

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 April 2022 15:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: A/48/22/RES

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Land off Arundel Road Angmering BN16 4ET Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings.

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 concerns reserved matters following approval at outline stage for details of layout, scale, appearance and landscaping for 160 No dwellings. The application does not include a heritage statement

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 Farmhouse. 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. I note that there is some additional planting on the edge of the scheme in the character area closest to the asset as part of the landscaping proposals. 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 the south end is of higher elevation and also has elevations of painted brick containing 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

I am of the opinion 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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