



Courtwick Park, Wick, Littlehampton, West Sussex

Heritage Statement



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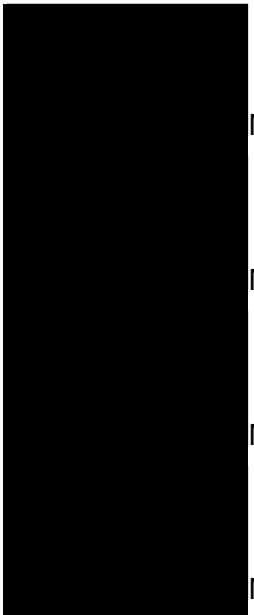
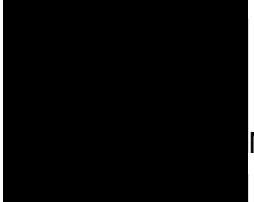
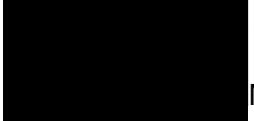
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Summary

Wessex Archaeology was commissioned by ADG Architects, on behalf of Caring Homes Group Ltd, to prepare a heritage statement in support of a proposal for development of four detached houses with associated garages and access within the grounds of Courtwick Park, Courtwick Lane, Wick, Littlehampton, West Sussex, BN17 7PD. It is informed by a historic building assessment issued in April 2017, and supersedes heritage statements issued in 2017, 2021 and 2023 for previous planning proposals at the site.

The site contains a Grade II listed building and lies within a Grade Red Archaeological Notification Area (ANA). Courtwick Park listed building is a mid-18th-century farmhouse, extended and altered in the 19th century. In the late 20th century, it was converted for use as a residential care home.

Outbuildings and brick and flint garden/boundary walls on site are at least early 19th century in date. The Old Bakehouse and walled garden are likely to be protected within the curtilage of the listed building. Neighbouring heritage assets include the Grade II listed Court Wick Park Stables and non-designated Court Wick Park Cottages, with which the farmhouse is associated.

The heritage significance of Courtwick Park listed building is considered to be high, primarily comprised from its evidential value, but its historical and aesthetic value contribute to a lesser degree. Its significance and architectural and historic interest relate to its multi-phase development as a mid-18th and 19th-century farmhouse.

The immediate setting of Courtwick Park listed building is formed by its large gardens and makes a predominantly positive contribution to the significance, in particular views of the north wing frontage from the north garden and the Old Bakehouse outbuilding and walled garden on the west side of the listed farmhouse. The early-21st-century development Strawberry Field activity centre is a large, intrusive modern element within the setting of the listed building, although consistent with its present use as a care home. The wider setting of the site, which was historically rural and agricultural in nature, has been eroded in recent years by incremental modern residential development to the east and south-east, with further substantial development to the north, west and south. The change to its wider setting has had a detrimental impact on the significance of the site as a historic farmstead and ability to appreciate the significance of the listed building.

The Courtwick Park listed building is also an important part of the setting of Court Wick Park Cottages and Stables as these were constructed as subsidiary buildings to the farmhouse and were formerly part of the estate.

This report suggests that the proposed scheme is likely to have a minor negative impact on the significance of the Courtwick Park listed building as a result of development within its setting. However, the proposed locations of the residential plots in the eastern half of the site have been carefully chosen to maintain the important aspects of setting and minimise any negative impacts to the significance of the listed farmhouse. It also avoids potential impacts to other historic structures and features within the property. Similarly, the proposed new houses in the eastern half of the site are likely to have no impact on the non-designated Court Wick Park Cottages. The proposed scheme will affect the setting of the adjacent Court Wick Park Stables, but the resultant impact on significance is likely to be minor and neutral.

The potential archaeological interest of the Site and potential impact on below-ground archaeology are beyond the scope of this report. However, being within a Grade Red ANA means the area is sensitive for archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites (WSCC 2016). The need for, scale and scope of any archaeological work should be agreed through consultation with the statutory authorities.



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Courtwick Park, Wick, Littlehampton, West Sussex

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by ADG Architects, on behalf of Caring Homes Group Ltd (hereafter, 'the Client'), to prepare a heritage statement in support of a proposal for 4 no. dwellings with associated garages and access within the grounds of Courtwick Park, Courtwick Lane, Wick, Littlehampton, West Sussex, BN17 7PD (hereafter, 'the Site'). The Site contains a Grade II listed farmhouse currently used as a care home.

1.1.2 In 2017, Wessex Archaeology produced a historic building assessment (2017a) and subsequent heritage statement (2017b) for Courtwick Park. The reports were issued to inform planning and listed building consent applications for a previous scheme to construct a new care home building within the grounds of the listed building.

1.1.3 The proposals for the Site have changed significantly since 2017. A proposal in 2021 for 7 no. dwellings within the eastern part of the Site, and another proposal for residential development of 4 no. detached dwellings and associated landscape in 2023 (LU/157/23/PL) were both refused.

1.1.4 Following discussions with the Planning Authority, the Client intends to submit a revised planning application for residential development of 4 no. detached dwellings. The only amendment from the previous submission is that Plot 3 has been repositioned.

1.1.5 This heritage statement has been updated for the current proposal. It builds on the information gathered and presented in the previous 2017, 2021 and 2023 heritage statements. It has been updated to support the current proposal as represented in the Proposed Site Plan by ADG Architects in **Appendix 2**.

1.2 Site location and layout

1.2.1 The property Courtwick Park (**Figure 1**) is located in Wick in the north-west outskirts of Littlehampton, West Sussex. The Site lies approximately 3.1 km south of Arundel with the village of Lymminster situated approximately 1.1 km to the north-east.

1.2.2 The Site is located on the north side of Courtwick Lane, a narrow road which widens to a two-lane road further east of the Site at the junction with Kingfisher Drive. The east end of Courtwick Lane joins the A284 (Lymminster Road).

1.2.3 The Site comprises an irregular plot of land bounded by Courtwick Lane to the south, with a recently built housing development to the south and west and associated recreation ground to the north. A railway line passes approximately 160 m minimum from the north boundary of the Site.

1.2.4 The Site contains a Grade II listed farmhouse (NHLE 1027813) currently used as a care home. The listed building is L-shaped in general plan and is located towards the south end

of the Site but set back from Courtwick Lane by approximately 30 m. The list entry dates the north wing of the building to the mid-18th century and the south wing to the 19th century.

1.2.5 An outbuilding known as the Old Bakehouse is located close to the south-west corner of the listed building within a small yard, and another outbuilding, a garage, is located further south. A walled garden joins the west side of the listed building. There are more garden areas on the north and east sides of the Site. The north garden has lightly wooded area on its west side and there is more densely wooded area in the north-east corner of the Site, around the Coach House property boundary. A large, modern activity centre building called Strawberry Field was constructed in 2004 to the south-east of the listed building and adjacent to Courtwick Lane. Car parking areas are in front of the garage, along the east side of the house and around Strawberry Field.

1.2.6 The main entrance to the listed building is now on its east side, although historic mapping indicates that it would have originally been approached and entered from the north and it still retains a porch and entrance doors on this side.

1.2.7 The proposed development area boundary encompasses the garden areas to the north and east of the listed building (**Figure 1**), although all the proposed housing units are within the eastern half of the Site (**Appendix 2**).

1.2.8 Adjacent to the Site are the semi-detached Court Wick Park Cottages, which lie approximately 50 m south-west of the Site's listed building. The Coach House, which is Grade II listed as Court Wick Park Stables (NHLE 1293605), is situated approximately 70 m to the north-east.

1.2.9 East of the Site, the land between the A284, Courtwick Lane and the railway line has been developed in gradual stages during the 20th century. Since 2015, residential development has gradually infilled the land around Court Wick Park to the north, west and south-west.

1.3 Aims and scope

1.3.1 The purpose of this assessment, in accordance with the requirements of the National Planning Policy Framework (NPPF), are to:

- Identify any heritage assets likely to be affected by the proposed development.
- Assess the significance of the identified heritage assets including any contribution made by their setting; and
- Assess the potential heritage impacts of the proposed development on the identified heritage assets.

1.3.2 The previous historic buildings assessment and heritage statements for Courtwick Park focused on the significance of and potential impacts to built heritage and setting. The potential archaeological interest of the Site and potential impacts to archaeology were not addressed.

1.3.3 Similarly, this heritage statement deals with the significance and potential heritage impacts related to built heritage and setting but not below-ground archaeology. However, the Site and proposed development area lie within an archaeological notification area (ANA) and the HER search revealed there is clearly an archaeological interest within the Site.

2 METHODOLOGY

2.1 Introduction

2.1.1 The methodology employed during this assessment is based upon relevant professional guidance, Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (ClfA 2014, revised 2020).

2.2 Study Area

2.2.1 A Study Area was established within a 500 m radius of the Courtwick Park listed building. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

2.3 Sources

2.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- The National Heritage List for England (NHLE);
- The Archaeological Data Service (ADS);
- The West Sussex Historic Environment Record (HER), involving a 500 m radial search centred on NGR 501908 103744, Littlehampton; and
- Historic maps and other relevant primary and secondary sources held at the West Sussex Record Office; and
- the Arun District Council website.

2.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

2.4 Site visit

2.4.1 The Site was initially visited on 4 April 2017. The purpose of the site visit was to inspect the Site to investigate the fabric and fixtures of the property and to identify the date of origin of the listed building and for the Site as a whole. The surroundings of the Site were also inspected to assess its setting, and to ascertain its inter-visibility with any other heritage assets in the area.

2.4.2 The observations and information obtained during the site visit are considered sufficient to inform this heritage statement.

2.5 Significance Assessment

2.5.1 Significance (for heritage policy) is defined in NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

2.5.2 The assessment of the significance of heritage assets was informed by:

- The National Planning Policy Framework (NPPF) (MHCLG 2025)
- Planning Practice Guidance
- Principles of Selection for Listing Buildings (Department for Digital, Culture, Media and Sport DCMS 2018)
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008)
- Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015a)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets in Advice Note 12 (Historic England 2019)
- relevant Arun District Council planning documents (e.g. Longparish Conservation Area Appraisal); and
- relevant Designation Selection Guides and heritage asset studies published by English Heritage / Historic England.

2.5.3 The significance of heritage assets is described in terms of its heritage values as defined in the English Heritage document: *Conservation Principles, Policies and Guidance* (2008, 28-31):

- **Evidential value** derives from the potential of a place to yield evidence about past human activity;
- **Historical value** derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- **Aesthetic value** derives from the ways in which people draw sensory and intellectual stimulation from a place;
- **Communal value** derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.6 Setting Assessment

2.6.1 The NPPF defines the setting of a heritage asset 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

2.6.2 The setting assessment was guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (Historic England 2017), which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected'
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'
- Step 5 is to 'make and document the decision and monitor outcomes'

2.6.3 For the purposes of this assessment, only Steps 1-3 have been followed.

2.7 Assumptions and limitations

2.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.7.2 The data held by the HER is not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.8 Copyright

2.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

3 BASELINE RESOURCE

3.1 Heritage assets

3.1.1 As defined in NPPF, a heritage asset is:

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

3.1.2 Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.

3.1.3 In addition, Government planning policy guidance defines a non-designated heritage asset as follows:

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

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3.1.4 Heritage assets and selected HER data within the proposed development area, Site and Study Area are illustrated on **Figure 2**.

The Site and proposed development area

3.1.5 The Site contains one designed heritage asset:

- Courtwick Park Grade II listed building (NHLE 1027813)

3.1.6 The listed building lies outside of the proposed development area, but the scheme is likely to impact its heritage significance through development within its setting.

3.1.7 Furthermore, the Site and proposed development area lie within an ANA identified as 'Multi-Period Site off Courtwick Lane and the surrounding area to the South, Littlehampton' (DWS8498).

3.1.8 According to the West Sussex County Council website:

'Archaeological Notification Areas (ANAs) are areas that indicate the existence, or probable existence, of archaeological heritage assets. They have been created from the information held on the West Sussex Historic Environment Record (HER)...and mapped to provide an alert system.

The purpose of the ANAs is to identify where there is a likelihood of archaeological work being necessary, when land development of any kind is planned (for example, a new house, office building or pipeline/cable being laid). They are a form of early warning system so that appropriate steps can be taken to record and protect heritage assets in advance of development.'

3.1.9 ANAs are graded according to their sensitivity. ANA DWS8498 is Grade Red, which means it is a very sensitive area for Archaeology. More information about ANA DWS8498 is provided in section 3.2.

3.1.10 The HER data shows a multi-period site (MWS9428) and archaeological investigation area (EWS1125) that intersect the north-west corner of the Site and proposed development area. However, the boundaries for these features appear to be incorrect. More information is provided in section 3.2 and 3.3.

3.1.11 Historic farmsteads are recognised by Historic England as non-designated heritage assets (Historic England 2015b). However, their heritage significance depends largely on their level (percentage) of survival. At Courtwick Park only the listed farmhouse and stables remain but are split into separate properties. None of the agricultural buildings survive, the farmland has been disposed of and the majority of the land redeveloped for housing in recent years. Therefore, the significance of the Site as a historic farmstead is negligible and it is not considered to be a heritage asset in its own right.

The Study Area

3.1.12 The 500 m radius Study Area contains a number of heritage assets, which are depicted on **Figure 2**.

3.1.13 There are two heritage assets within the Study Area that are adjacent to the Site and proposed development:

- Grade II listed Court Wick Park Stables (NHLE 1293605)
- Non-designated Court Wick Park Cottages

3.1.14 Other than Court Wick Park Stables, the nearest designated heritage assets are listed buildings over 800 m away, adjacent to the A284. These include the Grade II listed Six Bells public house, forge cottage to the north-east, the Locomotive public house to the east and Leila Cottage to the south-east.

3.2 Archaeological notification area DWS8498

3.2.1 ANA DWS8498, which encompasses the Site and proposed development area, was first assigned in 2013.

3.2.2 The ANA is Grade Red, which means it is a very sensitive area for archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites.

3.3 Archaeological and historic context

3.3.1 The following section provides a summary of the historical development of the Site compiled from the sources at the West Sussex Record Office (WSRO), the West Sussex HER and online.

3.3.2 The archaeological investigations undertaken on the neighbouring strategic development site (EWS1125, MWS9428) revealed a multi-period site comprising numerous archaeological features dating mainly from the Bronze Age, Late Iron Age and Roman periods as well as several Saxon and Medieval features.

Prehistoric, Romano-British and Saxon periods

3.3.3 A Late Iron Age to Roman settlement, and probably a Bronze Age one as well, were identified in the south-eastern part of the strategic development site (to the south of Courtwick Lane).

3.3.4 The most dominant phase of activity recorded on the strategic development site, in terms of features and finds recovered, was the Romano-British period. In addition to the concentration of features to the south of Courtwick Lane, there was a second concentration in the field (now recreation ground) to the north of the Courtwick Park Site and proposed development area. The favoured interpretation is that there was a modest rural

Romano-British settlement here. It has been suggested that it could be a successor to a previous Iron Age settlement recorded on the line of the Littlehampton bypass.

3.3.5 A small quantity of middle-Saxon pottery was recovered from evaluation trenches to the west of the Site and proposed development area. This may be indicative of a possible settlement in this period.

Medieval and Post-medieval periods

3.3.6 Traditionally, the county of Sussex was subdivided into areas of land called Rapes, which were further divided into Hundreds and parishes. The Site lies within the Rape of Arundel, in the Polling Hundred and within Leominster (Lyminster) parish.

3.3.7 According to Elwes and Robinson (1876/1879, 145), Courtwick was previously called 'Powers in Wyke' and was granted as a mesne manor by Henry III to Stephen le Power in the 13th century. The estate was divided between his two daughters but subsequently reunited and granted to Tewkesbury Abbey.

3.3.8 At the dissolution of the monasteries (circa 1540) the manor was granted to Robert Palmer of Parham (ibid.).

3.3.9 The earliest surviving building within the current Courtwick Park property is likely the Old Bakehouse, possibly of 17th century date.

3.3.10 In the 18th century Courtwick was sold several times. Robert Palmer's descendant sold it to James Colebrook in 1722, Colebrook's son sold it to John Bagnall in 1772 and then in 1774 it was purchased by Richard Wyatt (ibid.).

3.3.11 The Wyatt family can be traced back to the 1520s and were a prominent farming and land owning family in Flansham and Lidsey for several generations before purchasing the Site (WSRO Add MS 34,669). The Wyatt family continued to hold the property until the early 20th century.

3.3.12 The NHLE list entry for the Courtwick Park listed building dates the north wing of the farmhouse to the mid-18th century, which is consistent with its materials, form and style. However, there have been some later alterations to this part of the building, including the insertion of dormer windows within the roof and replacement of the window frames. The mid-18th-century farmhouse may have extended further south, possibly with separate outbuildings on this side, but if so, these elements have been replaced by the present south wing.

3.3.13 The south wing appears to have been constructed in several phases. It is listed as 19th century and the existing plan form was almost fully formed by 1836. However, the south-west corner is formed from a mix of flintwork and bricks laid in English bond, which appear to be part of an earlier structure and may have been single-storey at one point. The flintwork has been assessed as possibly 17th century date while the brickwork appears to be from the late 18th/early 19th century.

19th century

3.3.14 There is an 1836 plan of the Court Wick estate by Henry Salter of Arundel (**Figure 3A**; WSRO ref: Add MSS 20,108), when it was owned by Hugh Wyatt. The house is located in plot 22, which is described as Court Wick Farm-house, Gardens etc. The house is depicted as L-shaped in plan, which suggests that the footprint of the present building had been largely established by this date.

3.3.15 The Court Wick Park Cottages (set within plot 23), Old Bakehouse, garage, walled garden and stables (The Coach House) all appear on the 1836 map, so must be at least early 19th century in date. The south end of the Site, now occupied by Strawberry Field and car parking, was then a yard with six outbuildings arranged around it and large pond. A second pond was located south of the walled garden (in plot 23). There was also a L-plan outbuilding within the garden. South and south-east of the Site there were two L-plan complexes of buildings, each around their own yards (plots 24 and 30). These are both described on the map as 'Barn & Yard'.

3.3.16 The Leominster (Lymminster) parish Tithe Map dated 1837 (not reproduced) shows an identical arrangement to that shown on Salter's 1836 map. The associated Tithe Apportionment (dated 1849) indicates that the Site was owned by Hugh Penfold (who changed his name when he married into the Wyatt family) and occupied by John Duke.

3.3.17 The maps reveal that the Courtwick Park garden boundary has changed several times since the 19th century. A large part of the present north garden is not depicted on Salter's 1836 and the subsequent 1876, 1898 and 1959-73 Ordnance Survey (OS) maps, but is shown as an orchard with a single outbuilding on the 1932 OS map.

3.3.18 The house is labelled as Courtwick Farm on the 1876, 1898, 1912 OS maps, but Court Wick Park on the 1932 and later editions.

3.3.19 The first edition Ordnance Survey (OS) map dated 1876 (**Figure 3B**) shows some small differences to the house compared to the previous map and compared to its current plan form. The present porch appears on the north elevation by this date. There was a small projecting block on the west side of the building at the junction between the north and south wings. The majority of this single-storey block has since been demolished, although the walls survive at low level. The steps on the east side of the present building are not depicted, which suggests that the current main entrance had not been constructed yet.

3.3.20 By 1898 (as shown on the OS map, **Figure 3C**) a second block had been constructed on the west side of the house and another one at the south-west corner. The map also depicts the steps on the east side of the building, suggesting that the current main entrance was constructed at some point between 1876 and 1898.

3.3.21 Adjacent to the house, the major changes were that the pond had been infilled and one of the three buildings in the south-east corner of the Site demolished. A garden boundary from the south-east corner of the house to the north side of the garage building had been removed and the area south of the house redesigned with a green space encircled by a track which linked the house to the new lane.

3.3.22 The 1898 OS map also shows that additional buildings had been constructed around both farmyards. The large building in the western yard is labelled as New Barn, suggesting it is a relatively recent structure.

20th and 21st centuries

3.3.23 The 1912 OS map (**Figure 3D**) shows no significant changes to the plan form of house or the layout of the surrounding gardens, outbuildings.

3.3.24 Sale particulars dated 1911 (WSRO ref SP 1471) and 1919 (WSRO ref SP 1529) provide some information about the rooms, layout and contents of the listed building in the early 20th century. The 1919 one indicates it was still owned by the Wyatts at this time. It includes a photograph of the east side of the south wing, which shows it covered in ivy and creepers.

It also states that 'considerable additions have been made during the last 50 years, which has increased and improved the internal accommodation'. This suggests that the second floor was added at this point and may date when the attics were garreted out as well as the construction of the east entrance, which is first shown on the 1897 OS map. The 1919 sale particulars include a note in pencil 'N. sold', indicating the property was not sold during the auction.

- 3.3.25 As already stated, the 1932 OS map (**Figure 3E**) indicates that a large part of the present north garden, which is not depicted on other editions, was then an orchard. There does not appear to have been any change to the plan form of the listed building or significant changes to the garden or its outbuildings.
- 3.3.26 Conversely, the 1932 OS map shows that the west farmyard complex had been substantially modified in the early 20th century. This is corroborated by a building contractor's drawing dated 1916 for the reinstatement of farm buildings at Court Wick, near Littlehampton (WSRO ref Add MSS 9492).
- 3.3.27 A planning application (LU/38/55/B) dated 1955 permitted alterations to the listed building but there are no details as to what these entailed. However, the 1972-3 OS map (the latter **Figure 2F**) indicates that the projecting blocks at the south-west corner of the listed building and on its west side at the junction between its north and south wings had both been demolished. This map appears simplified compared to previous editions as the north porch and east steps are not depicted even though these features still exist.
- 3.3.28 Also, between 1932 and 1973 another building had been added between the west and east farmyard complexes, linking the two together. South-east of the Site on the south side of Courtwick Lane, the Elmea and Norman's Nursery properties were constructed, which infilled some of the fields surrounding the Site with groups of glazed buildings.
- 3.3.29 The area east of the Site was infilled with residential development in gradual stages during the mid- and late 20th century, most recently in the late 1990s. The late-1990s development was subject to archaeological evaluation by the South Eastern Archaeological Services in 1996. Further residential development is currently in progress to the south, west and north of the Site. It was subject of an archaeological evaluation by Thames Valley Archaeological Services in 2010.
- 3.3.30 In 1996, a planning application (LU/87/96) was conditionally approved to change the use of the listed building from a private dwelling to residential care home for adults with learning difficulties.
- 3.3.31 Further planning and listed building consent applications have been made since 1996. Approved applications in 2001 include the construction of 'a day care centre and residential accommodation for the severely mentally handicapped' (LU/112/01), which does not appear to have been acted on, and 'removal of stone garden walls and formation of two arched openings in existing garden walls' (LU/164/01/L). The application for a new activity centre and residential care accommodation (Strawberry Field) was rejected and resubmitted several times before it was passed conditionally in 2004 (LU/42/04/BR).
- 3.3.32 Since 2017 there have been a number of applications to expand the care home facilities and redevelop part of the property for residential use. The current proposal is an application for residential development.

4 SITE DESCRIPTION

4.1 Courtwick House listed building

4.1.1 The Courtwick Park listed building is a farmhouse that was converted to a residential care home in 1996. It consists of a two to three-storey building with an attic and basement and is approximately L-shape in plan with a north and south wing perpendicular to each other. The list entry description identifies the north wing of the building as mid-18th century in date and the south wing as 19th century, although assessment of its phasing (Wessex Archaeology 2017a and b) suggests the south wing was built in multiple phases and may incorporate part of an earlier, possibly 17th-century, building in its south-west corner.

4.1.2 The north wing of the building (**Plates 1-3**) is two storeys in height plus an attic and basement. It has a mixture of brick and flint walls and a pitched roof clad in slate. The north elevation (**Plate 1**) represents the original front of the house and consequently has attractive grey brick walls laid in header bond with quoins, dressings, string course and modillion eaves cornice in red brick. It has a central stepped entrance with classical style porch with timber six-panel, double-leaf door. The elevation has timber-framed sash windows, but these appear to be late-19th-century replacements. There are also two flat-roofed dormer windows inserted in the pitched roof. A plinth marks the ground floor level. Below the plinth there are sections of flintwork spaced between two basement windows, one of which has been blocked in red brick.

4.1.3 The east elevation of the north wing (**Plate 2** right) is constructed of red brick with flared headers laid in Flemish bond and is blind, whereas the west and south elevations (**Plates 1 and 3** respectively) are constructed of flint with brick dressings and the west wall has a central chimney stack constructed in brick. Windows in these elevations have brick dressings and masonry heads, but the frames are modern PVCu awning types. Also, the ground floor window on the south elevation appears to have been lengthened.

4.1.4 There is a block bond vertical joint between the north and south wings on the east side of the building (**Plate 2**), which clearly indicates they were constructed in different phases. Quoins at the junction of the two wings on the west side of the building, suggest that the 18th-century house may have extended further to the south, but its extent is unknown. The Old Bakehouse and flints incorporated into the south-west corner of the south wing suggest that the service areas of the 18th-century house may have been located in a separate structure(s) replaced by the existing south wing.

4.1.5 The south wing of the building (**Plates 2-5**) is constructed predominantly of red brick laid in stretcher bond but there is some flintwork incorporated into the west elevation at low level and the brick surrounding the flints is laid in English bond up to the head height of the ground floor windows (**Plate 4**). This flintwork may be contemporary with the Old Bakehouse, possibly 17th century, while the English bond brickwork may be early 19th century, as this part of the building is shown on Salter's 1836 map. It is possible that this end of the building was only a single-storey in the early 19th century and subsequently raised to second floor height.

4.1.6 The north end of the south wing is two storeys high plus an attic and basement whereas the south end is three storeys because the attic has been garreted out and the basement doesn't extend under the entire footprint of the building. There is no difference in the height of the wing but internally the ground and first floors are split on two levels.

4.1.7 The building plans show that the south wall of the building is unusually thick. It appears to have been re-fronted in the 20th century, judging by the style and type of windows in the south elevation, which include a mixture of PVCu and timber framed casement, awning and sash types (**Plate 5**). The roof is a mixture of pitched, hipped and catslide structures that vary in height and are clad in slate identical to that used over the north wing.

4.1.8 Fenestration in the south wing of the building is irregular with a variety of window types and sizes that are irregularly spaced and on a variety of levels. This reflects the change in floor levels within. The mixture of windows includes timber framed sash windows (that stylistically date to the second half of the 19th century), PVCu awning, timber framed casement and vented windows – the latter within the basement.

4.1.9 The main entrance to the existing building is on the east side at the north-east corner of the south wing (**Plate 2**). Masonry steps lead through a brick arch into an inset porch, with a black and red quarry tile floor. The entrance door is a heavy timber six-panel type with side lights and fanlight surrounding it. Although six-panel door types tend to be Georgian, late-19th-century door styles were often influenced by earlier periods (Hall 2005, 43-4), so this door is consistent with the date of the south wing and construction of this entrance.

4.1.10 There are two rear entrances on the west side of the building fitted with PVCu doors. The northern door at the junction of the north and south wings is partially enclosed by a low brick plinth wall with metal railings, which is a remnant of a single storey projecting block. It also has a ramp leading up to it.

4.1.11 The conversion of the property to a care home in the late 20th century has had very little impact on the external appearance of the building. Internally there have been some modern 20th-century alterations such as new/removed partitions and redecorated (mostly repainting) with modern furnishings. However, the building retains much of its legibility in terms of its historic plan form and circulation as well as many of its historic fixtures and decorative features such as the main and basement staircases, chimneypieces cupboards, skirting, cornices, ceiling roses, picture and dado rails, so its historic character is evident (**Plates 6-8**).

4.2 Outbuildings and garden walls

4.2.1 The Old Bakehouse (**Plates 3, 5 and 9**) is constructed of flint with bricks used for vertical piers and corners providing structural support. Although some of the bricks have been replaced, many are long and narrow and their dimensions suggest an early date, possibly 17th or early 18th century. This would mean the Old Bakehouse is the oldest surviving structure on Site.

4.2.2 The roof of the Old Bakehouse is pitched and comprises a simple timber frame with bracing struts clad in tiles. It has a chimney stack at the west end of the building, although the bricks are different to those within the walls, suggesting the stack was constructed later. The building has also been slightly extended at its west end incorporating part of a flint garden wall. Also, a window on its east side has been blocked and a flint garden wall built against it. It contains a fireplace at its west end and wooden shelving with a sink and metal pump at the east end. It has most recently been used for storage but at present is unused as the roof is in poor condition.

4.2.3 The 1919 sale particulars do not mention a bakehouse, but do list a small yard containing a large wash-house with pump, copper etc., which seems to equate to the Old Bakehouse building.

4.2.4 The existing garage building (**Plate 5** left) is similarly constructed of flint with brick supports and a hipped roof clad in tile. Although a structure in this location appears on the 1836 map, the garage brickwork appears modern and the building has been substantially modified with the insertion of garage doors on the east and west sides. It is possible it has been rebuilt using flint from an earlier structure.

4.2.5 The walled garden (**Plate 10**) has flint walls with brick quoins and piers providing structural support. The north wall of the garden is faced in brick on its north side. There is a straight joint between this wall and the listed building so it must be later than the house, but was definitely constructed by 1836, as it appears on Salter's map.

4.2.6 There are more brick and flint walls located south-east of the listed building. Those that still form part of the property boundary show signs of rebuild/different phases as one section has horizontal brick lacing courses in addition to the vertical piers. These walls form a square-plan enclosure depicted on the 1836 map, so like the walled garden, they are at least early 19th century in date.

4.3 Setting and key views

4.3.1 Historically, as can be seen from the map sources, the Courtwick Park property was part of an estate containing the farmhouse, its gardens and associated stable, outbuildings and two farmyards surrounded by fields, with access via Courtwick Lane or a private footpath leading north-east from the Site. Additional barns and yards within the estate were located to the north-east (Brook Barn) and east (Millfield). A lodge building on Courtwick Lane, approximately 660 m east of the listed building, controlled access to the estate. Therefore, historically the setting of the listed building was rural, agricultural and secluded.

4.3.2 During the 20th century, the estate was broken up and land to the east of the Site gradually infilled by residential development. This has altered the setting of the Site, reducing its privacy and seclusion and changing its rural character to a mixed semi-rural and residential environment. However, trees planted along the boundary of the 20th-century residential development and the Site mean there is no inter-visibility between them.

4.3.3 The Site retains its garden boundary and its lawns and wooded areas which form a visual buffer between the listed building and the surrounding development. The garden lawn to the north of the listed building allows for important views towards the 18th century north wing frontage (**Plate 11**).

4.3.4 In the north-east part of the Site and proposed development area is a wooded area which separates the north and east lawns and prevents inter-visibility between Courtwick Park and Court Wick Park Stables listed buildings (**Plates 12-14**).

4.3.5 There is a change in the ground level between the northern and southern parts of the Site so the east lawn is at a lower level compared to the north lawn and woodland. The 1897 OS map is the earliest map to clearly show the east lawn area. The east lawn enables long views towards the 19th-century south wing but the north wing is obscured by trees and planting along its northern edge. A low dry stone wall curves across the east lawn and marks a small step in the ground level - the west end of the lawn (closer to the listed building) is higher (**Plates 15-17**). It does not have an obvious function but rather adds visual interest to this part of the garden.

4.3.6 In the 21st century, the land to the north, west and south around Courtwick Park has been targeted as a strategic development site for housing. When visited in 2017, construction

was in progress (**Plate 18**) meaning that the setting of the Courtwick Park listed building was then in a state of flux. The strategic housing development site LU/355/10 substantially alters the setting of the listed building. It encircles and encloses the Site within a residential setting, essentially cutting it off from its historically open, rural environment, although the area to the north of the Site will remain open space as a recreation ground. The Arun Council website indicates that this strategic development site named Kingley Gate '*is now completed and has provided 600 residential dwellings (including 30% affordable housing), employment building, structural planting and landscaping, multi-functional green infrastructure including sports pitches (and associated changing facilities), informal open space, children's play areas, allotments and surface water attenuation with good access to the town centre*'¹.

- 4.3.7 During the site visit, it was observed that mature trees and flint walls around the boundary of the Site obscure the surrounding 20th- and 21st-century development from view to varying degrees.
- 4.3.8 The Courtwick Park listed building is not visible on approach from the east along Courtwick Lane because the Strawberry Field activity centre, boundary walls and trees block it from view (**Plate 19**). Strawberry Field and the car parking south-east of the listed building are modern intrusions within its setting, but consistent with its current use as a care home (**Plate 20**).
- 4.3.9 The view from the south on Courtwick Lane towards the listed building is more open because of the driveway access and parking areas on this side, with good views of the listed building and Old Bakehouse (**Plate 21**).
- 4.3.10 There are glimpsed views of the Court Wick Park Cottages from the Site gardens looking north-west (**Plate 10**) and south-west (**Plate 22**). Only the roof and part of the upper storey is visible because of intervening trees and garden walls. It is likely that any development within the north-west part of the Site garden would be visible from the upper storey of the cottages. There is no inter-visibility between the cottages and west side of the listed building because of the intervening walled garden and trees along the Site boundary (**Plate 23**).
- 4.3.11 Although previously part of the estate, the listed stables (Coach House) is now a separate property with its own drive access. It can be viewed at close range from within the Site and in glimpsed views from Courtwick Lane (**Plate 19 and 24**).

5 STATEMENT OF SIGNIFICANCE

5.1 Courtwick Park listed building and features within the Site

- 5.1.1 Courtwick Park is a mid-18th-century farmhouse, extended and altered in the 19th century and currently used as a residential care home.

Heritage values and interest

- 5.1.2 Courtwick Park is a Grade II listed building. There are over **370,000** entries for listed buildings on the National Heritage List for England (NHLE), some of which cover multiple buildings. Of these around 91.7% are classified Grade II². The *Principles of*

¹ Arun District Council 2025. <https://www.arun.gov.uk/kingley-gate/> (accessed 25 April 2025).

² <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/> (accessed 25 April 2025)

Selection for Listing Buildings (DCMS 2025) states that 'Grade II buildings are of special interest, warranting every effort to preserve them.'

5.1.3 Statutory criteria for listing buildings assesses them on their architectural and historic interest and takes into consideration their age and rarity, aesthetic merits, selectivity, national interest and state of repair (*ibid.* 5-6).

5.1.4 The evidential value of Courtwick Park lies primarily in its mid-18th-century north wing, and to a moderate extent in the 19th-century south wing. Its materials, form and appearance demonstrate the architectural style of the mid-18th- and 19th-century polite farmhouses in the area. The orientation of the mid-18th-century frontage, different levels within the building and changes to its circulation pattern are indicative of multiple phases in a relatively short time span, which adds architectural interest to the building. Furthermore, flintwork incorporated into the south wing of the building may relate to an earlier building on Site, possibly contemporary with the existing Old Bakehouse which may originally be of 17th – early 18th date. Although the sash windows in the north wing's north elevation appear to late-19th-century replacements, these do not harm the visual impact of the mid-18th-century frontage. However, the PVCu windows and doors in the west and south sides of the building are out of character and detract from its evidential and aesthetic value and significance.

5.1.5 Although the function of the building and internal layout has been modified in its conversion to a care home, the interior retains a number of historic features and decorative elements in some areas that give them a sense of historic character. However, the replacement of the main staircase has had a negative impact on this character and the building's evidential value, as has blocking/removing of all but one fireplace and the retention of only one of probably four original Adam-style chimneypieces within the north wing. Also, where decorative elements such as cornices and dado rails have been retained, some have been overpainted to match modern decorative schemes, which detracts from their appearance.

5.1.6 Courtwick Park has historical value associated with its estate, which has medieval origins, and landowners including Tewkesbury Abbey and the Wyatt family, the latter of whom held the property for over a century. It is not certain which of the 18th-century landowners were responsible for its construction. Due to the age of the existing building, the historic association with earlier owners is less recognisable.

5.1.7 The ability of the Site to illustrate post-medieval and 19th-century (local) farming practices is low because the majority of the estate land has been sold off and has been or will be developed and barns and yards associated with the farmhouse have either been demolished or are now in separate ownership. It has therefore lost most of its historic rural and agricultural setting.

5.1.8 The building has some aesthetic value, as the appearance of the north frontage as well as the use of flared headers in the east elevation of the north wing show a conscious adherence to fashionable mid-18th-century architectural style. The south wing, with its mix of floor levels, roofs and irregular fenestration is less coherent although the (probable) late-19th-century and (definite) 20th-century re-facing has attempted to homogenise its appearance.

5.1.9 The architect and building contractors of Courtwick Park have not been identified, although the property illustrates the skills and techniques used by mid-18th- and 19th-century craftsmen. This gives it some aesthetic design value, as well as illustrative historic value.

5.1.10 Communal value 'derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory' (EH 2008, 30). In its present use as a care home, the building holds communal value for the people that live and work there. This does not tie into its other heritage values, which all relate to its earlier life as a farmhouse and part of an agricultural estate. The building will hold some communal value for relatives of the landowners who owned the estate and the occupiers and staff who lived and worked there, but this is value is highly specific and tightly focussed on a small group of people. The building is unlikely to hold any wider social, symbolic or commemorative communal value.

The contribution of setting

5.1.11 The immediate setting of Courtwick Park is defined by its current property boundary. Within the Site, the Old Bakehouse may be the earliest building that survives, which together with the flint and brick garden and boundary walls are positive elements that contribute towards the evidential value, aesthetic value and historic context of the listed building. Although not specifically mentioned in the NHLE list entry, the Old Bakehouse and walled garden walls are likely to be protected within the curtilage of the listed building.

5.1.12 The large garden lawn spaces allow the listed building to be viewed and appreciated holistically from a distance, enabling its significance to be better appreciated. Evidence of earlier ponds, yard and outbuildings in the south-east part of the Site were likely removed during the recent construction of the Strawberry Field activity centre. The activity centre is a large and intrusive modern element within the setting of the listed building, although consistent with its present use as a care home.

5.1.13 The wider setting of the Site and its listed building has been gradually eroded and substantially altered by the recent construction of the strategic development site. The new housing development cuts the Site off from the rural, agricultural landscape that once formed part of its estate leaving the former farmhouse out of context and more difficult to understand. This has had a detrimental effect on its setting that makes it more difficult to appreciate the significance and historic context of the listed building.

Heritage significance

5.1.14 The heritage values and interest held by the Courtwick Park listed building contribute towards its overall heritage significance, which is considered to be high. Its significance primarily comprises the building's evidential value, with historic and aesthetic values contributing to a lesser degree. Conversely its communal value is very limited and highly focussed, and of minor importance to its overall significance.

5.1.15 The immediate setting of the listed building makes a predominately positive contribution to the significance of the listed building, although the sub-division of the estate has reduced its extent. Conversely, the wider setting of the Site is currently in a state of flux due to the surrounding residential development in progress. This will almost encompass the Site and cut it off from the rural, agricultural landscape that once formed a defining part of its estate and setting. Therefore, these surrounding developments will contribute negatively towards the setting of the listed building, leaving it out of context.

5.2 Non-designated heritage asset: Court Wick Park Cottages

Description

5.2.1 Court Wick Park Cottages are a pair of two-storey semi-detached houses, with a hipped roof and shared central brick chimney stack (glimpsed views **Plates 10 and 17**). The walls are of flint with brick quoins and dressings, however, the south and west (front) elevations

are rendered. The hipped roof is likely lightweight timber-frame construction clad in tiles. The cottages appear on the Salter's 1836 estate map, so are at least early 19th century in date.

5.2.2 The Cottages were constructed as subsidiary buildings to the Courtwick Park farmhouse and their significance is largely defined by their historic association with that designated heritage asset. They hold evidential value as (probably) early-19th-century estate cottages but are modest structures of very little architectural interest and no aesthetic value.

5.2.3 The Courtwick Park listed building is of primary importance within the setting and historic context of the Cottages and essential to their significance. They are located to the west of the Site and the listed former farmhouse. They face west, away from the farmhouse towards the new residential development, land which historically would have been farmland.

5.3 Court Wick Park Stables (The Coach House)

Description

5.3.1 The stables are listed as early 19th century in date, but the 1919 sale particulars describe it as '18th century nag stabling designed by Rebecca'. This may refer to John Biagio Rebecca (1722-1847), an architect who was active in Sussex and London and responsible for many buildings in Worthing including the Grade I listed Castle Goring.

5.3.2 The 1919 sale particular includes a photograph of the stables. The stable walls are constructed of flint with stone quoins and window and door surrounds. It has a Gothic architectural style with ogee-headed doorway and quatrefoil and lancet windows. It has a hipped roof clad in slate with a central bell turret and clock.

5.3.3 It was not possible to view the stables clearly during the Site visit because of intervening boundary walls and screening vegetation (**Plate 20**). However, it was noted there was scaffolding around its bell/clock tower.

Significance

5.3.4 The stables are built in a Gothic style and have unusually elaborate appearance for a building of this type, which give it both architectural interest and aesthetic value. They have been attributed to the architect John Biagio Rebecca who was active in Sussex and London during the late 18th and early 19th centuries. This connection provides associative historical value and contributes to the architectural and historic interest of the building.

5.3.5 Although there is no evidence to suggest that Rebecca was responsible for the farmhouse as well as the stables, it adds interest to Courtwick Park estate as a whole.

5.3.6 The significance of Court Wick Park stables is primarily its evidential value as an early-19th- or possibly 18th-century rural stable building constructed for an agricultural estate. Its Gothic style and unusually elaborate appearance provide both architectural interest and aesthetic value. Its possible attribution to architect Rebecca also provides some architectural and historic interest.

The contribution of setting

5.3.7 The stables were constructed as subsidiary buildings to the Courtwick Park farmhouse and previously formed part of the farmstead. As such their heritage significance is related to Courtwick Park listed building by historic association.

5.3.8 Courtwick Park farmhouse is of primary importance to the setting and historic context of the stables because of the historic and subsidiary relationship between these structures. However, this connection is not reflected visually because the two buildings have been separated into different properties and the boundary treatments and woodland in the north-east part of the Site obstructs visibility between these designated heritage assets. The connection between them is clearer in aerial images and mapping, but the break-up of the farmstead into smaller properties, and loss of its agricultural setting largely as a result of the recent residential development make it more difficult to understand the function and significance of the buildings and their historic relationship to each other.

6 POTENTIAL HERITAGE IMPACTS

6.1 Potential impact of the proposed development

Proposed site plan

6.1.1 The following assessment is based on the latest proposed scheme as illustrated on the Proposed Site Plan revision 1 (**Appendix 2**). The proposed development area occupies the current garden/wooded area in the eastern part of the Site. It is proposed to develop this area into four detached dwellings comprising 3 no. 4-beds and 1 no. 5-bed. All of the proposed dwellings are two-storeys high. Each plot will have an associated garage and access, and a new septic tank is proposed in the garden to the north-east of the listed building. The existing access to the Courtwick Park property will remain the same. The proposed access to the new housing units is from the east off of the existing track to Court Wick Park stables property. It is proposed to add a passing place to this track to improve access. Proposed new trees and new landscaping are also depicted on the plan. The plan shows the new trees mainly located along the south and north edges of the proposed development area, as well as planting along the edges of the proposed access.

6.1.2 For the current application, Plot 3 (5-bed) has been relocated further to the south-west compared to its previous position in the 2023 application. Plot 3 as currently proposed is now on a similar alignment to Plots 1 and 2 on the north side of the proposed drive. It will stand side on to the Courtwick Park listed building, and compared to the 2023 application, Plot 3 will be further from the listed stables, encroaching less into the north-east woodland area retaining existing TPO trees that the previous scheme would have removed.

Courtwick Park listed building

6.1.3 The Courtwick Park listed building lies within the Site but outside and to the west the proposed development area. There will be no physical impacts to the building as a result of the proposed scheme, but its heritage significance will be impacted as a result of development within its setting.

6.1.4 The garden areas of the Courtwick Park property have been assessed as positive elements within the setting of the listed farmhouse that make a positive contribution to its significance and/or allow its significance to be better appreciated. The proposed housing units will occupy the eastern half of the Site and development area. Development within this part of the Site appears to be the best location to minimise any potential negative effects on the setting and significance of the Courtwick Park listed building.

6.1.5 The grain of the proposed development is loosely spaced, with the plots ranging from 145 sqm (4-bed) to 168 sqm (5-bed). The footprint (and likely scale and massing) of the new houses and associated garages are subordinate to the listed former farmhouse, so it will retain its status as the dominant and primary building within the Court Wick Park property.

- 6.1.6 The proposed development will infill the east lawn and the north-east woodland area will be divided amongst the plots but retain existing TPO trees.
- 6.1.7 Development within the eastern lawn will obstruct long views of the listed building from this direction, but these are considered to be of lesser interest than views from the east at close range where the multiple phases and character of the brickwork can be better appreciated. As a result, the loss of this long viewpoint is likely to have a very minor impact on the significance of the listed building (or its appreciation).
- 6.1.8 As seen from the hatched area on the Proposed Site Plan (**Appendix 2**), Courtwick Park's north lawn has been purposefully left as gardens to retain the important views of the north wing frontage that enable appreciation of and contribute to the listed building's significance.
- 6.1.9 The lightly wooded area in the north-west part of the garden will also be left undisturbed, so continue to provide screening between the Courtwick Park property and the surrounding housing development.

Historic features within the Courtwick Park property

- 6.1.10 The proposed development avoids the historic structures on the west side of the Site (i.e., the Old Bakehouse and walled garden) that are physically attached to the listed building and likely to be protected within its curtilage.
- 6.1.11 The Old Bakehouse and walled garden are within the Site but outside the proposed development area. There will be no physical impacts to this outbuilding and as it is on the opposite side of the property from the proposed units, the visual impacts of the scheme are negligible and the spatial, hierarchical and functional relationship between the listed farmhouse and Old Bakehouse will not be affected. Consequently, the proposed development within the setting of the Old Bakehouse will have a neutral effect on its setting and is will not affect its significance.
- 6.1.12 Similarly, the proposed scheme does not involve any physical intervention to historic boundary walls that may be protected curtilage and are positive elements within the setting of the listed farmhouse. The proposed access route to the new units will utilise part of the existing drive to Courtwick Park stables and involve a minimal intervention to a hedgerow boundary. The historic boundary walls will remain intact and continue to define the property and maintain their significance. In addition, the existing approach to Court Wick Park listed building from Courtwick Lane will not be affected or receive additional traffic from the proposed development.
- 6.1.13 The proposed development is likely to involve some landscaping and levelling to accommodate the house plots. At present there is a distinct change in level between the east lawn and the land further north. However, this topographical feature does not appear to contribute to the significance of the listed farmhouse and historic mapping suggests that prior to the formation of the east lawn, the east and north-east parts of the Site were more interconnected featuring a series of curving paths through trees (**Figure 3**).

Court Wick Park Stables listed building

- 6.1.14 The north-east woodland area currently forms a screen and obstructs views between the listed farmhouse and its historic stables. The proposed development will subdivide this woodland area between the plots but intervention in this area is minimal and existing TPO trees will be retained. The proposed buildings, in particular Plot 3, are likely to continue to obstruct inter-visibility between these designated heritage assets. The proposed site plan

(Appendix 2) shows a mix of existing trees, new trees and new landscaping will continue to provide some screening so the visual impact of the proposed units on the listed stables will be reduced.

- 6.1.15 There are no obviously designed views (either historic or existing) between the listed farmhouse and the stables. Historic mapping suggests the stables always had separate access from Courtwick Lane. At present, there is no inter-visibility between the two, instead their historic relationship is more clearly defined by their relative positions as seen on historic mapping or aerial imagery. The construction of a loose group of modern housing units between the two buildings should not interfere with that relationship.
- 6.1.16 Our assessment is that the proposed scheme in its current form may affect the setting of the listed stables but that the resultant impact to its heritage significance is likely to be minor and neutral in nature.

Non-designated heritage asset Court Wick Park Cottages

- 6.1.17 The proposed location of the new units in the eastern half of the Site appears to be the best place to avoid potential heritage impacts to the Court Wick Park Cottages.
- 6.1.18 As proposed, the development is unlikely to affect the significance of Court Wick Park Cottages. This is due to the fact that the proposed units are all within the eastern half of the Courtwick Park Site on the opposite side to the Cottages. There is unlikely to be any inter-visibility between the Cottages and the proposed housing units and the new housing will not interfere with the relationship between the Cottages and listed farmhouse that is a major factor in its significance.

Archaeological Notification Area

- 6.1.19 The Site and proposed development area lie within a Grade Red ANA defined and identified by West Sussex County Council (WSCC). This means it is a very sensitive area for archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites (WSCC 2016).

7 CONCLUSIONS

7.1 Heritage Significance

- 7.1.1 Courtwick Park listed building is a mid-18th-century farmhouse, extended and altered in the 19th century and, since the late 20th century, has been used as a residential care home.
- 7.1.2 Its heritage significance is considered to be high, primarily comprised from its evidential value, but its historical and aesthetic value contribute to a lesser degree. Its significance and architectural and historic interest relate to its multi-phase development as a mid-18th- and 19th-century farmhouse.
- 7.1.3 The conversion of the property to a care home in the late 20th century has had very little impact on the external appearance of the building. It has had a slight negative impact on its significance because of internal alterations, although the building retains much of its legibility in terms of original plan form and circulation as well as many of its historic fixtures and decoration, so its historic origins and character remain evident.
- 7.1.4 The sale and redevelopment of the estate farmland, lack of surviving agricultural buildings and separation of the remaining farmstead buildings (i.e. the farmhouse and stables) into

separate properties means that Courtwick Park retains minimal significance as a historic farmstead.

7.1.5 The immediate setting of the listed building contributes positively towards its significance, whereas the wider setting has been substantially altered by the Kingsley Gate housing development (strategic development site), which leaves Courtwick Park out of context and cut off from its former historic estate and rural setting. This has had a detrimental impact on the significance of designated heritage asset.

7.2 Potential heritage impact of the proposed development

7.2.1 The proposed scheme is likely to have a minor negative impact on the significance of the Courtwick Park listed building as a result of development within its setting. However, the proposed location of the new housing units in the eastern half of the has been carefully chosen to maintain the important aspects of setting and minimise any negative impacts to the significance of the listed farmhouse. It also avoids potential impacts to other historic structures and features within the property, some of which are likely protected as within the curtilage of the listed building.

7.2.2 Likewise, proposed development in this location avoids potential heritage impacts to the non-designated Court Wick Park Cottages.

7.2.3 The proposed development will affect the setting of the adjacent Court Wick Park Stables, but the resultant impact on significance is likely to be minor and neutral.

7.2.4 The potential archaeological interest of the Site and potential impact of the proposed scheme on below ground archaeology are beyond the scope of this report. However, it is noted that the Site and proposed development area lie within a Grade Red archaeological notification area (ANA), which is very sensitive for archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites (WSCC 2016).

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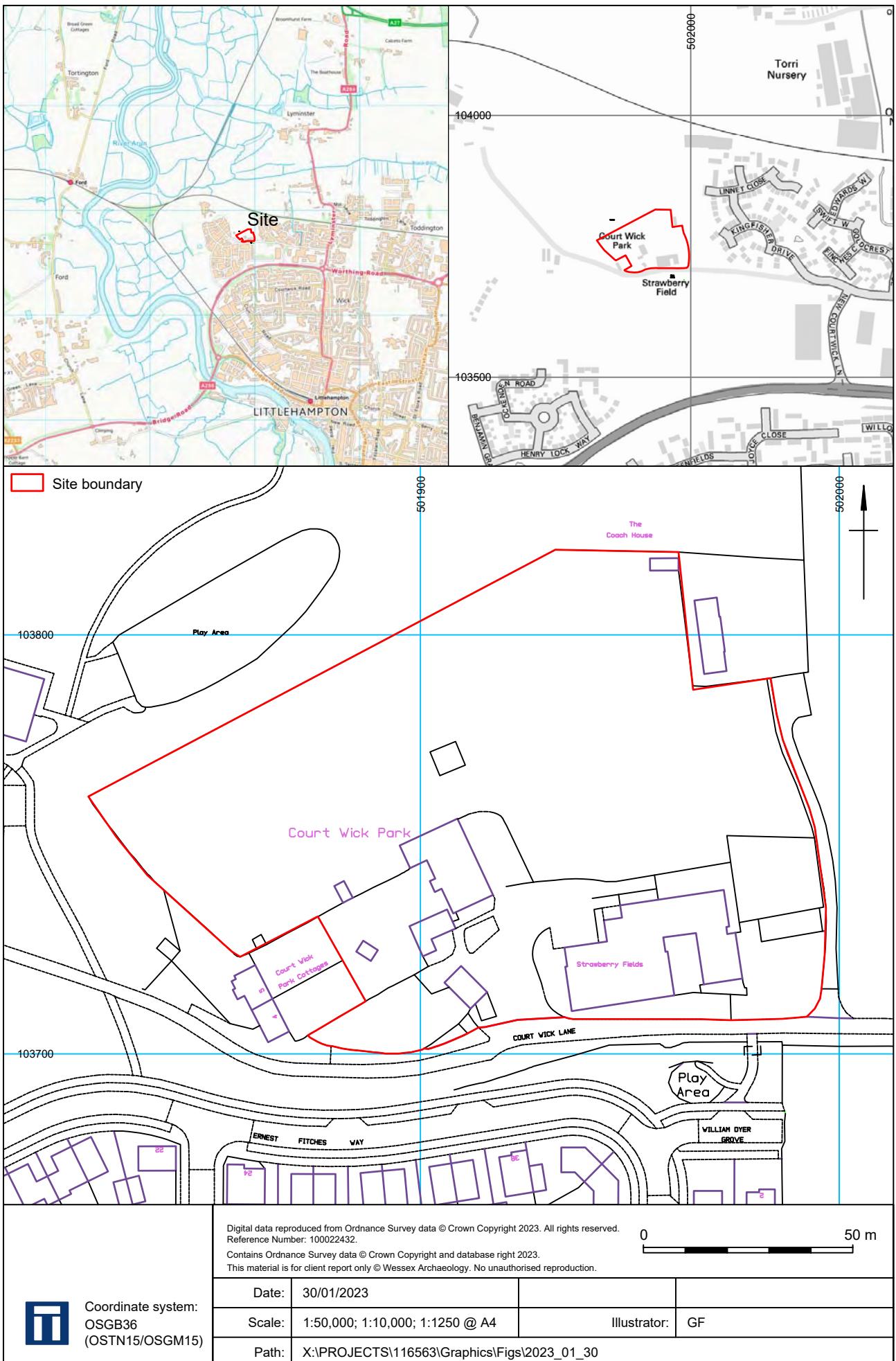
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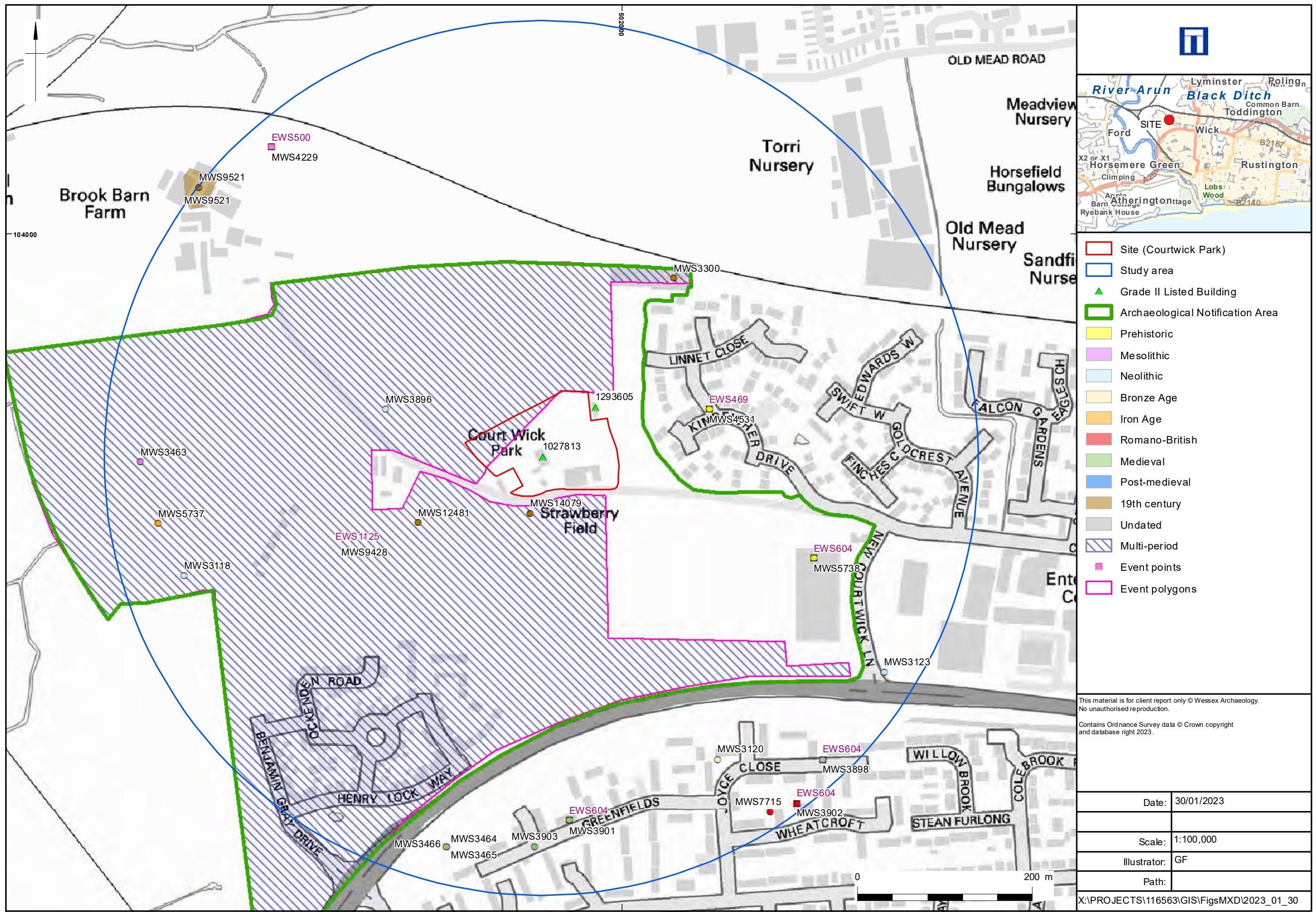
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Site location plan

Figure 1

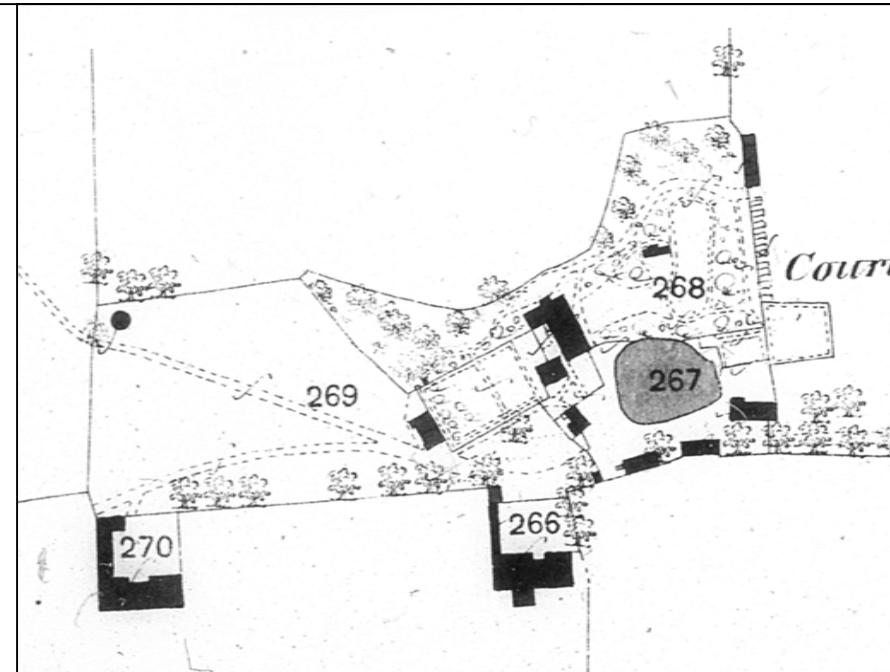


Heritage assets and selected HER data

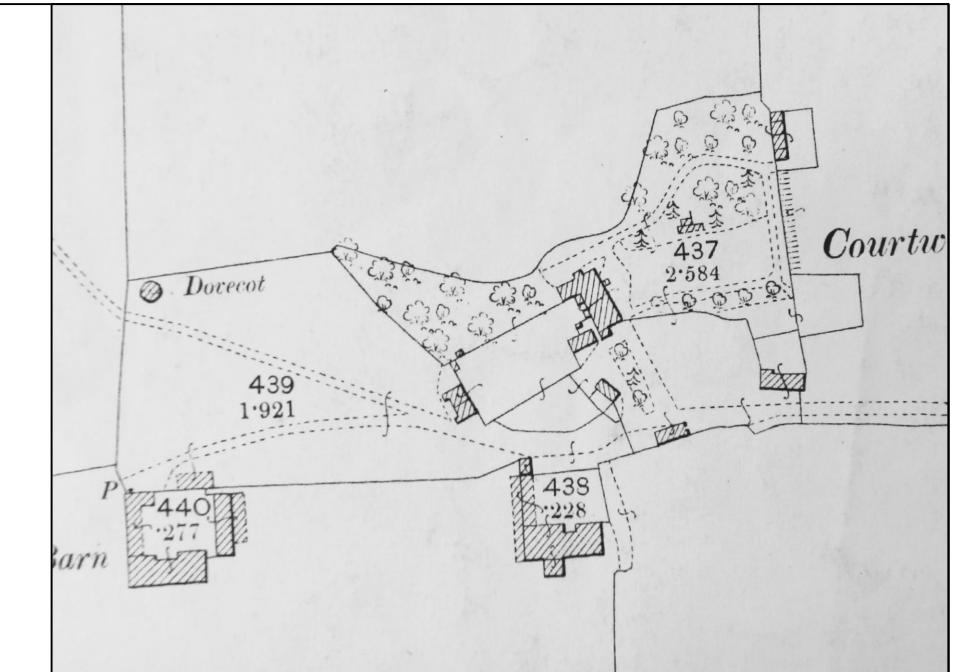
Figure 2



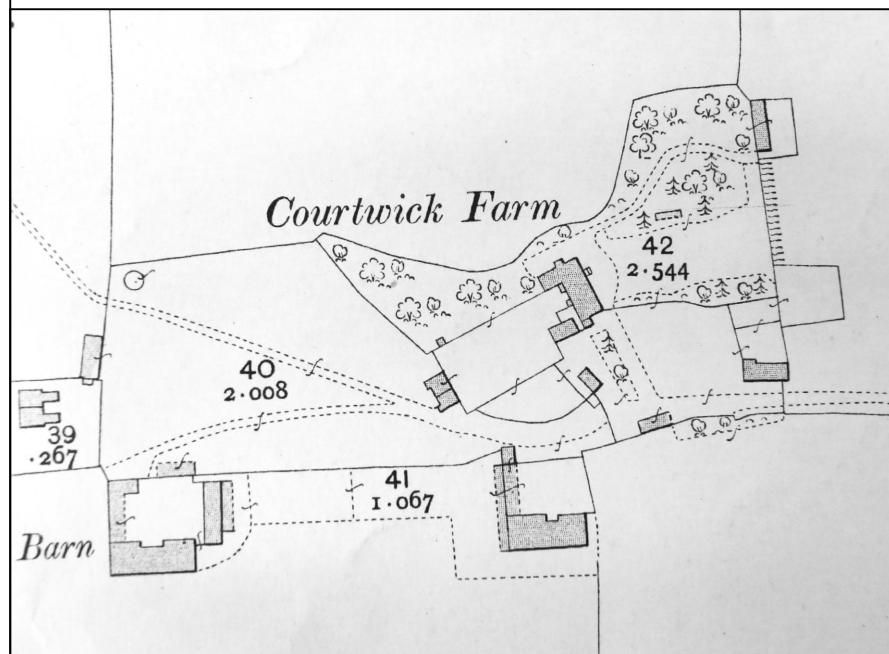
A. 1836 Estate Plan by Henry Salter



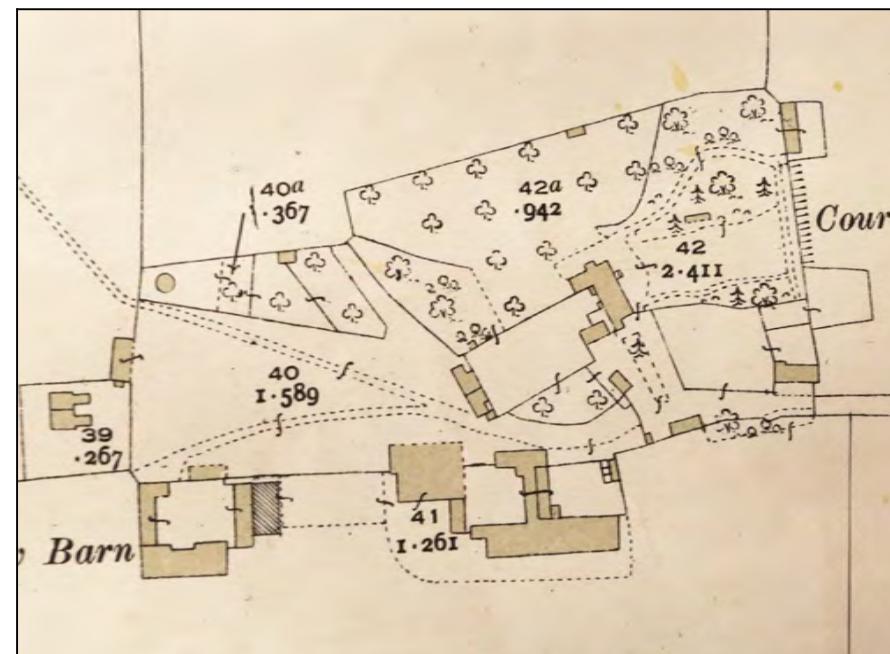
B. 1876 Ordnance Survey map



C. 1897 Ordnance Survey map



D. 1912 Ordnance Survey map



E. 1932 Ordnance Survey map



F. 1973 Ordnance Survey map



Coordinate system:
OSGB36 (OSTN15/OSGM15)

0 100 m

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Plate 1: Courtwick Park listed building viewed from the north-west



Plate 2: Courtwick Park listed building viewed from the east

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Plate 3: Courtwick Park listed building viewed from the west with the Old Bakehouse (right foreground)



Plate 4: Courtwick Park listed building - west side of the south wing showing earlier flintwork and different brickwork incorporated into the wall

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Plate 5: Courtwick Park listed building viewed from the south, with the garage and Old Bakehouse on the left

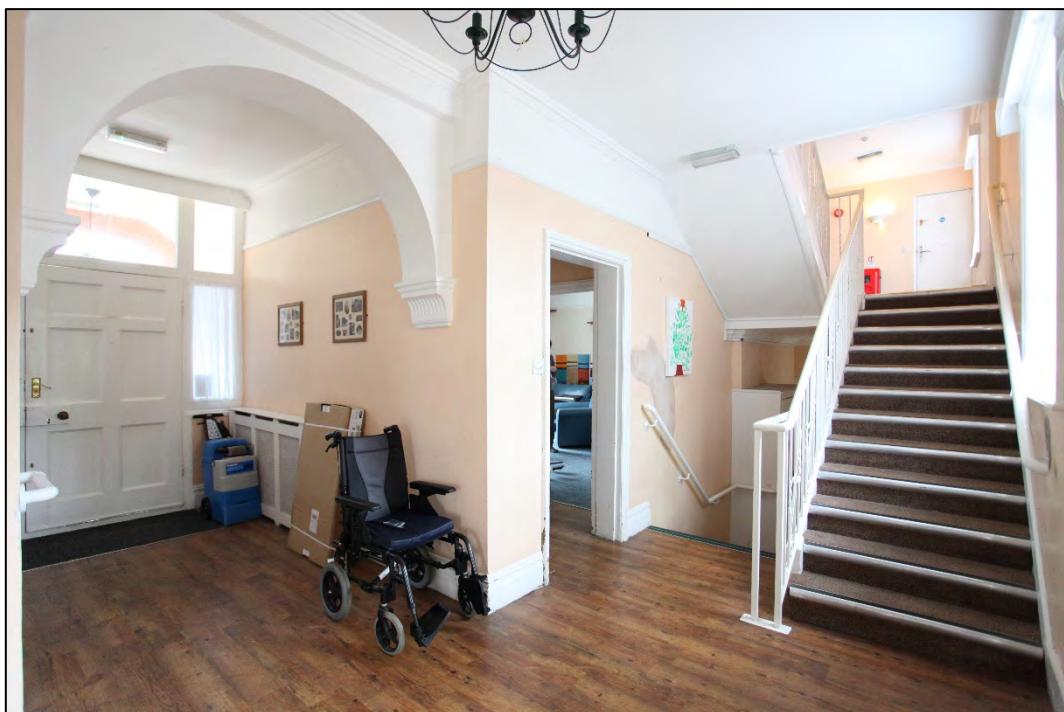


Plate 6: Ground floor hall and stairwell, north end

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Plate 7: Ground floor subdivided bedroom with Adams' style chimneypiece and moulded cornice



Plate 8: First floor subdivided bedroom with egg-and-dart cornice and dado rail

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Plate 9: The Old Bakehouse viewed from the north-east



Plate 10: The walled garden viewed from the south, with Court Wick Park Cottages glimpsed to the left

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Plate 11: Important view of Courtwick Park's north wing frontage from across the north garden



Plate 12: The wooded area on the north-east side of the garden, illustrating the lack of visibility between Courtwick Park and the listed stables

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Plate 13: The wooded area in the north-east corner of the Site



Plate 14: Glimpsed view of Courtwick Park listed building from the wooded area surrounding the listed stables

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Plate 15: View of Courtwick Park listed building across the east lawn



Plate 16: The east lawn with Strawberry Field on the right

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Plate 17: The low stone wall curving across the east lawn



Plate 18: Construction of Kingley Gate residential development in progress (2017), looking south-west of the Site

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Plate 19: View from Courtwick Lane looking north-east. The Site is obscured behind Strawberry Field.
The driveway to the listed stables (The Coach House) is on the right.



Plate 20: Strawberry Field and car parking areas viewed from the north-west

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Plate 21: Courtwick Park viewed from the south on Courtwick Lane



Plate 22: Glimpsed view of Court Wick Park Cottages from Courtwick Park's north garden

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Plate 23: The walled garden viewed from Courtwick Park's first floor landing, illustrating the lack of visibility with Court Wick Park Cottages



Plate 24: Glimpsed view of Court Wick Park Stables from the north-east corner of the Courtwick Park Site

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APPENDICES

Appendix 1: Glossary

Definitions from NPPF (updated 2025):

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	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.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Other definitions have been taken from Planning Practice Guidance:

Architectural and artistic interest	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture. Paragraph: 006 Reference ID: 18a-006-20190723; Revision date: 23 07 2019
Historic interest	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. Paragraph: 006 Reference ID: 18a-006-20190723; Revision date: 23 07 2019
Non-Designated heritage asset	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets. Paragraph: 039 Reference ID: 18a-039-20190723; Revision date: 23 07 2019

Definitions from Conservation Principles, Policies and Guidance (2008):

Value	An aspect of worth or importance, here attached by people to qualities of places
Aesthetic value	Value deriving from the ways in which people draw sensory and intellectual stimulation from a place
Communal value	Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory
Evidential value	Value deriving from the potential of a place to yield evidence about past human activity
Historical value	Value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric	Palaeolithic	970,000–10,000 BC
	Mesolithic	10,000–4000 BC
	Neolithic	4000–2400 BC
	Bronze Age	2400–700 BC
	Iron Age	700 BC–AD 43
Historic	Romano-British	AD 43–410
	Anglo-Saxon	AD 410–1066
	Medieval	AD 1066–1500
	Post-medieval	AD 1500–1800
	19th century	AD 1800–1899
	Modern	1900–present day

Appendix 2: Proposed Site Plan (ADG Architects)





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