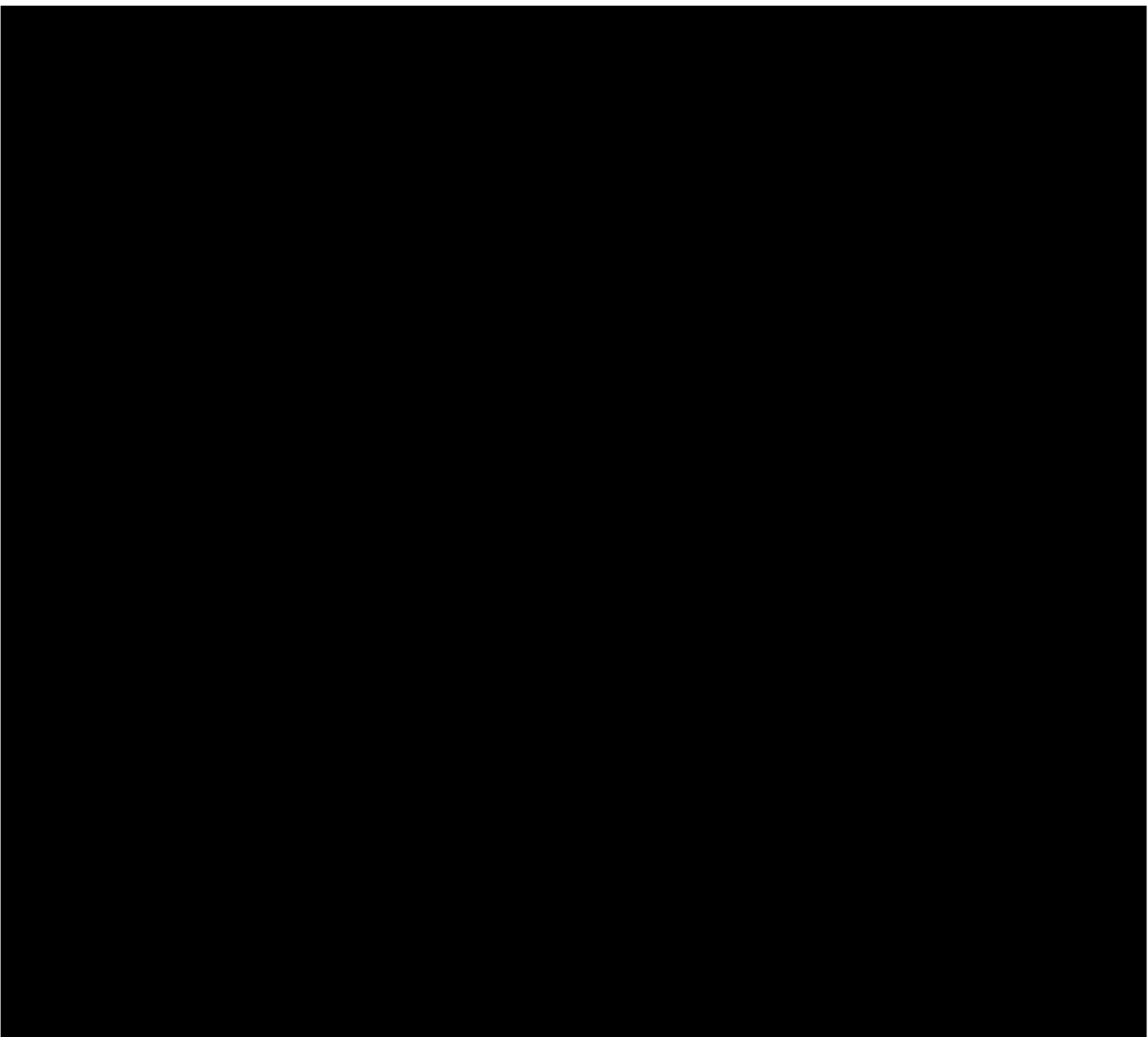




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 February 2022 17:47
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: LU/417/21/OUT

LU/417/21/OUT

Land north of Toddington Lane (adjacent to Lyminster Bypass) Hampton Park Littlehampton BN17 7PP

Outline application with some matters reserved (except access) for the erection of up to 71 No dwellings.

A map-based assessment has identified that whilst this phase of the development is borders modern development, there are a few listed buildings close to the wider development site boundary. To the west is 'The 6 Bells Public House' and Forge Cottage. And to the south-east is The Old Farmhouse & Holly Cottage and Dovecote at Toddington Farm.

The 6 Bells Public House Dated 1732. C.19 slate roof. Squared knapped flints with brick dressings and stringcourse. Casement windows under cambered arches. Cement heads to 2 right hand windows of ground floor. Ground floor extensions at right angles at each end of front - latter cobble fronted with brick dressings. It is of architectural and historic significance.

Forge Cottage is an early C18 thatched two storey cottage. Flint with brick dressings a quoins. Catslide extension of one window to north. Ground floor windows have cambered arches; casements, original on 1st floor. Modern porch of brick with hipped tiled gable. It is of architectural and historic significance.

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.

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 on the outline planning application for commercial / employment uses. The proposal is for 71 dwellings.

The settings of the listed buildings to the south east of the site have already been impacted upon as a result of the existing/emerging development and are a distance away from the current proposal. The listed buildings to the west of the site form part of a small group of development and are best experienced predominantly from the road to their front. Both groups of listed building are also separated from the current site by intervening modern development. As a result, the proposed development will not cause harm to the heritage assets.

Conclusion

The proposed development will not cause 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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area p



<https://www1.arun.gov.uk/planning-application-finder>