

Report of Objections and Comments on behalf of the residents of Poling to Planning Application – A/74/13 Proposed distribution ware house and covered storage, trade counter and associated offices. Upgrading of access road for and improvement of existing junction with the A27

1. Purpose

This report has been prepared by the Chairman of the Parish Meeting with the assistance of a small task and finish group of residents representing the village following two public meeting to register its objections to the proposals outlined above.

Although we realise that all the Council leaders are extremely busy people we request that the Cabinet Members together with Members of the Planning Committee be given a copy of this report so that they are made fully aware of our concerns.

2. Summary

As acknowledged in the application, this is a departure from the current local plan and is therefore not in line with the strategic needs of the Council and wider district. For this reason alone we believe that the application should be rejected. Notwithstanding this, the proposal does not meet the needs of the local community, is out of scale, out of keeping and is considered to adversely affect the historic context of the village together with the amenity and wellbeing of the community. The growth of Industrial facilities like this, in an area of open countryside adjacent to the South Downs National Park, is inappropriate and out of place. In the past when development of the adjacent site for In-Vessel Composting was considered, although we didn't like it, we were willing to work with the Developer provided that; the threat to health, effect on residents and the impact on the landscape and proposed National Park were adequately dealt with. We adopted a mantra of "if we can't see it, hear it, or smell it and that it wasn't harmful to our health, we could work with the Developer". However, in this instance we believe that this site should **not** be developed under any circumstances. Whilst we cannot change previous bad or ill advised decisions we, as custodians of a unique community, history and landscape, feel that we must voice our objection to any proposal to develop this greenfield site. The Planning Committee have the power to stop the industrialisation of our countryside, so we implore them to seriously consider the longer term impacts of this proposal on future generations.

3.0 Summary of objections, concerns, comments and errors

3.1 General

Although we feel that that the proposal should be rejected because it is not in line with the Local Plan, we realise the pressure that the Planning Committee will be under to approve this application, so we have summarised our objections, concerns, comments and errors with the application submitted that we believe are material considerations.

3.2 The Village and Community

Poling is a small village/hamlet situated just east of Arundel which sits astride the A27 and is bounded by lowland water meadow to the south, woodland (proposed National Park) to the north and farmland to its east and west sides. Much of the village is over 150 years old and has many areas of conservation and listed buildings.

Although spread out, the community thrives and has a distinctive sense of place. With less than 200 souls the intrusion of this new large industrial facility will be truly disruptive and will adversely affect the wellbeing of the residents.

Kim Lesley describes: "Poling as a rare glimpse of what Sussex plain coastal villages used to be like". We have the chance to keep it like this. This is not a case of "Nimbyism" as our backyard is your backyard as well, and is a rare glimpse of what coastal Sussex should be like. Although change has to happen, it was never planned here, or else it would have been in the Local Plan! This is a speculative venture and should be stopped now.

3.3 The Character of Poling

The character of Poling is best described by Kim Leslie of the West Sussex Record office in 'A Sense of Place – West Sussex Parish Maps', published by West Sussex County Council in 2006. "Poling's great fortune is that the old village still hugs the little country lane going nowhere but brooks and marshland Farmland, narrow lanes, flint walls cottages and some new homes and a few barns, old and traditionally built: Poling survives as a rare glimpse of what Sussex coastal plain villages used to be like before builders flooded their fields in concrete, a precious place in tune with its setting. Just across the fields land-hungry Rustington and Angmering show what might have been Poling's fate but for the watery barrier that has kept it long isolated – the marshland of the Black Ditch marking the parish boundary on both its southern and eastern sides Sir Harry Johnston (1858-1927) British Administrator in Africa retired to St John's Priory in 1906 from where he pleaded with local opinion to 'eschew ugliness', stop 'the needless destruction of landscape and objects of historical interest ... save the wild flowers from extermination' and that 'Sussex must be saved from the speculative builder'.

3.4 Historical context

There has been a settlement in and around Poling since Roman times and certainly since before the Norman Conquest, as evidenced by the fact that the church was built before that time. There are many historic and listed building with a number of conservation areas. Many of the 80 or so building in the village span from pre Norman Conquest to the mid 1970's since that time nothing apart from the odd farm building or house extension has been built.

In addition to the Church and the St John's Priory, both of which are listed Grade I, there are 14 homes in Poling listed as Grade II. (An application to English Heritage to consider having 'Peckhams' upgraded to Grade II* is pending). Three homes are mentioned in the Arun District Council Supplementary Planning Document 'Buildings and Structures of Character', two of which are recorded as historically interesting and of integral value to the community by Dr Annabelle Hughes BA Hons. MA. DPhil. Two houses on the western edge of Angmering, a short distance from the proposed development are Grade II and Grade II*. Further details can be found in Appendix 1 attached.

To place such a huge commercial warehouse and distribution centre on open farmland in such a location is wholly inappropriate and detrimental to the quiet rural character of the area. The amenity of the area not only for the community but for all will be lost, including those who choose to ride, cycle and walk to and through the village enjoying what is currently the last remnant of coastal plain left of its type.

3.5 Planning Archaeology and the Built Heritage

The policy document '**Development affecting the Setting of a Listed Building**' (Appendix II) states that:

"The Department will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met:

- a) The detailed design must respect the listed building in terms of scale, height, massing and alignment.
- b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building.
- c) The nature and use proposed respects the character of the setting of the building."
- d) The nature and use of the building proposed by Fargo is in every respect out of character with its setting.

The character and setting of the whole village of Poling with its old and interesting buildings will be massively affected by looking out onto a development of the scale, height and mass of the building proposed by Fargo. The design and materials will be of the usual kind for commercial and industrial buildings and have no place in the countryside.

POLICY GEN22 of the Arun District Local Plan in conjunction with the planning document 'Buildings and Structures of Character' adopted in 2005 (Appendix III), state that: "Alterations, extensions or other development which would affect the appearance or setting of such buildings will not be permitted".

Here again the setting is mentioned. The setting will be forever changed if the current proposal goes ahead. It is for this reason that attempts are planned to mitigate the damage. These can never be really successful, given the size, height and type of construction envisaged.

The attached map (Appendix IV) shows the location of the buildings covered by these statements that are in the direct line of sight of the proposed development, the settings of which will be affected by changing their view from countryside to a massive commercial building. Of course, there are others who are screened from the site in the summer when the trees are in full leaf, but have a much more open view to the proposed building in the winter.

3.6 Noise

The foregoing relates to the physical and visual effects the proposed building would have on the village of Poling. As has been mentioned, Poling is on the coastal plain, and is essentially flat, with the part of the village furthest from the main road being slightly lower-lying. As a result, there is very little to stop sound from carrying a very long way. This means that even those who do not live within direct sight, or even very close to the proposed development, or who are wholly or partly screened by trees, would still be much affected by noise of large vehicles on the site, and very particularly by the sound of reversing with its attendant hazard beeping noise.

We note in the application that opening times are planned to be between 6.00 am and 6.00 pm which we consider to be unacceptable and would recommend that the 6.00 am start time be moved to 7.30 am to minimise disruption to the community from what we consider will be significant.

3.7 Over intensification of the site

The site to the North has developed since the Old Mushroom Farm closed and has developed significantly with an extant permission for an 'In Vessel Composting Unit'. Bearing in mind the site was used for horticultural purposes the removal of the covenant 2 or 3 years ago, that prevented industrialisation of the site, has meant that the site has been left open to continued pressure to yield a return for the owner and this proposal is no exception, and considered totally inappropriate and an over intensification for even an urban site, let alone a rural site like this. For a community such as ours to be held ransom to the financial profit of others is totally unreasonable. The existing buildings and the extant permission means that approximately 75% of the site could be built on. The extant approval for the facility alone equates to two full sized football pitches side by side!

This application although to a lesser extent is still an over intensification. With 11,737 square metres of floor space excluding all other infrastructure such as roads, ditch, ponds and screening means that over 25% of once open agricultural land will be developed. Which situation so close to the National Park and in such an open coastal plain is simply unacceptable. This application is merely another step closer to industrialising this rural strategic gap, opposite the Nation's newest National Park.

3.8 Proximity

The proposed new building appear too close to the boundary on the south side. We consider that insufficient space has been left to allow for the growth of the screen of trees noted on the drawings. We also believe that some of the screening shown in the application is on land not owned by the applicant. We therefore consider that application is not sustainable so we ask that it be rejected.

3.9 Visual Impact

By day the visual effect of the proposed new industrial style building would be an unacceptable intrusion to the enjoyment of the landscape and amenity of the community. The scale and appearance of the proposed buildings would have a significant impact on the environment. The sense of place and character of this rural community, together with the impact on the National Park on the other side of the A27 to the north, is totally unacceptable to us.

The proposed new building would be seen from many publically accessible sites and indeed from many homes. The building profile above the screen of trees will be an incongruous disruption to the view of the heavily wooded National Park. The visual amenity of the village will be disrupted and lost, much the same as the views to the south by the Body Shop building. Surely we can learn from our past mistakes?

By night the effects of the development will be worse. Whilst we acknowledge that measures will be taken to try and minimise light pollution there should, in this location, be zero tolerance to illumination of the night sky. Many residents enjoy a relatively unpolluted night sky so any further erosion of this is intolerable. A total ban on light spillage and illumination of the night sky should be imposed.

3.10 Sense of place

The proposal will upset the sense of place of the village and community. Kim Lesley author of a 'A Sense of Place West Sussex Parish Maps', published by West Sussex County Council in 2006, refers to "Poling as a precious place in tune with its setting". This proposal will irreparably ruin this.

The proposal being built on open farmland, and outside the agreed area for future development in the Arun District Local Plan, should be rejected without further consideration as it is totally inappropriate for the area with respect to scale, massing, visual disruption and wellbeing of the residents.

3.11 Environment

The change of use is not appropriate to the environment. Consideration of the environment must be a material *consideration when considering* to the application.

Whilst we appreciate that safeguarding of the environment is a matter for the Environment Agency, can we recommend that if approval is granted, it be conditioned that no additional surface water drainage should be shed from this site than would have done so if this were a greenfield site? We would also recommend that a sustainable urban drainage system (SUDs) be a condition of any approval. The design for any SUDs should reflect the current guidance for rainfall for a 1:100 year event, plus 50% for storm events bearing in mind the area is known to flood, evidenced by photograph below showing runoff from the field which often leads to surface water flooding lower down the catchment. This we feel would reasonably safeguard residents from further flooding and the precious watercourse system and trout lakes to the south of the site, which would need to act as the receiving waters for this facility.

There appears to be no mention of lighting and pollution of the night sky. This is something that for a rural location is a serious problem. We are anxious that the problem is not made any

worse, and that any approvals do not make the enjoyment of the night sky impossible from both the north and south.

We are aware that Great Crested Newts, Water Voles and Stag Beetles have all been observed in the area so we seek your assurance that they will be suitably investigated and considered when determining this application.

3.12 Traffic

We are aware of the Highway Authority's comments, and the lack of a detailed Traffic Assessment, so undertook a survey of our own. Based upon a week day survey of a 12 hour period between 6am and 6pm we counted 265 vehicles moving in and out of the access road amounting to 130 cars, 92 vans, 20 lorries and 11 cycles. This does not include the vehicle movements for the extant permission for the In-Vessel Composter Plant, and the estimated 144 from this submission would make it in excess of 500 per day which we consider too excessive for the junction as laid out. We believe for the safety of all users that considerable analysis and remodelling of this junction is needed to make it even moderately safe.

3.13 Assessment of Alternative sites

As would be expected, we do not agree with the Assessment of Alternative Sites prepared for this application. We disagree with the general premise and much of the data and interpretation associated with it. Clearly this is a game of two sides, one for and one against. When you consider the game 'for' the driving force is financial, and paying the lowest price for the nearest plot of land to relocate the current Toddington facility. For us, those 'against' it, is about maintaining and protecting a valuable piece of rural Sussex, the special downland coastal plain and a community's wellbeing. We have no financial card to play, just protecting something precious from irreparable development.

Although the recommendations are clear, the methodology and detail within the document would lead me to cynically believe that the outcome came first, and the detail has been drafted to suit. We do not believe that this document should be relied upon as a piece of material evidence.

Against the following criteria to be met for allowing development outside the built up area we comment:

(i) that no acceptable alternative can be identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises;

The Assessment provided is not impartial and does not demonstrate that this is the best and only site as there are alternatives. They may cost more and be further away, but they are nevertheless there. The fact that it remains outside the built up area has not been mentioned as a hindrance, yet lesser criteria like "likely planning concerns", "The site is far too far from the workforce and at a purchase cost of £0.5m per acre is far too expensive", have rendered other sites **as not unviable**. A

transparent matrix of criteria should have been set by the Planning Authority and used to undertake this assessment and not what appears to be the contrived outcome that we now have to deal with.

(ii) *that the proposal:*

(a) exhibits a high standard of design and layout;

Clearly not the case.

(b) is capable of being well served by public transport or otherwise is readily accessible other than by private car to a significant residential workforce if employment intensive uses are proposed;

There is no public transport that serves this site. All staff will either have to drive or cycle unless a private bus is arranged. Being midway between junctions employees will have to travel up to twice the actual distance so is not an ideal location.

(c) provides access arrangements and parking facilities in accordance with the Council's adopted standards;

Being a greenfield site there is plenty of space so this can be achieved, but it hasn't cut overall carbon footprints for each employee travelling to the facility due to the additional travel distances required to access and exit the site noted above.

(d) relates sympathetically to the surrounding built or natural environment;

Two large incongruous buildings in the middle of a field cannot, by anyone's standards be sympathetic with the surrounding natural environment, hence the extensive screening mitigation.

(e) includes suitable landscaping and floorscaping provision where appropriate;

Included but far from enough to mask the building.

(f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents in particular are protected; and

Whilst the neighbouring residences have been considered, the site through which access for this facility will be accessed is poor. All vehicles will have to enter through the existing site making from the A27 at least 3 x 90 degree turns and funnel down between existing buildings to access the new facility. It is clear that this proposal is a last minute thought as more suitable and appropriate access could have been provided. Whilst this is not a problem for ourselves, the threat of changing the access route at a later date is a concern.

(g) incorporates, where appropriate, crime prevention measures.

There is no apparent evidence of this, apart from security lighting which will cause unreasonable light pollution.

3.14 Future growth

We are concerned that that the application is yet another “foot in the door”, or “nail in the coffin” whichever you like. With the various changes of use of the developed site we have been told that “this is it”, and yet more applications come forward. We also have the extant permission in place for a further building, the size of two football pitches and now this! Bearing in mind that this site is not in the Council’s Local Plan agreed democratically by our Councillors, this is a step too far. The democratic process must be safeguarded, and the ability to develop on sites like this, one more widely considered. This community has safeguarded the village and the open land around it, but we now need the help of the Elected Members to help us stop this insatiable consumption of land. This village is under siege from advancing pressures from both the south and north. Will no one be satisfied until the whole coastal plain is developed?

3.15 Other errors and matters of concern:

- There are always errors in every application, some of which we have noticed are: that from the drawings it is clear that the development is near to and certainly closer than 20m to watercourses, yet the application highlights that it is not.
- In the Design and Access Statement (D and AS) a number of references are made to the village of Poling being remote and over ½ mile away, which is not true as parts of the village are only as much as 350m away.
- The D and AS is incorrect as there is no public transport along the A27.

3.16 Recommendation

As would be expect the residents of Poling recommend that the application be rejected as it does not comply with the current Local Plan.

July 2013

APPENDIX I

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History in Structure

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Listed Buildings in Poling, West Sussex, England

Some building names may be abbreviated or partial; this is how they are recorded in the original register.

See buildings on parish map (Warning: this may be very slow to load if there are a large number of listed buildings in this parish)

Bacon Hall

Grade II

236 Poling Street, Poling, West Sussex

Barn at Newhouse Buildings

Grade II

236 Poling Street, Poling, West Sussex

Christmas Cottage Woodpecker Cottage

Grade II

229 Poling Street, Poling, West Sussex

Little Oak The Thatches Waysend

Grade II

229 Poling Street, Poling, West Sussex

Old Forge Cottage The Former Poling Corner Post Office

Grade II

A27, Poling, West Sussex

Peckhams

Grade II

Poling Street, Poling, West Sussex

St John's Cottage

Grade II

Poling

St John's Priory

Grade I

227 Poling Street, Poling, West Sussex

The Manor House

Grade II

Poling

The Parish Church of St Nicholas

Grade I

Poling Street, Poling, West Sussex

Thorn Tree Cottage

Grade II

229 Poling Street, Poling, West Sussex

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Listed Buildings in Angmering, West Sussex, England

Some building names may be abbreviated or partial; this is how they are recorded in the original register.

See buildings on parish map (Warning: this may be very slow to load if there are a large number of listed buildings in this parish)

Aberdeen House (Premises of Wood, Butcher)

Grade II

B2225, Angmering, West Sussex

Angmering Forge

Grade II

B2225, Angmering, West Sussex

Ann's Cottage Dolphin Cottage Elm Grove

Grade II

Station Road, Angmering, West Sussex

Avenals Farmhouse

Grade II

Water Lane, Angmering, West Sussex

Barn at Elmhurst to the North of the House

Grade II

B2225, Angmering, West Sussex

Barn or Outbuilding to the South of Cressingham Cottage and Wall Linking It to the Cottage

Grade II

Weavers Hill, Angmering, West Sussex

Barn to the East of the Pigeon House

Grade II

High Street, Angmering, West Sussex

Barn to Upper Bargeham to the West of the Farmhouse

Grade II

Angmering, West Sussex

Bay Tree Cottage Thatchers White House Cottage

Grade II

Roundstone Lane, Angmering, West Sussex

Bennington House

Grade II

High Street, Angmering, West Sussex

Blaber Cottage

Grade II

Church Road, Angmering, West Sussex

Bow Cottage Salters

Grade II

High Street, Angmering, West Sussex

Bracketts

Grade II

High Street, Angmering, West Sussex

Byfleet House Hazel Cottage

Grade II

Water Lane, Angmering, West Sussex

Chants

Grade II

High Street, Angmering, West Sussex

Church Cottage

Grade II

Angmering

Church Farm House

Grade II

Rectory Lane, Angmering, West Sussex

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Grade II
B2225, Angmering, West Sussex

Conyers St Nicholas
Grade II
Church Road, Angmering, West Sussex

Cressingham Cottage
Grade II
Angmering

Decoy Cottage
Grade II
Decoy Lane, Angmering, West Sussex

Dovecote at Ecclesden Manor to the North West of the House
Grade II
Angmering, West Sussex

Eachways
Grade II
22 Water Lane, Angmering, West Sussex

Ecclesden Farmhouse
Grade II
Angmering, West Sussex

Ecclesden Manor
Grade II*
Angmering, West Sussex

Elmhurst
Grade II
B2225, Angmering, West Sussex

Garden House
Grade II
High Street, Angmering, West Sussex

Ham Manor Golf Clubhouse
Grade II
91 West Dr, Angmering, West Sussex

Ivy Cottage Thorpe Cottage
Grade II
High Street, Angmering, West Sussex

Jade Cottage Pook's Cottage St Margaret
Grade II
Church Road, Angmering, West Sussex

Little Avenings
Grade II
Church Road, Angmering, West Sussex

Littleworth Littleworth Cottage
Grade II
Roundstone Lane, Angmering, West Sussex

Longback Cottages
Grade II
B2225, Angmering, West Sussex

Malt Barn Cottage The Malt House
Grade II
Weavers Hill, Angmering, West Sussex

Newplace Farmhouse
Grade II*
A27, Angmering, West Sussex

Old Well Cottage
Grade II
High Street, Angmering, West Sussex

Outbuilding or Former Stable of Aberdeen House Adjoining the House on the South
Grade II
B2225, Angmering, West Sussex

Outbuilding, to the South East of the Pigeon House
Grade II
High Street, Angmering, West Sussex

Pear Tree Cottage
Grade II
B2225, Angmering, West Sussex

Pound House
Grade II
Roundstone Lane, Angmering, West Sussex

Saddlers
Grade II
1 The Cottrells, Angmering, West Sussex

School House
Grade II
B2225, Angmering, West Sussex

Syon House
Grade II
High Street, Angmering, West Sussex

The Dower House
Grade II
Mulberry Hollow, Angmering, West Sussex

The Former Baptist Church
Grade II
Station Road, Angmering, West Sussex

The Gates of the Dower House
Grade II
6 West Dr, Angmering, West Sussex

The Lamb Inn
Grade II
23 Water Lane, Angmering, West Sussex

The Old Cottage The Old Mill House
Grade II
Station Road, Angmering, West Sussex

The Old Cottage
Grade II
A27, Angmering, West Sussex

The Old House
Grade II
High Street, Angmering, West Sussex

The Parish Church of St Margaret
Grade II*
B2225, Angmering, West Sussex

The Pigeon House
Grade II
High Street, Angmering, West Sussex

The Public Library
Grade II
Angmering

The Spotted Cow Public House
Grade II
Roundstone Lane, Angmering, West Sussex

The Vestry Hall
Grade II
B2225, Angmering, West Sussex

The White Cottage
Grade II
Rectory Lane, Angmering, West Sussex

The White House
Grade II
High Street, Angmering, West Sussex

The Woodman's Arms Public House
Grade DL
B2225, Angmering, West Sussex

Upper Bargeham
Grade II
Angmering, West Sussex

War Memorial
Grade II
B2225, Angmering, West Sussex

Waterton House
Grade II
B2225, Angmering, West Sussex

Wayside Cottage
Grade II
High Street, Angmering, West Sussex
Weaver Cottage
Grade II
Weavers Hill, Angmering, West Sussex
Weavers
Grade II
High Street, Angmering, West Sussex

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Buildings & Structures of Character in Poling:

Broom Cottage

Nightingales

Crombie House

Houses recorded By Dr Annabelle Hughes as historically interesting and of integral value to the community:

Priory Cottage

Primrose Cottage

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POLING

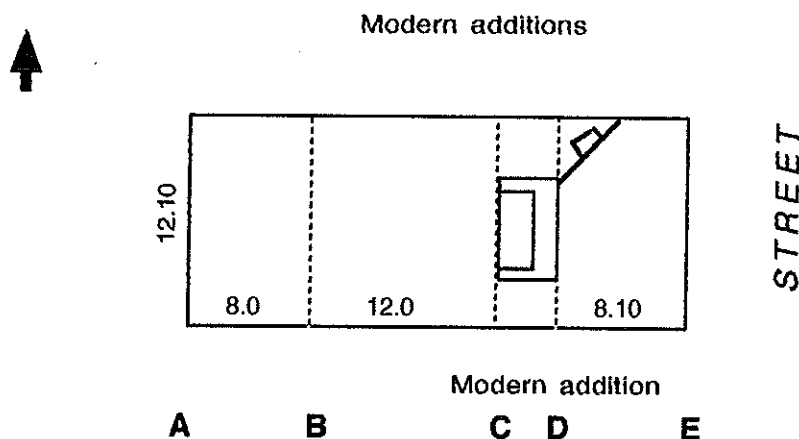
STREET	CRITERIA
<u>Poling Street</u>	
Broom Cottage	2-5
Nightingales	2-5
Crombie House	2-5

RUSTINGTON

STREET	CRITERIA
<u>Ash Lane</u>	
48 ('Ilex House')	2-5
<u>Cudlow Avenue</u>	
Cudlow Barn	2-5
<u>Mill Lane</u>	
44 and 46	2-5
<u>Old Manor Road</u>	
Manor Barn	2-5
North Barn	2-5
<u>Preston Avenue</u>	
Nortons	3-5
<u>Sea Avenue</u>	
Fairholme	3-5
Sark House	2-5
Twyford Lodge	2-5
81	2-5

Priory Cottage, Poling Street

Proportional but not to scale; approximate Imperial measurements



Description

The original part of this building lies at right angles to and on the eastern side of Poling Street; single-storey, it has been extended north and south. Plastered elevations beneath a tiled roof, with some slender framing on the western elevation.

Internally four bays can be identified, with slender roughly finished trusses; a chimney within the narrow bay CD serves a small ingle-nook hearth with timber bressumer on large brick jambs (west) and a corner hearth into the eastern bay.

It was originally thatched with two lean-tos against the southern elevation; a newspaper report after a roof fire in the 1960s suggests the roof was constructed with simple collared rafters; present rafter ends appear to be softwood.

Comment

This is a simple basic building with characteristics of a c1700+ build, and correlates with the record of the 1837 tithe map, when it was in two tenements occupied by Mills and Tuesley and belonged to the parish. In other words, it was a parish almshouse or poorhouse. Deeds held by the owner confirm this:

1912 C.R.Lear (Batworth Park) > Johnston (St John's Priory)

Ref. to the building as a parish poorhouse formerly occupied by Attrill

List of restrictive covenants

1944 Huber (some work carried out) > Ashton

1963 Ashton > Flower (fire soon after purchase)

1985 Flower > Wawman (more development)

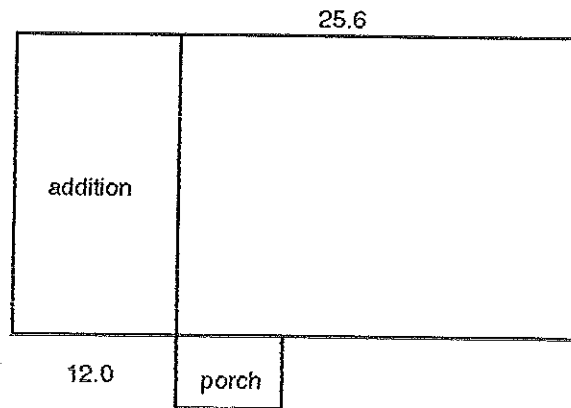
1999 Wawman > Mulcahy

As a recorded and still identifiable parish facility, this is a rare survival, mainly because it has been developed in a sensitive way, to meet the requirements of modern living.

2013

Dr A F Hughes Research Consultant : Historical Buildings

Primrose Cottage, Poling Street



Description (external observation only)

Cottage lies close to and parallel with eastern side of the street. ?Single-pile plan. Brick built with low pitched slate roof hipped each end. Single cell addition to north and front porch. Brickwork on original (25.6) western elevation in chequer pattern using burnt headers. South end elevation bonded in alternate rows of headers and stretchers; dentillated eaves course.

Comment

A building is shown in plan on the 1837 tithe map; its relationship to St John's suggests it may have been an outbuilding, subsequently converted to a dwelling (by 1876 OS).

It is possible that this was built with local bricks; if so, it is worth noting that a brickyard was in existence in 1630, and the later yard was operating from 1825 to mid-1950s (Brickmaking in Sussex, Beswick, 1993) There are inventories for two Philp brickmakers, 1631 & 1643.

2013

Dr A F Hughes Research Consultant : Historical Buildings

Planning Archaeology and the Built Heritage

Policy BH 11

Development affecting the Setting of a Listed Building

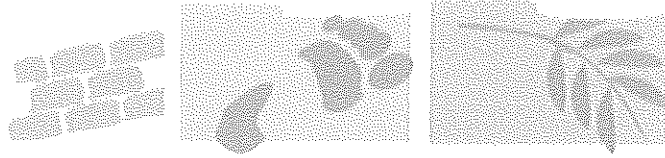
The Department will not normally permit development which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where all the following criteria are met:

- (a) the detailed design respects the listed building in terms of scale, height, massing and alignment;
- (b) the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and
- (c) the nature of the use proposed respects the character of the setting of the building.

Justification and Amplification

- 6.28. The setting of a listed building is often an essential part of the building's character. This is particularly the case where a demesne, landscaped parkland, garden or grounds have been laid out to complement the design or function of the building. The economic viability as well as the character of listed buildings within such planned settings may suffer where inappropriate new development isolates them from their surroundings or degrades their landscape setting. This can effectively rob such buildings of much of their interest and the contribution they make to the local countryside or townscape. Where a listed building has no ancillary land, for example in a town or village street, its setting may include a number of other properties or even the whole street. These buildings may not necessarily be of great individual merit but combine to produce a visual harmony which enriches the setting of the listed building.
- 6.29. Any proposals for development which by its character or location may have an adverse affect on the setting of listed buildings will require very careful consideration by the Department. This will apply even if the development would only replace a building which is neither itself listed nor immediately adjacent to a listed building. Development proposals some distance from the site of a listed building can sometimes have an adverse affect on its setting e.g. where it would affect views of an historic skyline, while certain proposals, because of the nature of their use, can adversely affect the character of the setting of a listed building or group of buildings through noise, nuisance and general disturbance.
- 6.30. The design of new buildings planned to stand alongside historic buildings is particularly critical. Such buildings must be designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment and use appropriate materials. This does not mean however that new buildings have to copy their older neighbours in detail. Some of the most interesting streets in our towns and villages include a variety of building styles, materials and forms of construction of several different periods, which together form a visually harmonious group.

- 6.31. The extent to which proposals will be required to comply with the criteria in Policy BH 11 will be influenced by a variety of factors: the character and quality of the listed building; the proximity of the proposal to it; the character and quality of the setting; and the extent to which the proposed development and the listed building will be seen in juxtaposition.
- 6.32 Where it is considered that a development proposal may affect the setting of a listed building the Department will normally require the submission of detailed drawings which illustrate the relationship between the proposal and the listed building. Where appropriate the Department will use its powers contained in the General Development Order to request applicants to supply such additional information on the proposed development as is considered necessary to allow proper determination.



Local Development Framework

SUPPLEMENTARY PLANNING DOCUMENT

BUILDINGS OR STRUCTURES OF CHARACTER

Adopted September 2005



1.0 INTRODUCTION

- 1.1 This Supplementary Planning Document (SPD) is prepared by Arun District Council (the Local Planning Authority) to provide a district-wide 'local list' and additional information regarding Buildings or Structures of Character within the District. The SPD is non-statutory, but will be a material consideration that the Council will take into account when considering planning applications.
- 1.2 This guidance supports and should be read in conjunction with POLICY GEN22 (Buildings or Structures of Character) of the Arun District Local Plan 2003 (as amended). The policy states *"Planning permission will not be granted for development resulting in the loss of existing buildings and structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted"*.

2.0 REASONS FOR THE STUDY

- 2.0 Throughout the District there are buildings and structures which, while not Listed Buildings, are of good quality design and appearance; that are important features in their own right; and which may also contribute to the character and appearance of the area. They illustrate, and are reminders of, the historical development of an area and are worthy of recognition and retention wherever possible.
- 2.2 The Local Plan indicates that the Council will produce a Local List of such buildings and structures.

3.0 THE CRITERIA

3.1 The criteria for the selection of buildings or structures of character are as follows;

- 1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2) Buildings which are extremely good examples of traditional or established style, or unusual type.
- 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

3.2 The numbers indicated in the second column of the Local List refer to the relevant criteria applicable. For instance 2-5 would indicate that the property is considered to fall within the criteria 2, 3, 4 and 5.

4.0 WHAT DOES INCLUSION ON THE LOCAL LIST MEAN?

4.1 Inclusion of a building or structure on the 'Local List' illustrates that the building or structure is seen to fulfil all or some of the criteria set out in Policy GEN22 of the Arun District Local Plan 2003 (see section 3.1) and the provisions of the Policy will apply to them (see section 1.2).

4.2 Under current planning legislation, the inclusion of a building or structure on the Local List does not affect the permitted

development rights of a dwelling. For instance small additions and some alterations to single dwelling houses may not necessitate the submission of a planning application but it is always important to ascertain whether this is the case or not.

- 4.3 Buildings or structures of character receive no statutory protection, except within Conservation Areas. The local planning authority may not have control over demolition but would encourage the retention of the building. Where buildings are to be demolished the Council will wish to secure replacement buildings of similar quality or contribution to the street scene.

5.0 THE DATA COLLECTION PROCESS

- 5.1 The production of the Local List has been a joint exercise between the Town and Parish Councils and Parish Meetings, Amenity Groups and the Planning Department of Arun District Council. Planning Officers undertook the exercise of assessing the buildings and structures submitted for inclusion in the Local List and carried out further survey work to produce the list included within this document. It must be noted that due to the resource intensive nature of this survey, that there may be buildings or structures not included on the list, which fully meet the criteria; these will be added as and when the Council reviews the list.
- 5.2 Listed buildings and buildings and structures within their curtilage are excluded from the local list, as they are subject to separate planning control.

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POLING

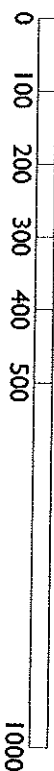
STREET	CRITERIA
<u>Poling Street</u>	
Broom Cottage	2-5
Nightingales	2-5
Crombie House	2-5

RUSTINGTON

STREET	CRITERIA
<u>Ash Lane</u>	
48 ('Ilex House')	2-5
<u>Cudlow Avenue</u>	
Cudlow Barn	2-5
<u>Mill Lane</u>	
44 and 46	2-5
<u>Old Manor Road</u>	
Manor Barn	2-5
North Barn	2-5
<u>Preston Avenue</u>	
Nortons	3-5
<u>Sea Avenue</u>	
Fairholme	3-5
Sark House	2-5
Twyford Lodge	2-5
81	2-5

[illegible]

Scale in Metres



■ Indicates a building of historic interest

APPLICATION FOR DETAILED
PLANNING CONSENT

REVISION



Liam Russell Architects

infectious and diarrhoeal (

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WITH A SECOND REVISION AND REVISIONS IN BRITAIN AND VOLUME 47 (1911)

Chemical

DATA/NAME	LINK
DATA/NAME	LINK

QUESTION

JUNE 2012

Table 1

SCALE

1-800-368-2747

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

ALBERTSON

LOCATION PLAN

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68 NOT KNOWN THEN OR LATER Then Revisited if Known or

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