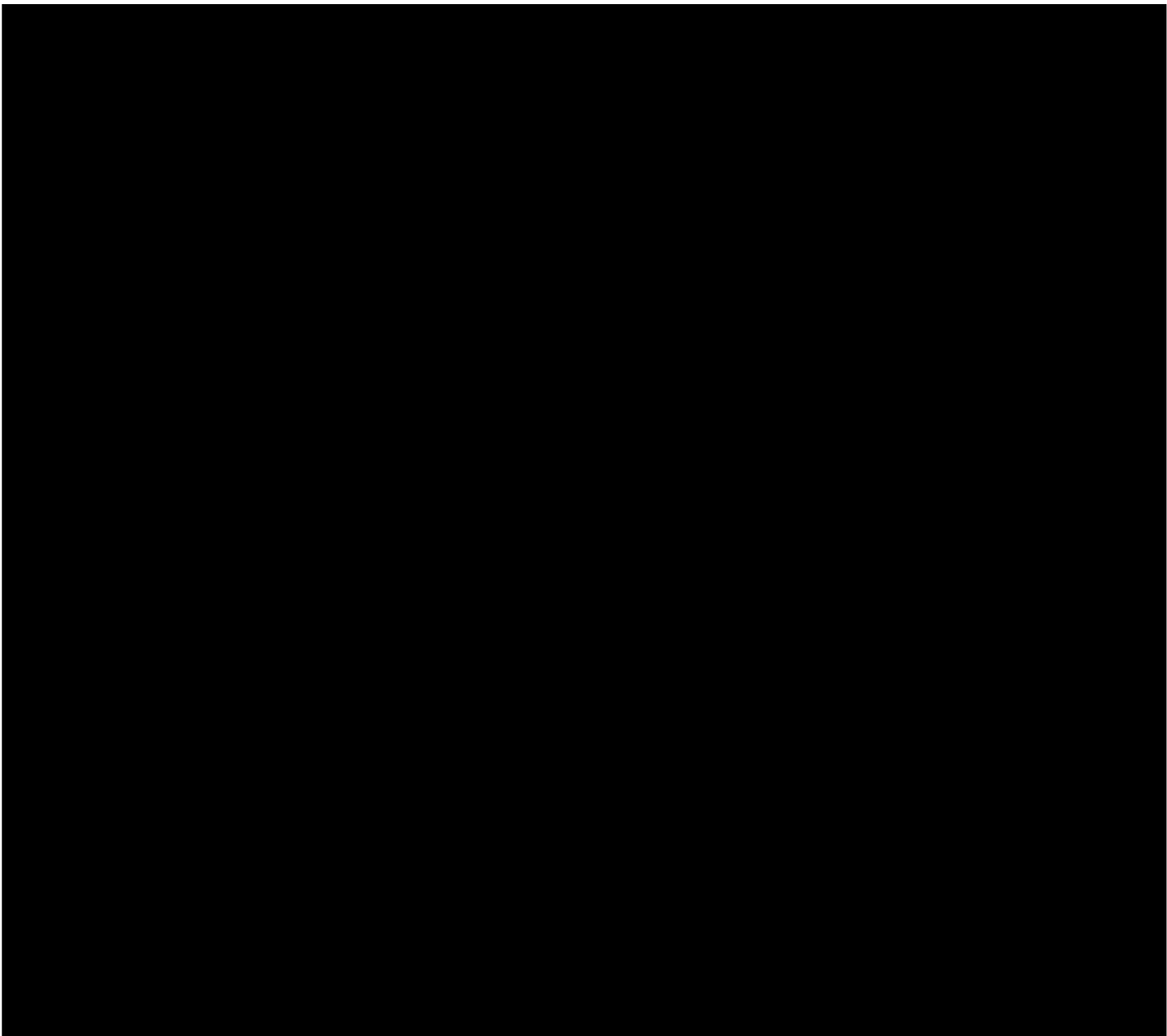




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 February 2022 17:47
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: A/270/21/OUT

A/270/21/OUT

Land off Arundel Road Angmering

Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan and affects the setting of listed buildings.

The application site is located to the north of the village and has a number of uses associated 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.

The current application is a hybrid application proposing 160 dwellings in full, with a commercial area proposed in outline. The heritage statement identifies that the application broadly meets the parameters of the previous scheme, and that all of the proposed dwellings will be 2 storeys.

Based on my own assessment, it is clear that there are a number of heritage assets in the local area of the site. Whilst the site itself does not contain any designated heritage assets, there is potential for non-designated heritage assets to be present in the form of former WWII structures. These structures were possibly relocated to the site and are of limited heritage significance due to the fact that they have been altered.

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
- Angmering Conservation Area.

These assets shall be discussed in turn below along with an assessment of any potential impacts on them from the proposed development.

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. However, there is always the potential to provide additional planting on the edge of the scheme in the character area closest to the asset. 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 is will not harm the heritage significance of the Angmering Conservation Area.

I should point out that the success of the scheme will depend upon the materials proposed.

Conclusion

At present, based on the information provided, it would appear that the proposed development would not harm the significance of the heritage assets due to their location and the lack of inter-visibility between them and the development site. 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 Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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