



LAND OFF ARUNDEL ROAD,
ANGMERING

HERITAGE DESK-BASED ASSESSMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF GLADMAN DEVELOPMENTS LTD.

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Pegasus
Group



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HERITAGE DESK-BASED ASSESSMENT

LAND WEST OF ARUNDEL ROAD, ANGMERING

ON BEHALF OF: GLADMAN DEVELOPMENTS LTD

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREA ACT 1979

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CONTENTS:

SUMMARY	1
2. INTRODUCTION	1
3. SITE DESCRIPTION AND LOCATION	2
4. METHODOLOGY	3
5. PLANNING POLICY FRAMEWORK	9
6. THE HISTORIC ENVIRONMENT	22
7. SETTING ASSESSMENT	30
8. CONCLUSIONS	33
9. SOURCES	34

PLATES:

PLATE 1: SITE LOCATION PLAN (SITE OUTLINED IN RED)	1
PLATE 2: EXTRACT OF THE PARISH OF ANGERMING TITHE MAP OF 1839 (SITE OUTLINED IN RED)	25
PLATE 3: EXTRACT FROM THE FIRST EDITION ORDNANCE SURVEY MAP OF 1876 (SITE OUTLINED IN RED)	26
PLATE 4: EXTRACT FROM THE SECOND EDITION ORDNANCE SURVEY MAP OF 1897 (SITE OUTLINED IN RED)	27
PLATE 5: DISUSED EXTANT FARM BUILDING AT THE SITE'S NORTHERN LIMIT.....	28
PLATE 6: POSSIBLE WWII NISSEN HUTS ON THE EASTERN SIDE OF THE SITE.....	28
PLATE 7: VIEW FROM THE SOUTHERN EDGE OF THE SITE FACING NORTHWARDS TOWARDS NEWPLACE FARM	31

Summary

Archaeological Resource

- 1.1 Earlier prehistoric activity in the study area is attested to by findspots of flints, including from within the site, and a possible occupation layer some distance to the north-east of the site. There is high potential for further prehistoric material to be present within the site, although this may be confined to redeposited artefacts within the ploughsoil.
- 1.2 Iron Age and Roman occupation have been indicated in the vicinity by findspots of material 100m south of the site. The limits of any activity indicated by these finds have not yet been defined and as such, there is medium but unproven potential for remains of these dates to extend into the site.
- 1.3 The potential for medieval and later remains of archaeological significance within the site is considered to be low.
- 1.4 Although recorded remains within and in the vicinity of the site suggest archaeological potential, there is currently no evidence to suggest remains of a significance that would preclude development area present.

Setting

- 1.5 The site was part of the land under the same ownership as Newplace Farmhouse Grade II* Listed building to the north in the mid 19th century, although it was separated from the core landholding by land under other ownership. Much of the land of the site has since changed in landuse, having been used for nursery, commercial and residential purposes. Hence the site is considered to have only a very weak historic functional link with the asset. There is no intervisibility between the site and the farmhouse. Residential development within the site is not anticipated to harm the heritage significance of the farmhouse through changes to setting.
- 1.6 The proposed development is likewise not anticipated to harm the heritage significance of the Angmering Conservation Area or Decoy Cottage through changes to setting. The site has no intervisibility with these assets.

2. Introduction

2.1 Pegasus Planning Group have been commissioned by Gladman Developments Ltd to carry out a Heritage Desk Based Assessment of the proposed development site at Arundel Road, Angmering as shown on the Site Location Plan provided on the Site Location Plan (Plate 1).

2.2 The proposed development site (henceforth referred to as 'the site'), is a 9.10 hectare area of land which has mixed usage. Currently, approximately 7.12 hectares of this land is under pasture, the remainder is taken up by a small business centre and a private residence.

2.3 This Heritage Desk Based Assessment provides information with regards to the significance of the historic environment and archaeological resource to fulfil the requirement given in paragraph 128 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

2.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment and archaeological resource, following paragraphs 132 to 135 of

NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through setting.

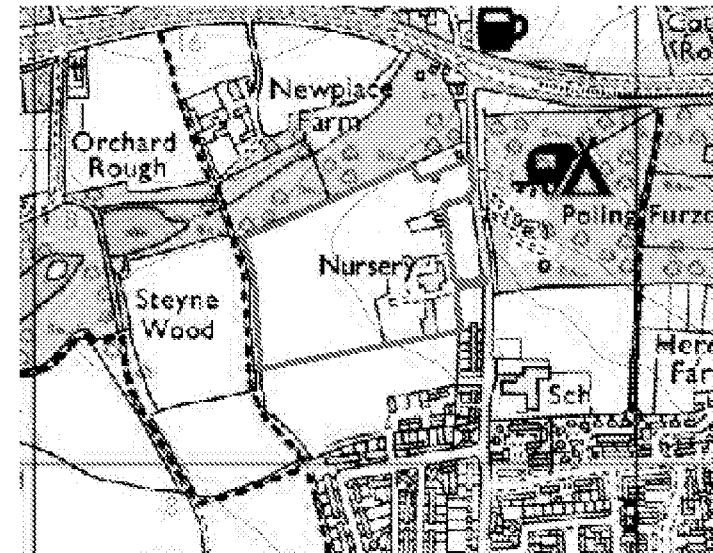


Plate 1: Site Location Plan (site outlined in red)

2.5 As required by paragraph 128 of the NPPF, the detail and assessment in this report is considered to be *"proportionate to the asset's importance"*

¹ NPPF, DCLG, 2012

3. Site Description and Location

- 3.1 The site is located to the north of Angmering, West Sussex and covers an area of land approximately 9.10 hectares in size of mixed usage. Currently, approximately 7.12 hectares of this land is being used for agriculture, the remainder is taken up by a small business park and a private residence.
- 3.2 The site is located immediately west of Arundel Road. It is 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.
- 3.3 The boundaries of the site are mixed with wooden, wire mesh and barbed wire fencing all being present, along with hedgerows and trees forming external boundaries. Internally, there is wooden fencing dividing the commercial properties of the business park from one another and the agricultural field.
- 3.4 The proposed development is residential with associated

amenities.

Site Development

- 3.5 The site appears to have been used as arable farmland from at least the 19th century and is likely to have had the same usage for some time before that.
- 3.6 At some point during the second half of the 20th century a private residence is constructed along with a larger nursery (some of which is still extant but now used as a small business park).

Planning History

- 3.7 No planning history for the site was identified within recent planning history records held online by West Sussex County Council

4. Methodology

4.1 The aims of this Heritage Desk Based Assessment are to assess the significance of the heritage resource within the site, to assess the contribution that the site makes to the heritage significance of the surrounding designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources of information and study area.

4.2 The following key sources have been consulted as part of this assessment:

- The National Heritage List for England for information on designated heritage assets;
- The West Sussex Historic Environment Record (HER) for information on the recorded heritage resource and previous archaeological works;
- Archival sources, including cartographic sources, held at the West Sussex Record Office;
- Aerial photographs and documentary sources held at the Historic England Archives, Swindon;
- Online sources including aerial photographs and satellite imagery; and

- A site visit.

4.3 For digital data sets, information was sourced for a 1km study area, which later narrowed down to a 500m study area due to the volume of data in the near vicinity of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 1 and maps illustrating the resource and study area are included at the end of this report.

4.4 Designated heritage assets in the wider area were assessed as deemed appropriate (see Section 7).

4.5 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

Site Visit

4.6 A site visit was undertaken by Pegasus Group on 16th November 2017, during which the site and its surrounds were assessed. Selected heritage assets were assessed as closely as possible from publicly accessible areas.

4.7 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the site and the

surrounding areas could be established.

Assessment of significance

4.8 In the NPPF, heritage significance is defined as:

“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

4.9 Historic England’s *Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*² (henceforth referred to as ‘GPA 2: Managing Significance’) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, *GPA 2: Managing Significance* also advocates considering the four types of heritage value an asset may hold, as identified in Historic England’s Conservation Principles³; **evidential**, **historical**, **aesthetic** and **communal**. These essentially cover the heritage ‘interests’ given in the glossary of the NPPF, which comprise archaeological, architectural, artistic and historic interest.

4.10 *Conservation Principles* provides further information on the heritage values it identifies:

Evidential value: the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Illustrative value is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset, but gives a particular resonance through association with a notable family, person, event or movement.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.

² Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

³ English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

4.11 Significance results from a combination of any, some or all of the values described above.

4.12 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

4.13 As defined in the NPPF:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴

4.14 Setting is defined as:

“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 a setting may contribute to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁵

4.15 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

4.16 It is also important to note that whilst a physical or visual connection between a heritage asset and its setting will often

exist, it is not essential or determinative. This was recently considered in a High Court Judgement⁶ where it was concluded that:

“The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a broad meaning, which is capable of extending beyond the purely visual”.

Assessing change through alteration to setting

4.17 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*⁷ (henceforth referred to as *GPA 3: The Setting of Heritage Assets*), particularly the checklist given on page 11. This advocates the clear articulation of ‘*what matters and why*’.

4.18 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess ‘*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*’. The guidance includes a (non-exhaustive)

⁴ NPPF Annex 2

⁵ Ibid

⁶ EWHC 1456, *Steer v. Secretary of State for Communities and Local Government, Catesby Estates Limited, Amber Valley Borough Council*, 2017.

⁷ Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The setting of Heritage Assets*

check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

4.19 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to '*maximise enhancement and minimise harm*'. Step 5 is to '*make and document the decision and monitor outcomes*'.

4.20 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

4.21 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets** of the highest significance, as identified in paragraph 132 of the

NPPF comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments, as identified in paragraph 139 of the NPPF;

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 132 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets**. Non-designated heritage assets are defined within the Government's Planning Practice Guidance as "*buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets*"⁸.

4.22 Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

4.23 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced

⁸ DCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20140306, Revision date: 06 03 2014)

judgement/weighting exercise as required by the NPPF.

4.24 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013⁹ that this would be harm that would *'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'*; and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

4.25 It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. A High Court Judgement of 2014 is relevant to this¹⁰. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.

4.26 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*. Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or

beneficial to the significance of an asset that matters.

4.27 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating *'what matters and why'*. Of particular relevance is the checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

4.28 It should be noted that this key document states that:

"setting is not itself a heritage asset, nor a heritage designation"¹¹

4.29 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

4.30 With regards to changes in setting, *GPA 3: The Setting of Heritage Assets* states that *"conserving or enhancing heritage assets by taking their settings into account need not prevent change"*.

4.31 Additionally, it is also important to note that, as clarified in the Court of Appeal¹², whilst the statutory duty requires that special

⁹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

¹⁰ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

¹¹ Historic England, 2017, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets

¹² Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (4th November 2016)

regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

- 4.32 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

5. Planning Policy Framework

5.1 This section of the Statement sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

Legislation

5.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

5.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

5.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case¹³, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

5.5 Recent judgement in the Court of Appeal¹⁴ (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134, see below), this is in keeping with the requirements of the 1990 Act.

5.6 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

5.7 Scheduled Monuments are protected by the provisions of the Ancient Monuments and Archaeological Areas Act 1979 which

¹³ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

¹⁴ Jones v Mordue Anor (2015) EWCA Civ 1243

relates to nationally important archaeological sites. Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

- 5.8 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

The National Planning Policy Framework (March 2012)

- 5.9 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in March 2012. This replaced the previous suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars, including those related to heritage, with a single streamlined document. The NPPF needs to be read as a whole, and is intended to promote the concept of delivering sustainable development.
- 5.10 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the

planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 5.11 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 5.12 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'dimensions' to sustainable development: an economic role, a social role, and an environmental role. The presumption is key to delivering these ambitions, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 14 of the NPPF and reads as follows:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
 - any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in this Framework indicate development should be restricted."

5.13 However, it is important to note that footnote 9 of the NPPF applies in relation to the final bullet of paragraph 14. This provides a context for paragraph 14 and reads as follows:

"For example, those policies relating to sites protected under the Birds and habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion." (our emphasis)

5.14 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

5.15 The NPPF also sets out 12 no. core planning principles for delivering sustainable development. For the purposes of this Statement, particular regard should be had to the tenth core principle, which identifies at paragraph 17 of the NPPF that planning should:

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"

5.16 Heritage Assets are defined in Annex 2 of the NPPF as:

"A building, monument, site, place, area or landscape meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)"

5.17 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation"¹⁵

5.18 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"¹⁶

5.19 Section 12 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 129 that:

"Local planning authorities should 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 account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"

5.20 Paragraph 131 goes on to state that:

"In determining planning applications, local planning authorities should take account 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 vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness"

5.21 With regard to the impact of proposals on the significance of a heritage asset, paragraph 132 is relevant and reads as follows:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost

¹⁵ NPPF, Annex 2

¹⁶ IBID

through alterations or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites should be wholly exceptional”

5.22 In the context of the above, it should be noted that paragraph 133 reads as follows:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use”

5.23 Paragraph 134 goes on to state:

“Where a development proposal will lead to 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”

5.24 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 137 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. 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.”

5.25 Paragraph 138 goes on to recognise that *“not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance”* and with regard to the potential harm from a proposed development states:

“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 as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, 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" (our emphasis)

5.26 With regards to non-designated heritage assets, paragraph 135 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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."

5.27 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

5.28 As set out later in this statement, it can be demonstrated that the proposals would serve to preserve the nearby Grade II* Listed Building. Thus, planning permission should be granted as per the requirements of paragraphs 186 and 187 which state that:

"Local planning authorities should approach decision-taking in a positive way to foster the

delivery of sustainable development...Local authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."

National Planning Guidance

5.29 The Department for Communities and Local Government (DCLG) launched the planning practice web based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

5.30 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

5.31 The PPG has a discrete section on the subject of 'Conserving and enhancing the historic environment' which confirms that the consideration of 'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential

impact and acceptability of development proposals¹⁷”

5.32 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting¹⁸.”

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the

potential to cause substantial harm” (our emphasis)

5.33 With regard to design, the PPG states at paragraph 02 that:

“Good design should:

- ensure that development can deliver a wide range of planning objectives
- enhance the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being
- address the need for different uses sympathetically¹⁹.”

5.34 Paragraph 23 goes on to explain how to consider buildings and the spaces between them and reads as follows:

“Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings

¹⁷ PPG, paragraph 009 (ID: 18a-009/20140306 revision date 06.03.2014)

¹⁸ PPG, paragraph 017 (ID: 18a-017-20140306 revision date 06.03.2014)

¹⁹ PPG, paragraph 02 (ID: 26-002-20140306 revision date 06.03.2014)

- scale – the size of buildings
- detailing – the important smaller elements of buildings and spaces.”²⁰

Local Planning Policy

5.35 Planning applications within Angmering are currently considered against the policy and guidance set out within the Save Policies of the Arun District Local Plan 2003

“POLICY AREA16: Ancient Monuments and Sites of National Archaeological Importance

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.”

“POLICY AREA17: Sites of Archaeological Interest

Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- where the assessment shows that the physical preservation of remains in situ

is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development;

and

- whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.”

Local Plan Policies with regards to the NPPF and the 1990 Act.

5.36 With regard to Local Plan policies, paragraph 215 of NPPF states that:

“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

5.37 In this case, although policies AREA16 and AREA17 are of relevance, they were adopted prior to the inception of the NPPF, and as so the weight which can be attributed to them will be determined by their consistency with the policy guidance set out within the NPPF. Since the above policies do not allow for a

²⁰ PPG, Paragraph 23 (ID: 26/023/20140306 revision date 06.03.2014)

balanced judgement to be undertaken by the decision maker, the policies are not considered to reflect the guidance within the NPPF and therefore considered to be out of date. Thus, the weight which can be attached to them in the decision-making process is limited.

- 5.38 This interpretation of the requirements of the NPPF has been accepted by a number of Appeal Inspectors and also ratified by the Secretary of State in their consideration of the Appeal by Gallagher Estates Ltd at Land South of Gallows Hill/West of Europa Way, Warwick ²¹with regards to the Local Plan policies adopted prior to the publication of the NPPF.

Emerging Policy

- 5.39 Emerging Policy is contained within the Arun Local Plan 2011-2031 – Publication Version (published 2014).

"Policy HER SP1

The historic environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, specifically:

- a. For Conservation Areas, development proposals must preserve or enhance the

character or appearance of the area including its setting;

- b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;

- c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and

- d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

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.

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.

²¹ PINS ref: APP/T3725/A/14/2229398

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.

Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed."

"Policy HER DM1

Listed Buildings

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 and the benefits of such as scheme outweigh any dis-benefits that arise."

"Policy HER DM3

Conservation Areas

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;

c. 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;

e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;

f. Unsympathetic features are removed and missing features are restored or reinstated;

l. 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;

j. 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:

k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and

n. Permission has been granted for the redevelopment of the site."

"Policy HER DM6

Sites of Archaeological Interest

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring

Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances:

a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written

Scheme of Investigation that has been approved by the Local Planning Authority;

or

b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.

c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.

d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.

e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.

f. Developments shall also be consistent with all other Local Plan Policies.

* Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in (1) above)."

5.40 With regards to the emerging policies SP1, DM1, DM3 and DM6, they do not allow for a balancing exercise to take place. Therefore, it is considered that these policies will require modification prior to their adoption.

6. The Historic Environment

- 6.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains. Designated heritage assets and HER records are illustrated on Figures 1, 2 and 3. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'EWS' and HER 'monument' numbers have the prefix 'MWS'. A gazetteer of heritage data is included as Appendix 1.

Designated Heritage Assets

- 6.2 There are no Designated Heritage Assets located within the site. The nearest listed building is Newplace Farmhouse (NHLE ref. 1232882), a Grade II* listed building located approximately 200m north of the site beyond an intervening area of woodland.
- 6.3 The nearest Scheduled Monument is a Romano-British villa and traces of Iron Age occupation (NHLE ref. 1015886), located c.1050m south-west of the site. The nearest Conservation Area is the Angmering Conservation Area which is c.510m south of the site at its closest point.
- 6.4 Designated heritage assets in the vicinity of the site are considered in further detail in the *Setting Assessment* section below.

Previous Archaeological Works

- 6.5 No previous archaeological works are recorded within the site. Previous archaeological works recorded within the 500m study area comprise an archaeological watching brief in 1986, c.110m south of the site (EWS598) at Palmer Road. This recorded Romano-British pottery sherds as well as fragments of tile, brick and quernstone.

Topography, geology and the palaeoenvironment

- 6.6 The bedrock geology of the site is mapped as London Clay Formation. The superficial deposits of geology on the site are mapped as Head deposits, clay, silt, sand and gravel. This covers approximately two thirds of the site. No superficial deposits are mapped in the remainder of the site by the British Geological Survey. Alluvial deposits are located to the immediate north of the site which correlates roughly with the nearby areas of woodland. There is some inherent potential for material of palaeoenvironmental interest to be sealed within alluvial deposits however none are currently recorded.
- 6.7 The site consists of a large pasture field, a business estate in the southeastern area, a private residence and a small area of wasteland in the northern limit. The topography of the site is generally level.

Earlier Prehistoric (pre-700 AD)

- 6.8 Findspots of Mesolithic flints are recorded within the site (HER ref. MWS3004). The finds, which were discovered in 1957, included a 'Thames pick', axeheads, knife blades, worked flakes, a core and waste flakes. Although these lithics are listed as Mesolithic in date, a possible Neolithic date has been suggested.
- 6.9 In the wider area, prehistoric worked flint was found at Decoy Close (HER ref. MWS3647) during a watching brief in 1986 (EWS598). The find spot is located c.110m south of the site. No associated features were recorded.
- 6.10 Also in the vicinity, an unspecified number of Palaeolithic worked flints were found in 1963 c.180m west-southwest of the site (HER ref. MWS3050). The flints' exact discovery location is uncertain as HER map data locates it north-west of Angmering whilst the HER report lists the findspot to be north-east of Angmering. The precise location of these finds can therefore not be confidently mapped.
- 6.11 A prehistoric lithic working site (HER ref. MWS1045) was recorded approximately 280m north of the site at Greenlodge during road construction. A spread of worked flints was recorded across an c.100m area, with 'buckets full' of flints being removed from this site.
- 6.12 Roughly 430m northeast of the site, an intense burnt flint layer was observed over an 10m² area (HER ref. MWS1049). Details of this occupation layer are scant as it was discovered through plough action.

- 6.13 In summary, earlier prehistoric activity in the study area is attested to by findspots of flints, including from within the site, and a possible disturbed occupation layer some distance to the north-east of the site. There is high potential for further prehistoric material to be present within the site, although this may be confined to redeposited artefacts within the ploughsoil.

Iron Age (c.700 BC- AD 43) and Romano-British (AD 43 - 410)

- 6.14 There is no recorded evidence of Iron Age or Romano-British activity on the site. Immediately south of the site is an Archaeological Notification Area (HER ref. DWS5802), which is described as an area of Iron Age and Roman occupation activity, which seems to be based on the recovery of finds.
- 6.15 A watching brief (HER ref. EWS598) took place approximately 115m south of the development site during residential construction at Decoy Close in 1986. Flint-tempered Iron Age pottery (HER ref. MWS3646), was found along with fragments of 1st- to mid-2nd-century Roman pottery as well as fragments of tile, brick and quernstone (HER ref. MWS3645).
- 6.16 Nearby, at Palmer Road (c.105m south of the site), an Iron Age and Romano-British site was found (HER ref. MWS1222). About 25 coarse sherds of pottery were found on site and identified as Late Iron Age or Romano-British in date. No associated features were recorded.
- 6.17 In summary, Iron Age and Roman finds have been recorded approximately 100m to the site, although no features were

recorded. The limits of any activity indicated by these finds have not yet been defined, and there is medium but unproven potential for remains of these dates to extend into the site.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 6.18 The nearest evidence of medieval activity in the vicinity of the site was located c.180m north of the site. Here, earthworks, were located in a field east of Newplace Farm (HER ref. MWS3049), comprising banks and ditches which did not conform to a readily intelligible plan but may have been the remains of a moat or moats. By 1971 the remains of the earthworks had been ploughed out and they can no longer be seen on the surface.
- 6.19 Newplace Farmstead (HER ref. MWS12598) is located c.195m north of the site beyond a copse. The farmstead has been dated to the medieval period; however, the current farm buildings are later constructions which will be discussed in the relevant sections below. This farmstead would have been located a little distance to the north of medieval Angmering, the area surrounding which, including the potential development site, would have likely formed the agricultural hinterland for the town from at least the medieval period.
- 6.20 The potential for medieval remains of archaeological significance within the site is considered to be low.

Post-medieval (1540 – 1800) and Modern (1801 – present)

The Site

- 6.21 The development of the site in the post-medieval and modern period is detailed in historic cartographic sources. The area of the site is depicted on the 1839 Angmering Tithe map (Plate 2). The tithe map indicates that the site at this time lay across three agricultural fields which were owned by the landowner and had the same tenant farmer as Newplace Farmhouse (NHLE ref. 1232882, HER ref. MWS12598). It is of note that the intervening copse and pond had a different occupier indicating that there has long been a physical separation between the site and Newplace Farm.
- 6.22 There are no major changes depicted within the site on the First Edition Ordnance Survey map of 1876 (Plate 3) or the Second Edition Ordnance Survey map of 1897 (Plate 4).
- 6.23 Some nursery buildings are depicted on the site on the 1962 Ordnance Survey map, which roughly coincides with expansion northwards of Angmering. Much of the site is likely to have been turned over to nursery uses by this time. The single residential building which is also extant was first depicted on this map.
- 6.24 The remains of disused agricultural buildings are present in the northeastern area of the site which is currently wasteland. These include a low standing building, some standing walls as well as the footprint of further outbuildings. Their remaining physical fabric suggests relatively modern construction with usage likely to have been for agricultural storage.



Plate 2: Extract of the Parish of Angmering Tithe Map of 1839 (site outlined in red)



Plate 3: Extract from the First Edition Ordnance Survey Map of 1876 (site outlined in red)



Plate 4: Extract from the Second Edition Ordnance Survey Map of 1897 (site outlined in red)



Plate 5: Disused extant farm building at the site's northern limit

- 6.25 The buildings currently forming the business estate on site appear to have been constructed in their current locations in the late 1960s or early 1970s. A single shed on the site's southern boundary was constructed around 1950 and appears to have undergone significant alterations since then. Also within the business estate is a set of five possible Nissen huts, a form of building commonly constructed in World War II. There are no references to military activity in the area during World War II making it probable that the buildings were relocated and repurposed after the war. These buildings appear to have undergone alterations between that period and the present day

and are unlikely to indicate any wartime landuse of the site, making their heritage significance negligible.



Plate 6: Possible WWII Nissen huts on the eastern side of the site

The Wider Study Area

- 6.26 Post-medieval and modern sites recorded in the wider study area include:
- Newplace Farmhouse, a Grade II* Listed Building c.195m north of the site (NHLE ref. 1232882). Newplace Farmhouse is discussed in greater detail in the Setting Assessment (see chapter 7).
 - The Old Cottage, a Grade II Listed Building c.315m north of the site (NHLE ref. 1027714).

- The Woodman Public House, c.200m north-northeast of the site (HER ref. MWS9016), which is a 17th-century or earlier timber-framed building which was de-listed after a fire
- A post-medieval brickyard c.330m north of the site (HER ref. MWS5726), which was observed during ploughing.
- A possible brick kiln (HER ref. MWS3543), located c.370m northwest of the site the presence of which is indicated on the 1839 Tithe map by the field name "Kiln Field".
- The site of Swillage Barn historic outfarm is located approximately 500m northeast of the site (HER ref. MWS13703), which is now demolished.
- Decoy Cottage historic farmstead, c.500m west-northwest of the site (HER ref. MWS7213).

7. Setting Assessment

- 7.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see *Methodology* above) is to identify which designated heritage assets might be affected by a proposed development.
- 7.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 7.3 Consideration was made as to whether any of the designated heritage assets present within or beyond the 500m study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 7.4 Assets in the vicinity identified for further assessment on the basis of proximity, intervisibility and historic association comprise:
- Newplace Farmhouse, Grade II* Listed Building; and
 - Angmering Conservation Area
 - Decoy Cottage, Grade II Listed Building
- 7.5 Other assets within the wider area, excluded on the basis of

distance, absence of intervisibility and the absence of historical functional relationships comprise:

- The Old Cottage, Grade II Listed Building

Newplace Farmhouse

- 7.6 As discussed above, Newplace Farmstead (HER ref. MWS12598) is located c.200m north of the site and was established in the medieval period. Newplace Farmhouse (Historic England List Entry 1232882), which is the Grade II* Listed Building, dates to the late 16th or early 17th century. It appears to have been used as a farmhouse continuously since construction. The current immediate surrounds of the farmhouse comprises grassland to the east, an agricultural field to the north and west, and woodland to the south.
- 7.7 As a Grade II* Listed Building, the farmhouse is a designated heritage asset of the highest level of significance as defined by the NPPF.
- 7.8 The farmhouse's significance is largely derived from the building's built fabric which has historic, evidential and aesthetic values. Setting also makes a contribution to its significance, but this is less than that made by its fabric.
- 7.9 The wider farm complex, despite being mostly modern, contributes to the farmhouse's historical illustrative value, as it enables its origins as a farmhouse to be understood. The building's adjacent fields also make a small contribution to the significance of the farmhouse through historic illustrative values.

7.10 The 1839 Tithe Map and Apportionment shows that the site was historically under the same ownership and occupancy as Newplace Farm, although it was not part of the adjacent landholding, being separated by land in other ownership. Much of the landuse within the site has previously changed from agricultural land to nursery, commercial and residential. Hence there is a very weak historic functional connection between the site and the Listed building.

7.11 There is no intervisibility between the site and Newplace Farmhouse due to a dense area of woodland approximately 130m thick.



Plate 7: View from the southern edge of the site facing northwards towards Newplace Farm

7.12 The proposed development will change the character of the site from agricultural and commercial, to residential. Due to visual screening and the previous change in landuse of much of the site, the proposed development is not anticipated to result in any appreciable harm to the heritage significance of Newplace Farmhouse through changes to setting.

Angmering Conservation Area

7.13 Angmering Conservation Area is approximately 510m south of the site at its closest point and contains numerous Grade II and II* Listed Buildings. Angmering Conservation Area is considered to be a designated heritage asset of the highest significance as defined by the NPPF.

7.14 Angmering Conservation Area's significance is primarily derived from the architectural and historic interest of its associated Listed Buildings and other historic buildings and the spaces between them.

7.15 The current setting of the Conservation Area is mostly later development with some areas of agricultural land. Adjacent agricultural land makes a small contribution to the significance of the asset though setting.

7.16 As part of this assessment views to and from the Angmering Conservation Area were investigated. Modern residential development surrounding the Conservation Area blocks any visibility between the site and the western extent of the Conservation Area.

- 7.17 The view to the site on the approach to the Conservation Area is blocked from view by vegetation unless immediately adjacent
- 7.18 to either the site's two entrances along Arundel Road. The site and the Conservation Area are not visible from the A27 to the north.
- 7.19 The site is not considered to contribute to the heritage significance of the Conservation Area through setting and the development is not anticipated to harm the heritage significance of the Angmering Conservation Area through changes to setting.

Decoy Cottage

- 7.20 Decoy Cottage is a Grade II Listed Building approximately 505m west-northwest of the site (NHLE ref. 1027713). Decoy Cottage is considered to be a Designated Heritage Asset of less than the highest significance.
- 7.21 The significance of Decoy Cottage is primarily derived from the building's built fabric which has historic, evidential and aesthetic values which allow the building's origins as an historic farmstead to be understood.
- 7.22 Further historical value can be attributed to Decoy Cottage through author AA Milne who temporarily rented the property in the early 1920s prior to writing Winnie the Pooh. Whilst staying at Decoy Cottage, the Milne family encountered a swan in one of the nearby Decoy ponds (HER ref. MWS3061), which the

family christened "Pooh"²². CR Milne stated this was part of his father's inspiration for the name 'Winnie the Pooh'.

- 7.23 Further significance is derived from the setting of Decoy Cottage which consists of the fields surrounding the property as well as further fields to the west which were under the same historical ownership as detailed on the 1839 Tithe Map and Apportionment. The nearby ponds also contribute towards the setting of Decoy Cottage.
- 7.24 There is no intervisibility between the site and Decoy Cottage due to an area of dense woodland between the two.
- 7.25 Due to visual screening and a lack of historical relationship the site is not considered to contribute towards setting of Decoy Cottage. Development within the site is not anticipated to cause any harm to the heritage significance of Decoy Cottage.

²² Milne AA (1924) When We Were Very Young. London: Methuen & Co. Ltd.

8. Conclusions

Archaeological Resource

- 8.1 Earlier prehistoric activity in the study area is attested to by findspots of flints, including from within the site, and a possible occupation layer some distance to the north-east of the site. There is high potential for further prehistoric material to be present within the site, although this may be confined to redeposited artefacts within the ploughsoil.
- 8.2 Iron Age and Roman occupation have been indicated in the vicinity by findspots of material 100m south of the site. The limits of any activity indicated by these finds have not yet been defined and as such, there is medium but unproven potential for remains of these dates to extend into the site.
- 8.3 The potential for medieval and later remains of archaeological significance within the site is considered to be low.
- 8.4 Although recorded remains within and in the vicinity of the site suggest archaeological potential, there is currently no evidence to suggest remains of a significance that would preclude development area present.

Setting

- 8.5 The site was part of the land under the same ownership as Newplace Farmhouse Grade II* Listed building to the north in the mid-19th century, although it was separated from the core

landholding by land under other ownership. Much of the land of the site has since changed in landuse, having been used for nursery, commercial and residential purposes. Hence the site is considered to have only a very weak historic functional link with the asset. There is no intervisibilty between the site and the farmhouse. Residential development within the site is not anticipated to harm the heritage significance of the farmhouse through changes to setting.

- 8.6 The proposed development is likewise not anticipated to harm the heritage significance of the Angmering Conservation Area or Decoy Cottage through changes to setting. The site has no intervisibility with either of these assets.

9. Sources

Cartographic and documentary Sources

1809	Angmering Inclosure Map
1814	Map of Estates, Sir Cecil Bissshop
1838/9	Tithe Map and Apportionment of Angmering
1876	First Edition Ordnance Survey Map
1897	Second Edition Ordnance Survey Map
1905	Arundel Road looking north c.1905

1924-25	Deeds of 3r land at Hammerpot in Angmering
1932	East Preston Estate

Appendix 1: Gazetteer of Heritage Data

Heritage Data

HER Event Data

Ev UID	Name
EWS598	Watching Brief, Hammond P 1986

HER Monument Data

Mon UID	Name	Monument Type
MWS1045	Prehistoric Lithic Working Site, Green Lodge	LITHIC WORKING SITE, FINDSPOT
MWS1049	Occupation Layer, Swillage Barn	OCCUPATION SITE
MWS1222	Iron Age - Romano British Site, Palmer Road	FINDSPOT, SITE
MWS3645	Roman Occupation Site, Decoy Close	OCCUPATION SITE, FIELD
MWS3646	Iron Age Pottery, Decoy Close	FINDSPOT
MWS3647	Prehistoric Worked Flint, Decoy Close	FLINT SCATTER
MWS3004	Mesolithic Implements - Seven Acres Nursery	FINDSPOT
MWS3543	Possible Brick Kiln, Arundel Road	BRICKWORKS

Mon UID	Name	Monument Type
MWS3049	Earthworks - Newplace Farm	BANK (EARTHWORK)

Archaeological Notification Areas

Desig UID	Name
DWS8502	Iron Age and Roman Occupation Activity, Angmering
DWS8503	Roman Activity, the Site of St Peter's Church, and the Parish Church of St Margaret, Angmering

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1027714	The Old Cottage	II	506679	105813.36084
1232882	Newplace Farmhouse	II*	506318	105578.36084
1027713	Decoy Cottage	II	505841	105347.36084

Appendix 2: Designation Descriptions

NEWPLACE FARMHOUSE

List Entry Summary

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

Name: NEWPLACE FARMHOUSE

List entry Number: 1232882

Location

NEWPLACE FARMHOUSE, ARUNDEL ROAD

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 12-Oct-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 297708

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 00 NE ANGMERING ARUNDEL ROAD 10/106 (south side) 12.10.54 Newplace Farmhouse (Nos GV 200, 201 and 202)

II*

The only surviving portion of a large house built by Sir Thomas Palmer in the late C16 and early C17. Three storeys and attic in gable end. Five windows. Red brick. The lower fringe of the roof is of Horsham slabs the remainder tiled. In the centre is a projection with a doorway and window above. On each side of this are two tall blocked four-centred archways rising to the height of two storeys. On the second floor is an original window of two tiers of six lights with wooden mullions and transom and one tiny lancet window. Other windows modern casements. One modern buttress.

Listing NGR: TQ0631805578

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 06318 05578

THE OLD COTTAGE

List Entry Summary

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

Name: THE OLD COTTAGE

List entry Number: 1027714

Location

THE OLD COTTAGE, ARUNDEL ROAD

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

National Park: SOUTH DOWNS

Grade: II

Date first listed: 20-Sep-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 297711

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 00 NE ANGMERING ARUNDEL ROAD (north side) 10/109 The Old Cottage

II

C18 or earlier. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Thatched roof. Casement windows.

Listing NGR: TQ0667905813

Selected Sources

Legacy Record - This information may be included in the List Entry Details
National Grid Reference: TQ 06679 05813

DECOY COTTAGE

List Entry Summary

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

Name: DECOY COTTAGE

List entry Number: 1027713

Location

DECOY COTTAGE, 192, ARUNDEL ROAD

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Sep-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 297709

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 00 NE ANGMERING ARUNDEL ROAD 10/107 (south side)

Decoy Cottage (No 192)

II

C17 or earlier timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. C19 gabled addition at south end of higher elevation in painted brick having two windows.

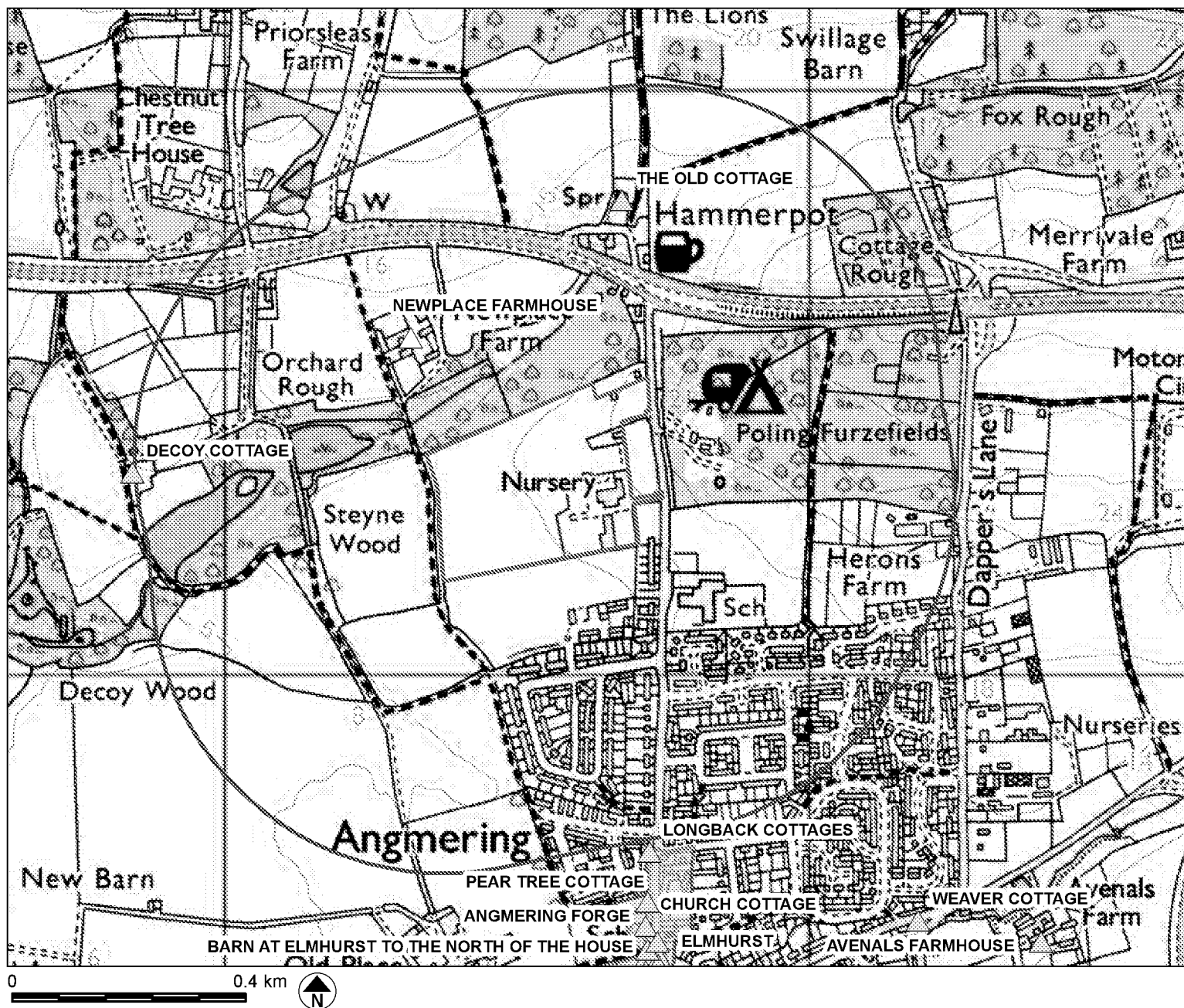
Listing NGR: TQ0584105347

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 05841 05347

Appendix 3: Figures



KEY

Listed Buildings

Grade

- ▲ I
- △ II
- △ II*

Angmering Conservation Area

Site

Study Area

Revisions:
First Issue- 22/11/2017

Figure 1: Designated Heritage Assets

Arundel Road,
Angmering

Client: Gladman Developments

DRWG No: P17-2743 Sheet No: - REV: -

Drawn by: RGO Approved by: GST

Date: 22/11/2017

Scale: 1:10,000 @ A3

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KEY

- HER 'Event' Points
- HER 'Event' Line
- HER 'Event' Polygons
- Search Area
- Site

Revisions:
First Issue- 22/11/2017

Figure 2: West Sussex HER 'Event' Data

Arundel Road,
Angmering

Client: Gladman Developments

DRWG No: P17-2743

Sheet No: - REV: -

Drawn by: RGO

Approved by: GST

Date: 22/11/2017

Scale: 1:10,000 @ A3

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