

Built Heritage Statement

In respect of
Land East of Wandley's Lane
Wandleys Lane
Fontwell
West Sussex

On behalf of
Welbeck Strategic Land II LLP

RPS CgMs Ref: JAC23189
September 2017

Secure & Stable
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1.0 INTRODUCTION

This Built Heritage Statement has been researched and prepared by CgMs Heritage (Part of the RPS Group) on behalf of Welbeck Strategic Land II LLP, to support a proposed residential development on land east of Wandley's Lane, Wandley's Lane, Fontwell, West Sussex, henceforth referred to as 'the Site'.

The Site is located to the southeast of the small village of Fontwell, West Sussex and south of Arundel Road (A27). It comprises of open grassland and is used for pasture. To the south and southeast, the Site is bounded by other fields and wooded areas. While to the north and southwest, it is bounded by dwellings and their gardens. There are no buildings on the Site except a few non-descript and derelict shacks near to its entrance gate on Wandley's Lane, in the west. The Site falls within the administrative boundary of Arun District.

There are no designated or non-designated heritage assets located within the Site, but desk-based research has identified three heritage assets which lie within a 1km search radius from the Site. These are: the Grade II listed Goodacres; the Grade II listed South Gateway and Lodge of Slindon Park; and the Grade II listed Hermitage. The setting of which may be affected by the proposed development.

Therefore, this report explains the significance of these heritage assets, including consideration of their setting, and demonstrates the impact, if any, that the proposed development might have upon that significance. This is a requirement that is stipulated by Paragraph 128 of the National Planning Policy Framework (NPPF).

This report makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy and guidance. In addition, relevant Historic England guidance has been consulted to inform the judgements made. Furthermore the assessment has been based on the findings of detailed historical research, an assessment conducted from publicly accessible locations around the Site, map regression studies, and the application of professional judgement.

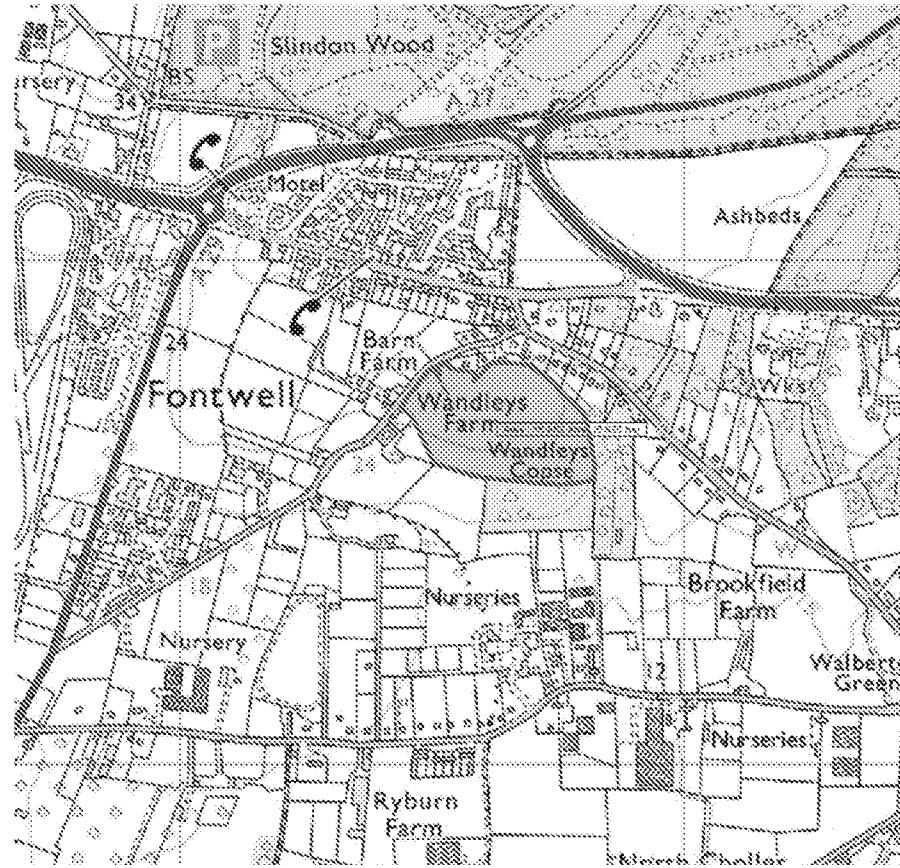


Figure 01: A site map illustrating the location of the Site in red.



Figure 02: The Grade II listed Goodacres



Figure 03: A view of the Site from its western extent.

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 NATIONAL LEGISLATION, POLICY, & GUIDANCE

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas), as well as undesignated heritage assets.

Legislation

Planning (Listed Buildings and Conservation Area) Act 1990

Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 68 of the 1990 Act, which states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings.

National Planning Policy

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (NPPF), published 27th March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans reflecting the needs and priorities of local communities.

When determining Planning Applications the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. In terms of plan-making, LPAs are advised to positively seek opportunities to meet the development needs of the area whilst having sufficient flexibility to adapt to change. In terms of decision-taking this involves approving development proposal that accord with the development plan, and in the absence of a development plan, permission should be granted as long as this does not create conflict with specific policies or guidance outlined in the NPPF.

Section 7 of the NPPF, 'Requiring Good Design' (Paragraphs 56 to 68), reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design

to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, by reflecting the built identity of the surrounding area.

Section 12, 'Conserving and Enhancing the Historic Environment' (Paragraphs 126-141), relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. For clarification, the NPPF provides definitions of terms relating to the historic environment. For the purposes of this report, the following are important to note:

- Heritage asset: This is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. These include designated heritage assets and assets identified by the local planning authority; and
- Significance: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Paragraph 126 of the NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment, and when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

These consideration should be taken into account when determining planning applications, and in addition, the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality, should be considered.

As stated in Paragraph 128 of the NPPF, when determining applications , LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 134 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 135 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 136 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

The NPPF follows the philosophy of PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. Historic England (formerly English Heritage) characterised this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as "a positive and collaborative approach to conservation that focuses on actively managing change. (...) the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment". (Constructive Conservation in Practice, English Heritage, 2009).

2.2 NATIONAL PLANNING GUIDANCE

National Planning Guidance

Planning Practice Guidance (PPG) (March 2014)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, 'it is the degree of harm, rather than the scale of development that is to be assessed'. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as 'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Importantly, the guidance states that if 'complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is recommended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance

describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

Evidential value: which derives from the potential of a place to yield evidence about past human activity. It can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no relevant written record.

Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative (illustrative of some aspect of the past) or associative (where a place is associated with an important person, event, or movement).

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour, or they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.

Communal value: which 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. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of a place.

The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

Historic Environment Good Practice Advice in Planning (English Heritage, March 2015)

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets' (25th March 2015). A further document entitled 'GPA4: Enabling Development' is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist

LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'HEA2: Making Changes to Heritage Assets' (25th February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEA4: Tall Buildings (10th December 2005), 'Seeing the History in the View' (31st May 2011) and 'Managing Local Authority Heritage (2nd June 2003)' provide further information and guidance in respect of managing change within the historic environment.

Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (March, 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with paragraph 153 of the NPPF can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

2.2 NATIONAL PLANNING GUIDANCE

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March, 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This

document also provides guidance in respect of neglect and unauthorised works.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March, 2015)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential

effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. The final decision about the acceptability of proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Historic England Advice Notes

Historic England Advice: Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that 'an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- Restoration;
- Addition and alteration, either singly or in combination; and
- Works for research alone.

2.2 NATIONAL PLANNING GUIDANCE

Historic England Advice: Note 3 (HEA3): The Historic Environment and Site Allocations in Local Plans (October, 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. As aforementioned these policies, along with other matters, will figure in the on-going management of development in the given area.

The Site falls within the administrative boundary of **Arun District** in West Sussex. Hence, the development plan for this district applies. The Development Plan for the Arun district is a set of documents which include the 'saved policies' of the adopted Arun District Local Plan 2003 and the Walberton Neighbourhood Development Plan 2015-2035 (adopted March 2017), which includes the village of Fontwell. These documents set out policies which provide a framework for development in the district against which planning applications are determined. The local authority is currently in the process of preparing a new local plan for the district; the Arun District Local Plan 2011-2029.

Saved Policies of the Arun District Local Plan (adopted in April 2003)

The Arun District Local Plan 2003 was adopted on the 17th April 2003 and covers the period up to 2011 when the new local plan takes over. It contains planning policies, which will be used as a basis for decision making in planning applications. Under the Planning & Compulsory Purchase Act 2004, some of the existing local plan policies were saved and form the current framework used by the local authority to determine planning applications in addition to relevant supplementary guidance.

Policy DEV11 of the Arun District Local Plan 2003 used to consider the setting of listed buildings. However, this was not saved and thus, it is no longer relevant.

Walberton Neighbourhood Development Plan 2015-2035 (adopted in March 2017)

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. The government introduced the community right to neighbourhood planning through the Localism Act, enabling local people together with the local authority to produce their own neighbourhood plan, which reflects their particular needs and priorities. An adopted neighbourhood plan must be considered alongside the local plan by planning officers when making a decision on development applications.

The Walberton Neighbourhood Development Plan 2015-2035, which includes the village of Fontwell, was adopted in March 2017. However, it

does not contain policies that are relevant to the Site or to the setting of listed buildings.

Supplementary Planning Documents

Buildings or Structures of Character (adopted in September 2005)

The Arun District Council has adopted a list of buildings and structures of character. The list is non-statutory, but will be a material consideration that the Council will take into account when considering planning applications. However, there are no buildings or structures of character in Fontwell or near the Site.

Emerging Arun Local Plan 2011-2031

The saved Local Plan policies will gradually be replaced by new policies contained in a new Local Plan for Arun District. The publication version Local Plan 2011-2031 (October 2014) is currently under consultation but not yet adopted and therefore the weight that may be attached to these is likely to be limited. The emerging policy within the draft Local Plan relating to the setting of listed buildings are the following:

Policy HER SP1: The Historic Environment

The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;

Policy HER DM1: Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- Protect, and where possible enhance the setting of the building.

3.0 ARCHITECTURAL AND HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT OF FONTWELL

Origins of Fontwell

The name Fontwell is derived from the Roman word 'Fons' and Saxon word 'Welle', meaning 'a spring or well', and makes reference to freshwater springs that lay in the area alongside an ancient east-west route from Brighton to Chichester (Howell and Surrell, 1994). The place-name along with some archaeological evidence suggests the presence of a small settlement in Fontwell dating from the Roman period. However, very little evidence has been found to show the location and extent of such a settlement.

Medieval Development

No settlement at Fontwell is recorded in the Domesday Survey of 1086AD. The area where Fontwell lies today lay at the edge of the two parishes of Eastergate and Walberton, the manors of which are documented at this time. A route-way following the approximate course of the current Arundel Road is likely to have remained in existence.

Post-Medieval and Modern Development

Documentary evidence first records a hamlet settlement to have been established at Fontwell by 1630, with around six dwellings in total forming the settlement by the 1840s (VCH, 1997). One of these dwellings was the former Balls Hut Inn, which lied along Arundel Road and which has since been demolished. The other dwellings would have been cottages and farm buildings scattered around the landscape, one of which would have been Goodacres, known in the nineteenth century as 'Common Farm'.

Fontwell remained a very small hamlet until the inter-war period of the twentieth century when a number of new houses were built along Arundel Road, Wandleys Lane, and West Walberton Lane. Since then, development continued to spread with significant new housing being built in recent years. Nowadays, the village is well-known for its Racecourse, which regularly stages National Hunt races and other events attracting large crowds. The Racecourse has stimulated professional and amateur equine activity around the village. .

3.2 HISTORICAL MAP PROGRESSION FOR THE SITE



Figure 04: 1778 Yeakall and Gardner Map

1778 Yeakall and Gardner Map

The 1778 Yeakall and Gardner Map shows the Site as two fields surrounded by other fields and wooded areas. The village of Fortwell had not yet been formed.



Figure 05: 1805 Ordnance Survey Map

1805 Ordnance Survey Map

The 1805 Ordnance Survey Map shows the Site unchanged. But a barn is marked to the southwest of it.

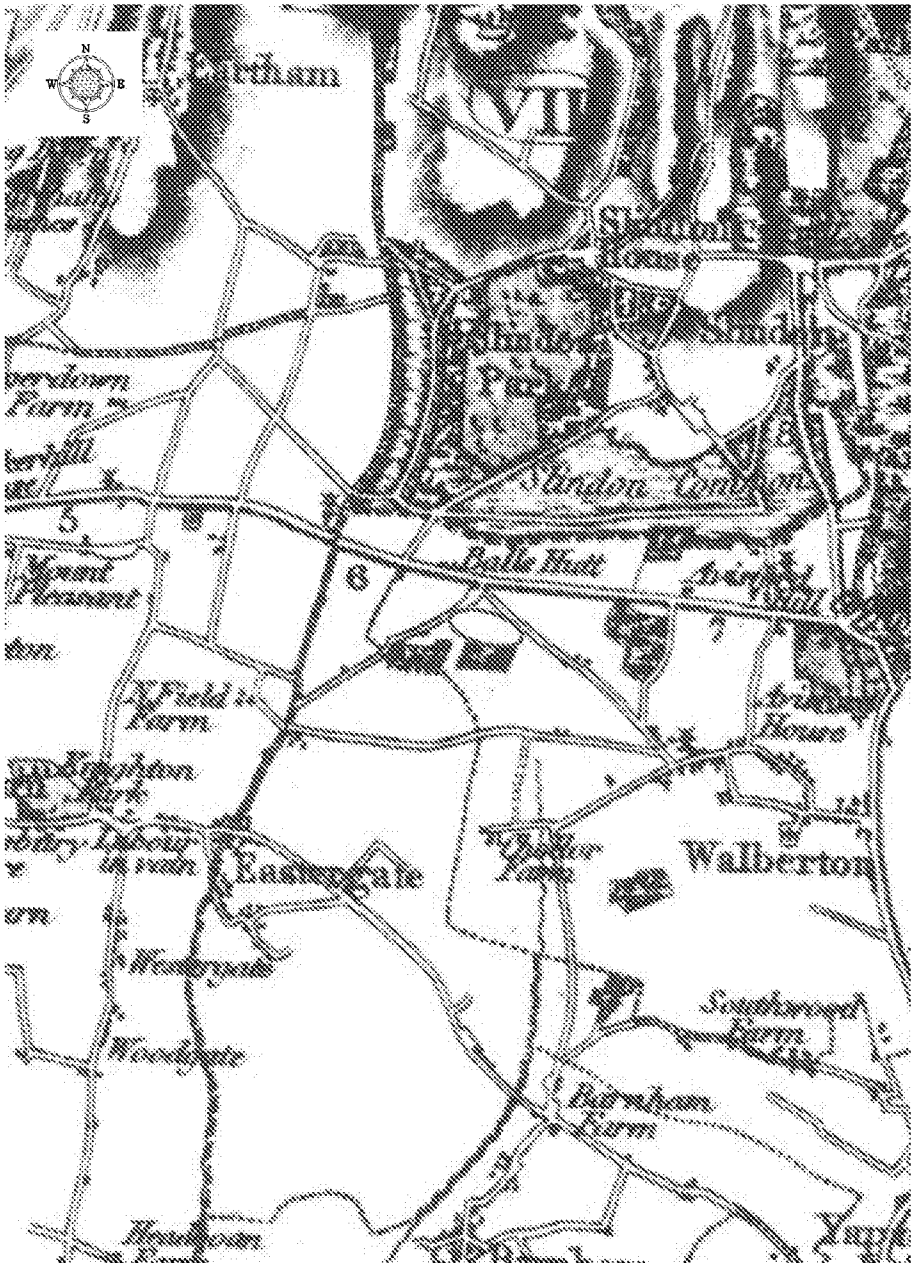


Figure 06: 1825 C&J Greenwood Map

1825 C&J Greenwood Map

The 1825 C&J Greenwood Map shows the Site unchanged.

3.2 HISTORICAL MAP PROGRESSION FOR THE SITE

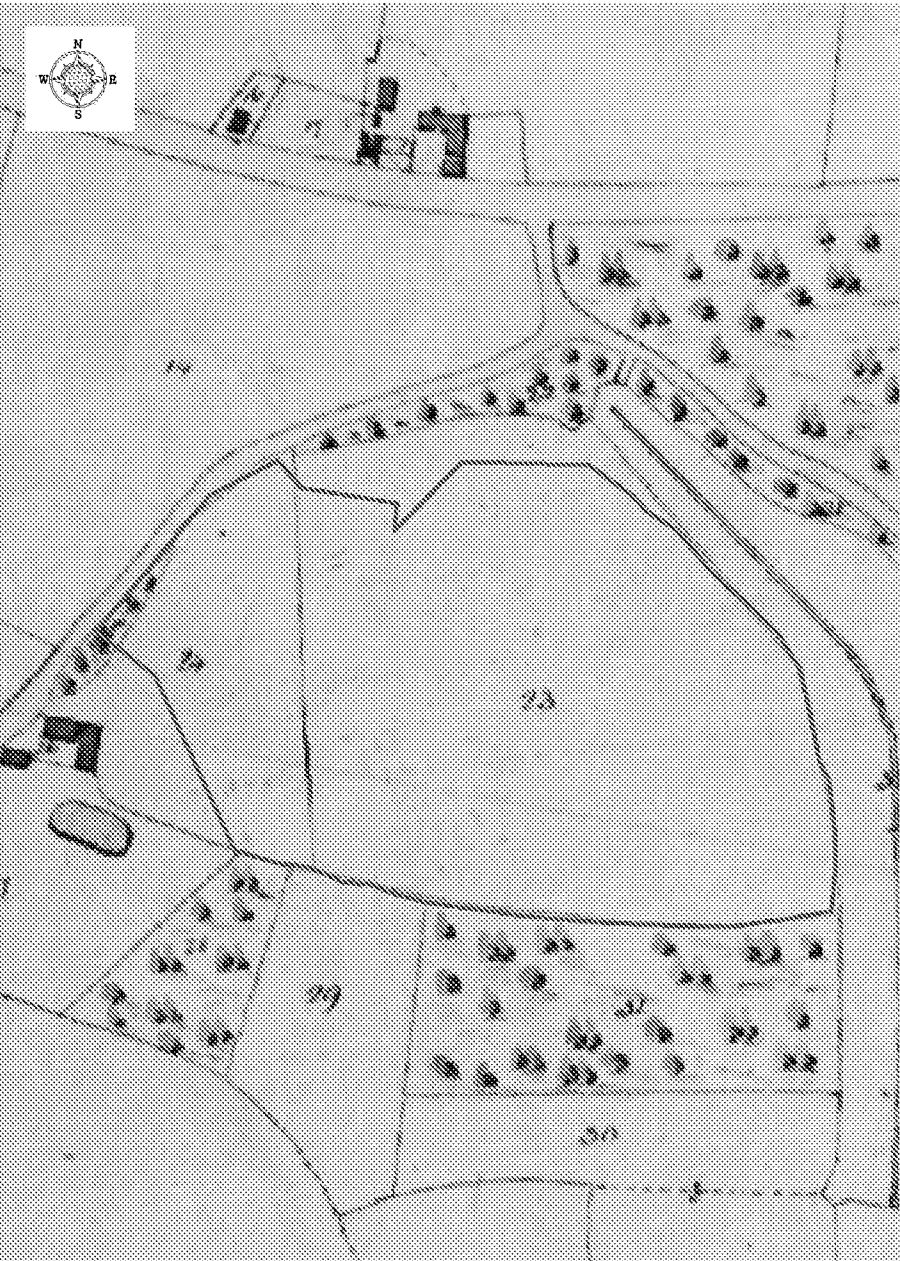


Figure 07: 1847 Walberton Tithe Map

1847 Walberton Tithe Map

The 1847 Walberton Tithe Map shows the Site spread over two fields. The Grade II listed Goodacres is shown to the north of the Site.



Figure 08: 1876 Ordnance Survey Map

1876 Ordnance Survey Map

The 1876 OS Map shows the Site as part of a slightly larger field with Wandleys Barn at its southwestern corner. Goodacres is labelled as 'Common Farm'.

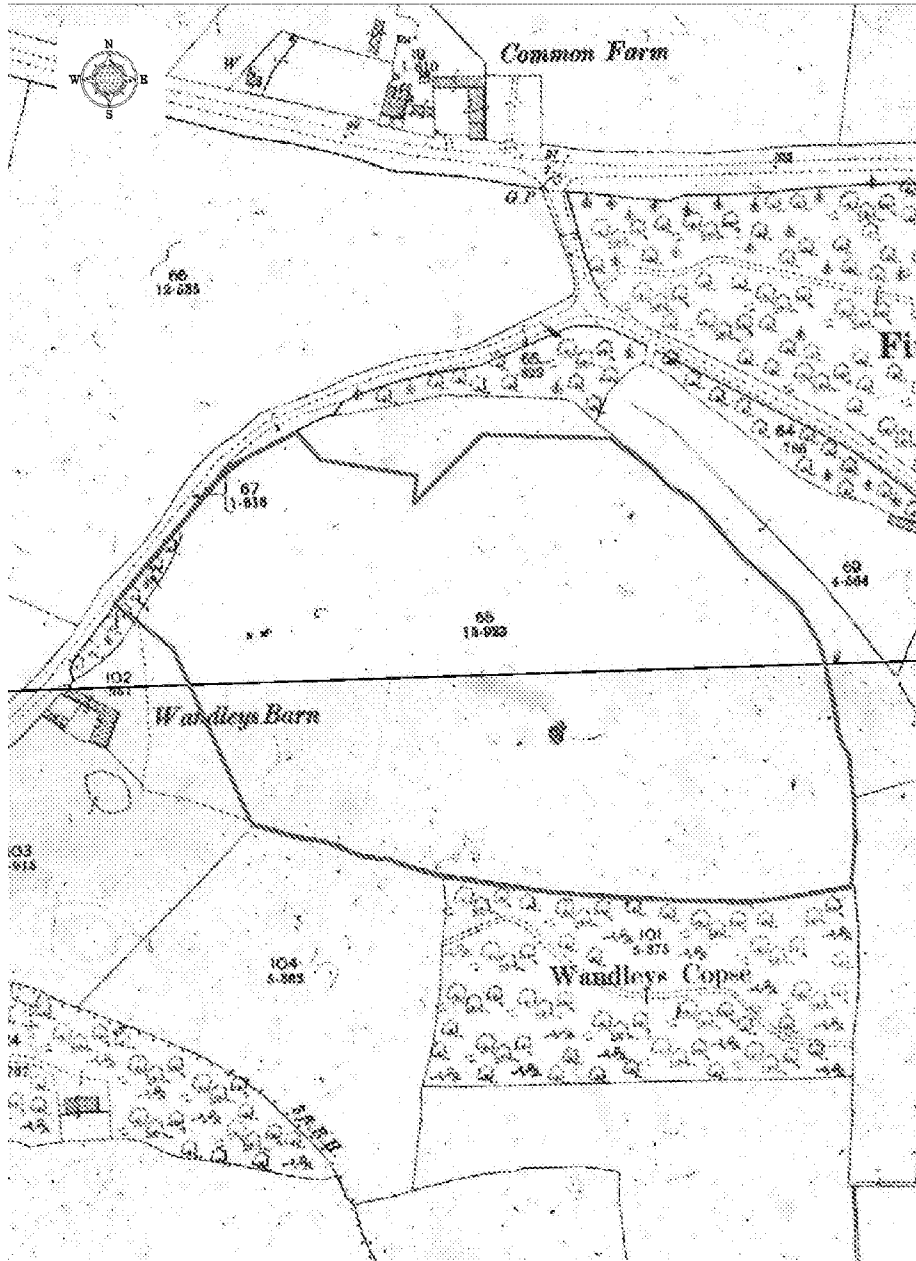


Figure 09: 1897 Ordnance Survey Map

1897 Ordnance Survey Map

The 1897 OS Map shows the Site unchanged.

3.2 HISTORICAL MAP PROGRESSION FOR THE SITE

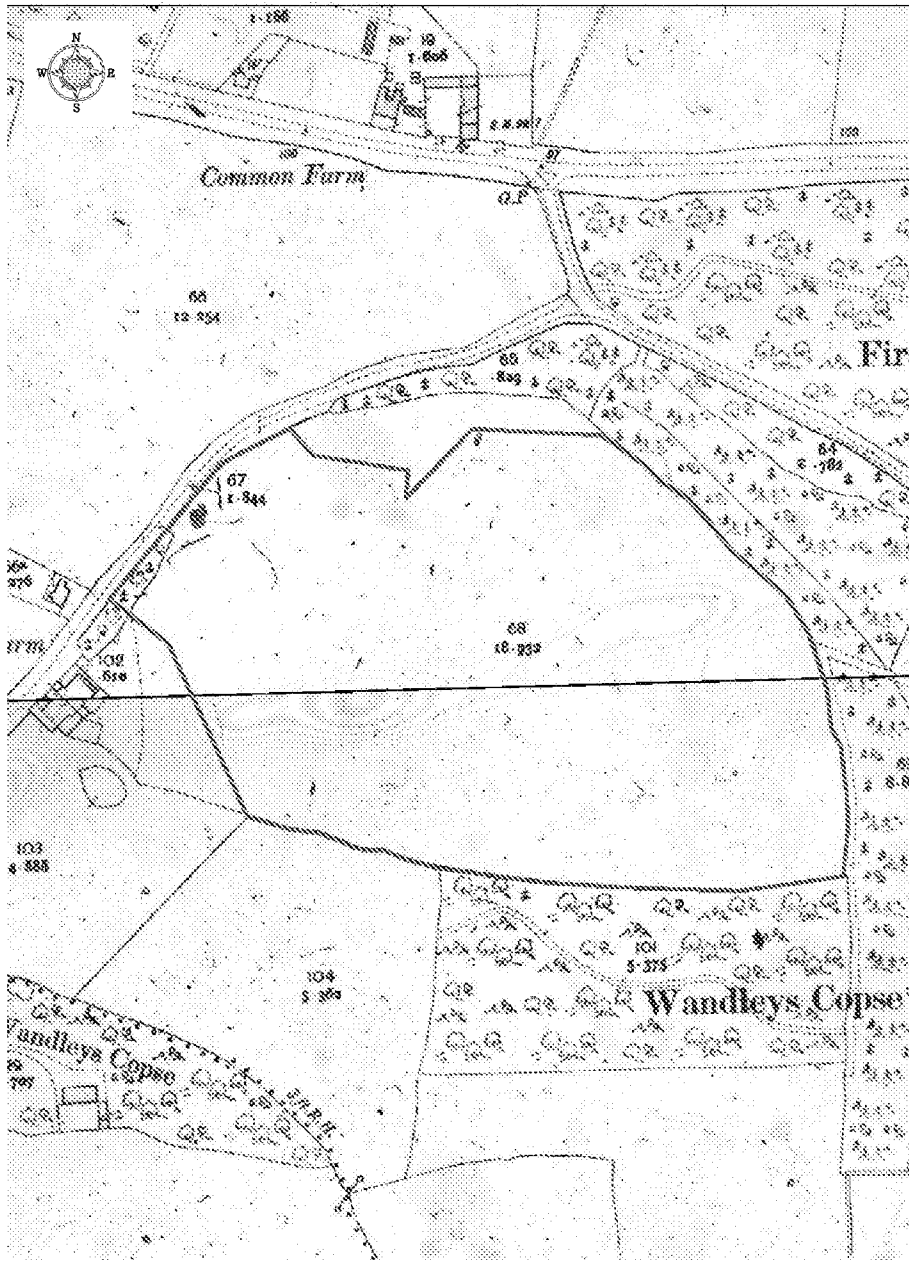


Figure 10: 1912 Ordnance Survey Map

1912 Ordnance Survey Map

The 1912 OS Map shows the Site unchanged. Wandleys Barn had been redeveloped.

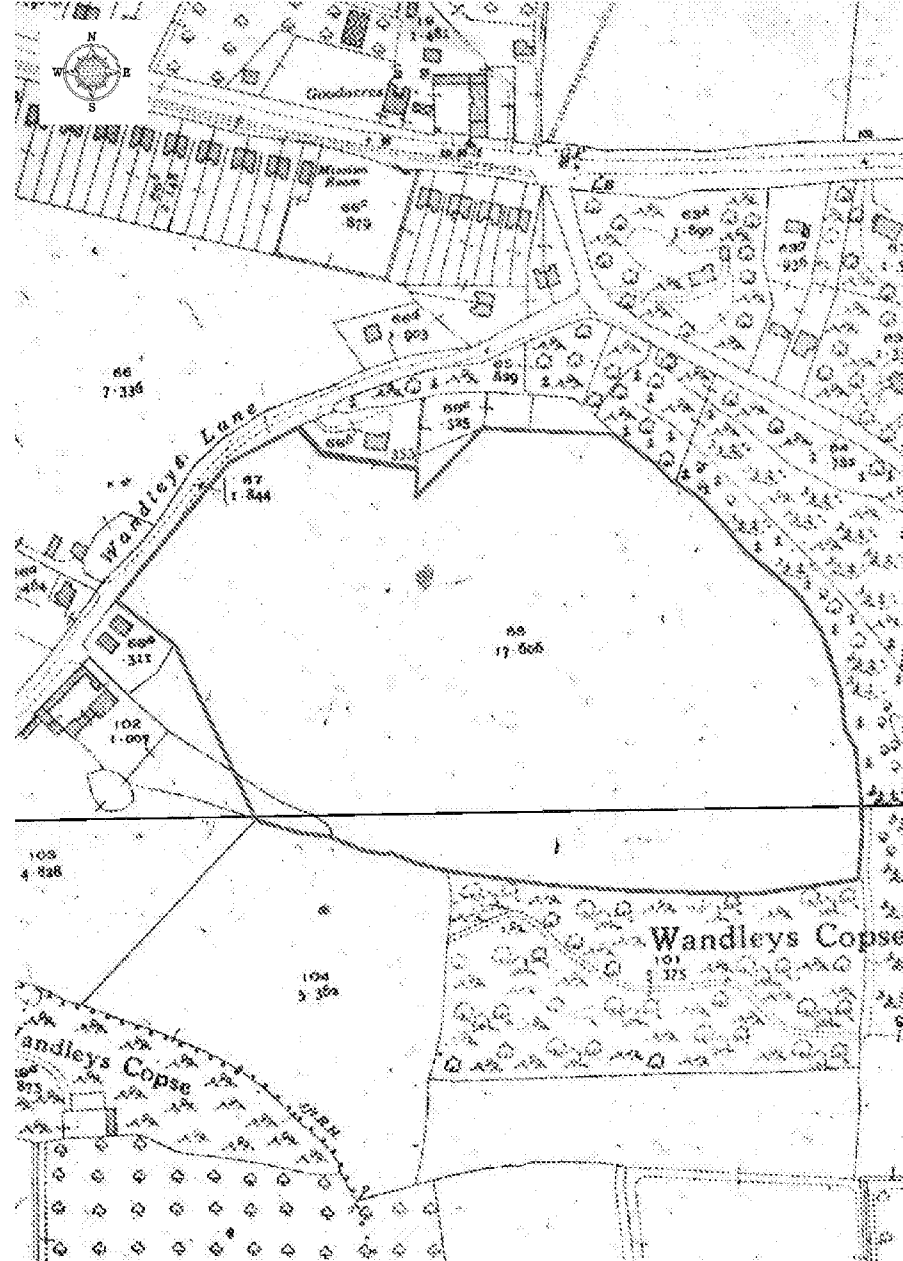


Figure 11: 1938 Ordnance Survey Map

1938 Ordnance Survey Map

The 1938 OS Map shows the Site unchanged. However, the site of the redeveloped Wandleys Barn was separated from the Site and two houses were built in between. The map also shows that Fontwell had started to take shape by the late 1930s with several houses built to the north of the Site and along Arundel Road.

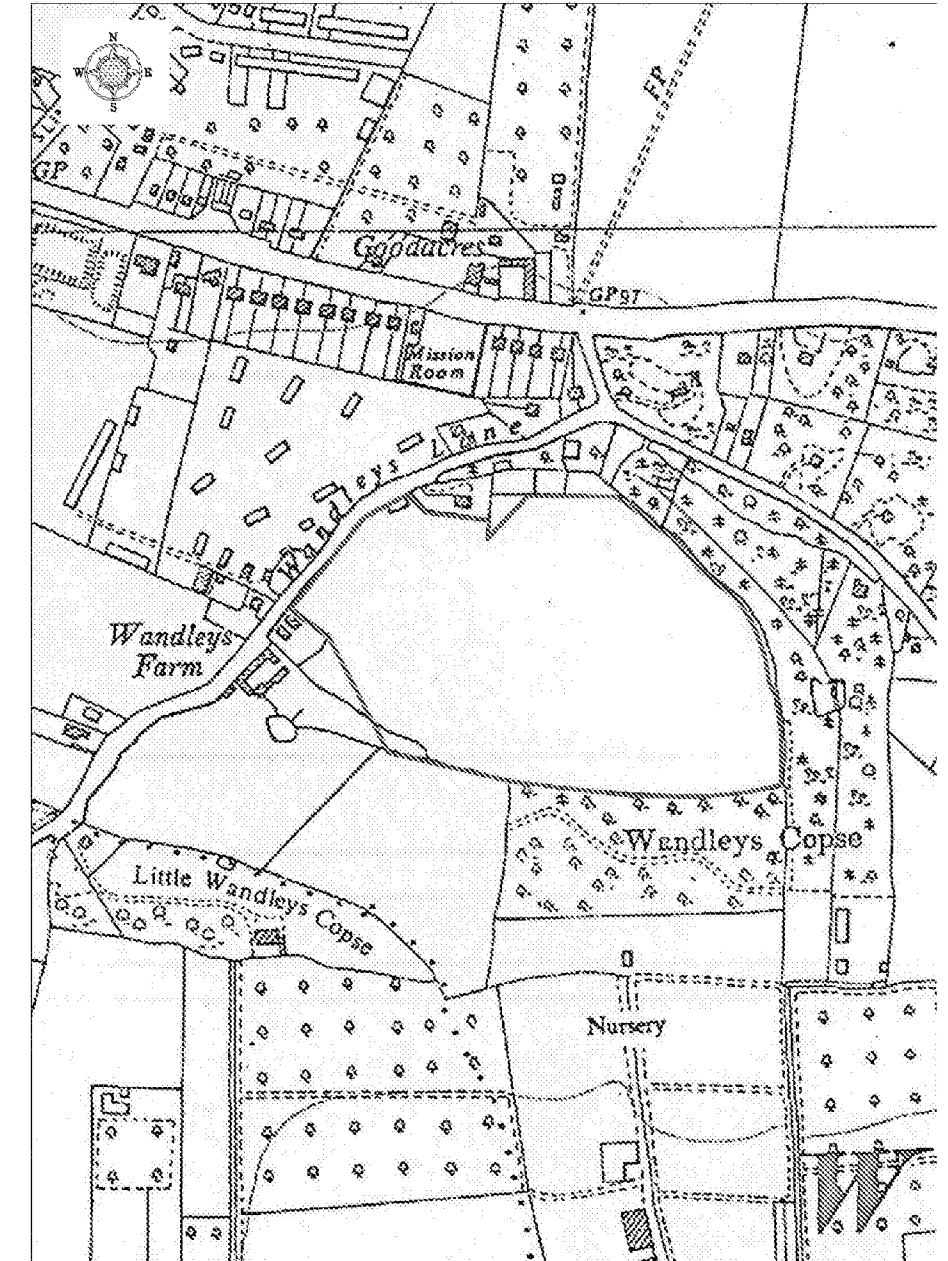


Figure 12: 1961 Ordnance Survey Map

1961 Ordnance Survey Map

The 1961 OS Map shows a small building standing within the north-eastern extent of the Site.