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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 26 August 2021 17:37
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: LU/206/21/RES

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Phase 5 Hampton Park Toddington Lane Littlehampton BN17 7PL

Approval of reserved matters following outline consent LU/47/11/ for the development of 260 No. dwellings and the construction of part of the Central Spine Road running through Hampton Park

A map-based assessment has identified that this phase of the development is close to two listed buildings: The Old Farmhouse & Holly Cottage and Dovecote at Toddington Farm.

The Old Farmhouse & Holly Cottage - The South wing is identified as being C16 or early C17. It is 2 storeys of flints with red brick dressings, quoins and stringcourse. Crow-stepped gables and chimney breasts at the ends, east chimney breast much wider than the West; modern shafts. Casement windows, modern on ground floor with timber mullion and transoms under segmental arches, [C17], on 1st floor. 2 small blocked original mullion windows in West wall. Slate roof. C19 North wing in similar style. 2 storeys, brick, ground floor under segmental arches. 2 crow stepped gables to North. It is of architectural and historic significance.

Dovecote at Toddington Farm - The Dovecote is dated 1699 and is a 2 storey square building with flint elevations and a tiled roof. It is of architectural and historic significance.

Part of the application site boundary is also in close proximity to a third Listed Building: *Toddington House*. This is a C16 or early C17 timber framed house now faced with brick and flints.

The Proposal

The application relates to a particular phase of development of a larger site, where the concept of development has already been accepted. The phase in question is roughly triangular in shape and will accommodate a mixture of apartments and houses. It is noted in the DAS that the intention is to have four distinct character areas that contain different architectural elements. Of note is the fact that a previous phase of the development is located between this phase and the heritage assets.

The settings of the listed buildings have already been impacted upon as a result of the existing/emerging development and it is thought that, subject to the retention of the existing boundary screening, it will cause no further harm to the settings of the assets.

However, the location plan indicates that there are to be junction improvements to the tie-in point of the new spine road with Toddington Lane. This is the closest point to two of the listed buildings and it would help to understand what these improvements would be and if they would have an impact on the settings of the listed buildings. This information could be provided by way of a plan.

Conclusion

The proposed housing will not cause further harm to the significance of the assets or their setting. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

However, it would help to understand what is proposed for the tie-in point of the new spine road with Toddington Lane.

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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