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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 06 December 2021 17:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/369/21/RES

LU/369/21/RES

Central Wetland Area Hampton Park Toddington Lane Littlehampton BN17 7PL

Approval of reserved matters following outline consent LU/47/11/ (amended under LU/182/15/PL) for the main on-site infrastructure at Hampton Park and encompasses: 1) the Central Wetland Area, 2) the main spine road and crossing structures & 3) the SUDs features.

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 relates to the area covered by the main on-site infrastructure at Hampton Park. It encompasses three specific features: 1) the Central Wetland Area, 2) the main spine road and crossing structures and 3) the SUDs features.

The closest features to the listed buildings are part of the spine road and the central wetland area. The later is to be landscaped with both existing and proposed trees and planting (some of which is to be semi mature). The introduction of a carefully considered planting scheme is positive and will help to bed the new development into the local area.

The settings of the listed buildings have already been impacted upon as a result of the existing/emerging development and it is thought that the proposal which includes the retention of the existing boundary screening, will ensure that it will cause no further harm to the settings of the assets. I would want the new planting to be located so as to not cause overshadowing problems for future occupants which could ultimately lead to their removal, as the concept of a providing good amount of screening is positive to reducing the impact of such a large area of development upon the assets.

I note that the red line site boundary includes a section of road in front of the listed buildings. I would want to ensure that any improvements in this location would be appropriate for the settings of the listed buildings. This information could be provided by way of a plan.

Conclusion

Subject to my comments regarding that part of the road closest to the listed buildings, the proposed development 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).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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