

Appendix 1 – Historic Environment Record Consultation Report

The Historic Environment Record Consultation report provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This helps inform proposals and the production of a heritage statement required by the Local Planning Authority in accordance with the National Planning Policy Framework

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The Historic Environment Record Consultation report will be completed by the West Sussex Historic Environment Record Officer (HERO).*

This report only identifies heritage assets identified in the WSHER that are located within the development site or within 250m of the development site. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting

**The information in the West Sussex County Council HER (WSHER) although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data*

Historic Environment Record Consultation report

HER Search No.

2018-073

Date completed

14/06/2018

Address of site

224 London Road, Bognor Regis, West Sussex,
PO21 1AU

Grid Reference

493614 99869

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There are two De-Listed Buildings within 250m of the site.

1293578 Manor House, including flint wall to road

De-listed 27/04/2015. The Manor House, a small villa built during the third quarter of the C19, but subsequently altered, no longer meets the required level of special architectural or historic interest and should be de-listed.

The Manor House was one of a row of villas which were erected on what was then the fringe of Bognor Regis. All but The Manor House have been demolished, making way for road improvements. Previously the land was within Bersted Parish, and the building does not appear on the Tithe Map of 1847, but it appears to have been built by 1877.

1398415 Woodbine Cottage including entrance piers

De-listed 14/11/1991. No 25 (Woodbine Cottage). Late C18 or early C19. Stucco. Unmoulded eaves cornice. Hipped, tiled roof, with chimneys at either end. 3 windows (upper centre one narrower and blind, others sashes with glazing bars). Wooden gable porch to central doorway, with cusped bargeboards. South side shows flint and brick construction. Brick piers to pathway with semi-circular coping stones.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Between 100m and 250m from a Conservation Area

Description of the Conservation Area

There is one Conservation Areas within 250m of the site. The Bognor Regis (Bognor Road and Mead Lane) Conservation Area lies approximately 240m to the south-east of the site.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: [REDACTED]

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Park and / or Gardens within 250m of the site

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: [REDACTED]

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Please see below

Description of and reason for the ANA

There is no Archaeological Notification Area within 250m of the site

For further information about the ANA(s) please contact the Historic Environment Record Team: [REDACTED]

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified between 100m and 250m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. [1]

Historic mapping for the site records a building, the Richmond Arms Public House, on the site from the mid-19th century through to the early/mid 20th century. Above and below ground remains of these buildings may be considered to be non-designated heritage assets. The surrounding area is recorded as fields with the railway running along the north-west boundary of the public house, in the mid-19th century. Development of the area is shown on Ordnance Survey maps from the late 19th century onwards with it fully built up from the c.1960s. [2]

Approximately 240m to the south-east of the site archaeological monitoring was undertaken at Upper Bognor Road. Although the evaluation encountered no archaeological features a sherd of prehistoric pottery and four prehistoric flints were recovered. [3]

Non- designated archaeological features for the 250m radial area include Iron Age and Roman pottery found approximately 65m to the north-west of the site, and the site of a brickfield marked on the late 19th century Ordnance Survey map. [4]

7. HER data sources

- [1] West Sussex Historic Environment Record database
- [2] Tithe map and OS historic mapping (WSRO)
- [3] Wessex Archaeology (2007) Upper Bognor Road, Bognor Regis:
Evaluation WA 65710.02
- [4] West Sussex Historic Environment Record database

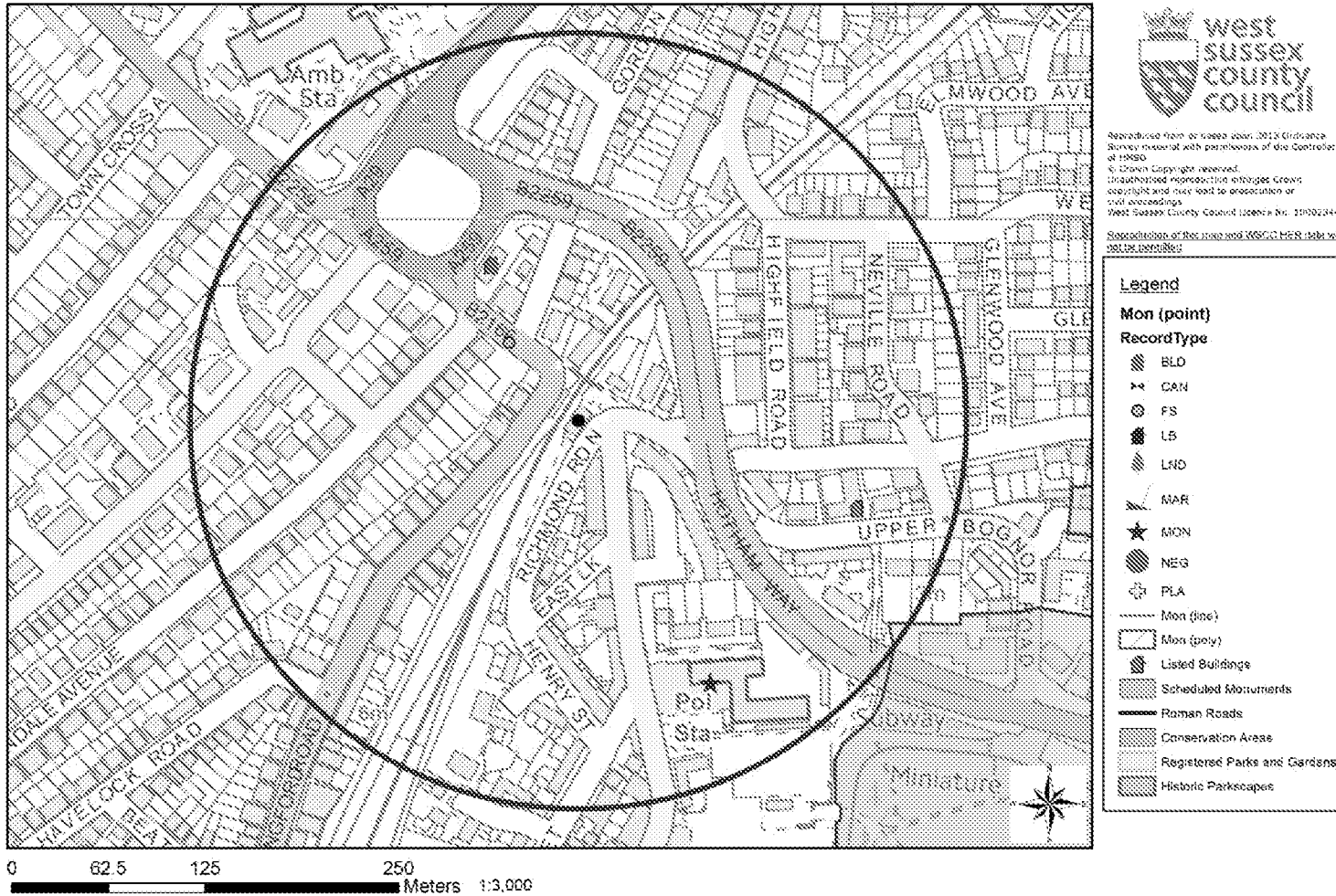
8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement

HER Map

224 London Road, Bognor Regis, Po21 1AU

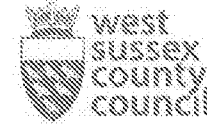
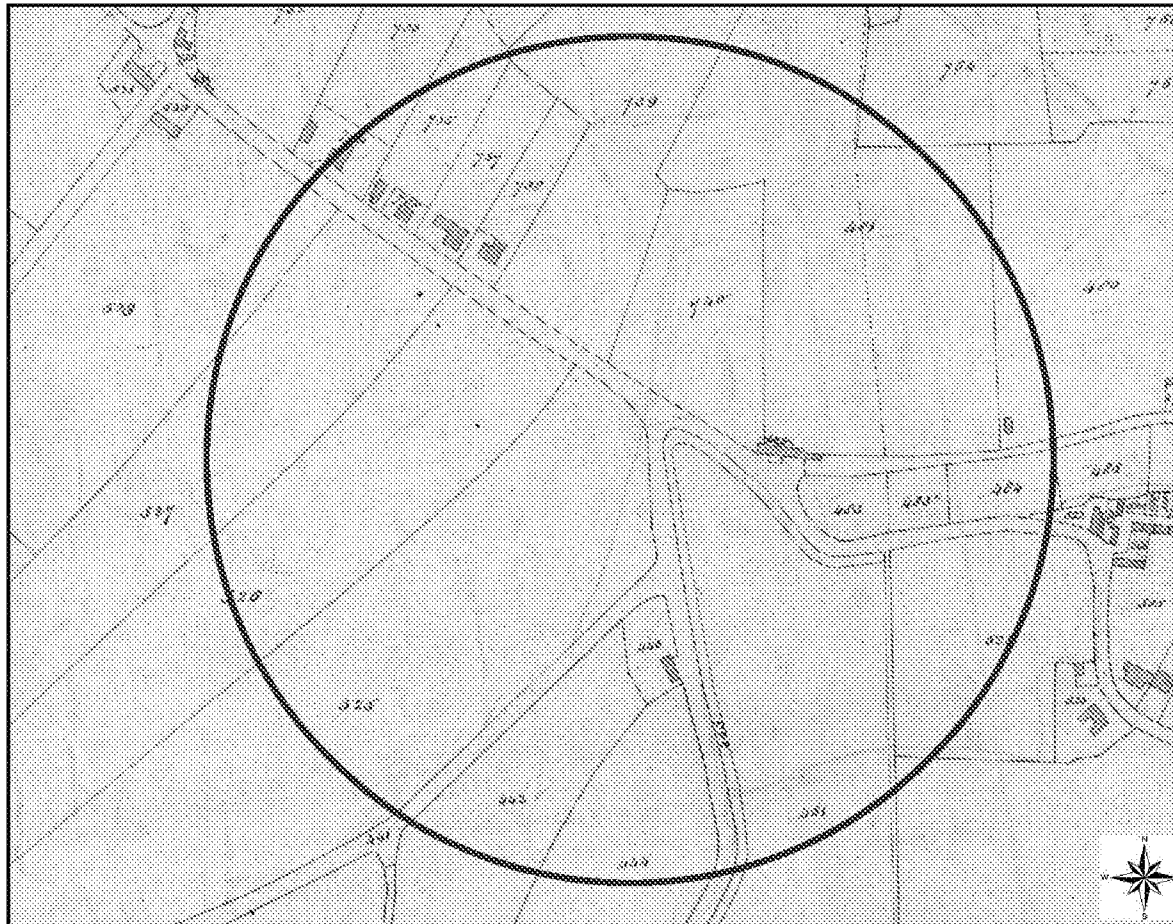


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South Bersted Tithe Map dated 1842

224 London Road, Bognor Regis, Po21 1AU



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