



## **SUPPLEMENTARY PLANNING DOCUMENT**

## **BUILDINGS OR STRUCTURES OF CHARACTER**

**Adopted September 2005**



## **1.0 INTRODUCTION**

- 1.1 This Supplementary Planning Document (SPD) is prepared by Arun District Council (the Local Planning Authority) to provide a district-wide 'local list' and additional information regarding Buildings or Structures of Character within the District. The SPD is non-statutory, but will be a material consideration that the Council will take into account when considering planning applications.
- 1.2 This guidance supports and should be read in conjunction with POLICY GEN22 (Buildings or Structures of Character) of the Arun District Local Plan 2003 (as amended). The policy states *“Planning permission will not be granted for development resulting in the loss of existing buildings and structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted”*.

## **2.0 REASONS FOR THE STUDY**

- 2.0 Throughout the District there are buildings and structures which, while not Listed Buildings, are of good quality design and appearance; that are important features in their own right; and which may also contribute to the character and appearance of the area. They illustrate, and are reminders of, the historical development of an area and are worthy of recognition and retention wherever possible.
- 2.2 The Local Plan indicates that the Council will produce a Local List of such buildings and structures.

### **3.0 THE CRITERIA**

3.1 The criteria for the selection of buildings or structures of character are as follows;

- 1) Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2) Buildings which are extremely good examples of traditional or established style, or unusual type.
- 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

3.2 The numbers indicated in the second column of the Local List refer to the relevant criteria applicable. For instance 2-5 would indicate that the property is considered to fall within the criteria 2, 3, 4 and 5.

### **4.0 WHAT DOES INCLUSION ON THE LOCAL LIST MEAN?**

4.1 Inclusion of a building or structure on the 'Local List' illustrates that the building or structure is seen to fulfil all or some of the criteria set out in Policy GEN22 of the Arun District Local Plan 2003 (see section 3.1) and the provisions of the Policy will apply to them (see section 1.2).

4.2 Under current planning legislation, the inclusion of a building or structure on the Local List does not affect the permitted

development rights of a dwelling. For instance small additions and some alterations to single dwelling houses may not necessitate the submission of a planning application but it is always important to ascertain whether this is the case or not.

- 4.3 Buildings or structures of character receive no statutory protection, except within Conservation Areas. The local planning authority may not have control over demolition but would encourage the retention of the building. Where buildings are to be demolished the Council will wish to secure replacement buildings of similar quality or contribution to the street scene.

## **5.0 THE DATA COLLECTION PROCESS**

- 5.1 The production of the Local List has been a joint exercise between the Town and Parish Councils and Parish Meetings, Amenity Groups and the Planning Department of Arun District Council. Planning Officers undertook the exercise of assessing the buildings and structures submitted for inclusion in the Local List and carried out further survey work to produce the list included within this document. It must be noted that due to the resource intensive nature of this survey, that there may be buildings or structures not included on the list, which fully meet the criteria; these will be added as and when the Council reviews the list.
- 5.2 Listed buildings and buildings and structures within their curtilage are excluded from the local list, as they are subject to separate planning control.

**BUILDINGS OR STRUCTURES OF CHARACTER INCLUDED IN THE LOCAL LIST**

**ALDINGBOURNE (INCLUDING NORTON)**

<b>STREET</b>	<b>CRITERIA</b>
<u>Church Road</u>  The Old Bakery The Old House (No. 8) Dagle Cottage Buckle Cottage The Old Vicarage	  2-5 2-5 2-5 2-5 2-5
<u>Denmans</u>  Clock House	  2-5
<u>Level-Mare-Lane</u>  Mount Pleasant House	  2-5
<u>Nyton Road</u>  Sunbeam Forge House Argyl Cottage	  2-5 2-5 2-5
<u>Park Lane</u>  The Tithe Barn The Barn	  2-5 2-5
<b>NORTON</b>	
<u>Norton Lane</u>  Shepherds Cottage Norton Lodge Well Gardens Norton House Winter House	  2-5 2-5 2-5 2-5 2-5

## ALDWICK

STREET	CRITERIA
<u>Aldwick Street</u>  North and South Lodge Ship Inn PH 1 and 2 Grange Lodge	  2-5 2-5 2-5
<u>Barrack Lane</u>  123 The Entrance Gates to 'Kingsway' – Craigweil Private Estate  67 77 79 1-6 Coastguards Cottages	  2-5 2-5  2-5 2-5 2-5 2-5
<u>Baywalk</u>  6, Beach House	 2-5
<u>Craigweil Lane</u>  Aldwick Hundred	 1-5
<u>Craigweil Manor</u>  The Water Tower	 2-5
<u>Fish Lane</u>  45, 47 1-5 The Courtyard	 2-5 2-5
<u>Gossamer Lane</u>  The Church of St. Richard	 2-5
<u>Kingsway</u>  1 21 24 28 No's 1-6 The Clock House	 2-5 2-5 2-5 2-5 3

<u>Manor Way</u>	
202	2-5
203	2-5
204	2-5
205	2-5
207	2-5
210	2-5
211	2-5
<u>Strange Gardens (off Dark Lane)</u>	
Flats 1-4 Strange Gardens House, Tangle Trees and The Gate House.	2-5
<u>The Close</u>	
Redstack	2-5
<u>The Drive</u>	
1	2-5
31	2-5
66	2-5
<u>The Fairway</u>	
15	2-5
16	2-5
17	2-5
18	2-5
19	2-5
20	2-5
21	2-5
71	2-5
72	2-5
73	2-5
74	2-5
75	2-5
76	2-5
77	2-5
78	2-5
81a	2-5
81	2-5
82	2-5
83	2-5
84	2-5
85	2-5
86	2-5
96, The Well House	2-5

## ANGMERING

STREET	CRITERIA
<u>Arundel Road</u>  St. Wilfrid's R.C. Primary School St. Wilfrid's Presbytery	  2-5 2-5
<u>High Street.</u>  Gothic House Pillars to entrance drive to Eagle Cottage Winchester House Cottrell House Mont Coline Farthing Down Chaplins Marino Somerset House Vine Cottage	  2-5  2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>Rectory Lane</u>  Grey Barn	  2-5
<u>Roundstone Lane</u>  Flint Cottage	  2-5
<u>The Square</u>  Marguerites Florist Henry Adams and Partners Estate Agents Angmering Framing and Stitches The Corner House (Angmering Parish Council Offices) Maverick Hair and Beauty Studio Bank Chambers	  2-5 2-5  2-5 2-5  2-5 2-5
<u>The Thatchway</u>  Shardeloes Crossriggs	  2-5 2-5

## ARUNDEL

STREET	CRITERIA
<u>Arun Street</u>  1 Quaker Cottage 3,5,7,9 15. 17. 19	  2-5 2-5 2-5
<u>Brewery Hill</u>  1	  2-5
<u>Chichester Road</u>  Arundel District and Community Hospital	  2-5
<u>High Street</u>  5 (Gibbs Newsagents) 16 (Lloyds Bank) 45 (Red Lion PH) War Memorial	  3,5 2-5 3,5 2-5
<u>London Road</u>  5 (Lychgate House) The stable building (former electricity generator house) The Mews House	  2-5  2-5 2-5
<u>Maltravers Street</u>  7 20 24,24a 36,34 32,30,28 33-43 (odds) 62 Surrey Cottage 64,66,68,70 85,87	  1-5 1-5 1-5 2-5 1-5 2-5 2-5 1-5 2-5
<u>Mount Pleasant</u>  25,29 8,10 2,4,6,	  3,4,5 2-5 2-5

<u>Orchard Place</u> 1,3,5,7,11	2-5
<u>Park Place</u> The Coach House Vine Cottage 10,12,14 16/18 20 24,26	2-5 2-5 2-5 2-5 2-5 2-5
<u>Queens Lane</u> Arden Guest House	2-5
<u>Queen Street</u> 12 (The White Hart PH) 4 8 14,16,18,	2-5 1-5 2-5 2-5
<u>River Road</u> 23, 25, 27, 29 38, 40	2-5 2-5
<u>School Lane</u> 2,4	2-5
<u>Surrey Street</u> W.S.C.C. Library	2-5
<u>Tarrant Street</u> 5,7 9,11 4, 9 Tarrant Square 17 23 2,4,6 Old Printing Works 25, 29,31 1-10 Castle Mews 35 37,39 41 (The Eagle PH)	3,5 1,3,5 1-5 3,5 2,3,5 3,5 1-5 3,5 3,5 1,3,5 3,5 2-5

16A 20, 24, 28 59, 61, 65 91, 93 95-101 103, 105 107a	3,5 3,5 3,5 3,5 3,5 3,5 2-5
<u>The Causeway</u>  Mill House Farm Barn 13,15,17,19	  2-5 2-5

### BARNHAM

STREET	CRITERIA
<u>Church Lane</u>  1-4 Field Cottages Minstrals Barn	  2-5 2-5
<u>Yapton Road</u>  The Old School House The Murrell Arms PH	  2-5 2-5

### BINSTED

STREET	CRITERIA
<u>Binsted Lane</u>  Bramble Barn Grove Lodge The Old Rectory	  2-5 2-5 2-5

## BOGNOR REGIS

STREET	CRITERIA
<u>Aldwick Road</u>  40 42 44 46 48 50 52 54 56 43 45 47 49 51 53 55 57 59 61 63 Dolphin Cottage	2-5 2-5
<u>Annandale Avenue</u>  86, The Kindergarten	2-5
<u>Canada Grove</u>  The Picturedrome Cinema 47, 49 39, 41 35, 37 31, 33 30, 32 The Reynolds & Co. Building	2-5 2-5 2-5 2-5 2-5 2-5 1-5
<u>Charlwood Street.</u>  2	2-5
<u>Clarence Road</u>  1 and 2 Sidlaw Terrace The Church of Our Lady of Sorrows 'Glenlogie'	2-5 2-5 2-5

<u>Den Avenue</u>	
'Den Lodge'	1-5
<u>Glamis Street</u>	
51	2-5
47 Clive House	2-5
45	2-5
41, 39, 37, 35	2-5
33 Glamis House	2-5
48, 46, 44, 42, 40, 38	2-5
34, 32,30, 38, 26, 24	2-5
<u>Glencathara Road</u>	
4	2-5
<u>Hawthorn Road</u>	
Entrance walls and gates to the cemetery	2-5
43,41,39, 37, 35, 33, 31, 29, 27	2-5
<u>Highfield Road</u>	
46, 48, 50, 52	2-5
91, 93, 95, 97	2-5
<u>High Street</u>	
'Strathmore'	2-5
2,4,6	2-5
42 (Abbey National Bank)	2-5
67	2-5
69 (Bognor Museum)	2-5
The Unicorn PH	2-5
Bognor Regis Methodist Church	1-5
59	2-5
57	2-5
51 to 53	2-5
45 to 47 (HSBC and Western Amusements)	2-5
27 to 37 (Reynolds)	2-5
19 (west York road), 21a, 21, 23,	2-5
25	2-5
19 (east York Road) ('KFC')	2-5
The Arcade and associated buildings	2-5
The Body Shop	2-5
15 (The Worx Hair and Beauty)	2-5

1 and 2 Sussex Place	2-5
<u>Hook Lane</u>	
The Prince of Wales PH	2-5
<u>Lennox Street</u>	
15, 17 19,21	2-5 3 and 5
<u>London Road</u>	
The Alex PH	2-5
54 (Fleur-de-lis)	2-5
52 (The Gem Box)	2-5
50 (High Rivers)	2-5
48 (Travel Care)	2-5
32 (Nobles Amusements)	2-5
38 (Travel Choice)	2-5
12 (Clintons Cards)	3-5
4 & 4b (Burtons and Vodaphone)	2-5
2 (Abbey National Bank)	2-5
Going Places	2-5
British Heart Foundation	2-5
KJC Mobile Phones)	2-5
1 (Bon Marche)	2-5
3 (Julian Graves)	3-5
5 (Sanity)	3-5
7 (Alliance & Leicester)	3-5
11 (H Samuel)	3-5
13 (All:Sports)	3-5
15 (Thorntons)	3-5
17 (Holland and Barratt)	3-5
19 (Claire's Acessories)	3-5
21 (Robert Dyas)	3-5
31 (Dorothy Perkins)	3-5
33 (Birthdays)	2-5
35 (Thomas Cook)	2-5
37 (Lunn Poly)	2-5
39 (The Links)	2-5
41 (Rosebys)	2-5
43 (Savers)	2-5
24 (Games Station)	2-5
<u>Longford Road</u>	
Signal Box	2-5

<u>Marine Parade</u>	
Flats 1 & 2 Rock Cottage	2-5
Flats 1 & 2 Rock House	2-5
1A Antoin Cottages	2-5
<u>Neville Road</u>	
The Mythe	2-5
<u>Norfolk Square</u>	
Argyle House	2-5
Norfolk Court	1-5
1-4 Grafton House	2-5
1-4 Guildersfield	2-5
Guilders Lodge	2-5
'Etonhurst'	2-5
	2-5
<u>Nyewood Lane</u>	
38	2-5
Aldwick House Nursing Home	2-5
<u>Old Upper Bognor Road</u>	
22	2-5
24	2-5
<u>Park Road</u>	
1-9	2-5
14 (Bilkos Club)	2-5
Sussex Court	1-5
<u>Park Terrace</u>	
Lyndhurst Court	1-5
Elizabeth Court	1-5
1	1-5
<u>Richmond Road North</u>	
Railway Footbridge	2-5
<u>Scott Street</u>	
The Claremont PH	2-5
Claremont House	2-5

<u>Bersted Street</u>	
Old School and School House	2-5
<u>Spencer Street</u>	
Former Railway Shed	3-5
<u>Station Road</u>	
26 (The Terminus Hotel)	1-5
<u>Sudley Road</u>	
8 Sudley Chambers	2-5
5 Bradlaw House	2-5
12, 14, 16 St Georges Villas	2-5
18A & 18B	2-5
20	1-5
22	1-5
38 Barclay House	2-5
40, 42 CMS Solicitors	2-5
1	2-5
<u>The Esplanade</u>	
Connaught House	2-5
The Royal Hotel	1-5
Ocean 11 Night Club (formerly the Beach Hotel)	2-5
Beach Restaurant	2-5
The Prom (formerly the Carlton Hotel)	2-5
<u>The Steyne</u>	
Goodwood House	2-5
16, 18	2-5
6, 6a, 4, 2	2-5
12 – Gothic House	3 and 5
The Elizabeth II PH	2-5
29, 31, 33	2-5
<u>Town Cross Road</u>	
Entrance walls to the cemetery	2-5
The Lodge	2-5
<u>Victoria Drive</u>	
36	1-5

Parish Church of St. Wilfred Streete Court 12 – The Towers The Gables	2-5 2-5 2-5 2-5
<u>Victoria Road</u>  32	  2-5
<u>Walton Road</u>  'Walton Walls'	  2-5
<u>Waterloo Square</u>  The Pixie House/Restaurant Waterloo Inn PH (no.14) 2 4 RAFA Club	  2-5 2-5 2-5 2-5 2-5
<u>West Street</u>  59 1 5 10 12 14 16 18 7 9 11 13 15 The Berkeley Arms PH 33 'Field' 45 28 Pennington Lodge Swansea House	  2-5 2-5 2-5 2-5 3 and 5 3 and 5 2-5 3 and 5 2-5 2-5 2-5 3 and 5 3 and 5 2-5 3 and 5 3 and 5 3 and 5 2-5 2-5
<u>Wood Street</u>  7 21,23,25,27,29,31 28,30,32,34 West Cottage	  2-5 2-5 2-5 2-5

<u>York Road</u>	
Café La Siesta	2-5
Staffurth & Bray Solicitors (excluding the central 1970's building)	2-5

## BURPHAM AND WEPHAM

STREET	CRITERIA
<b>Burpham</b>	
<u>The Street</u>	
Burpham Lodge	1-5
Burpham House	1-5
St Mary's Cottage	2-5
Fosse Cottage	2-5
Hillside Cottage	2-5
Warre Cottage	2-5
Pensway	2-5
The Burpham Country House	2-5
The Stables	2-5
The Forge/ Farriers	2-5
<b>Wepham</b>	
<u>The Splash</u>	
102 and 103	2-5
Wepham House	2-5
<u>The Street</u>	
Wepham Farm Stables	2-5
Wepham Farm Barn	2-5
High Peppering Barn	2-5

## CLAPHAM

STREET	CRITERIA
<u>The Street</u>	
North House	2-5

## CLIMPING

<b>STREET</b>	<b>CRITERIA</b>
<u>Horsemere-Green-Lane</u>	
March Elms	2-5
Southdown Cottage	2-5

## EASTERGATE

<b>STREET</b>	<b>CRITERIA</b>
<u>Barnham Road</u>	
Barnham Railway Station Ticket Office Building and signal box	2-5
Barnham Bridge Inn PH	2-5
<u>Elm Grove North</u>	
2,3,4,5	2-5
<u>Old Rectory Drive</u>	
The Old Rectory	1-5

## EAST PRESTON

<b>STREET</b>	<b>CRITERIA</b>
<u>Manor Road</u>	
Manor Road Garage	2-5
<u>Sea Lane</u>	
House on the Bend and Thatched Storage Building adjacent road	2-5
Twitten House	2-5
<u>Sea Road</u>	
East Preston and Kingston Village Hall	2-5
30 – 36 ‘Jackmans Cottages’	2-5

35 Cooper Adams 35b Mamies Antiques 93 95 81, 83, 85, 87, 89, 91	2-5 2-5 2-5 2-5 2-5
<u>South Strand</u>  1-8, 10 Coastguard Cottages	2-5
<u>Tamarisk Way</u>  21 Vista Point 25 Willowhayne House 29 The Breakers 31 Flagstones	2-5 2-5 2-5
<u>The Street</u>  Middle Barn South Barn Bay Tree Barn	2-5 2-5 2-5
<u>Willowhayne Avenue</u>  16.	2-5

## FELPHAM

STREET	CRITERIA
<u>Felpham Road</u>  79 (King and Chasemore) 108 (The Tudor Pharmacy, Moss Chemist) 105 Old School Mews  Former Barn, now garages to St Mary's Mews 48 48b Sunshine Cottage 30 32 (Bay Cottage) 34 (Sunnynook) 36	3-5 2-5 2-5 2-5  2-5 2-5 2-5 2-5 2-5 2-5 2-5

The Old Mill	3-5
<u>Felpham Way</u>  43 (Felpham Club) 85	3-5 2-5
<u>Limmer Lane</u>  8 (The Thatched House PH) 1, 2, 3 Turret House Mews 15 96 (Summerley Barn) 98	2-5 2-5 2-5 2-5 2-5
<u>Old Coastguards Lane (off Admiralty Road)</u>  1-7 Old Coastguards 8-15 Old Coastguards	2-5 2-5
<u>Sea Road</u>  1-7 Victoria Terrace My Shanty Vilhoet	3-5 2-5 2-5
<u>Summerley Lane</u>  Limmer Lodge	2-5
<u>Vicarage Lane</u>  The Fox Inn PH The Old Cottage	2-5 2-5
<u>Waterloo Road</u>  Winterton Cottage Ye Olde Malt House Southside Cottage Seaway Cottage 3 Thimble Cottage 2, 3 Fernbank Fernbank Cottage	2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5

## FERRING

STREET	CRITERIA
<u>Chalet Road</u>  15	2-5
<u>Church Lane</u>  The Old Flint House Grange Cottage	2-5 2-5
<u>Ferring Grange Gardens</u>  Phoenix House	1-5
<u>Ferring Lane</u>  34 (Franklands Green Cottage) Henty Arms Public House	2-5 2-5
<u>Ferring Street</u>  Gatekeeper's Cottage Barberry Lodge Glebe Gate Barn Surgery	2-5 2-5 2-5 2-5
<u>Ferringham Lane</u>  Tudor Close Public House	2-5
<u>Greystoke Road</u>  Greystoke Manor	2-5
<u>Hangleton Lane</u>  Highdown Hill Cottage White Cottage	2-5 3,5
<u>Patterson's Walk</u>  Second World War Pill Box	2-5
<u>Sea Lane</u>  58, (Random Harvest) 56, (Myrtle Cottage)	2-5 2-5

## FINDON

STREET	CRITERIA
<u>High Street</u>  The Black Horse PH 1 and 2 Holmbush Cottages The Coach House Pebble Cottage Hermit Terrace 48 40 The Studio 36 ('Chevenings') 32 ('Elmcroft House') 32 ('Findon Framing Co.') Ladywell Cottage	  2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>North End</u>  North Lodge Chancton Cottage	  2-5 2-5
<u>Nepcote Lane</u>  4 16 18 ('Little House') Cherry Croft 8 ('Judens') 10 ('Hillbarn Cottage') 1 and 2 Millbrook Cottages Nepcote Chapel 1 and 2 Elder Cottages Nepcote House	  2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>School Hill</u>  20 18 ('Downcot') 16 ('Woodlands') 14 ('Hill View Cottage') St John the Baptist Primary School	  2-5 2-5 2-5 2-5 2-5
<u>Steep Lane</u>  25 27 19	  2-5 2-5 2-5

## FLANSHAM

<b>STREET</b>	<b>CRITERIA</b>
<u>Hoe Lane</u>	
Chessels	2-5
Horns Cottage	2-5
The Retreat	2-5
The Granary	2-5
Pinks Cottage	2-5

## FORD

<b>STREET</b>	<b>CRITERIA</b>
<u>Ford Road</u>	
Vincent Cottage	2-5
<u>Ford Lane</u>	
1 Ford Cottages	2-5
2 Ford Cottages	2-5
The Cottage	2-5

## HOUGHTON

<b>STREET</b>	<b>CRITERIA</b>
<u>The Street</u>	
14	2-5
31	2-5
32	2-5
33	2-5
34	2-5
The Old Church 'Stable Antiques'	2-5
Brick and Flint Barns of Houghton Farm	2-5

## KINGSTON

STREET	CRITERIA
<u>Golden Acre</u> Langdown,	2-5
<u>Middle Way</u> Old Water Tower Driftstone Manor	2-5 1-5

## LITTLEHAMPTON

STREET	CRITERIA
<u>Arun Parade</u> Lighthouse Pier	2,4,5 2,4,5
<u>Arundel Road</u> 7A 13,15,17,19,21,23,25,27,29,31,33, 35 37, 39 41, 43 45,47 53 57 St James the Great, Church 50 44,46 1 Holmes Campbell Solicitors	2-5 2-5 1-5 1-5 1-5 2-5 2-5 2-5 2-5 1-5
<u>Bayford Road</u> 128,130,132,134 17-137	2-5 2-5
<u>Beach Road</u> 1 (Lloyds Bank) 2,4,6 7,11,15,19,21,23,25,27, 29,31 33,35,37	1-5 2-5 2-5 2-5 2-5

39,41 16,18,20,22,24 26,28 30,32,34 36,38 40,42 43 (Nightingale Nursing Home) 45 47 49 51 55 57 59 61 63 65 69 71 73 75 77 79	2-5 2-5
<u>East Ham Road</u>	
10,12	2-5
<u>East Street</u>	
18/20 (East Street Medical Centre) 22,24 26,28 30,32 43,45 47,49 51,53 55,57  1 and 2 The Art Barn Gratwick Arms PH	2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5  2-5 2-5
<u>Ferry Road</u>	
TS Sussex Sea Cadets 2 columns for former lighting 1908, on footbridge	2-5 3 and 5
<u>Fitzalan Road</u>	
Littlehampton Library	1-5

26, (Rio Verde), 26a 17 11,12,13,14,15,16 2,3,4,5 1	1-5 1-5 1-5 2-5
<u>Gloucester Road</u>  77 Signal Box Engine Shed	  2-5 2-5 2-5
<u>Goda Road</u>  3,5 7,9 11,13	  2-5 2-5 2-5
<u>Granville Road</u>  2 (Windrush) 4,5,6,7 1 and 2 Granville Lodge Beach Lodge 12,13,14,15 Dormer Lodge 16	  2-5 2-5 2-5 2-5 2-5 2-5 1-5
<u>High Street</u>  7-9 Littlehampton United Church 61-63 (Threshers) 57 (Currys) 65 (Thomas Cook) 39 (The Crown PH) 34 (The Dolphin PH) 36,38,40,44 50 52 (Nat West Bank Building) 70 (HSBC) 68 (Halifax) 74 (Barnardos) 84, (Gamleys) The Arcade 86 88 (The Job Centre) 71 (Barclays Bank)	  3-5 1-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2,3,5 1-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 1-5
<u>Horsham Road</u>  The Chapel and Lodge at the north	  2-5

end of the Cemetery.	
<u>Lyminster Road</u>  Sandfield House The White House	  2-5 2-5
<u>Maltravers Road</u>  Former Coach house in the grounds of Nightingale nursing home	  2-5
<u>New Road</u>  Victoria Hotel The Cottage 54,56,58,60 48,48A,46,44,42,40,38,36,34,32	  2-5 2-5 2-5 2-5
<u>Norfolk Place</u>  7 The Dolls House Surrey Cottage – Flats 1 to 5	  1-5 2-5 2-5
<u>Norfolk Road</u>  14,16 18,20 22,24 26,28 30,32 38,40 42,44 50,52 54,56 58,60,62,64,68 59,61 55,57 51,53 45,43,41,39,37,35,33,31,29 25,23,21,19,17,15,13,11	  2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>Pier Road</u>  8,10,12,14 Drill Hall Floyds Cottages No's 1-5 Mulberry Wines	  2-5 2,3,4 1-5 2-5

<u>Purbeck Place</u>	
No.1	2-5
<u>River Road</u>	
18	2-5
31,32,33,34,35	2-5
49	2-5
Former warehouses, 47 River Road	2-5
Steam Packet Public House	2-5
1908 Railings at western end of River Road leading up to site of former Swing Bridge.	2-5
<u>Rope Walk</u>	
Hillyard Boat House	2-5
Cougar Osborne Rope House	3-5
Bridge Garage Workshop	3-5
<u>St Augustine Road</u>	
Augustine Cottage	2-5
1,2,3,4,5	2-5
<u>St Catherine's Road</u>	
2 ('Fieldings')	2-5
3,4,5,6,7,8	2-5
9,10	3,4,5
11,12	2-5
13,14	2-5
15,16	2-5
17,19,21,23	2-5
<u>Selborne Road</u>	2-5
	2-5
18 (Selborne Cottage)	2-5
Four ways	2-5
17A	2-5
7A	1-5
The Marine (PH)	1-5
1 Selborne Place	2-5
2 Selborne Place	2-5
3 Selborne Place	2-5
4 Selborne Place	2-5
5 Selborne Place	1-5
6 Selborne Place	2-5

11,13 3,5	
<u>South Terrace</u>  95,94,93,92 91,90 Club 89,88,87,86,85,84,83,82 76,75,74,73,72,71,70,69 68, 67,66,65,64,63,62,61,60,59,58,57,56 55,54,53,52,51,50,49,48	1-5 2-5 1-5 3,5 2-5 1-5
<u>Terminus Place</u>  1A (Ostlers)	2-5
<u>Terminus Road</u>  Goods Shed 25,24,23,22,21 'West End Terrace' The Railway Club (and coach house in the grounds)	2-5 2-5 2-5
<u>Toddington Lane</u>  Virginia Cottage Jasmine Cottage Appletree Cottage	2-5 2-5 2-5
<u>Surrey Street</u>  19 (Woolworths) 17 5,7,9,11,13	2-5 2-5 1-5
<u>Western Road</u>  Western Auction Rooms 10A 29A 6,8 25,23,21,19,17,15, 9 5 2 30,	2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>Wharf Road</u>  Former Custom House	2-5

Arun View PH	2-5
<u>Wick Street</u> All Saints Church Lyminster Infants School 164	2-5 2-5 2-5

## LYMINSTER

STREET	CRTIERIA
<u>Church Lane</u> 256 Lilac Cottage The Granary (adjoining Church Farm) The Meadow Cottage Pauls House 253 252 Blossom Cottage	2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>Field east of Ford Railway Bridge and North of Ford junction</u> Concrete WW2 machine gun post	2-5
<u>Lyminster Road</u> Blakedene The Old Vicarage Vicarage Cottage Lyminster Court	2-5 2-5 2-5 2-5
<u>The Causeway</u> Arundel Railway Station and signal box.	2-5

## MIDDLETON-ON-SEA

STREET	CRITERIA
<u>Ancton Drive</u> 1 (Mandalay) 2 (The Corner House)	2-5 2-5
<u>Ancton Lane.</u> Cottage Farm Ancton Barn	2-5 2-5
<u>Middleton Road</u> 132 (Pharmacy) 143 (The Bow Window Restaurant) 145 (Milford House) 155 (Middleton Stores and Post Office) 163 (Threshers Wine Shop) 165 (Tudor Butchers) 167 (Ye Olde Fish & Chippe Shoppe) Old Stile 134 (Peters Newsagents) 1-7 Bankside Bus Shelter Middleton Obelisk	3-5 3-5 3-5 3-5 3-5 3-5 3-5 2-5 3-5 2-5 2-5 2-5
<u>Sea Lane</u> Middleton Farm and Farm Buildings	2-5
<u>Sea Way</u> Victorian Post Box. Beach Huts (South Side – centre and western end) Dyke Cottage	2-5 2-5 2-5
<u>The Byway</u> 11	2-5

## NORTH BERSTED

STREET	CRITERIA
<u>North Bersted Street</u>	
81	2-5
83	2-5
Barn 113	2-5
Rookwood	2-5

## PAGHAM

STREET	CRITERIA
<u>Barton Close</u>	
The Smithey	2-5
Nytimber Forge	2-5
The Barton Granary	2-5
<u>Hook Lane</u>	
56/58	2-5
<u>West Front Road</u>	
87	2-5
89	2-5

## PATCHING

STREET	CRITERIA
<u>France Lane</u>	
1 France Cottage	2-5
2 France Cottage	2-5
Wattle Cottage	2-5
<u>The Street</u>	
The Old Rectory	2-5
Brick and Flint Buildings in grounds of Patching Farm	2-5

Holly Cottage 133	2-5
132	2-5
The Old Laundry 142	2-5
Holly Howe	2-5

## POLING

STREET	CRITERIA
<u>Poling Street</u>	
Broom Cottage	2-5
Nightingales	2-5
Crombie House	2-5

## RUSTINGTON

STREET	CRITERIA
<u>Ash Lane</u>	
48 ('Ilex House')	2-5
<u>Cudlow Avenue</u>	
Cudlow Barn	2-5
<u>Mill Lane</u>	
44 and 46	2-5
<u>Old Manor Road</u>	
Manor Barn	2-5
North Barn	2-5
<u>Preston Avenue</u>	
Nortons	3-5
<u>Sea Avenue</u>	
Fairholme	3-5

Sark House Twyford Lodge 81	2-5 2-5 2-5
<u>Sea Lane</u>  Green Bushes	  3-5
<u>Station Road</u>  The Candle House Allangate House (St Christopher's) St Joseph's R.C Church	  2-5 1-5 2-5
<u>The Street</u>  9 (Balchins) 11 1,2,3,4 Walnut Tree Barn Ffynches Lodge 20 (Little Ffynches) 53 (The Vinery) Jessamine Cottage 38 The Lamb PH Rustington Parish Church Hall 32, Tithe Barn War Memorial	  2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5 2-5
<u>Waverley Road</u>  Glencoe Hawthorne Sea Salter	  2-5 2-5 2-5
<u>Worthing Road</u>  Chestnut Cottage Pedlars Cottage	  2-5 2-5

## SHRIPNEY

STREET	CRITERIA
<u>Shripney Lane</u>  Former Barn, Old Moat Close	  2-5

Former Store (now Garages) Old Moat Close	2-5
Old Cottage	2-5
Walnut Tree Cottage	2-5
Rose Cottage	2-5

## SLINDON

STREET	CRITERIA
<u>Church Hill</u>	
39	2-5
40	2-5
41	2-5
Railway Carriage at entrance to Church House	2-5
<u>Dyers Lane</u>	
Box Tree Cottage	2-5
<u>Mill Road</u>	
Little Barn	2-5
<u>Reynolds Lane</u>	
The Blacksmiths	2-5
<u>School Hill</u>	
36	2-5
Flint barns at Gaston Farm	2-5
K-6 Telephone box in front of Telephone Exchange.	2-5
30	2-5
<u>Top Road</u>	
Slindon Pottery and outbuildings	2-5
Gothic Cottage	2-5
No.4 and outbuildings	2-5

## **SOUTH STOKE (including OFFHAM)**

<b>STREET</b>	<b>CRITERIA</b>
The Pound	3,5
The Coach House	2-5
Foxes Oven, Offham	2-5
Offham House, Offham	2-5

## **TORTINGTON**

<b>STREET</b>	<b>CRITERIA</b>
<u>Ford Road</u>	
Tortington Manor House	2-5
Gate lodge to Tortington Manor	2-5
<u>Tortington Lane</u>	
69 Church Cottage	2-5
70a Church Cottages	2-5

## **WALBERTON**

<b>STREET</b>	<b>CRITERIA</b>
<u>Mill Lane</u>	
Ivy Cottage	2-5
Pipers Cottage	2-5
<u>The Street</u>	
The Thatched Cottage	2-5
The Old Stables	2-5
The Old School House	2-5
1 Orchard Villas	2-5
2 Orchard Villas	2-5
3 Orchard Villas	2-5
4 Orchard Villas	2-5
5 Orchard Villas	2-5
1 Orchard Terrace	2-5
2 Orchard Terrace	2-5
3 Orchard Terrace	2-5
4 Orchard Terrace	2-5

Albert Villa	2-5
1 School Terrace	2-5
2 School Terrace	2-5
3 School Terrace	2-5
Fern Cottage	2-5
Roslyn Cottage	2-5
Lion Cottage	2-5
Lion House	2-5
South Lodge	2-5
Entrance gates and piers to Avisford Park	2-5
1 Park View	2-5
2 Park View	2-5
Walberton Baptist Church	2-5
Lansdown House	2-5
Fir Tree Cottage	
<u>Yapton Lane</u>	2-5
Gate Piers and gates to Walberton Place	

### WARNINGCAMP

STREET	CRITERIA
<u>Burpham Road</u>	
Woodleighs House Lodge	2-5
Warningcamp House	2-5
<u>The Street</u>	
Flint Barn	2-5
Timber Cottage	2-5

### YAPTON

STREET	CRITERIA
<u>Bilsham Road</u>	
84	2-5

85	2-5
<u>Burdell Road</u>	
3 Northwood Cottages	2-5
4 Northwood Cottages	2-5
Ferndale House	2-5
Chilgrove Cottage	2-5
Ferndale Cottage	2-5
<u>Church Lane</u>	
Little Orchard	2-5
Hazel Cottage	2-5
1,2,3 Lilac Cottages	
<u>Church Road</u>	
Jonathan Cottage	2-5
The Old Bakery	2-5
The Old Forge	2-5
Pound Cottage East	2-5
Pound Cottage West	2-5
Sunnyside	2-5
Grove Lodge	2-5
Church Cottage	2-5
<u>Main Road</u>	
Cornerways	2-5
St Giles Cottage	2-5
The Cottage	2-5
Cosy Cot	2-5
3 and 4 Tillington Cottages	2-5
<u>North End Road</u>	
The Olive Branch	2-5
Yapton Lodge	2-5
Hawthorn House (part of Yew Tree Nursing Home) – excludes the modern single storey extension	2-5

**Buildings or Structures of Character:**  
**Sustainability Appraisal Adoption Statement**

**Consultation on the Sustainability Appraisal Report**

Formal consultation on the Sustainability Appraisal Report was undertaken alongside that for the draft Supplementary Planning Document in May and June 2005 for a period of 6 weeks. The Council wrote to the statutory consultees, other identified stakeholders and members of the public affected by the document or who have expressed a desire to become involved in planning, seeking comments on the draft Supplementary Planning Document and Sustainability Appraisal Report. This consultation was carried out in accordance with the consultation statement produced by the Council for this document.

Two comments were received relating to the Sustainability Appraisal, one relating to the monitoring process that will be carried out in respect to the Supplementary Planning Document, the second relating to detailed issues that will be resolved through other documents as part of the Arun District Local Development Framework. Amendments to the monitoring process set out in the Sustainability Appraisal have been detailed below.

Both sets of comments were analysed and have been dealt with appropriately. None of the comments received on the Sustainability Appraisal or the Supplementary Planning Document raised significant concerns or required the Sustainability Appraisal to be revisited. The Council has produced a summary of responses to the public consultation on the Supplementary Planning Document / Sustainability Appraisal which will be made available at those places identified in the consultation statement.

*(This section of text will now replace section 1.3, 'How to comment on the report', of the Sustainability Appraisal Report for the Supplementary Planning Document)*

**Statement on the difference the process has made**

The Strategic Environmental Assessment Directive was screened out at an early stage of the appraisal process as it was determined in agreement with the statutory consultees that there would be no significant environmental effects and therefore the Directive did not apply.

Owing to the document being based upon one policy the appraisal process did not greatly change the plan, but the appraisal process did identify that the option chosen was preferable in terms of sustainability to the 'do nothing' option.

Overall the Sustainability Appraisal generally found that implementing the Buildings or Structures of Character Supplementary Planning Document will have positive benefits on sustainability in the Arun District. However the process did identify a number of minor sustainability weaknesses that can now be addressed through further projects and would not have necessarily been identified previously.

*(This paragraph will replace the current wording of 1.2.2 of the Sustainability Appraisal Report)*

### **Proposals for Monitoring**

Monitoring the significant sustainability effects of implementing the Supplementary Planning Document is an important ongoing element of the Sustainability Appraisal process. Given the inherent long-term nature of sustainability and strategic planning, monitoring the Supplementary Planning Document from a sustainability perspective can ensure that the identified sustainability objectives are being achieved and where not, enable remedial action to be taken.

As part of the Local Development Framework process Arun District Council are required to produce an Annual Monitoring Report to review actual progress in terms of Local Development Document preparation and compare this against the targets and milestones in the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The first report will be produced in December 2005. This report will establish data on the range of indicators that as far as practicable, will be needed to monitor policies. This will link in well with the monitoring requirements of the Supplementary Planning Document.

Where current deficiencies in the baseline data exist, the monitoring process will seek to address these wherever possible, incorporating the Sustainability Appraisal monitoring process with the wider monitoring process that the planning team undertakes will enable the required information to be obtained in a cost-effective and efficient way. This extra information will help further develop the appraisal making it a more robust process.

The monitoring process will consider both positive and negative effects of the plan and will, where appropriate, consider cumulative, secondary and synergistic effects. There are no predicted significant negative effects in the Buildings or Structures of Character Supplementary Planning Document, therefore monitoring will focus upon the one significant positive effect identified, objective 9, the slight negative predicted effects identified, objectives: 12 and 13, and those objectives that remained neutral owing to uncertainty of potential effects, objectives:

1 and 8. Those objectives where it was felt that the policy could not directly address the issues will not be considered in great detail at the monitoring stage, these are objectives: 3, 5, 6, 10, 11, 14 and 15. Baseline data relating to the relevant indicators will be monitored to establish a casual link between implementation of the plan and the likely effect being monitored, whilst seeking to take account of external factors. Any changes and shifts in the direction of the indicators will be measured against the baseline and the predicted effects.

The monitoring process will be able to establish whether any significant adverse effects are occurring as a result of the implementation of the plan enabling the Council to respond in an appropriate manner where necessary. A framework will be established to identify if and when remedial action is necessary, this will involve setting thresholds at where the sustainability conditions would be considered as unacceptable. If adverse effects are identified potential remedial actions might include a review of the policy, or mitigation and enhancement measures.

It will be important that the Council works to integrate monitoring the implementation of the Supplementary Planning Document for the purposes of the Annual Monitoring Report and the sustainability monitoring of significant effects. This combined approach will also provide a defined timeframe and process, and will establish clear responsibilities for monitoring.

*(This section of text will now replace section 7.2, 'Proposals for Monitoring', of the Sustainability Appraisal Report for the Supplementary Planning Document)*

### **Next Steps**

The Buildings or Structures of Character list will now be adopted by the Council as a Supplementary Planning Document forming part of the Arun District Local Development Framework.

This statement and the Sustainability Appraisal Report represent the completion of stage D of the Sustainability Appraisal process as outlined in the draft Government guidance. The next steps in the appraisal process, stage E, will involve monitoring the effects of the plan, as outlined in the monitoring section.

*(This section of text will now replace section 7.3 'Next Steps', of the Sustainability Appraisal Report for the Supplementary Planning Document)*

### **Quality Assurance Checklist**

Now that the Sustainability Appraisal process is complete, the Quality Assurance Checklist can be filled in for the final sections that have now been carried out.

<b>Decision-making and information on the decision</b>	<b>Buildings or Structures of Character SPD</b>
<ul style="list-style-type: none"> <li>▪ The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan</li> <li>▪ An explanation is given of how they have been taken into account</li> <li>▪ Reasons are given for choosing the plan as adopted, in the light of other reasonable options considered</li> </ul>	<ul style="list-style-type: none"> <li>▪ s1.3, consultation on the sustainability appraisal report</li> <li>▪ Database report of responses and actions</li> <li>▪ s1.2.2, statement on the difference the process has made</li> </ul>
<b>Monitoring measures</b>	<b>Buildings or Structures of Character SPD</b>
<ul style="list-style-type: none"> <li>▪ Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the appraisal</li> <li>▪ Proposals are made for action in response to significant adverse effects</li> <li>▪ Monitoring enables unforeseen adverse effects to be identified at an early stage. These effects should include predictions which prove to be incorrect</li> <li>▪ During implementation of the plan, monitoring is used where appropriate to make good deficiencies in baseline information in the appraisal</li> </ul>	<ul style="list-style-type: none"> <li>▪ s7.2, proposals for monitoring</li> <li>▪ s7.2, proposals for monitoring</li> <li>▪ s7.2, proposals for monitoring</li> <li>▪ s7.2, proposals for monitoring</li> </ul>

*(This section of the table will now replace the corresponding sections of the table in section 8 'Quality Assurance Checklist', of the Sustainability Appraisal Report)*

**CONSULTATION STATEMENT**

**SUPPLEMENTARY PLANNING DOCUMENT**  
**BUILDINGS OR STRUCTURES OF CHARACTER (LOCAL LIST)**  
**ADOPTED 28<sup>TH</sup> SEPTEMBER 2005**

In March 2003 all parish and town councils and parish meetings within the district together with all amenity societies contained on the Council's database were requested, in writing, to put forward buildings or structures of character for consideration in drawing up a local list.

The Council then compiled a draft list to form the basis of the community involvement stage as required by the Town and Country Planning (Local Development) (England) Regulations 2004.

This stage was undertaken between 22<sup>nd</sup> December 2004 and 31<sup>st</sup> January 2005.

The following were consulted in writing upon the draft local list:

- ◆ All town/parish councils and parish meetings within the district
- ◆ All amenity societies contained on the Council's database
- ◆ Relevant groups of the local strategic partnership
- ◆ All those organisations/persons expressing a wish to be involved in the local development framework process
- ◆ The organisations recommended by Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004
- ◆ Relevant consultees indicated in the Appendix of Planning Policy Statement 12
- ◆ As far as practicable the owners/occupiers of the buildings and structures included in the draft list

In addition to this, copies of the document were made available at Planning Reception, Civic Centre, Littlehampton, Bognor Regis Town Hall and all local libraries. The draft document was placed on Arun District Council's website and a press release was issued.

Following this stage the comments received, the recommended responses and recommended changes to the draft document were considered and agreed by the Council's Local Development Framework Sub-Committee at its meeting on 12<sup>th</sup> May 2005 prior to the second, more formal, round of consultation leading to adoption of the Supplementary Planning Document (SPD).

This consultation period took place between 26<sup>th</sup> May and 30<sup>th</sup> June 2005. This involved repeating the consultations indicated above and those that had made comments were informed of the Council's response. In addition, copies of the document were made available at Planning Reception, Civic Centre, Littlehampton, Bognor Regis Town Hall and all local libraries. The draft document was placed on Arun District Council's website and a press release was issued. A local advertisement was also undertaken as required by the above Regulations.

Following the completion of this stage of consultation all comments received, recommended responses and changes to the document were then considered by the Council's Local Development Framework Sub-Committee at its meeting on 8<sup>th</sup> September 2005. The Sub-Committee agreed the recommended responses and changes with minor variations. The issues raised related principally to suggested alterations and deletions to the list which were carefully considered and resulted in amendments to the list.

The document was then considered by Special Full Council on 28<sup>th</sup> September 2005 which resolved to adopt it as a SPD.

## **ADOPTION STATEMENT**

### **Planning and Compulsory Purchase Act 2004 Arun District Council Supplementary Planning Documents**

Arun District Council adopted the following Supplementary Planning Documents (SPD) on 28<sup>th</sup> September 2005. These SPDs supplement policies contained within the adopted Arun District Local Plan (as amended) 2003:-

- (1) Buildings or Structures of Character (Local List), and
- (2) Areas of Special Character - Description Review

The Buildings or Structures of Character SPD includes a list of buildings or structures which are considered to fall within the adopted criteria and which will be subject to Policy GEN22 of the Adopted Local Plan.

The Areas of Special Character - Description Review SPD enlarges on the descriptions of each of the areas in order to better protect features of importance, where possible, and to better guide new developments in accordance with Policy AREA1 of the Adopted Local Plan (as amended).

Both documents form part of the Development Plan for Arun District and will be used to inform decisions on land use planning affecting the area.

Both these documents are available for inspection at the following addresses during office hours.

Planning Reception, Arun Civic Centre, Littlehampton;

Bognor Regis Town Hall, Clarence Road, Bognor Regis;

and at the following libraries:

Angmering Library, Arundel Road, Angmering, Littlehampton,  
BN16 4JS

Arundel Library, Surrey Street, Arundel, BN18 9DT

Bognor Regis Library, London Road, Bognor Regis, PO21 1DE

East Preston Library, The Street, East Preston, BN16 1JJ

Ferring Library, The Street, Ferring, BN12 5HL

Findon Valley Library, Limetree Avenue, Findon Valley, Worthing, BN14 ODH

Littlehampton Library, Maltravers Road, Littlehampton, BN17 5NA

Rustington Library, Claigmar Road, Rustington, Littlehampton, BN16 2NL

Willowhale Library, Pryors Lane, Rose Green, Bognor Regis, PO21 4JF

Further copies of the SPDs are available on the District Council's website at [www.arun.gov.uk](http://www.arun.gov.uk) or from the Policy Team, Planning Services, telephone 01903 737784.

The proposals came into operation on 28<sup>th</sup> September 2005. Any person aggrieved by the SPD(s) may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD(s). Such an application must be made promptly and in any event not later than three months after the date on which the SPD(s) was/were adopted (28<sup>th</sup> September 2005).

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