
Heritage Statement

Land to the South of Water Lane

Angmering

West Sussex

Rydon Homes and Gleeson Strategic Land

October 2016

Author:

Elizabeth Da Silva BA (Hons)

Approved by:

Laurie Handcock MA (Cantab), MSc, IHBC

Report Status:

FINAL

Issue Date:

October 2016

CgMs Ref:

JCG21084

© CgMs Limited

No part of this report is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information, however, CgMs Limited cannot be held responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office.

Licence No: AL 100014723

CONTENTS

Pages

1.0	Introduction	3
2.0	Legislative and Policy Framework	
2.1	National Planning Policy	4
2.2	National Planning Guidance	7
2.3	Local Planning Policy	11
3.0	Historic Appraisal	
3.1	Angmering: Historic Development	12
3.2	Angmering: Historic Map Progression	14
3.3	Historic Environment Record	16
4.0	Site Overview and Appraisal of Heritage Assets	
4.1	Site Overview	17
	Appraisal of Heritage Assets:	
4.2	Angmering Conservation Area	20
4.3	Listed Buildings	21
5.0	Proposals and Assessment of Impact	
5.1	Proposals	25
5.2	Assessment of Impact	26
6.0	Conclusion	30
	Sources	31
	Appendices	32

Photos by author, unless stated otherwise stated

1.0 INTRODUCTION

WATER LANE, ANGMERING, WEST SUSSEX

This built Heritage Statement has been researched and prepared by CgMs Consulting on behalf of Rydon Homes and Gleeson Strategic Land, in order to support a planning application for land at Water Lane, Angmering, West Sussex (The Site). The proposal is for residential development of up to 175 dwellings, evenly distributed throughout the site, with associated access and landscaping works.

The site totals c22 acres (9 hectares) and is comprised of a mixture of livestock and pasture, together with a small parcel of unused land.

The site does not lie within a Conservation Area (CA) and there are no designated or non-designated built heritage assets within it. There are views between the site and the north-west boundary of the Angmering CA from the East Field of the site and to the northern boundary of the Angmering CA from the West Field of the site. There is intervisibility between the site with nine Grade II listed buildings which sit to the north-east of the CA.

There is a requirement under Paragraph 128 of the National Planning Policy Framework (NPPF) for an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting...(with)...the level of detail... proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. In order to fulfil this requirement, the Heritage Statement will commence with a summary of the relevant legislative framework, planning policy and guidance, followed by an appraisal of the historic development of the site, taking into account any heritage assets. It will then assess the proposal in order to ascertain if it will have any impact on the significance of the heritage assets or their settings.



Figure 1: Location of site in West Sussex.



Figure 2: Location of site in Angmering.



Figure 3: The village of Angmering which lies to the south and west of the site.

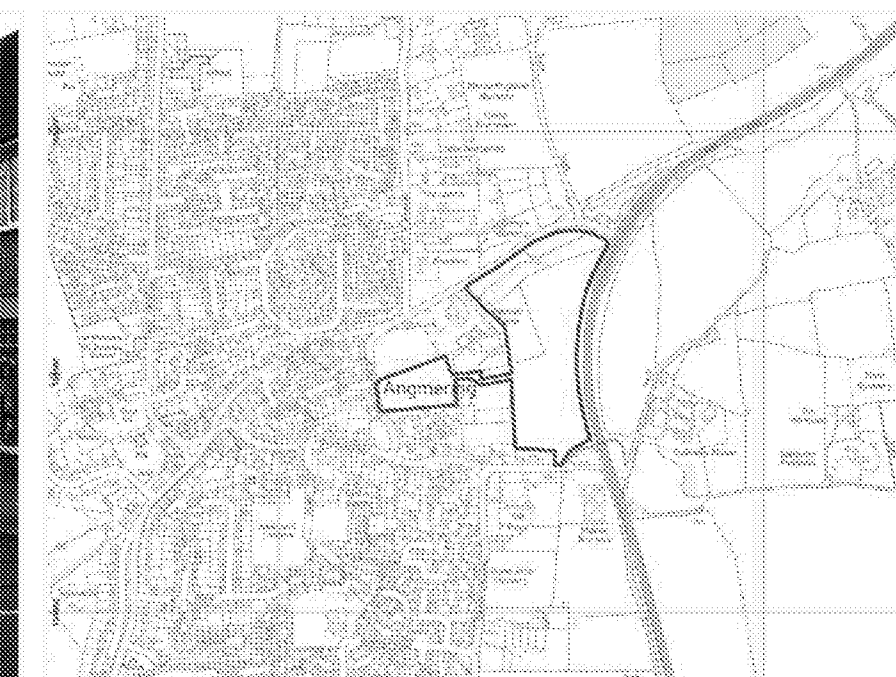


Figure 4: Location of site to the south of Water Lane, Angmering.

2.0 LEGISLATION AND NATIONAL PLANNING POLICY

2.1 NATIONAL PLANNING POLICY

This section provides a review of relevant legislation, planning policy and guidance, at both national and local levels, with regard to heritage assets and views.

The National Planning Policy Framework (NPPF) notes that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets, which possess a statutory designation (for example Listed Buildings, Conservation Areas, and Registered Parks and Gardens); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List.

Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting. In addition, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas. It has been made clear from recent case law, that the determining authority needs to ensure that, in its assessment of the application, it makes clear that special regard has been paid to the preservation and enhancement of listed buildings in order to ensure robust decision making.

National Planning Policy

National Planning Policy Framework (NPPF) (Department of Communities and Local Government (DCLG), March 2012)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans, respectively. Such Plans consequently reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the

'golden thread' that is expected to run through the plan-making and decision-making process. Nonetheless, NPPF Paragraph 14 states that the presumption in favour of sustainable development is only applied unless certain specific policies indicate that such development should be restricted; these include policies protecting sites identified as: designated heritage assets; Areas of Outstanding Natural Beauty (AONBs); Sites of Special Scientific Interest (SSSIs); and the Green Belt.

The NPPF defines a heritage asset as: "*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*". The definition of a heritage asset includes 'designated' heritage assets: "*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation*". In addition, other 'non-designated' heritage assets identified by LPAs are included in a Local List.

Section 7 Requiring Good Design reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. NPPF Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12 Conserving and Enhancing the Historic Environment contains NPPF Paragraphs 126-141, which relate to development proposals that have an affect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- the desirability of new development in making a positive contribution to local character and distinctiveness; and

- opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.

In order to determine applications, NPPF *Paragraph 128* states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made to their setting. The level of detail provided should be proportionate to each heritage assets' significance and sufficient to understand what impact will be caused upon their significance. This is supported by NPPF *Paragraph 129*, which requires LPAs to take this assessment into account when considering applications.

NPPF *Paragraphs 132-136* consider the impact of development proposals upon the significance of a heritage asset. NPPF *Paragraph 132* emphasises the need for proportionality in decision-making and identifies that, when a development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its significance, with greater weight given to those assets of higher significance. NPPF *Paragraph 134* states that, where less than substantial harm will be caused to a designated heritage asset, the harm should be weighed against the public benefits of the development proposals, which include securing the heritage asset's viable optimum use. *Paragraph 135* notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The paragraph adds that 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.

Paragraph 136 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, *Paragraph 137* notes 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.



2.1 NATIONAL PLANNING POLICY

The paragraph adds that 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.

In relation to Conservation Areas, it is acknowledged in NPPF *Paragraph 138* that not all aspects of a Conservation Area will necessarily contribute to its significance. This allows some flexibility for sustainable development to take place in or near Conservation Areas, without causing harm to the overall significance of the heritage asset.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (PPG) (DCLG)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states that an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. The paragraph adds that, '*It is the degree of harm, rather than the scale of development that is to be assessed*'. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as '*the surroundings in which an asset is experienced, and may be more extensive than the curtilage*'. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Importantly, the guidance states that if '*complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available*'.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

This document outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in their own advice and guidance through the planning process, the document is commended to LPAs to ensure that all decisions about change

affecting the historic environment are informed and sustainable.

Published in line with the philosophy of PPS5 (now cancelled), it remains relevant with the NPPF and PPG, placing emphasis upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. Guidance within the document describes a range of 'heritage values' that constitute a heritage asset's significance to be established systematically; the four main heritage values include: aesthetic, evidential, communal or historical. The document emphasises that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

Seeing the History in the View (Historic England, May 2011)

This document provides guidance relating to the assessment of heritage significance within views. It gives a method that can be applied to any view that is considered significant in terms of heritage. Historic England is currently in the process of revising this document to reflect the NPPF and recent case law.

Views provide an important role in shaping our appreciation and understanding of the historic environment. Some have been deliberately designed, such as at Greenwich Palace and Stowe Landscape Garden, whilst more often a significant view is formed of a 'historical composite', as a result of a long process of piecemeal development. Such views often contain focal buildings and landmarks which enrich daily life, attract visitors and help communities prosper.

This document states that the assessment of heritage significance within a view can be divided into two phases:

Phase A Baseline Analysis: the following five steps assist in defining and analysing heritage significance within a view:

- Step 1: Establishing reasons for identifying a particular view as important;
- Step 2: Identifying which heritage assets in a view merit considerations;
- Step 3: Assessing the significance of individual heritage assets;
- Step 4: Assessing the overall heritage significance in a view; and
- Step 5: How can heritage significance be sustained?

Phase B: Assessment: assesses the potential impact of a specific development proposal on heritage significance within a view, as analysed in Phase A through the following steps:

• Development proposal;

Establishing magnitude of impact on heritage significance; and

• Significance of Effect.

The Guidance provides further information and guidance relating to feeding the Baseline Analysis into an ES Chapter, if necessary.

Overview: Historic Environment Good Practice Advice in Planning

In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets'. A fourth document entitled 'GPA4: Enabling Development' has yet to be adopted.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA1: The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, which will afford appropriate protection for the heritage asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and

2.2 NATIONAL PLANNING GUIDANCE

their settings, whilst providing the opportunity to *'inform the nature of allocations so development responds and reflects local character'*.

Further information is given relating to Section 106 agreements, stating *'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.'* It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with NPPF Paragraph 153 can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that *'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'*

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;

5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

GPA3: The Setting of Heritage Assets (March 2015)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation,

and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of *Proposed Development* and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a *proposed development* on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identify which heritage assets and their settings may be affected by the proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessment of the effects of proposed development on the significance of a heritage asset;

2.2 NATIONAL PLANNING GUIDANCE

4. Maximising enhancement and avoiding or minimising harm of the setting of heritage assets; and,
5. The final decision about the acceptability of proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Overview: Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published three core Heritage Advice Notes (HEAs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016) and *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015). Previously adopted documentation by Historic England that provides further information and guidance in respect of managing change within the historic environment include *Seeing the History in the View* (May 2011), and *Managing Local Authority Heritage* (June 2003).

HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016)

This document forms revised guidance which sets out the ways to manage change in order to ensure that historic areas are conserved. In particular information is provided relating to conservation area designation, appraisal and management. Whilst this document emphasises that '*activities to conserve or invest need to be proportionate to the significance of the heritage assets affected*,' it reiterates that the work carried out needs to provide sufficient information in order to understand the issues outlined in Paragraph 192 of the NPPF, relating to the assessment of any heritage assets that may be affected by proposals. There are different types of special architectural and historic interest that contribute to a Conservation Area's significance. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic

associations;

- those linked to a particular industry or individual with a particular local interest;
- where an earlier, historically significant, layout is visible in the modern street pattern;
- where a particular style of architecture or traditional building materials predominate; and,
- areas designated on account of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, however, and this document provides guidance in respect of managing change in a way that conserves and enhances areas, through identifying potential within a conservation area. This can be achieved through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations. NPPF Paragraph 127 states that '*when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest*,' this document reiterates that this needs to be considered throughout this process.

Section 71 of the *Planning (Listed Buildings and Conservations Area) Act 1990* places on LPAs the duty to produce proposals for the preservation and enhancement of Conservation Areas. This document provides guidance for the production of management plans, which can '*channel development pressure to conserve the special quality of the conservation area*'. These plans may provide policies on the protection of views, criteria for demolition, alterations and extensions, urban design strategy and development opportunities. Furthermore, it includes information relating to Article 4 Directions, which give the LPA the power to limit permitted development rights where it is deemed necessary to protect local amenity or the well-being of an area.

HEA2: Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the

repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that '*an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential*'. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

2.2 NATIONAL PLANNING GUIDANCE

Step 1: identify which heritage assets are affected by the potential site allocation;

Step 2: understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: identify what impacts the allocation might have on that significance;

Step 4: consider maximising enhancements and avoiding harm; and,

Step 5: determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

HEAN 7: Local Heritage Listing (May 2016)

This document supports LPAs and local communities to introduce, or make changes to, a Local List in their area. This is achieved through preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of non-designated heritage assets across England.

A Local List can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of such heritage assets. In addition, a Local List provides a consistent and accountable way of identifying non-designated heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

2.3 LOCAL PLANNING POLICY

The proposed development site and the study radius for assessment sits within the boundary of Arun District Council and therefore development on the proposed site will be subject to compliance with their local policies.

The current Development Plan for Arun District Council consists of the 'saved policies' of the Arun District Local Plan, adopted in 2003). The Plan's key aim is to apply sustainable development principles in the assessment of development proposals and it co-ordinates the development needs of the various service sectors within the District, identifying existing and future needs for the District.

The following policies, contained within the Plan, are of relevance to this heritage statement.

Arun District Local Plan 2003

POLICY AREA 2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

2.06 The Council has produced Supplementary Planning Guidance entitled 'Conservation Areas'. All proposals for development will be considered in the light of this guidance.

POLICY DEV11 Setting of Listed Buildings

Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals

for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.

Emerging Policy

Arun District Council is currently in the process of producing a new Local Plan: the Arun Local Plan 2011-2031. This will amalgamate strategic and development management policies, together with site

allocations policies into one document. The Document was approved by the Full Council, and Arun District Council are currently consulting on Proposed Main Modifications to the Arun Local Plan. This consultation runs from the 10th of April to the 30th of May 2017.

Policy HER SP1

The historic environment

The Council will grant planning permission 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.

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 Council.

Policy HER DM1

Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Protect, and where possible enhance the setting of the building.

Policy HER DM3

Conservation Areas

Planning permission 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. They retain or emphasise the qualities of the townscape or streetscape in the area;
- i. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value...

Supplementary Planning Documents (SPDs)

Supplementary Planning Guidance (SPG): Conservation Areas (2000) This guidance complements Arun Council's Policy Area 2 – Conservation Areas. It explains the purpose of Conservation Areas (CAs) and provides general details in respect of Arun District CAs. It also details design guidelines and use of materials. Finally, it provides statements of character of the CAs within the district of Arun.

3.0 HISTORIC APPRAISAL

3.1 ANGMERING: HISTORIC DEVELOPMENT

One of the earliest settlements within the present parish boundary of Angmering was Roman and there was a substantial and luxurious villa, dated between 65-75AD, lying one mile to the west of the village centre. However, Angmering's history as a community began in the Saxon period; the name 'Angmering' probably means 'the people of Angmering, a Saxon chieftain. Towards the end of the ninth century Alfred the Great, King of Wessex, bestowed to his kinsman Osferth...*Angmerengatum and the land that thereto longytht.*

Prior to the Norman Conquest of 1066, it appears that there were two manors in Angmering. These were recorded in the Domesday Survey and were probably the manors of East and West Angmering. Following the invasion, the manors appear to have been subdivided into five, these being East and West Angmering, Bargeham (later Barpham), Ecclesden and Ham; none of the original buildings exist today. The current Ecclesden manor house dates back to the seventeenth century and the present Ham Manor is of Georgian origin. One wing of West Angmering's sixteenth century manor house, New Place, remains, although even that was a replacement for the original manor.

Angmering was a relatively prosperous village in the fourteenth and fifteenth centuries, primarily due to the quality of the soil, considered some of the best agricultural land in the region. Sheep farming was also one of the principal industries and drew Portuguese wool merchants to the area, three of whom lived in Angmering during this period. In 1384, Angmering was classed as a town and granted a charter to hold both a Saturday market and an annual fair.

Originally, the parish of Angmering was divided into three parishes: West Angmering (St Margaret's), East Angmering (St Nicholas) and Bargeham (approximately three miles north). The churches of these three parishes had twelfth century origins, however, following

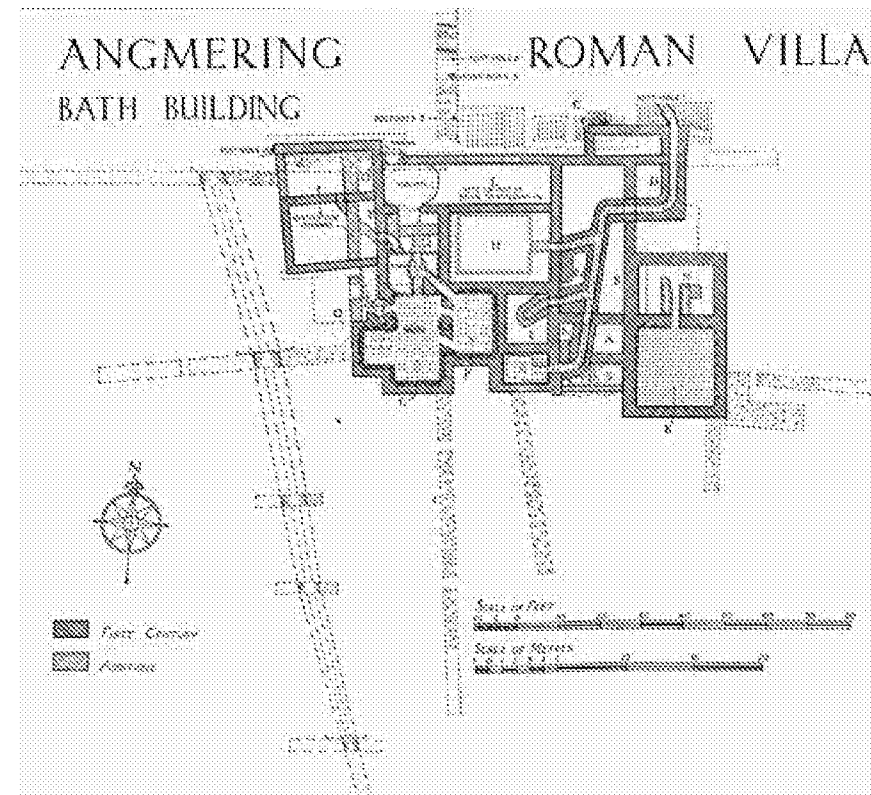


Figure 5: Plan of Angmering Roman Villa (N. Rogers-Davis)



Figure 6: St. Margaret's Church, Angmering

the Reformation, the churches of Bargeham and East Angmering were demolished, or left to fall into ruin, and the parishes were amalgamated into one (called St Margaret's) in about 1573. The present church largely dates from the mid-nineteenth century, but its tower dates from 1507.

The period following the Reformation brought about other changes, as land formerly belonging to the Church was sold off to new landowners. Sir John Palmer, the Sheriff of Sussex in 1534 and 1544, bought land previously held by the Abbess of Fécamp, enclosed land in West Angmering, and drove off the copyhold tenants, destroying their cottages and orchards and exploiting the rich agricultural land. Although, the tenants complained to the Star Chamber (the court of law evolved from meetings held by the king's royal council), their appeal was unsuccessful.

Angmering grew slowly during the seventeenth to nineteenth centuries and principally supported the local agricultural community. Further land enclosures by the gentry and principal farmers, at the beginning of the nineteenth century, consolidated land holdings for this section of the community, producing more economic parcels of land, but, for less privileged members of the community, access to some of the commons and other land was lost and their fortunes were diminished, many falling into poverty. By about 1840, Angmering's annual district hiring fair had gone and, what was once a small town with a market, had declined in status to a village.

The Agricultural Revolution, combined with emerging technology, had its own impact on Angmering; the arrival of the railway to its southern boundary in 1846 provided freedom of movement for the local population and made it easier to export produce which largely resulted from a market gardening industry. This industry developed to serve the emerging local seaside resorts and cities, such as London and Birmingham; the new railway was a vital link in

3.0 HISTORIC APPRAISAL

3.1 ANGMERING: HISTORIC DEVELOPMENT

transporting fresh produce to these cities. Communications also improved through the new postal service introduced in the 1840's.

Better health and survival rates saw a burgeoning population rate in Angmering and demand for more housing, although even in the late-nineteenth century, Angmering was a small village in comparison to today. Most of the buildings were along the High Street and Arundel Road, whilst the village heart was at the triangular junction between Station Road and Arundel Road, which it still is today. St Margaret's Church stands close-by here, whilst the Methodist Church (now the Baptist Church) stands on Station Road.

The village had two schools along Arundel Road, two public houses (The Red Lion and The Spotted Cow), and an inn, today called The Lamb. A windmill used to stand at the end of a side lane, off the High Street, and Pound House, which was where stray animals were impounded and released only on payment of a fine, lay to the east of the village along Roundstone Lane, where it still stands.

Angmering was surrounded by farmland and farms, including; Oldplace Farm and Church Farm, to the west; Ham Manor Farm, to the southwest; and Avenais Farm, Upper Ecclesden, and Lower Ecclesden Farm, to the east. The Manors of Ecclesden and Ham lay in the surrounding countryside, to the east and southwest respectively, where they still stand.

Angmering's urban fabric hardly changed during the first two decades of the twentieth century. However, by 1932, rows of houses were built along the northern edge of Water Lane, across from an area dedicated to allotment gardens, and along the eastern edge of Arundel Road, north of the village core. Houses and terraces were also built along the newly laid out Lansdowne Road and The Cottrells, while Palmer Road was in the process of being laid out.

A village hall and rectory were built close to the village centre and nurseries were established in the surrounding countryside. By the



Figure 7: Ecclesden Mill, within the parish of Angmering. Built in 1826, the mill was originally called Highdown New Mill. In 1872 milling ceased and eight years later, the sails were blown off in a storm. Today, the mill is a private residence and has recently been heightened and had a new lead cap added (S. Carey).



Figure 8: Angmering Manor. Originally the Rectory, this building is a mixture of 17th and 19th century construction.

1950s more nurseries had been established, especially along Station Road.

By the 1970s, Angmering had grown substantially, particularly towards the north and west. The construction of houses along Lansdowne Road and Lansdowne Way was completed and the laying out of Palmer Road and all the houses along it were finished. Further north from the village centre, a great number of houses were built and even further north, more houses and a primary school were constructed along Arundel Road. Towards the west of Angmering's centre, Old Place Farm was substantially redeveloped and houses were built along the newly laid out The Thatchway, encircling St Margaret's Church with development.

During the 1980s and 1990s, the nurseries to the south of Angmering were gradually redeveloped into housing. Hundreds of houses were built along newly laid out streets and cul-de-sacs, stretching south almost reaching the Roundstone Bypass. In the early nineties, the A280 road, also known as the Angmering Bypass, was built to the east of the village to connect the A27, north of Angmering, with the Roundstone Bypass. Today, most of Angmering is comprised of post-war development.

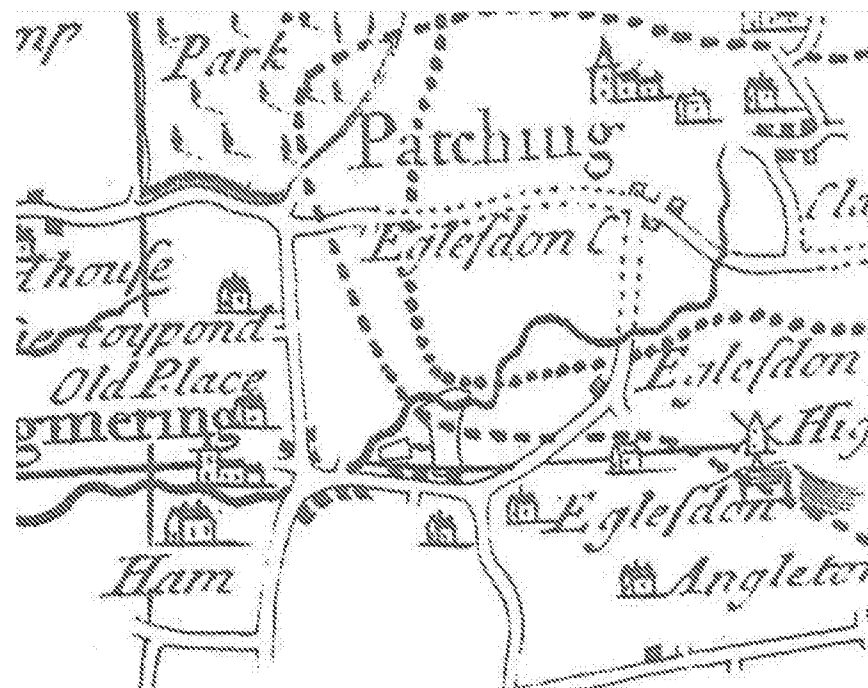
3.2 HISTORIC MAP PROGRESSION

In assessing the setting of heritage assets, it is necessary to have an understanding of their historic context – this may reveal historic associations between heritage assets or with the site of proposed development. The following historic maps illustrate the progression of the site from 1724 to the current day.

The first drawing, the Budgen map of 1724 (figure 9) is the earliest available map of the site. During the majority of the Post-Medieval period the site appears to have been used as agricultural land. In 1634, John Foster built Ecclesden Manor, now a Grade II* listed building, just outside the site, towards the south-east. Later, in the eighteenth century, the Grade II listed dovecote was constructed on the manor farm.

The 1795 Gardner and Gream map (figure 10) illustrates the division of the site into various land parcels. The farmland surrounding the site had also been sub-divided into numerous land sections; this division of land would have been in keeping with the requirements of Enclosure Acts of the time. Bay Tree Cottage, Thatchers, White House Cottage (previously one building) was built just beyond the south-west boundary line of the site in the C18 or earlier.

There was no major change to the site by 1806 or 1825, as illustrated by the Ordnance survey drawing of figure 11 and the 1825 C and J Greenwood map (figure 12), apart from some changes to field boundaries. However, Angmering Village, and Eaglesdon (now Ecclesdon) had both increased in size. In the early nineteenth century, Avenals Farmhouse was constructed, slightly beyond the boundary line to the west of the site; Littleworth Cottage was also built just beyond the southern boundary of the site. The Spotted Cow Public House was constructed in the early to mid 19th century and lies close-by the southern boundary line of the site. All of the buildings mentioned are now Grade II listed.



Fig

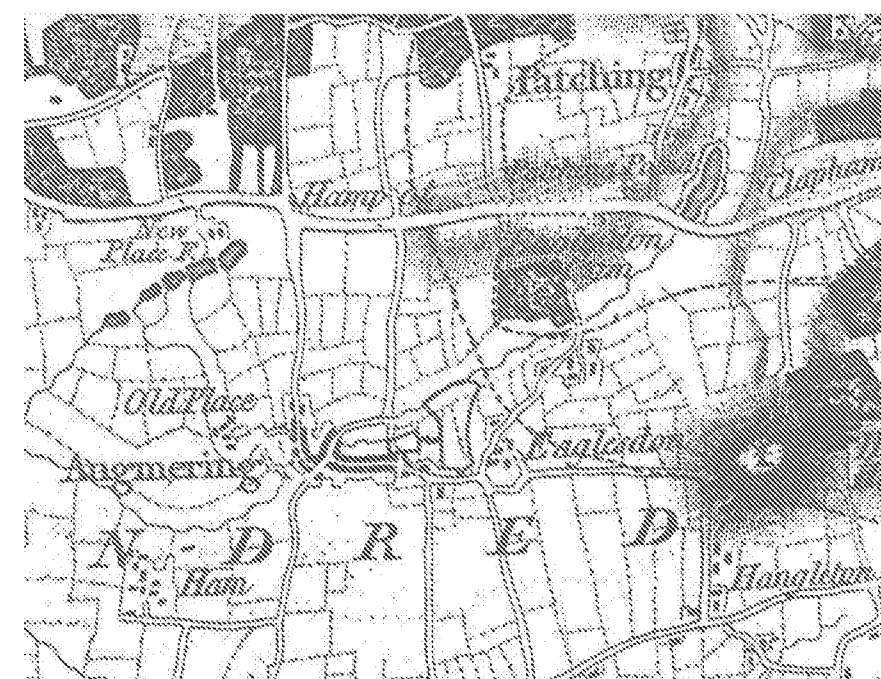


Figure 10: 1795 Gardner and Gream

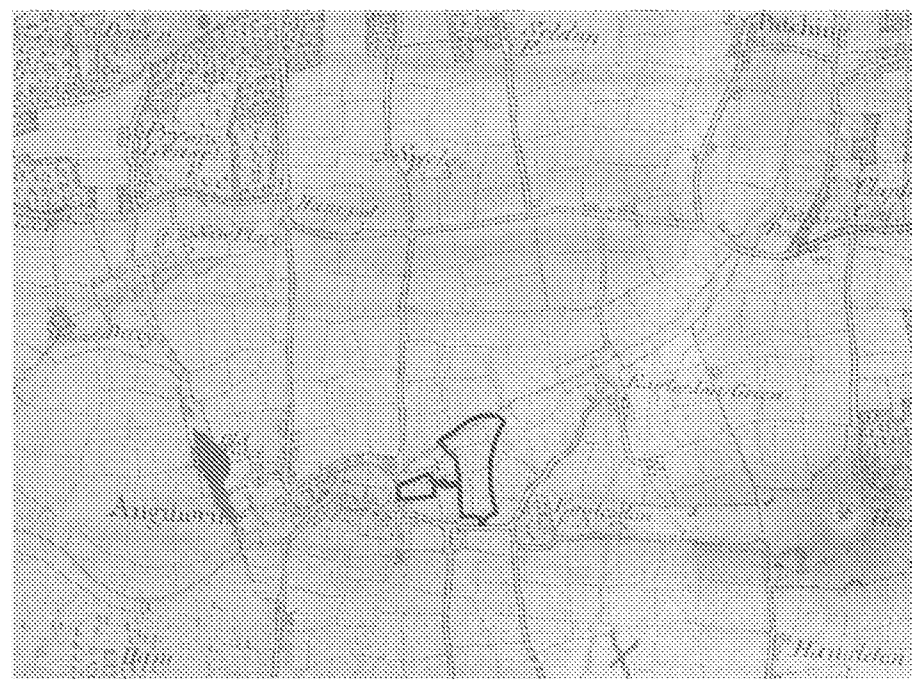


Figure 11: 1806 Ordnance Survey Drawing



Figure 12: 1825 C & J Greenwood

3.2 HISTORIC MAP PROGRESSION

The 1839 Tithe map (figure 13) shows that in the early nineteenth century the site was re-configured into a series of agricultural fields. By 1879 as the Ordnance Survey, figure 14, illustrates, some of the smaller areas had been merged to form larger fields. There was no change to the site by 1899 (figure 15).

Throughout most of the twentieth century there were no alterations to the site, figures 16 and 17, however, Angmering had expanded; in relation to the site, this was noticeable from approximately 200 metres beyond the west and south-west boundaries of the site.

In the early nineties, the A280 road, also known as the Angmering By-pass, was built to the south-east of the site to connect the A27, north of the site, with the Roundstone By-pass Road. There have been no subsequent changes (figures 19 and 20).



Figure 13: 1839 Tithe Map

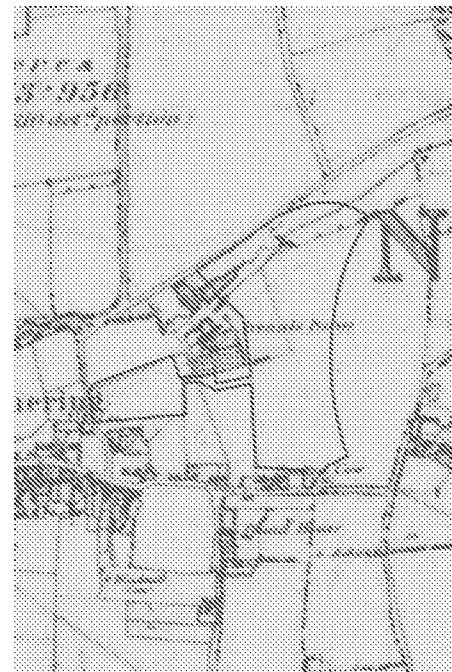


Figure 14: 1879 Ordnance Survey

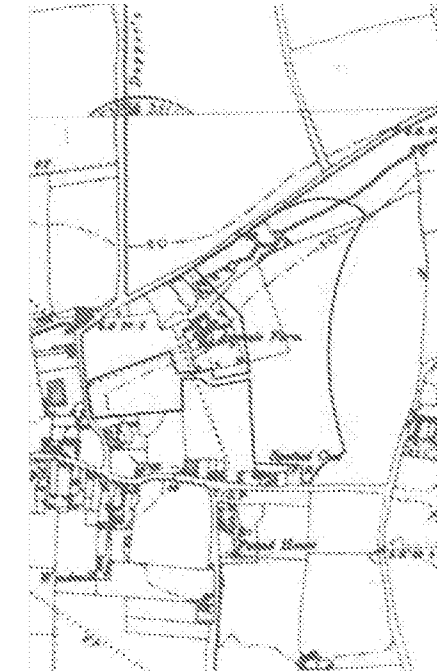


Figure 15: 1899 Ordnance Survey

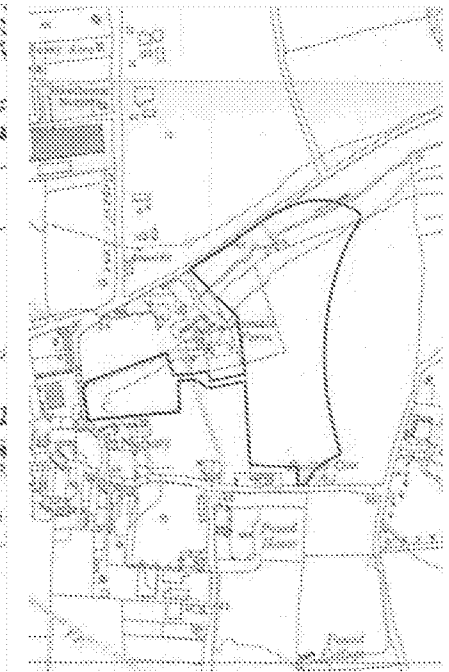


Figure 16: 1962 Ordnance Survey



Figure 17: 1976-77 Ordnance Survey



Figure 18: 2001 Google Earth View

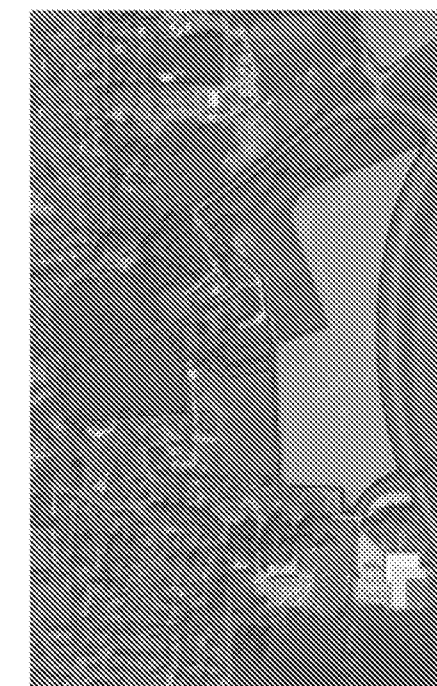


Figure 19: 2013 Google Earth View

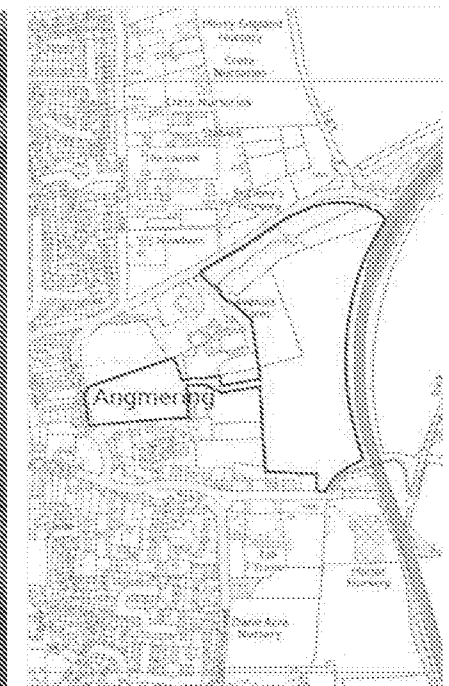


Figure 20: Site as existing

3.3 HISTORIC ENVIRONMENT RECORD

The West Sussex County Council Historic Environment Record (HER), illustrated in figure 21, right, indicates the location of the proposed development in relation to Arun District Council's CA and listed buildings, within a one kilometre radius.

Conservation Area

The site does not lie within a Conservation Area (CA) and there are no designated or non-designated built heritage assets within it. There are views between the site and the north-west boundary of the Angmering CA from the East Field of the site and to the northern boundary of the Angmering CA from the West Field of the site.

Listed Buildings

There are no designated or non-designated built heritage assets within the site; there is intervisibility between the site with nine Grade II listed buildings

- The Avenals
- Barn or outbuilding to the South of Cressingham Cottage
- Cressingham Cottage
- Littleworth/Littleworth Cottage
- Malt Barn Cottage The Malthouse
- The Spotted Cow Public House
- Weaver Cottage
- White House Cottage/Thatchers
- The White House

and one lying at approximately 50 metres beyond the western boundary of this plot:

- Avenals Farmhouse

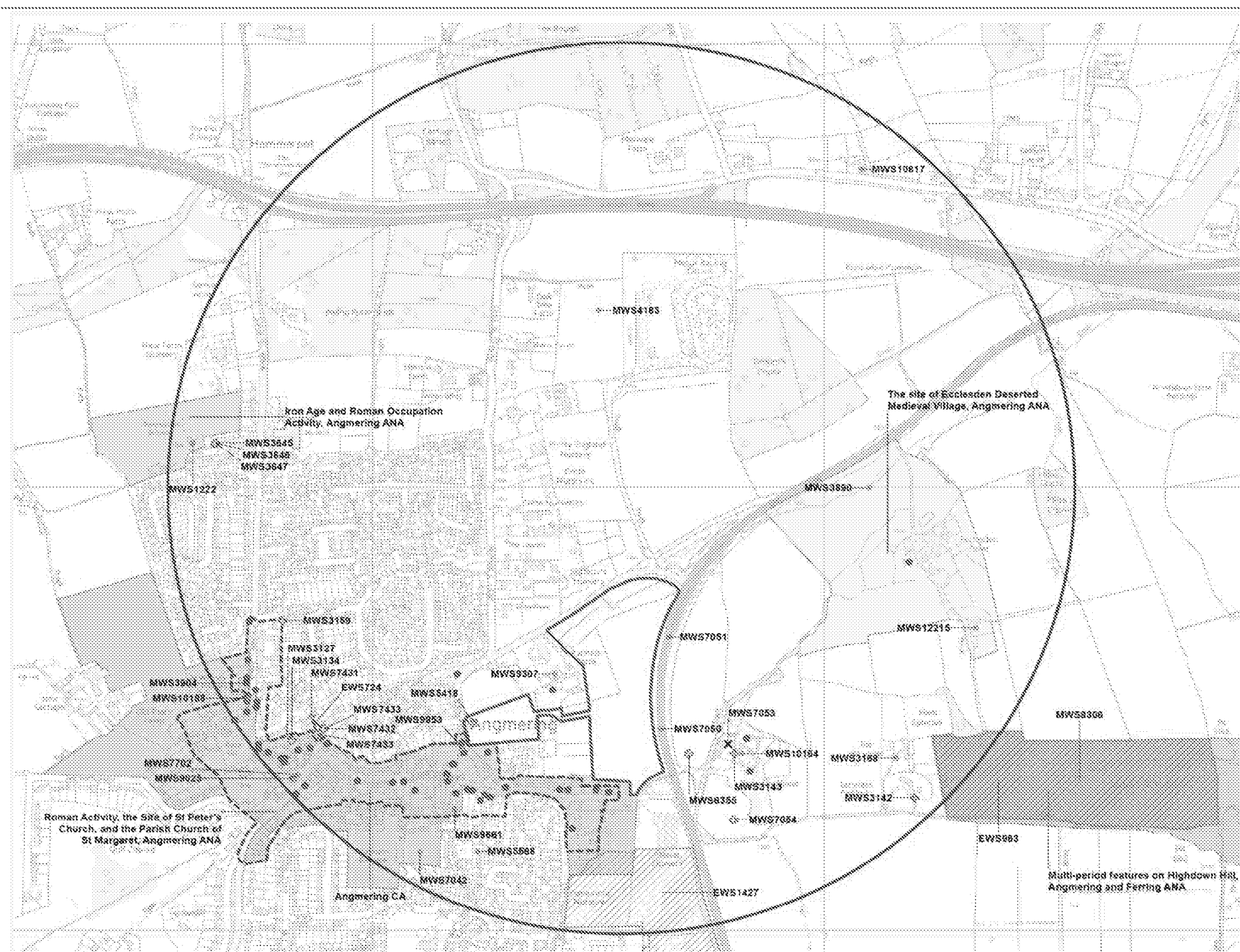


Figure 21: The West Sussex County Council Historic Environment Record illustrates listed buildings and the Angmering CA in relation to the Site.

4.1 SITE OVERVIEW

Two Site visits were made -- 27th of November 2015 and 15th of January 2016. Photographic documentation is illustrated on pages 18-19, a photo key is illustrated to right, figure 22.

Angmering is located in West Sussex, approximately at the mid-way point between Worthing and Littlehampton, but slightly further north. The parish of Angmering is c1900 hectares, 6 miles in length and 2 miles in width.

The Site consists of a plot to the south of Water Lane, as indicated right, in figure 22. The total area covers c22 acres (9 hectares) and comprises a mixture of livestock and pasture land, together with a small parcel of unused land.

Plot A is bounded by the Arundel Road Bypass (A27) to its northern boundary; a mixture of open farmland and woodland to its east; a pedestrian and cycle way to its south and by a combination of farmland, residential/outbuildings and businesses to its west.

The East Field of the site is bounded by Water Lane (A280) to its northern boundary; a mixture of scrubland and tree cultivation to its east and by the continuation of the High Street, access to a car park and pedestrian access to a bridge crossing over the A280 to its south-east. To the south-west lies a small section of the village of Angmering; to its western boundary, the plot is bounded by a hedgerow, beyond which lies pasture land. The West Field of the site is bounded by a field to its north, residences and private gardens to east and south and by Weaver Hill to its west.

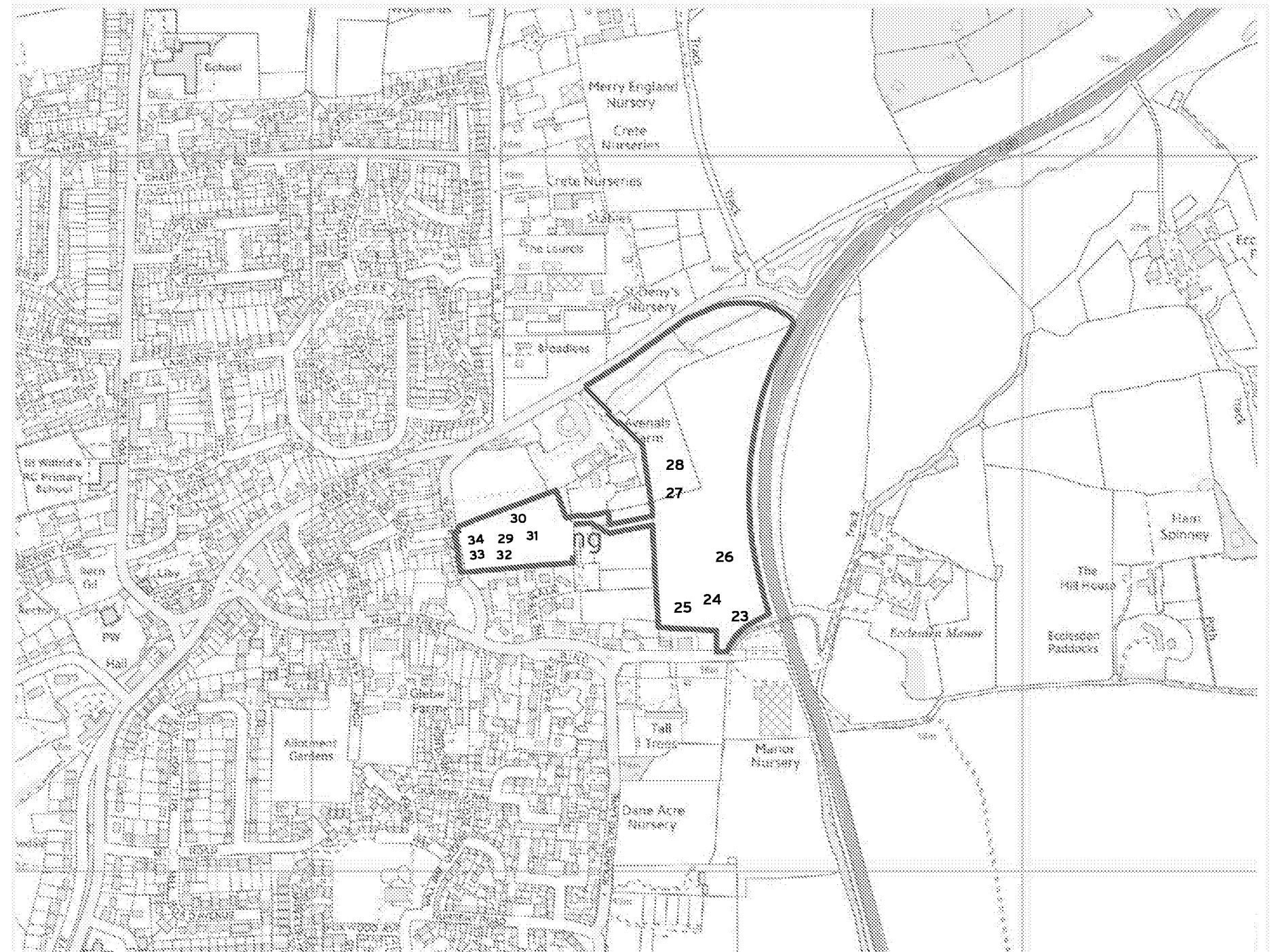


Figure 22: Photos Key

Figures 23-34, pages 18-19.

4.1 SITE OVERVIEW– EAST FIELD



Figure 23: View northwards from southern boundary line



Figure 24: Rear view of the Spotted Cow Public House, as viewed from south-west of plot



Figure 25: Rear view of Littleworth/Littleworth Cottage from south-west of the plot



Figure 26: Rear roof of roof The White House, White House Cottage/Thatchers from the south of the East Field of the site.



Figure 27: View of field to north-west, looking northwards



Figure 28: View from the north-west of the East Field looking westwards, with view of rooftops of Avenais Farm. The outbuildings to the fore are modern structures

4.1 SITE OVERVIEW – WEST FIELD



Figure 29: West Field looking north-west



Figure 30: View northwards from West Field. Weaver Cottage (outlined) is fully visible from the northern boundary line of this field



Figure 31: Looking eastwards from West Field. There are views of Avenals farmhouse and some of its curtilage from various parts of the field, particularly to the north-west corner where the front of the house is visible



Figure 32: Looking towards the Malt House and Malt Barn Cottage from the south of West Field; the view is obscured by a brick wall and boundary planting



Figure 33: Looking towards Barn/Outbuilding to the south of Cressingham Cottage, from south-west of West Field



Figure 34: Cressingham Cottage is in full view from the west of the Site and it is also possible to view the cottage from several other areas of this field

4.2 APPRAISAL OF HERITAGE ASSETS: ANGMERING CONSERVATION AREA

The Angmering Conservation Area was designated in April 1975 and a description of the CA was approved as Supplementary Planning Guidance in October 2000. The CA is comprised of the historic core of Angmering village and is made up of three varied townscape areas:

The Square

This is located to the village centre and contains the majority of the village's retail and commercial premises as well as the village War Memorial. The Square forms an attractive, yet irregularly formed space.

Arundel Road

This constricted and straight approach to the CA leads from the A27. In general, post-war buildings lie at the far end of the road, whilst towards the village, there are a large number of historic and listed structures, in particular the library, previously the Old School, which frames a constricted entrance leading to the Square.

The High Street

The High Street is wider than Arundel Road, curving gently down to the Square from its western end. It is predominantly composed of residences, of which a large number are historic, listed buildings.

The special character of the CA is defined by the large number of historic and architecturally interesting buildings, which lie principally to the centre of Angmering and along the High Street. The retention of the historic street pattern, adds to the character of the village. Materials are generally brick and flint.

Setting

The setting of the CA is essentially residential development, apart from two small sections, to its east and north-west respectively which overlook arable land.



Figure 35: View of residences located to the south of The Square.



Figure 36: Church Lane, looking eastwards. This passageway comprises a large number of 18th century cottages.



Figure 37: This approx. seventeenth century timber-framed house with red brick infill, sits to the south of the High Street.



Figure 38: Vestry Hall sits at the southern end of Arundel Road, slightly before it joins The Square. The building is faced with flints and has red brick dressings.

4.3 APPRAISAL OF HERITAGE ASSETS: LISTED BUILDINGS



Figure 39: Grade II The Spotted Cow Public House

This early to mid 19th century stuccoed public house is of two storeys and three windows. It has a hipped slate roof and eaves cornice. The west wall of the structure is of flint and red brick. A south facing porch is of painted brick and has a segmental-headed doorway. There is a modern conservatory extension to the east of the main building.

The heritage significance of this building lies in its architectural, historic and communal values. It is thought that there has been a building at this location since 1540 and historic maps do show a previous structure at this site. The 1861 Census provided evidence of its first function as a beer shop.

The building lies to the far east of the High Street and within the CA, to the far east of its eastern boundary. Its setting consists of a mixture of agricultural land, residential development, hard standing and vegetation.



Figures 40 and 41: Grade II Littleworth/Littleworth Cottage

This early 19th century structure is one building, but two residences—Littleworth and Littleworth Cottage. It is of two storeys and four windows; all windows are casement. The roof is tiled and walls are flint faced with dressed red brick and quoins.

The heritage significance of this building lies in its architectural and historic values. A resident of Littleworth Cottages, possibly the first occupier, was William Linfield, who is described as a bricklayer when his first child was baptised in 1829 and subsequently in the 1891 census. The majority of the extended Linfield family males were builders or bricklayers and, in conjunction with another local family, are thought to have built the bulk of Angmering's residences between the mid 19th century and the early 20th century.

Littleworth and Littleworth Cottage lie within the CA, to the far east of the High Street and to the immediate west of The Spotted Cow. Its setting consists of a mixture of agricultural land, residential development, private



gardens and vegetation.

4.3 ASSESSMENT OF HERITAGE ASSETS – LISTED BUILDINGS



Figure 42: Grade II The White House

This early 19th century stuccoed house is of two storeys and four windows. It has a slate roof and two small bays to either side of the trellised wooden porch. The structure has been altered since its construction and there is a large, partly tile-hung later bay to both ground and first floors to the west of the house.

The heritage significance of this building lies in its architectural and historic value, being characteristic of its period and of its intended status. Its original character has remained fairly consistent externally, apart from the addition of the bay to its west.

The White House lies within the CA and to the far east of the High Street, at the point where it intersects with Roundstone Lane, the building faces south, looking down the Lane. Its setting consists of a mixture of residential development and vegetation, with agricultural land to its wider setting to the north.



Figure 43: Grade II The Avenals

This early 19th century farmhouse is of two storeys and three windows. It has a tiled roof, modillion eaves cornice and casement windows. The walls are cobble faced with red brick dressings and quoins. There is a solid stuccoed porch.

The heritage significance of this building lies in its architectural and historic values. Avenals is a typical medium to large-size farmstead of its era, constructed at the most prominent time of farm building development. These types of farmsteads were usually sited on the edge or within historic villages and may have been Home Farms to a manor house. Traditional farm buildings are some of the more common types of historic structures that can be found within the countryside and are essential in providing sense of place and local distinctiveness. Historic farmsteads and their outbuildings make a large contribution to the character of the countryside and serve to illustrate the long farming history within the English landscape.

The Avenals is located to the exterior of Angmering's CA, to its north, and to the west of the proposed development. The current layout of the

structural complex within which it sits, is evidenced within historic maps as being little altered since the latter part of the 19th century.

Its immediate setting consists of a complex of outbuildings and vegetation, whilst its wider setting comprises further outbuildings, leisure facilities, vegetation, a large pond and agricultural land.

4.3 ASSESSMENT OF HERITAGE ASSETS – LISTED BUILDINGS



Figure 44: Grade II Weaver Cottage

This early eighteenth century cottage is of two storeys and two windows. It has a hipped tiled roof, which was probably thatched previously. The cottage is faced with flints and has painted red brick quoins and dressings; windows are casement. The cottage has a stone dated 1724 and initialled “W.M”. To the north-west there is a later wing.

The heritage significance of this building lies in its architectural and historic value, being characteristic of its period and of its intended status. Its original character has remained fairly consistent externally, apart from the addition of the wing to its north-west.

This detached cottage sits ‘island fashion’ to the far north of Weavers Hill, facing southwards; the rear of Weaver Cottage backs onto Water Lane. The building does not lie within the Angmering CA. Its setting consists of a mixture of garden, vegetation and hard standing. Its wider setting comprises residential development, agricultural land and the roads: Water Lane and Weavers Lane.

This eighteenth century cottage is of two storeys and five windows.



Figure 45: Grade II Cressingham Cottage

The roof is thatched and hipped with a pentice to north and south; the windows are casement design. Cressingham Cottage is faced with flints and has red brick quoins and dressings.

The heritage significance of this building lies in its architectural and historic values, typical of the period in which it was built and of materials which were historically widely used throughout the village.

Cressingham Cottage lies within the CA; a detached structure, it sits to the west of Weavers Hill, facing towards the road, with views over the West Field of the proposed Site.

Its immediate setting consists of its gardens and vegetation, flint walling and a gravel driveway. Its wider setting consists of the barn/outbuilding to south, post-war residences to north, private gardens and Weaver’s Hill road to east.



Figure 46: Grade II Malt Barn Cottage The Malthouse

Historically, these were a house and an adjoining malt house, but the buildings have now been converted into two residences. The northern section, the early nineteenth century Malt House, is the original dwelling. Of two storeys, it is stuccoed with sash windows and a tiled roof. The southern section, the previous malthouse, was probably constructed in the 17th century and is now Malt Barn Cottage. The building is of red brick with stringcourse, a tiled roof and casement windows. As with the previous buildings, these structures are significant for their architectural and historic values.

Malt Barn Cottage/The Malthouse lies within Angmering’s CA, to the south of the West Field. Their immediate setting consists of gardens, vegetation and gravel driveway and the wider setting comprises residences, private gardens and further vegetation.

4.3 ASSESSMENT OF HERITAGE ASSETS – LISTED BUILDINGS



Figure 47: Grade II White House Cottage/Thatchers

These two cottages form part of a single listing as one building, which also comprises Bay Tree Cottage, to the east of Thatchers. However, only White House Cottage and Thatchers are visible from the Site and will therefore be assessed.

The painted brick structure is either eighteenth century or earlier, and of two storeys and four windows. The roof to White House Cottage is slate, whilst the roof to Thatchers is hipped and thatched; windows are casement.

The heritage significance of this building lies in its architectural and historic value. When originally constructed as one building, it was characteristic of the long, low brick cottages of Angmering, particularly noticeable in the High Street. Evidently, the structure has been altered, as it now exists as three separate dwellings.

The cottages lie within the CA and to the far east of the High Street, at the point where it intersects with Roundstone Lane; the cottages face south, looking down the Lane. The setting consists of gardens and vegetation, with the wider setting a mixture of residential

development and hard standing (the pavement) and the High Street.



Figure 48: Grade II Barn/Outbuilding to south of Cressingham Cottage and wall linking it to the Cottage (section to north-west of barn, not east section in photo).

This eighteenth century barn/outbuilding was originally one of two barns, with the second one built at its right angle, linking it to Cressingham Cottage through a north-west flint wall. The second barn has subsequently been demolished, baring the lowest section of its north-west wall. The remaining building is of flints and has a thatched, hipped roof; it was altered to half the western section of its north wall, which was removed and replaced by three upstanding wooden posts.

Architecturally and historically significant, the barn/outbuilding typifies the historic style and materials previously used in the construction of buildings in Angmering village.

Lying within Angmering's CA, the detached structure faces towards Cressingham Cottage and is set within its grounds. Its immediate setting consists of a gravel driveway and Cressingham Cottage to north, with vegetation to south, east and west. Its further setting comprises Weavers Hill to east, residences and further vegetation.

5.0 PROPOSALS AND ASSESSMENT OF IMPACT

5.1 PROPOSALS

The principal features of the proposal are:

- Residential development of up to 175 units.
- Internal road system with avenue tree planting
- Access to site from Water Lane with via bridge
- Formal and Informal Open Space, including a village Green
- Cycle paths
- Footpaths
- Buffer Space
- Enhanced boundary landscape



Figure 42: Redline of the proposed Site

5.2 ASSESSMENT OF IMPACT

Section 66 of the Planning Act 1990 states that “In considering whether to grant planning permission 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”.

There is also a requirement under Paragraph 126 of the National Planning Policy Framework (NPPF) for an applicant to describe the significance of any heritage assets that may be affected by a planning proposal, including any contribution made by their setting. This is required in order to protect the significance of historic buildings and prevent any potential harm to their special interest. In assessing any possible impacts of a planning proposal on heritage assets, it is also necessary to consider that setting takes into account all the surroundings from which a heritage asset can be experienced, or that can be experienced with or from it.

The heritage assets studied in relation to the proposed site have been identified with reference to West Sussex County Council's Historic Environment Record and their intervisibility and relationship with the Site have been confirmed after two site visits:

The site does not lie within a Conservation Area (CA) and there are no designated or non-designated built heritage assets within it. There are views between the site and the north-west boundary of the Angmering CA from the East Field of the site and to the northern boundary of the Angmering CA from the West Field of the site. There is intervisibility between the site with nine Grade II listed buildings which sit to the north-east of the CA.

- The Avenais
- Barn or outbuilding to the South of Cressingham Cottage
- Cressingham Cottage

- Littleworth/Littleworth Cottage
- Malt Barn Cottage The Malthouse
- The Spotted Cow Public House
- Weaver Cottage
- White House Cottage/Thatchers
- The White House

The following Assessment provides an appraisal of the potential impact of the proposal towards the significance of the aforementioned heritage assets.

Angmering Conservation Area

The CA derives its significance from its lay-out and form, being comprised of three varied townscape areas. These areas feature a large number of historic buildings of brick and flint, which are generally residences, additionally there are some religious and communal structures.

The rich and varied heritage of the village is reflected in the CA, not just through the value accorded to individual buildings, but through the historic street patterns of Angmering and the historic plan and layout of the buildings and the spaces between them. The street pattern is varied, ranging from the narrow, quaint Church Lane, to the southerly part of Arundel Road, to the curving High Street and the focal Square area. Angmering has developed outwards from its historic core and this core remains the essential 'founding' point of the village.

The setting and wider setting of what is now the CA remained consistent, until housing development started to encroach to the latter part of the 20th century. By 1962, the previously undeveloped land to the west of the CA started to be built-out with residences; today the CA is set within residential development, apart from two small sections to its east and north-west respectively.

Angmering CA is generally set within a large number of post-war houses. Historically, the space, now designated as the

CA, was formed in the 18th century, with its structures, surrounded by arable land, affording views to all directions. This historic setting has been lost, due to the CA being for the most-part surrounded today by modern residences, apart from two small sections. Its setting today cannot be said to positively contribute to its significance, due to the fact that it has been significantly altered during the latter part of the 20th century.

The CA is exposed to the Site in two small sections:

- North-west boundary line in proximity to the East Field

This is not the most significant part of the CA, being a small, extended portion of the High Street and in proximity to the A280, as well as a commercial development area, which includes a large amount of hard standing. However, to the south-west corner of this section, buffer space and enhanced vegetation is recommended in order to assist in mitigating any possible views from the Site towards the CA and vice versa.

- North boundary line in proximity to the West Field

This section of the CA contains a number of listed buildings. Its setting was virtually unaltered until the mid/late twentieth century; however, since this time, a number of post-war residences have been constructed in proximity to some historic structures.

There already exists a certain amount of natural and built buffering to the south of the site, West Field (walls, vegetation), which will assist in mitigating any possible views from the site towards the CA and vice versa. However, a large amount of the existing vegetation concerns views towards unlisted properties which are not within the CA and which back onto the site; there is a lack of mitigating vegetation to the section of this Plot where it overlooks the CA. Therefore, enhanced vegetation and tree screening is recommended to this part of the CA in order to avoid increased inter-visibility.

5.2 ASSESSMENT OF IMPACT

Where the Site overlooks the CA to the south-west of this field, in respect of Cressingham Cottage, is separately discussed on this page.

The Avenals

The Avenals is an early 19th century, medium to large-size farmhouse; typical of its era, it is a traditional farm building that provides local distinctiveness and sense of place.

The house does not lie within Angmering's CA, but sits to its north and to the north and west of the proposed development. It is contained within a large complex of outbuildings and some 'solid' vegetation, consisting of a good number of trees and shrubs and its wider setting also comprises a large pond. Evidence demonstrates that there has been little alteration to the immediate setting of the Avenals since the latter part of the 19th century; similarly, its wider setting remains virtually unchanged. The setting of the farmhouse makes a positive contribution towards its significance.

The proposed development will be situated to the east, south and south-east of The Avenals. To the east, there is extremely limited intervisibility with the site, as illustrated by figure 28, page 18, where only the roof of the house can be seen; there is also visibility to some curtilage from this part of the site. In respect of the proposed development areas to the south and west, of The Avenals, it is possible to view the front elevation of the farmhouse from the north-west corner of the West Field as well as some of its curtilage, figure 31, page 19.

However, The Avenals and its curtilage are insular in nature, with the farmhouse and outbuildings associating with each other and not with the proposed development to either the east, south or south-east; there is no relationship with the site and the site does not contribute to the setting of The Avenals. Additionally, there will be mitigation in the form of increased vegetation to this section of the field. In conclusion, the proposal is neutral in relation to The

Avenals.

Barn or outbuilding to the South of Cressingham Cottage

This eighteenth century structure is the remaining building in a previous set of two barns, with only the lowest wall section of the previous outbuilding now visible. The flint, thatched barn is typical of the style and type of buildings that were constructed in Angmering at this time.

Lying within Angmering's CA, the detached structure is set within the grounds of Cressingham Cottage and faces towards the cottage. The setting of the barn is rather insular, and its relationship is with the cottage and the grounds which is where the significance of its setting lies. It does not have any association with the Site and the impact of the proposed development is neutral in respect of this structure.

Cressingham Cottage

This eighteenth century residence is also flint faced and thatched and in conformity with many of the other historic buildings in Angmering, it has red brick dressings and quoins.

Cressingham Cottage lies within Angmering's CA and faces towards Weavers Hill road, with views over the West Field of the proposed Site. Its setting is fairly insular, inasmuch as it is well enclosed within its gardens and vegetation and has a relationship with the barn to its south. Nonetheless, to its east, this insularity is negated somewhat, due to the open views the cottage maintains over the rural land which forms part of the proposed Site. This historic view provides a degree of significance to the setting of Cressingham Cottage and therefore the development of the, West Field will cause a low level of harm to the significance of this heritage asset, however, it will be much less than substantial.

In order to mitigate against this low level of harm, the scheme for this section of the site provides good buffer space, as well as the planting of some new vegetation, such as trees and hedges. Some further vegetation and tree screening is recommended to the east of the buffer area in order to avoid increased inter-visibility and bring any harm that may be caused

to a very, low level.

Additionally, in respect of loss of views, these should be considered as outweighed by the planning/public benefits of the proposal.

Littleworth and Littleworth Cottage

This early 19th century structure comprises two residences, but is one building. It sits within Angmering's CA, to the west of the Spotted Cow Public House.

The historic setting of Littleworth and Littleworth Cottage has remained fairly consistent, however, the wider setting has altered to the west, due to the construction of a modern residence. Currently, the wider setting of the building to the north makes a minor positive contribution to the significance of the asset, due to the historical views which it experiences.

The proposed development will be situated to the rear of Littleworth and Littleworth Cottage, which have visibility towards the Site, as evidenced by figure 25, page 18. The immediate setting of these residences will not be altered by the proposed development, however, the wider setting will be somewhat altered due to loss of historical views. It can therefore be concluded that there will be a very low level of harm to the significance of this building, but it will be considerably less than substantial.

Buffer space, as well as the planting of new vegetation, such as trees and hedges is recommended to the south-west of the East Field in order to avoid increased inter-visibility and bring any harm that may be caused to a very, low level.

Additionally, in respect of loss of views, these should be considered as outweighed by the planning/public benefits of the proposal.

Malt Barn Cottage/The Malthouse

This historic early nineteenth century stuccoed dwelling and its adjoining red brick approximately seventeenth century malt house,

5.2 ASSESSMENT OF IMPACT

have been converted into two residences. The buildings sit on Weaver's Hill Road, within Angmering's CA and to the south of the proposed West Field of the site.

The setting of the Malthouse and Malthouse Cottage is very insular in nature, with the structures associating with each other and their private gardens, rather than with the Site. The dwellings face towards the road and towards their respective gardens and do not look directly onto the site; they do not have a relationship with it and the Site does not contribute to their setting. Furthermore, views of these buildings is extremely limited, due to walling and vegetation existing between them and the Site.

The proposed further mitigation outlined in respect of Angmering CA (Assessment, page 26) will be sufficient to render the proposal neutral in regard to Malthouse and Malthouse Cottage.

The Spotted Cow Public House

This public house is fairly typical of its era and is constructed with materials used for the majority of the historic structures in Angmering. Although there was a previous building at this location, possibly since the 16th century, the current structure has been here since the early to mid 19th century. Before becoming a public house, evidence proves that the structure was a retail beer outlet.

The building sits within the CA, in close proximity to its eastern boundary line. It faces onto the High Street, with its car park and rear elevation facing the Site.

The historic setting of the Spotted Cow has remained fairly consistent, however, its wider setting has altered to the east, due to a previous 'track' being developed into the A280. Additionally, to the east, a commercial unit, together with hard standing and associated structures, has been erected. There are some views over agricultural land from the gardens to the rear of the structure;

however, the wider setting of the building generally plays a negligible contribution to the significance of the public house.

The proposed development will be situated to the rear of the public house; the structure itself has very limited intervisibility with the site, evidenced by figure 24, page 18 illustrating the rear view of the building. The immediate setting of the Spotted Cow will not be altered by the proposed development, additionally, its wider setting contributes negligibly towards its significance. It can therefore be concluded that the building does not have a relationship with the site and that the development will not impact upon it, rendering the proposal neutral in respect of the Spotted Cow public house.

Weaver Cottage

This early eighteenth century cottage was probably previously thatched and now has a tiled roof. In the usual historic style of the village, it is faced with flints and has red brick quoins and dressings. It has been slightly altered to its north-west with the addition of a new wing.

Weaver Cottage sits outside of the CA and its setting has changed enormously since it was constructed, with a large number of modern residences now in its proximity, particularly to its west. Additionally, Water Lane, which runs immediately to the north of the cottage has increased in size. The dwelling is rather insular, sitting in its 'island' to the far north of Weavers Hill and within its private grounds. Its immediate setting does not make a significant contribution to its significance; its rural wider setting to the south-east, however makes a minor positive contribution to its significance.

From the West Field of the site, it is possible to view Weaver Cottage (figure 30, page 19); however, this is at distance from the dwelling and the West Field is not the field which makes a contribution to the significance of the cottage. There is no relationship between the cottage and the site. The sketch scheme for this Plot indicates that there will be buffering to the northern boundary line in addition to the retention of existing vegetation; this could be slightly further enhanced in order to avoid increased inter-

visibility between the site and the cottage. This will be adequate to ensure that the proposal is neutral in respect of Weaver Cottage.

White House Cottage/Thatchers

These two cottages, together with Bay Tree Cottage, are part of the same c18 structure, however, Thatchers has a thatched, hipped roof, whilst White House Cottage's roof is of slate. The style of the building is typical of Angmering's historic long brick dwellings. The original house has obviously been altered as it now exists as three cottages.

The cottages lie within the CA and sit to the far east of the High Street, facing south and looking down Roundstone Lane.

Views towards the structure are extremely limited as evidenced by figure 38, page 18, where only small sections of the roof are visible. The building does not have any association with the Site and in conclusion, the impact of the proposed development is considered neutral in respect of this structure.

The White House

This stuccoed early 19th century house has been altered since its original construction. Formerly, it contained two bays to the east of the building to either side of its porch; currently a large bay occupies the west of the house to both ground and first floors.

The house lies within the CA to the east of the High Street, at the point where it intersects with Roundstone Lane and the building faces south, looking down the Lane. Its historic setting has remained fairly consistent, however, its wider setting has altered due to the construction of modern residences to its west and north-west.

The White House does not have a relationship with the site and views towards the structure are extremely limited as evidenced by figure 26, page 18, where only the rear of the roof is visible.

5.2 ASSESSMENT OF IMPACT

Additionally, the Concept Plan for the site indicates that there will be mitigation, in the form of vegetation, to the south-western boundary corner, this will help mitigate any possible views from the site towards The White House and vice versa. The impact of the proposed development is therefore considered neutral in respect of this structure.

6.0 CONCLUSION

This built Heritage Statement has been researched and prepared by CgMs Consulting on behalf of Rydon Homes and Gleeson Strategic Land, in order to support an outline planning application for land at Water Lane, Angmering, Sussex.

The site does not lie within a Conservation Area (CA) and there are no designated or non-designated built heritage assets within it. There are views between the site and the north-west boundary of the Angmering CA from the East Field of the site and to the northern boundary of the Angmering CA from the West Field of the site. There is intervisibility between the site with nine Grade II listed buildings which sit to the north-east of the CA.

The Concept Plan for the site indicates that there will be a buffer area, as well as landscaping to the south-west boundary corner of the East Field; additionally, there will be a buffer area to the south-west boundary of the East Field and landscaping to its north, south and west boundaries.

Angmering Conservation Area:

- to the south-west corner of the East Field, buffer space and enhanced vegetation is recommended in order to assist in mitigating any possible views between the site and the Conservation Area.
- to the south of the West Field, enhanced vegetation and tree screening is recommended in order to avoid increased inter-visibility between the site and the Conservation Area.

The proposal has been found to be neutral in respect of The Avenals, Barn or Outbuilding to the South of Cressingham Cottage, Malt Barn Cottage/The Malthouse, The Spotted Cow Public House, White House Cottage/Thatchers and The White House.

Weaver Cottage

- further vegetation to the north of the East Field is recommended in order to avoid increased inter-visibility between the site and the

cottage. This will be adequate to ensure that the proposal is neutral in respect of Weaver Cottage.

Littleworth/Littleworth Cottage

- buffer space, as well as the planting of new vegetation, such as trees and hedges has been recommended to the south-west boundary of the East Field in order to avoid increased inter-visibility and bring any harm that may be caused to a very, low level.

Cressingham Cottage

- this report has recommended further vegetation and tree screening to the east of the proposed buffer area, in order to avoid increased inter-visibility and bring any harm that may be caused to a very, low level.

In respect of the very low levels of harm that may be caused, these should be considered as outweighed by the planning/public benefits of the scheme. Therefore we recommend that the proposal be accepted by Arun District Council.

SOURCES

Angmering Village Life

<http://www.angmeringvillage.co.uk/>

Arun District Council

<http://www.arun.gov.uk/planning-policy>

British History Online

<http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp10-101>

Historic England

<https://historicengland.org.uk/>



APPENDICES

AVENALS 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: AVENALS FARMHOUSE

List entry Number: 1027687

Location

AVENALS FARMHOUSE, WATER LANE

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

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: 297748

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

Details

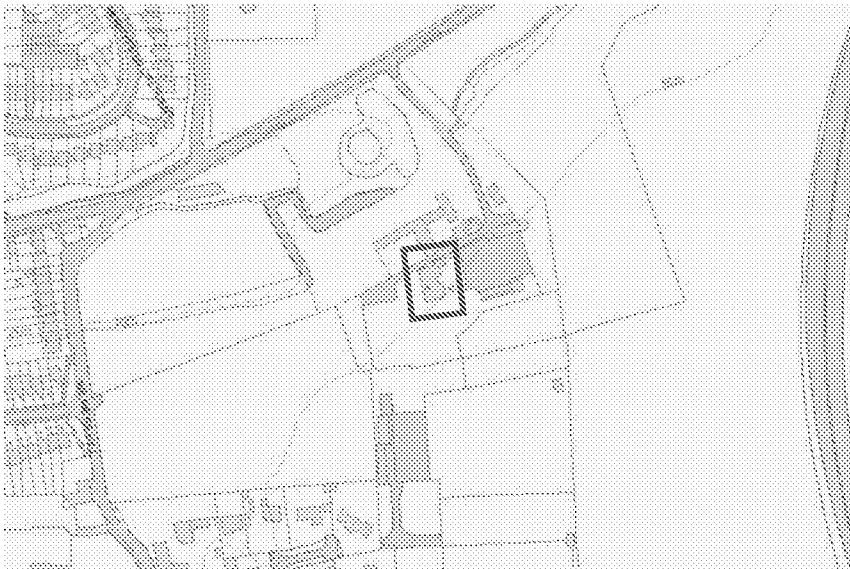
TQ 0604 ANGMERING WATER LANE 25/99 12.10.54 Avenals Farmhouse

II

Early C19. Two storeys. Three windows. Faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Stuccoed porch of solid type.

Listing NGR: TQ0739704544

National Grid Reference: TQ 07397 04544



APPENDICES

BAY TREE COTTAGE THATCHERS WHITE HOUSE 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: BAY TREE COTTAGE THATCHERS WHITE HOUSE COTTAGE

List entry Number: 1353861

Location

BAY TREE COTTAGE, HIGH STREET
THATCHERS, HIGH STREET
WHITE HOUSE COTTAGE, HIGH STREET

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

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: 297734

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

Details

TQ 0604 ANGMERING HIGH STREET 25/82 (north side)

White House Cottage, Thatchers and Bay Tree Cottage

II

One building. C18 or earlier. Two storeys. Four windows. Painted brick. Hipped thatched roof. Casement windows.

Listing NGR: TQ0743204319

National Grid Reference: TQ 07432 04319



APPENDICES

BARN OR OUTBUILDING TO THE SOUTH OF CRESSINGHAM COTTAGE AND WALL LINKING IT TO THE 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.

Location

BARN OR OUTBUILDING TO THE SOUTH OF CRESSINGHAM COTTAGE AND WALL LINKING IT TO THE COTTAGE, WEAVERS HILL

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

Grade: II

Date first listed: 06-Jun-1975

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: 297752

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

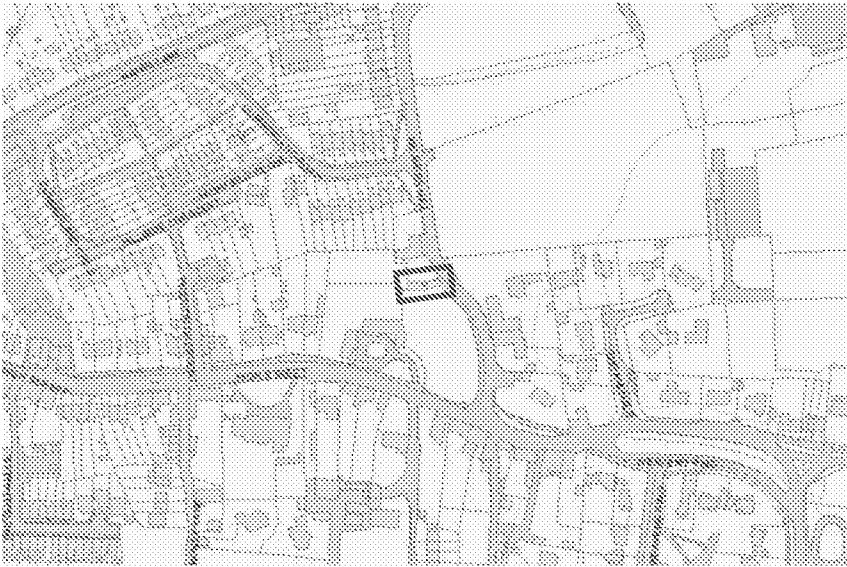
Summary of Building

Details

TQ 0604 ANGMERING WEAVERS HILL 25/102A Barn or Outbuilding to 6.6.75 the south of Cressingham Cottage and Wall linking it to the Cottage II When this building was first listed it comprised two Barns at right angles to each other with the Wall linking the south east Barn to the Cottage, but since then the north west Barn has been demolished except for the lowest portion of the wall in flints. The remaining barn is C18 and built of flints with a hipped thatched roof, but the western half of its north wall has been removed and replaced by three upright wooden posts. A flint wall with gate joins this Barn at its east end to the Cottage.

Listing NGR: TQ0720104402

National Grid Reference: TQ 07201 04402



APPENDICES

CRESSINGHAM 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: CRESSINGHAM COTTAGE

List entry Number: 1276758

Location

CRESSINGHAM COTTAGE, WEAVERS HILL

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

Grade: II

Date first listed: 06-Jun-1975

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: 297751

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

Details

TQ 0604 ANGMERING WEAVERS HILL 25/102

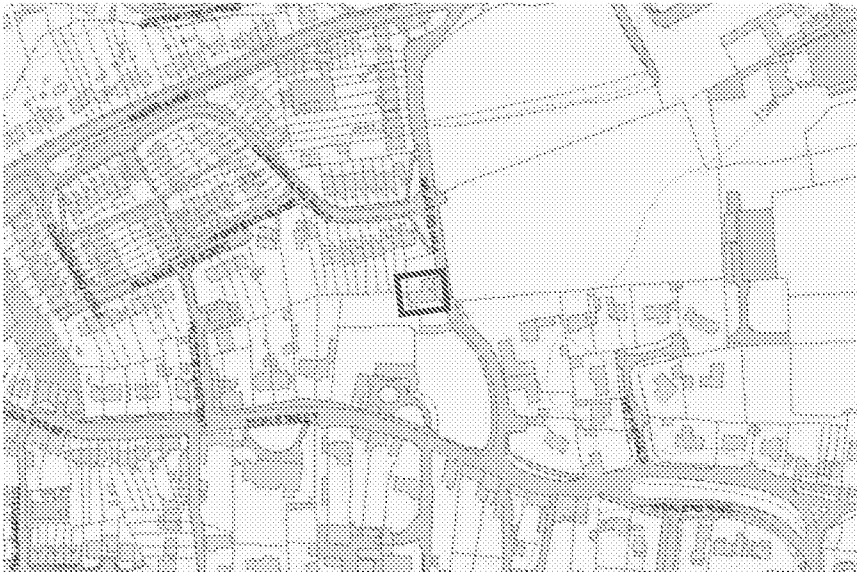
6.6.75 Cressingham Cottage

II

C18. Two storeys. Five windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north and south. Casement windows.

Listing NGR: TQ0719704425

National Grid Reference: TQ 07197 04425



APPENDICES

LITTLEWORTH LITTLEWORTH 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: LITTLEWORTH LITTLEWORTH COTTAGE

List entry Number: 1027678

Location

LITTLEWORTH COTTAGE, HIGH STREET
LITTLEWORTH, HIGH STREET

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

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: 297735

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

Details

TQ 0604 ANGMERING HIGH STREET 25/83 (north side)

Littleworth and Littleworth Cottage

II

One building. Early C19. Two storeys. Four windows. Faced with flints with red brick dressings and quoins. New tiled roof. Casement windows.

Listing NGR: TQ0749404318

National Grid Reference: TQ 07494 04318



APPENDICES

MALT BARN COTTAGE THE MALT HOUSE

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: MALT BARN COTTAGE THE MALT HOUSE

List entry Number: 1027688

Location

MALT BARN COTTAGE, WEAVERS HILL
THE MALT HOUSE, WEAVERS HILL

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

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: 297750

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

Details

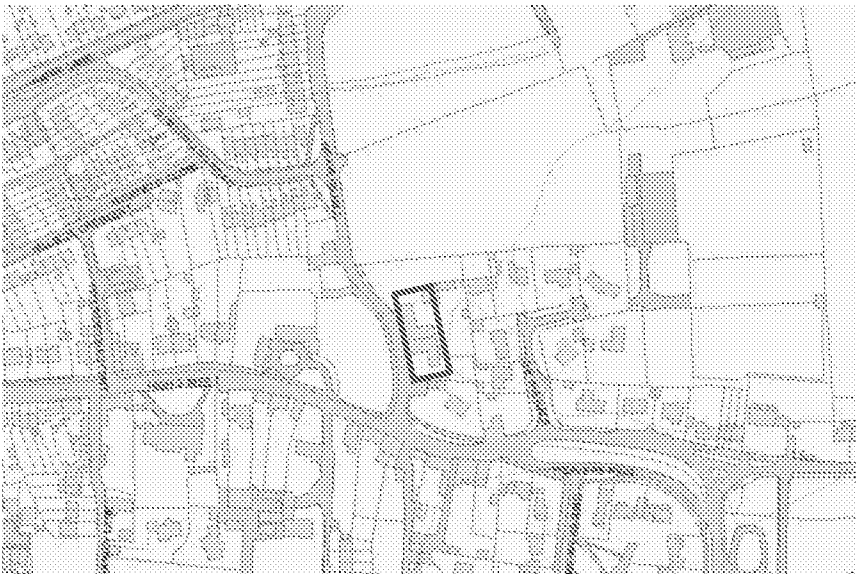
TQ 0604 ANGMERING WEAVERS HILL 25/101 Malt Barn Cottage and The Malt House

II

Originally one house and the malt-house adjoining, but now converted into two dwellings. The south end (Malt Barn Cottage) was the actual malthouse. Probably C17. Red brick. Stringcourse. Tiled roof. Casement windows. The north end (The Malt House) was originally, as now, a dwelling. Early C19. Stuccoed. Tiled roof. Sash windows, with some glazing bars intact. Two storeys and six windows in all.

Listing NGR: TQ0725404403

National Grid Reference: TQ 07254 04403



APPENDICES

THE SPOTTED COW PUBLIC HOUSE

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 SPOTTED COW PUBLIC HOUSE

List entry Number: 1353862

Location

THE SPOTTED COW PUBLIC HOUSE, HIGH STREET

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

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: 297736

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

Details

TQ 0604 ANGMERING HIGH STREET 25/84 (north side)

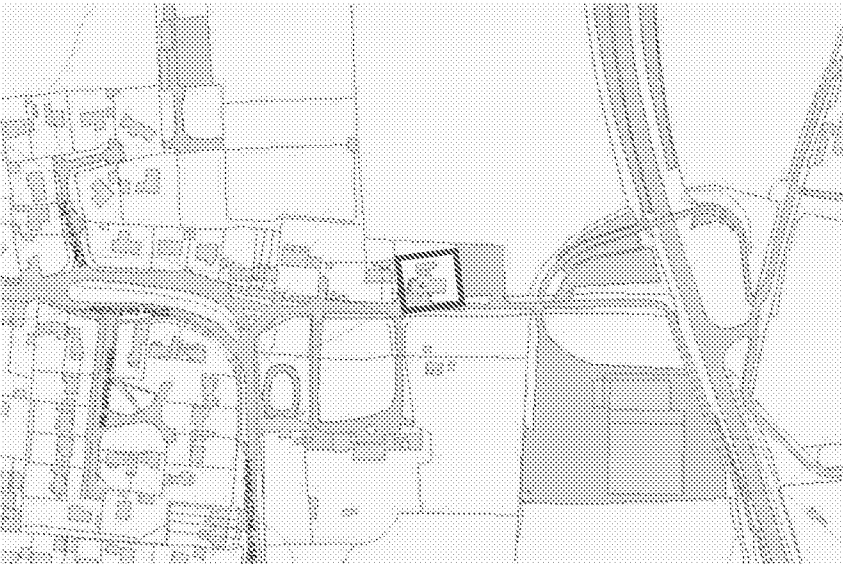
The Spotted Cow Public House

II

Early-mid C19. Two storeys. Three windows. Stuccoed, west wall flints and red brick. Eaves cornice. Hipped slate roof. Vertical glazing bars only intact. Painted brick porch with segmental-headed doorway.

Listing NGR: TQ0752204313

National Grid Reference: TQ 07522 04313



APPENDICES

WEAVERS

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: WEAVERS

List entry Number: 1027719

Location

WEAVERS, HIGH STREET

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

Grade: II

Date first listed: 20-Sep-1984

Date of most recent amendment: Not applicable to this List

Legacy System Information

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

Legacy System: LBS

UID: 297727

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

Details

TQ 0604 ANGMERING HIGH STREET 25/77 (south side)

GV Weavers

II

Once two cottages. C18. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Half-hipped tiled roof. Casement windows.

Listing NGR: TQ0724804307

National Grid Reference: TQ 07248 04307



APPENDICES

THE WHITE HOUSE

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 WHITE HOUSE

List entry Number: 1232965

Location

THE WHITE HOUSE, HIGH STREET

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

County: West Sussex

District: Arun

District Type: District Authority

Parish: Angmering

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: 297733

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

Details

TQ 0604 ANGMERING HIGH STREET 25/81 (north side)

The White House

II

Early C19, altered since. Two storeys. Four windows. Stuccoed. Slate roof. Glazing bars missing. Trellised wooden porch. Small bay on either side of it on ground floor. Large later bay on both floors at west end partly tile-hung.

Listing NGR: TQ0741304319

National Grid Reference: TQ 07413 04319



