

Heritage Statement

For the Parish of Angmering

Prepared for Glebe Farm to accompany the planning application for change of use from agricultural barns to tourist accommodation.

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Heritage Statement

Angmering

The Legal and Policy Context is as follows:

Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework

Arun District Council Local Plan 2011-2031 adopted July 2018

Angmering Neighbourhood Plan

The Proposal

The National Planning Policy Framework (NPPF)

The NPPF defines the heritage assets as follows:

Designated heritage asset: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: 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 make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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

Paragraph 193 states 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 (and the more important the asset, the greater the weight should be).

Paragraph 200 states 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 the asset (or which better reveal its significance) should be treated favourably.

The site is part of the historic horticultural and ecclesiastical area of Angmering. The site was at some time farmed by Nuns, before eventually being reassigned for housing development. Therefore, the significance of the site is of a limited heritage value. The barns are worthy of retention and re-use.

Arun District Council

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;**
- b. 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;**

- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed, and missing features are restored or reinstated;
- e. 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;
- f. 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:
 - g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
 - h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
 - i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- j. Permission has been granted for the redevelopment of the site. 16.5 Areas of Character 16.5.1 In addition to the designated Conservation Areas.

Policy H DM4 Conversion of rural buildings for residential use

Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:

- a. Either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use;
- b. The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;
- c. The resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside;
- d. Where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and
- e. The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

Adoption Arun Local Plan 2011-2031 (July 2018) Arun District Council 147 12 Housing Delivery The proposal must minimise the amount of land to be used as residential curtilage. A structural survey may be required to demonstrate that the building is capable of conversion. Provision for bats and/or owls should be incorporated into the scheme. Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order. All large-scale proposals must be accompanied by a landscape assessment.

The proposed development is for a commercial use, but none the less this policy is applicable except for the purpose of marketing the site. The merit of this will be dealt with in the Design and Access Statement.

Policy TOU DM1 Tourism related development

2. Development outside the Built-up Area Boundary

When assessing proposals for visitor attractions, facilities or accommodation outside of the Built Up Area Boundary these will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside.

The proposal is for small scale tourist for informal enjoyment of the countryside around Angmering.

Angmering Conservation Area

The origins of Angmering date back to the Stone Age with tools being chipped from the flints which are abundant in this area. Highdown Hill area was a Roman settlement.

The name Angmering is thought to derive from a Saxon farming settlement of about 600AD. Domesday records show reference to Angemare which had two manors which developed into East and West Angmering, both areas had their own church.

Pigeon House in High Street dates from the Tudor period and Pound House in High Street indicates that this area was used to impound stray animals which were released on payment of a fine. Other house in the High Street such as Sadlers were named by the trade of the occupants.

Angmering has a history of importance during the monastic age at Ecclesden and West Angmering, after the dissolution of the monasteries, the ownership went to Bishop of Parham.

The soil around Angmering was of a good quality and in the 14th and 15th century became a prosperous village due to the best agricultural land in the region. Sheep farming was also popular.

The Agricultural Revolution and Industrial Revolution both had an impact on Angmering with the arrival of the railway in 1846. This assisted the movement of produce, which was predominantly horticultural.

The traditional trading area was The High Street, with house names showing the trade, such as Saddlers, however this moved to The Square in the 18th century.

Angmering Neighbourhood Plan

EH1: Development in the Conservation Area

The Design and Access Statement and accompanying drawings for all development within or affecting the setting of the Conservation Area must provide sufficient detail for proposals to be properly understood and include

- **Drawings showing the proposals in relation to their surroundings will include a street elevation and sections across the street;**

In addition, within conservation areas trees are protected by law and should not be removed, pruned, lopped, topped or have their roots cut as part of any proposed development without prior Conservation Area consent from Arun District Council.

The planning application provides sufficient information which clearly shows the small changes to the buildings required for tourist/residential accommodation. There are no external changes proposed therefore no street scene plans are provided.

The Proposal

It is proposed to convert two redundant farm barns to 2 x 1 bed tourist studio accommodation. The full plans are part of the application.

Conclusion

The proposal to convert 2 barns for tourist accommodation will not result in any harm to any significant heritage asset, and maintains the integrity of the historic buildings, whilst maintain them for a viable and sustainable use.

