



Adur Planning Committee
7 August 2023
Agenda item 10

ADUR DISTRICT COUNCIL

Ward(s) Affected: Manor, Peverel

Conservation Area Character Appraisal Reviews: North Lancing and Sompting Conservation Areas

Report by the Director for Place

Officer Contact Details

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Executive Summary

1. Purpose

1.1 This report updates Members of the Planning Committee on the review of character appraisals undertaken for the following conservation areas:

- North Lancing
- Sompting

1.2 Members are asked to comment on the draft character appraisals. These comments will be passed to the Executive Member for Regeneration to inform decisions on the consultation and adoption of the character appraisals, proposed boundary changes and the making and confirmation of Article 4 Directions for the conservation areas.

2. Recommendations

2.1 That the Planning Committee recommends that the Executive Member for Regeneration authorises:

- Public consultation on the revised draft character appraisals for North Lancing Conservation Area and Sompting Conservation Area
- Public consultation on the proposed boundary changes of North Lancing Conservation Area and Sompting Conservation Area

Following the consultation on the revised draft character appraisals and proposed boundary changes:

- Making and consulting on Article 4 Directions for North Lancing Conservation Area and Sompting Conservation Area under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- Confirmation of the Article 4 Directions under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

3. Background

- 3.1 Conservation Areas were introduced through the Civic Amenities Act of 1967. A conservation area is an “area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance”. There are seven conservation areas within Adur. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to:
- Keep its conservation areas under review
 - Prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas
 - Pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning function.
- 3.2 Designation of a conservation area introduces a further level of control over the way that individual owners can alter their properties, in order to allow local planning authorities to exercise their duty to preserve or enhance the character or appearance of the conservation area under Section 72[1] of the Act.
- 3.3 The National Planning Policy Framework (NPPF) sets out Government policy and guidance on the protection of conservation areas and other elements of the historic environment. Local Planning Authorities must ensure that an area justifies such status because of its special architectural or historic interest, and

that the concept of conservation is not devalued through the designation of areas that lack special interest (NPPF paragraph 191). Historic England's guidance on Conservation Areas advises that there are many benefits to a character appraisal, including as a tool to demonstrate any areas of special interest and in providing a basis for development control and informing management proposals.

- 3.4 The Adur Local Plan 2017 includes place specific policies relevant to the settlements considered in the character appraisals. It also includes Policy 16: A Strategic Approach to the Historic Environment which commits to producing and reviewing character appraisals, encouraging appropriate and productive use of heritage assets and working with other parties to ensure that Adur's historic environment is conserved.
- 3.5 Policy 17: The Historic Environment sets out the development management framework within which proposals for change to heritage assets will be assessed. It states that conservation area character appraisals will be used as a tool to assess applications for change.
- 3.6 Five of the seven conservation areas in Adur have a Conservation Area Character Appraisals and Management Strategy. These are:
 - Kingston Buci (adopted 2022)
 - Old Shoreham (adopted 2022)
 - Shoreham-by-Sea (adopted 2008)
 - Southlands (adopted 2008)
 - Southwick (adopted 2009)
- 3.7 The current Conservation Area Reports for the North Lancing and Sompting conservation areas were produced in the 1990s. The Sompting Conservation Area is partly within the South Downs National Park. The Planning Policy Team has worked with the South Downs National Park Authority in the preparation of the character appraisal for this conservation area.
- 3.8 The Conservation Area Character Appraisals and maps are appended to this report. Each document serves as an introduction setting out the legislative and policy background and methodology employed in compiling the appraisals. It also provides a short summary of the landscape character and historical development of the district of Adur.
- 3.9 There follows an appraisal and management plan for each of the conservation areas, including a map showing proposed boundary changes and character areas where relevant.

- 3.10 Subject to approval by the Executive Member of Regeneration, the character appraisals and boundary amendments will be subject to a six week period of public consultation. Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, a local planning authority is required to notify both the Secretary of State and Historic England; and to publicise designation of a conservation area by a notice placed in the London Gazette and a local newspaper.
- 3.11 In addition to the statutory consultation processes set out above, the Council will work with Lancing Parish Council and Sompting Parish Council to ensure that the proposals have reached a wider audience, and that the character appraisals have taken their views into account.
- 3.12 Following consultation and confirmation of the new Conservation Area boundaries, it is intended to pursue Article 4 Directions to remove certain permitted development rights. This would be subject to approval by the Executive Member of Regeneration, a Direction would need to be made under the provisions of Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended). This will also be subject to a six week period of consultation. Occupiers within the area covered by the Article 4 direction will be notified. Under Schedule 3 of the GDPO, a local planning authority is required to confirm the Article 4 direction; notify the Secretary of State and County Council as a planning authority.

4. Proposals

- 4.1 Proposals for each Conservation Area are set out within the relevant Character Appraisal. Each appraisal is accompanied by a map showing the proposed boundary.

Boundary changes

- 4.2 North Lancing: The appraisal proposes that the following buildings/areas should be excluded from the revised boundary of the North Lancing Conservation Area:
- Modern housing on the north side of Manor Road west of Greenoaks (Nos 36 to 50 Manor Road and No 44 Greenoaks)
 - Modern housing on south side of Manor Road west of No.69
 - Land to the south of Miller and Carter Public House

- 'Nelmes' on Mill Road

The following areas are proposed for inclusion within the North Lancing Conservation Area:

- The burial ground north of the A27 off Upper West Lane
- An area of land within Lancing Manor Park approximately corresponds with the historic built remains associated with the demolished Manor House.

4.3 Sompting: No boundary changes are proposed.

Article 4 Directions

4.4 Both Conservation Area Character Appraisals propose implementing additional controls on permitted development under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the wellbeing of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

4.5 The proposed Article 4 Directions would allow additional planning controls for any works fronting a highway or public right of way, and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

Other recommendations

- 4.6 The Conservation Area Character Appraisals includes a management plan that makes a number of further recommendations relating to the following:
- Opportunities for improvement to infrastructure and public realm
 - Public awareness
 - Development affecting the setting of the conservation area
 - New development within the conservation area and alterations to existing buildings in the conservation area
- 4.7 The management plan and recommendations should be taken into account when decisions are made that affect the conservation area.
- 4.8 The Council does not currently have resources to implement public realm and infrastructure improvements. However, where opportunities arise the management plan should inform any proposals for the area.

5 Financial Implications

- 5.1 The document was part of the Planning Policy team's general work programme. Any expenditure that has been incurred to date has been contained within existing budget resources.
- 5.2 The imposition of Article 4 Directions will have implications for Development Management as it will result in additional planning applications which will not attract a planning fee. This will marginally increase the cost of the service without any additional fee income. Whilst, the Government's intended planning reforms indicate improved resources for local planning authorities these reforms have been delayed.

Finance Officer: Sarah Gobey Date: 24th July 2023

6 Legal Implications

- 6.1 Under Section 69(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (the 1990 Act) the Council, as local planning authority, is required from time to time to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is

desirable to preserve or enhance, and to designate those areas as conservation areas.

- 6.2 Section 69(2) of the 1990 Act imposes a duty from time to time to review the past exercise of functions to designate areas as conservation areas and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if so, to designate those parts. There is no requirement for the review to take place at particular intervals.
- 6.3 The Authority is under a further duty under Section 71(1) of the 1990 Act from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
- 6.4 Article 4 of the GPDO gives local planning authorities the power to limit permitted development rights where they consider it necessary to protect local amenity or the wellbeing of the area. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications.

Legal Officer: Caroline Perry Date: 16th May 2023

Background Papers

- Draft North Lancing Conservation Area Character Appraisal
- North Lancing Conservation Area Map
- Map of proposed boundary changes to the North Lancing Conservation Area
- Draft Sompting Conservation Area Character Appraisal
- Sompting Conservation Area Map

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Schedule of Other Matters

1.0 Council Priority

- 1.1 The Adur Local Plan 2017 includes Policy 16: A Strategic Approach to the Historic Environment which commits to producing and reviewing character appraisals, encouraging appropriate and productive use of heritage assets and working with other parties to ensure that Adur's historic environment is conserved.

2.0 Specific Action Plans

- 2.1 Matter considered and no issues identified

3.0 Sustainability Issues

- 3.1 Matter considered and no issues identified

4.0 Equality Issues

- 4.1 Matter considered and no issues identified

5.0 Community Safety Issues (Section 17)

- 5.1 Matter considered and no issues identified

6.0 Human Rights Issues

- 6.1 Matter considered and no issues identified

7.0 Reputation

- 7.1 Matter considered and no issues identified

8.0 Consultations

- 8.1 The Conservation Area Character Appraisals, proposed boundary changes, and proposed Article 4 Directions will be subject to statutory public consultation.

9.0 Risk Assessment

9.1 Failure to periodically review conservation areas is in conflict with statutory legislation and national planning policies.

10.0 Health & Safety Issues

10.1 Matter considered and no issues identified

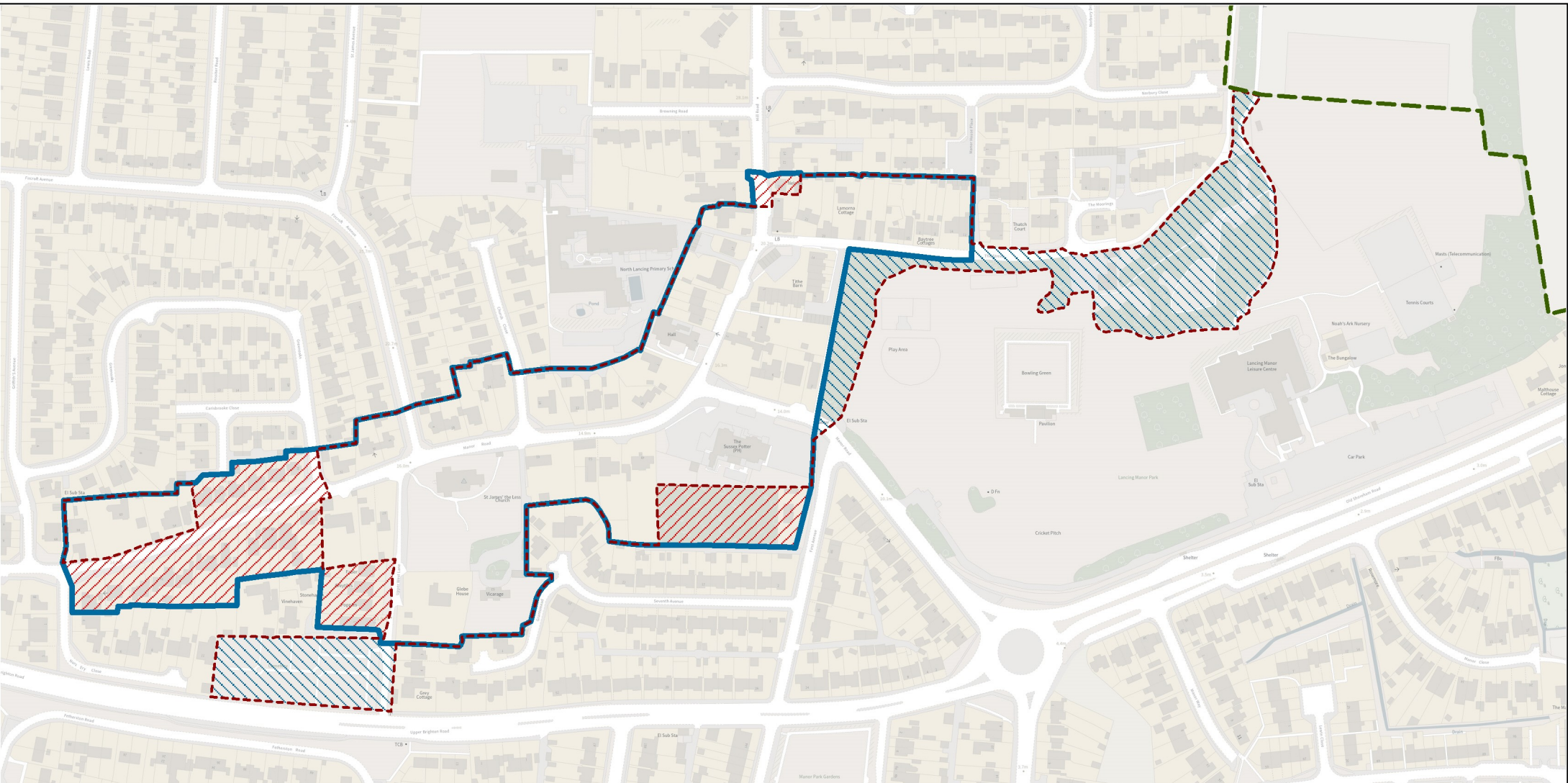
11.0 Procurement Strategy






11.1 Matter considered and no issues identified

12.0 Partnership Working

12.1 Matter considered and no issues identified

North Lancing Conservation Area 2023



-  South Downs National Park
-  Proposed North Lancing Conservation Area
-  Existing North Lancing Conservation Area
-  Land added to North Lancing Conservation Area
-  Land removed from North Lancing Conservation Area



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- 1.0 North Lancing Conservation Area, an overview
- 2.0 Historical development
- 3.0 Built and landscape character
- 4.0 Setting and views
- 5.0 Assessment of condition
- 6.0 Management recommendations

North Lancing Summary of Significance

North Lancing is a lower downland village in Adur between the settlements of Worthing and Shoreham north of the A27. Of Saxon origin, the parish was held in the Rape of Bramber following the Conquest. A manor emerged near the church, close to the site of Church Farmhouse on Manor Road.

In the early 18th century, the Lloyd family acquired a farm on the site of the present-day Lancing Manor Park, and set about building a house there, in extensive grounds extending north to the Downs, thus shifting the centre of the manorial lands to the east. The house survived until 1972 when it was demolished, but remnants of the old estate survive. This open space within the conservation area represents the 18th and 19th century development of Lancing Manor, and evokes something of the earlier rural context of North Lancing.

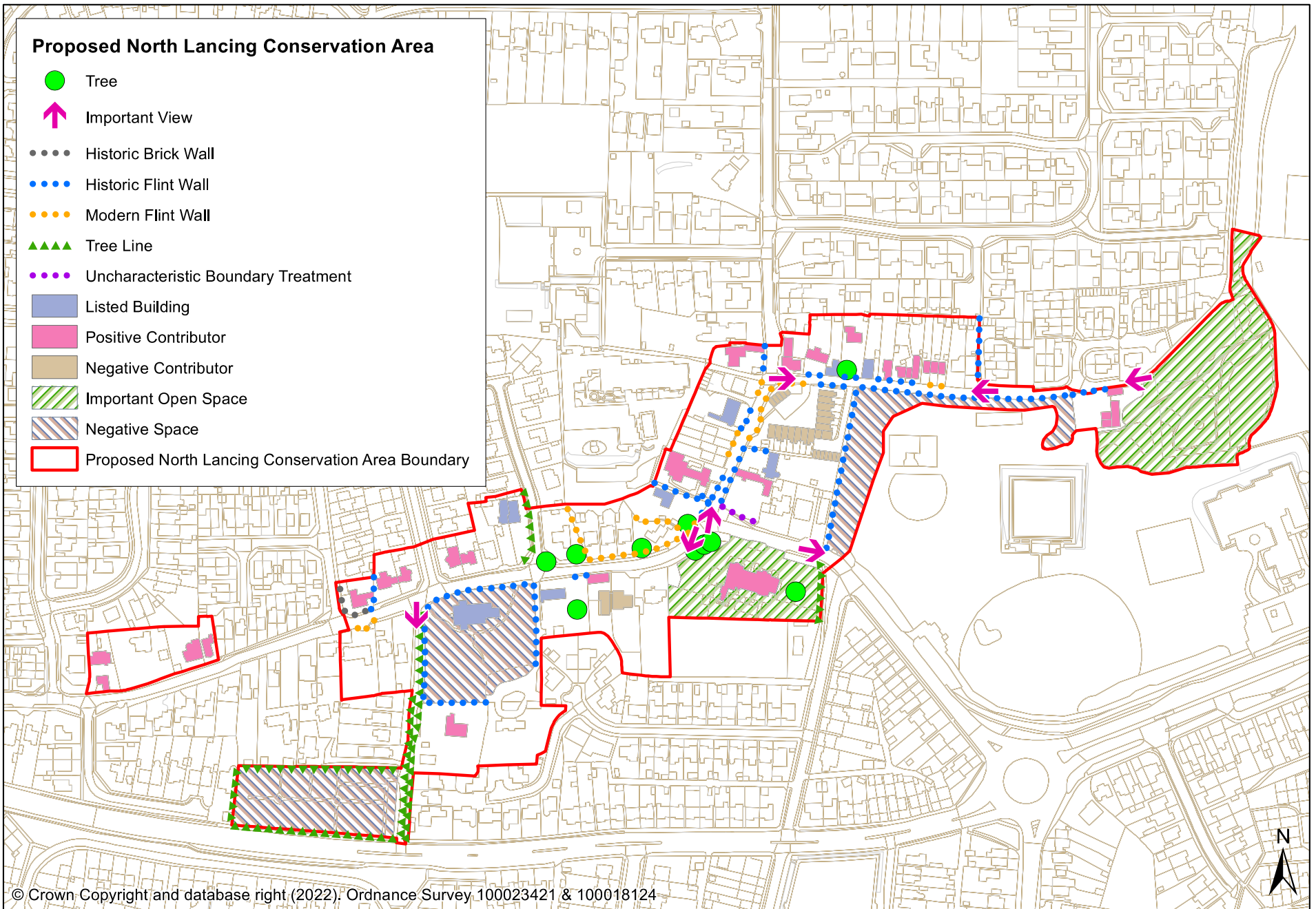
The village of North Lancing itself comprises three roads, with buildings from the 15th century onwards distributed throughout the settlement. Some fine post-medieval buildings represent the centres of smaller manors in Lancing, and The Street and Mill Road include attractive flint cottages from the 18th century, enclosed by flint walls and mature trees.

St James the Less is a landmark building with a pyramidal tower and long north elevation set above and fronting Manor Road.

Some modern infill development has undermined the historic character of the village, which is now in a suburban context and some modern public realm interventions have damaged the integrity of the conservation area.

I.0 North Lancing Conservation Area: An Overview

- I.1 The modern parish of Lancing lies between Worthing and Shoreham. It is separated from neighbouring Sompting to the west by Boundstone Lane, named after the boundstone that marked the ancient boundary. The northern part of the parish of Lancing extends into the lower chalkland slopes of the South Downs rising to 358 feet at Lancing Ring, and to the east the boundary follows the course of the Adur. The beach at South Lancing encloses the parish at the south.
- I.2 North Lancing was an agricultural settlement for most of its history, centred on the two principal manors of North Lancing (at Church Farmhouse) and South Lancing (at Monk's Farm). Significant expansion only occurred in the 19th century with the market garden industry, the arrival of the railway, and growth at South Lancing associated with the seaside resort.
- I.3 Historic North Lancing has not been immune to the rapid pace of residential development along the south coast during the mid-late 20th century and is now a village of largely suburban character. Along the three streets which comprise the conservation area are characterful vernacular buildings of the 15th and 16th centuries, and many cottages associated with the manorial and agricultural history of the settlement from the 17th or 18th centuries. A Victorian school and Interwar pub complement the many layered history of the village.
- I.3 The revised North Lancing Conservation Area boundary is shown in Figure I. It proposes removal of some areas of modern housing, but the addition of part of Lancing Manor Park and the burial ground north of the A27.



2.0 Historical Development

Early history

- 2.1 Neolithic flints have been found near Lancing Ring, and a Romano-British temple across a Neolithic trackway just north of Lancing Ring was discovered in 1828. It is likely that a Roman road would once have connected Shoreham to Cissbury and Chanctonbury along a line a little north of the modern day A27. The river at this time would have probably been forded, or crossed by a ferry.
- 2.2 By the Middle Ages, there were three settlements in the parish: North Lancing, South Lancing and Pende, the latter a busy port in the 14th and 15th centuries located close to South Lancing, and now lost. The settlements were Saxon in origin and the Lancings have variously been described as Northtown and Southtown in the 17th century, and Upper and Lower Lancing in the 19th century.
- 2.3 In the 11th century North Lancing was located west of the wide harbour serving Shoreham, and east of another smaller inlet between Sompting and Broadwater. Eastward drift formed a shingle spit that gradually created a narrow channel running parallel to the coast before joining the Adur at the estuary. Two ferries served Old and New Shoreham at this time, and continued to do so, until the Old Shoreham Bridge was built in 1782 and by which time the modern course of the Adur was established. Lancing is built on an area of Coombe deposits and brickearth, having once been a dry peninsula between the surrounding alluvial plains.
- 2.4 In the post medieval period, much of the land east of Lancing was reclaimed, and protected by sea defences running south-east from near the site of the present day Sussex Pad Inn. Outside the sea wall were the salt marshes, and on the west side the land was farmed. The remaining parts of Old Salts Farm Road mark the approximate line of the sea walls, although much of this was lost to the later development of the airfield.

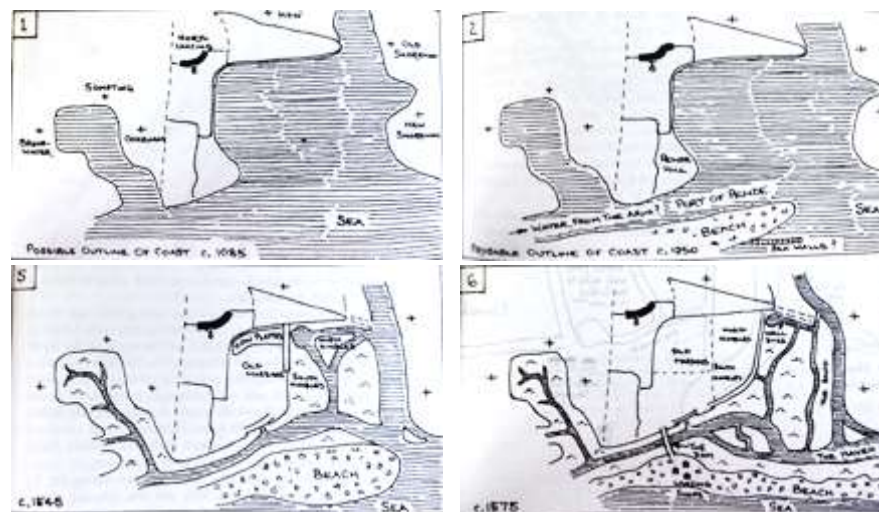


Fig 1: Sequence showing probable development of coastline in the Middle Ages, Source Kerridge, 1979

- 2.5 Following the Conquest, Lancing was controlled by William de Braose from his seat at Bramber Castle. In 1086, Lancing manor is recorded as held by Robert le Savage, Lord of Broadwater, who retained most of the estate in demesne leasing part of it to Ralph de Boucey, who resided at nearby Kingston.

15th - 18th centuries

- 2.6 Complicated divisions of the manorial lands throughout the Middle Ages resulted in the principal manors of North Lancing and South Lancing emerging by the 16th and 17th centuries. The manor house of North Lancing is believed to have been located on the site of Church Farmhouse north of the church, and the manor of South Lancing was at land at Monk's Farm now occupied by the farmhouse at Monk's Farm Presbytery, on North Road.

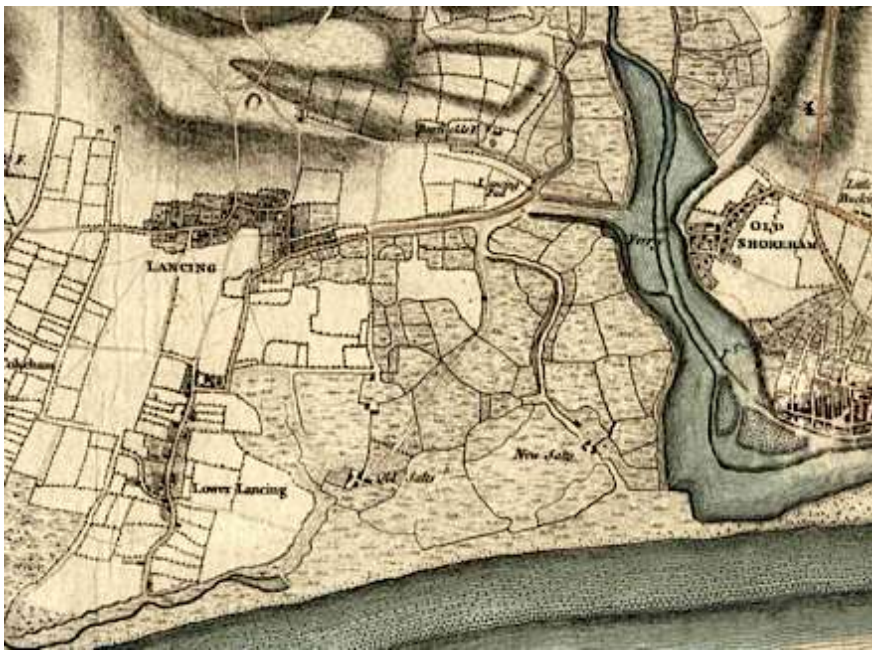


Fig 2: Yeakall and Gardner Map of Sussex 1778-1783 showing (Upper) Lancing, Lower Lancing and surrounding farms

- 2.7 A number of smaller manors are also recorded in the parish including Hoecourt where a 17th century farmhouse is still extant as a grade II listed building, and was likely associated with this manor. A further manor house existed at Burwell's Farm, later College Farm after its acquisition by Lancing College. The site of the old Grants Manor is unclear, although it may have been near to the site of the present-day Grants Manor on the west side of Mill Road.
- 2.8 As elsewhere in Adur, the economic history of the parish was principally derived from agricultural activities. Multiple field names and furlongs are recorded in the land surround the Lancings in the medieval period, as well as numerous farms, some with small manors associated with them such as Grants, Malthouse, Old Salts, Burwells (later College) Farms; as well as many now gone including Whitehouse, Brickhouse (now Friar's Acre), Chatfields and Northbarns Farms. Crops in the early period included apples, flax, and hemp, while sheep rearing took place on common pasture

both on Downland and lowland areas and was recorded from the 13th centuries right through to the 18th and 19th centuries.

- 2.9 Other early industries included salt extraction and fishing, centred around the coastal settlement at Pende. There was also a history of smuggling in and around Lancing and Shoreham.
- 2.10 During the early part of the 18th century, the Rev. James Lloyd came to Lancing. His son, also James, acquired the lease of the manor of Hoecourt Farm. It is understood that he lived in a cottage on lands belonging to that farm, which correspond with the site of the present-day Lancing Manor Park. By around 1730, the Lloyd family had built Lancing Manor House on the site of the old cottage and it was subsequently added to and remodelled several times. The Lloyds continued to acquire considerable areas of land around the new Lancing Manor, eventually owning close to four-fifths of the parish by the mid 19th century.
- 2.11 The 1848 tithe map (Fig 3) shows the rural character of Lancing, and the construction by this time of Lancing Manor and its farmstead south-east of The Street. The tithe barn at the junction of The Street and Mill Road is evident, along with Smith Cottage to the south. Much of the development along the southern stretch of Mill Road and Manor Road is also in evidence by this time.

19th and 20th centuries

- 2.12 The 1879 OS Map shows in greater detail the development of Lancing Manor and the lands to the north as pleasure grounds with woods, drives and summerhouses. The farmstead, icehouse, windmill and Lodge to the south are also indicated, illustrating a Manor of some grandeur. The National School for Boys and Girls is also shown by this date, along with further buildings on The Street.
- 2.13 The 19th century saw an increase in market garden industry that was common throughout Adur, principally on land around South Lancing. By 1875 there were market-gardens and orchards all around the built-up area

of South Lancing and elsewhere growing a wide range of produce including grapes, figs, apples, and soft fruit, such as currants and gooseberries.

2.14 The opening of the London and Brighton Railway Carriage Works in 1912 served as a major catalyst for residential development which expanded rapidly across the district in the interwar years. The two OS Maps of 1879 and 1947 show the considerable suburbanisation of the landscape over this period.



Fig 3: 1848 Tithe Map

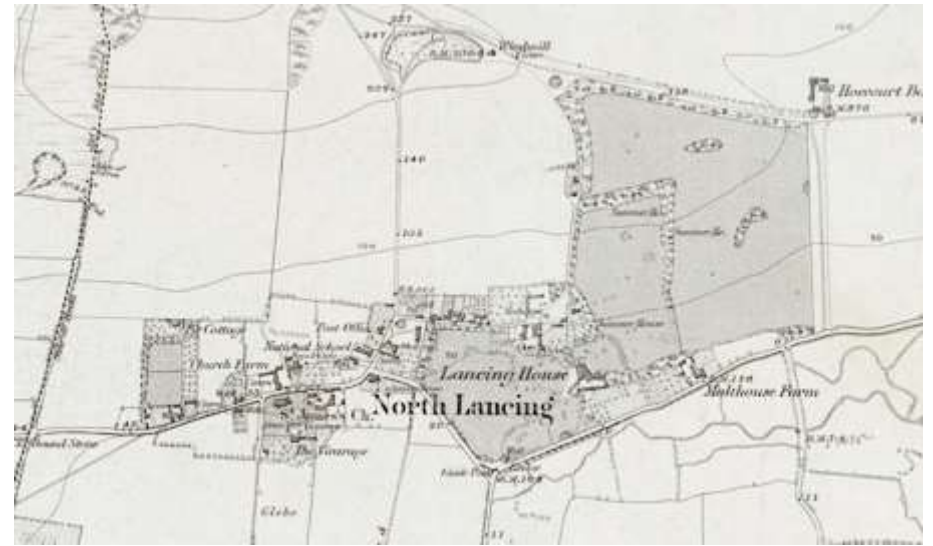


Fig 4: OS Maps 1879 (top) and 1947 (bottom)



Fig 5: Lancing Manor, undated

1.0 Built and Landscape Character

Landscape context

- 3.1 The historic part of North Lancing sits north of the A27 on the lower slopes of the South Downs. As set out above, North Lancing developed on a peninsula between two inlets separating it from Sompting to the west and Shoreham to the east. The gradual process of longshore drift and the eastward shift of the channel of the river Adur has had a profound effect on the historic development of the district, and the morphology of the villages in Adur.
- 3.2 The land rises rapidly north of the historic core of village from Mill Road, and quickly assumes a less suburban character with hard pavements giving way to mature planting and a looser pattern of development. The road narrows to provide access to Lancing Ring on the Downs. Unlike the Iron Age hillforts at nearby Cissbury and Chanctonbury, Lancing Ring takes its name from a ring of Beech trees planted here in the 18th century. Today it is an important nature reserve managed by Adur District Council. Footpaths from the top of Mill Road provide expansive views back to the

sea to the south and Lancing College to the east, but North Lancing itself is concealed at the foot of the Downs.



Fig 6: Views from Lancing Ring south to the sea and east to Lancing College

- 3.3 North Lancing's historic situation on a peninsula distinguishes it from the lower alluvial coastal plains to the east, west and south. The land slopes gently to the shingle beach where from the 1890s, 'Bungalow Town' was constructed on the stretch of beach from Lancing to Shoreham-by-Sea.

Spatial analysis

- 3.4 Historic North Lancing is a village centred along three streets: Manor Road, Mill Road and The Street. Manor Road follows a gentle south-west to north-east route and has a number of listed buildings along it including the predominantly 13th century church of St James the Less, which is a landmark building in the conservation area. This sits opposite Church Road Farmhouse, believed to have been the site of the Saxon settlement and the medieval centre of the Manor of North Lancing. Manor Road joins Mill Road at the characterful Old Cottage and continues north towards the Downs. While historic buildings terminate a short way along Mill Road, the road steepens here inviting exploration to find the rewarding views from higher ground.



Fig 7: St James the Less

- 3.5 The Street branches east from Mill Road. It is believed to be part of the ancient trackway linking Lancing and Cissbury Ring. South of The Street is Lancing Manor Park, now a municipal park with a leisure centre on the site of the 17th century (and later) Manor, which was demolished in 1972.
- 3.6 Of the three roads in the historic settlement, The Street has the greatest concentration of historic buildings, mostly of 18th or 19th century date, and a variety of detached, semi-detached and terraced properties, with varying plot sizes and alignments to the road. The Street is narrow, and has a high sense of enclosure owing to the houses built up to the road on the north side, and a tall flint wall with mature trees overhanging it from the park to the south. A narrow twitten runs south from the west end of The Street between two flint walls marking the edge of the conservation area at the west side of Lancing Manor Park.



Fig 8: Views along The Street from the east (left) and west (right)

- 3.7 The short section of Mill Road within the conservation area is at the confluence of the three roads, and therefore allows wider townscape views to the east, west and north. The age of buildings here is varied, ranging from the 15th century timber framed Old Cottage and 16th century Grants Manor, to the Victorian school and interwar public house. The forecourt to the public house provides a clear view of the pub and the mature Holm Oak trees in the car park, but there is a poor sense of enclosure here.



Fig 9: Miller and Carter public house and its setting



Fig 10: View south along Mill Road (left) and north from the junction with Manor Road (right)

- 3.8 Manor Road is wider, with pedestrian pavements on both sides. There has been significant modern infill development along the length of Manor Road, and while there are groups of similar housing types, there is no overarching consistency in the scale or design of buildings which are a mixture of detached and semi-detached houses, set various distances from the street and enclosed by a variety of flint walls, brick walls or hedges, with and without off-street parking.
- 3.9 The church sits in a verdant churchyard and is bordered on its west side by the unmade lane of Upper West Lane providing access to a further burial ground of mainly 20th century graves. This space has some good trees within it, and it is proposed for inclusion in the conservation area as part of this review. There is a private drive on the east side of the church adjacent to Friar's Acre leading to the modern rectory.



Fig 11: View west along Manor Road (left) and south along Upper West Lane (right)

- 3.10 The pattern of historic buildings is similar to that recorded in the mid 18th century although there have been some regrettable losses in the latter part of the 20th century including most notably the demolition of Lancing Manor in 1972, and of the tithe barn at the junction of The Street and Mill Road. Most of the infill development is on subdivided plots which has created a tighter grain of development, but some larger buildings have also been introduced including the 19th century school, the Miller and Carter pub around 1930, and the modern flats on the site of the old tithe barn.



Fig 12: The old tithe barn in 1922 (top) and after its conversion and further development (bottom)

3.11 Legibility of North Lancing as an isolated settlement in a rural context has been largely lost with significant post-war development north, south and west of the village, which has also blurred the distinction between the modern settlements of North and South Lancing. The recreation ground to the east is the only remaining open space around the village which provides something of the historic rural context of North Lancing.

3.12 At the east end of the revised conservation area boundary is a section of parkland that roughly corresponds with the built remains of the now lost Lancing Manor. It comprises an important area of open space and is characterised by the remains of the courtyard farmstead and pleasure grounds.



Fig 13: Views around north-east end of Lancing Manor Park

Architectural interest and built character

- 3.13 The historic built form of North Lancing is relatively rich, considering the small size of the conservation area, and clearly illustrates the many layers of the history of the village. There are several post-medieval timber framed vernacular houses in North Lancing; a selection of early-mid 18th century buildings of both 'polite' and vernacular styles; and then a majority of vernacular revival styles dating from the 19th and 20th centuries. The buildings in the conservation area are generally small-scale domestic buildings, and mostly two storeys in height. Additionally, there are several larger scale buildings including the church, school and public house, all of different dates.
- 3.14 The three good quality timber framed vernacular buildings in the conservation area are all listed at grade II. Grants Manor (previously known as Walnut Tree Cottage and The Old Posting House) and Friar's Acre (formerly Brickhouse Farm) have both been re-fronted, but date from the mid 16th century. These buildings have gabled roofs and central stacks suggestive of their lobby entrance plan.



Fig 14: Grant's Manor



Fig 15: Friars Acre

- 3.15 The Old Cottage is a landmark building in the conservation area located at the junction of Manor Road and Mill Road, where its striking black and white timbered and part jettied front, deep thatched roof and long garden with herbaceous borders strongly evokes a long-lost rural idyll. It is likely to be one of the very oldest buildings in the village with parts dating to the 15th century, and anecdotes abound as to the provenance of its ancient timbers and unsubstantiated tales of visits by Queen Elizabeth I and James II.



Fig 16: The Old Cottage

3.16 There is a scattering of 17th or 18th century buildings throughout the conservation area. The majority are vernacular flint buildings, either modest cottages or buildings of agricultural origin and now converted to residential use. Along The Street, 18th century examples include Hawthorn Cottage, previously several dwellings, and Twitten Cottage. Smithy Cottage and the Old Forge are on Mill Road and also date from the 18th century. Smithy Cottage is an attractive flint building with brick dressings built in the polite domestic Georgian style. The Old Forge was heavily altered during its conversion in the 1920s.



Fig 17: Typical 18th century buildings: Hawthorn Cottage (left) and Twitten Cottage (right), Smithy Cottage (bottom)

- 3.17 There are also some good 19th and 20th century buildings throughout the conservation area including notably the 1872 school, built to the designs of local architect Richard Came comprising the school hall and a house for the Mistress at the east end. The photographs at Fig 18 show the form of the school largely as built, although missing the belltower on the central ridge. It also shows the clear views to the Downs north of the school, a view that has been lost to later development.
- 3.18 Of 20th century buildings, the public house is the most noteworthy. It includes many of the hallmarks of the later Arts and Crafts style with steeply pitched roofs, prominent weatherboarded gables, tall chimney stacks and a low slung long flat roofed dormer to the front.
- 3.19 Modern residential development has taken place in an uncoordinated way, and so groups of buildings vary in the degree to which they successfully integrate into the historic townscape.



Fig 18: The Church of England School 1900 (top) and present day (bottom)

Building Materials

- 3.20 There is a generally consistent palette of building materials used throughout the village, although quite a variety in the ways in which they are used. The most ancient buildings are timber framed, most prominently of course at The Old Cottage, which maintains its daub panels within the timber frame.
- 3.21 The most characteristic of the local building materials is flint, found in the chalk beds of the downs, or on the beaches. The most commonly found broken flints are known as field flints, and would have been ploughed up for use in buildings. They can also be knapped and coursed, but no examples of this higher quality flintwork exists within North Lancing. Flint is used extensively throughout the village, both in buildings and the boundary walls.
- 3.22 Elsewhere, brick is common, usually in local red clays, but also unusually at Grant's Manor in yellow London clays. Modern buildings tend to use mass produced hard bricks of various colours. Where historic, brick is most frequently laid in Flemish bond, but also often rendered. Red bricks are frequently used in window and door dressings on flint buildings. There are examples of tile hanging, although often on more modern buildings or additions, and roofing materials include both clay tiles and slates. Additionally, there is some localised use of Horsham slab roofing, for example on the north aisle of the church and at Grant's Manor; and of weatherboard again on more modern buildings, or where they have been altered.



Fig 19: Flint with brick or stone, flint walls



Fig 20: Use of brick in the conservation area, Horsham slab to roof of Grant's Manor



Fig 21: 20th century use of weatherboard

Boundaries and streetscape

3.23 A unifying feature of the conservation area is the presence of extensive flint boundary walls, which line the south side of The Street, and sections of Mill

Road and Manor Road. Flint walls are used both to enclose residential properties and old field boundaries, and are also found throughout the grounds of Lancing Manor where they once enclosed orchards and gardens, or lined walks.

3.24 The flint walls are not homogenous, but vary in terms of their height, intactness, quality and age. Some are built of coursed cobbled flints, while others are made of field flints laid in a more random arrangement. Older walls tend to be taller, bonded with granular lime mortars, while the more modern walls are generally lower, with brick dressings and cement mortars. In North Lancing, there are some poor imitations utilising gravel sized flints set into mortar panels. Future use of these should be discouraged.



Fig 22: Historic flint walls

3.25 Mature hedges and shrubs and trees are also a feature of the conservation area, frequently growing behind flint walls. There are also areas where enclosing features are absent (for example at the public house), or where provision of off-road parking has resulted in the removal of sections of flint walling. Some properties have introduced close boarded fences to street frontages which are harmful to the character of the conservation area.

- 3.26 Roads and pavements throughout North Lancing are in modern tarmac, and there is no historic street paving, although modern cobbled surfaces have been installed between the pavement and the car park belonging to the pub. Red tarmac is laid at the main junction of Mill Road and Manor Road as a traffic calming measure.



Fig 23: High hedges over flint walls on Mill Road



Fig 24: Close-boarded fence over reduced flint wall

Heritage Assets

- 3.27 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed buildings; and non-designated assets such as locally listed buildings. Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design or incongruous materials.
- 3.28 Those buildings that have been identified as positive contributors within North Lancing are identified on the map on page 3. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of North Lancing. The images below show some of the buildings that contribute

positively to the conservation area. Most of the historic flint boundary walls should similarly be considered to contribute positively to the character and appearance of the North Lancing Conservation Area.

- 3.29 The review of this conservation area proposes the inclusion of part of Lancing Manor Park encompassing the northern boundary with The Street, for the contribution that mature trees and historic flint walls make to the character of the conservation area. The north-east area of the park is also included. This contains the historic farmstead belonging to Lancing Manor, flint garden walls and the icehouse. Part of the walk to the Downs is also proposed for inclusion to reference the pleasure gardens and summerhouses that once provided resting places in the manor grounds.
- 3.30 The 20th century burial ground south of the church is also proposed for inclusion.



Fig 25: Positive contributors on The Street



Fig 26: Positive contributors at west end of Manor Road

Detracting elements

- 3.31 The review of this conservation area has also identified a number of buildings and areas that make no positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for removal in the recommendations below. These include the modern housing west of the Greenoaks cul-de-sac north of Manor Road. There is a significant length of modern housing on both the north and south sides of Manor Road here, and its inclusion in the conservation area is not justified. It is proposed to create an adjunct to the main conservation area to protect the small group of 19th century buildings on the north side of Manor Road before it gives way once more to modern development beyond Nursery Close and Griffiths Avenue.
- 3.32 Two further removals are proposed. There is a rectangular area of land immediately south of the public house, which is undeveloped, but wholly inward facing and makes no contribution to the character or appearance of the conservation area. It is also proposed to remove the building 'Nelmes' on Mill Road north of numbers 6 and 6A The Street. The building makes a neutral contribution to the conservation area, but is modern, and as it is located at the edge of the existing conservation area, its removal is logical.
- 3.33 The area around the junction of Manor Road and Mill Road has also been identified as a negative space in the conservation area. It is a key arrival point into the conservation area but the townscape qualities here are poor. The unattractively screened electricity sub-station and bus stop detract from a sense of arrival. The car park to the public house, along with the unattractive road markings, fences, and street furniture here also detract from the setting of The Old Cottage and the school, and are harmful to views west along Manor Road and north along Mill Road.



Fig 27: Modern housing on north side of Manor Road west of the church



Fig 28: Negative spaces around the junction of Mill Road and Manor Road

Open Spaces

- 3.34 The re-appraisal of the conservation area recommends the inclusion of two further open spaces in the North Lancing Conservation Area. The first of these part of Lancing Manor Park, and land north of the park that once belonged to the 18th century manor house. The second is the small burial ground south of the church.
- 3.35 The area proposed for inclusion corresponds with the extent of most of the physical built remains associated with the lost manor enclosed by a footpath at the south. It includes the surviving elements of the 19th century farmstead and garden walls, and the site of the icehouse. The area extends north to take in part of an historic walk that leads from the modern housing estate east of The Street and narrows to a footpath through a wooded area onto the Downs.
- 3.36 Lancing Manor Park has strong historic associations with the early 18th century Lancing Manor, acquired and significantly expanded by the Lloyd family throughout the 18th and 19th centuries.
- 3.37 The 1879 OS Map opposite shows Lancing House and several ranges of smaller scale buildings south of it. The farmstead sits to the north-west of the mansion, with orchards and gardens to the east of it. The icehouse is annotated, as are a series of walks through wooded areas up to the Downs, with summerhouses presumed to have been resting places for visitors to the grounds. Two small buildings are also shown half-way along the western boundary of the land stretching north: it is not clear what these buildings were used for, but it is possible that the more southern building of the two survives in a very altered state at the east end of Boxgrove Close.

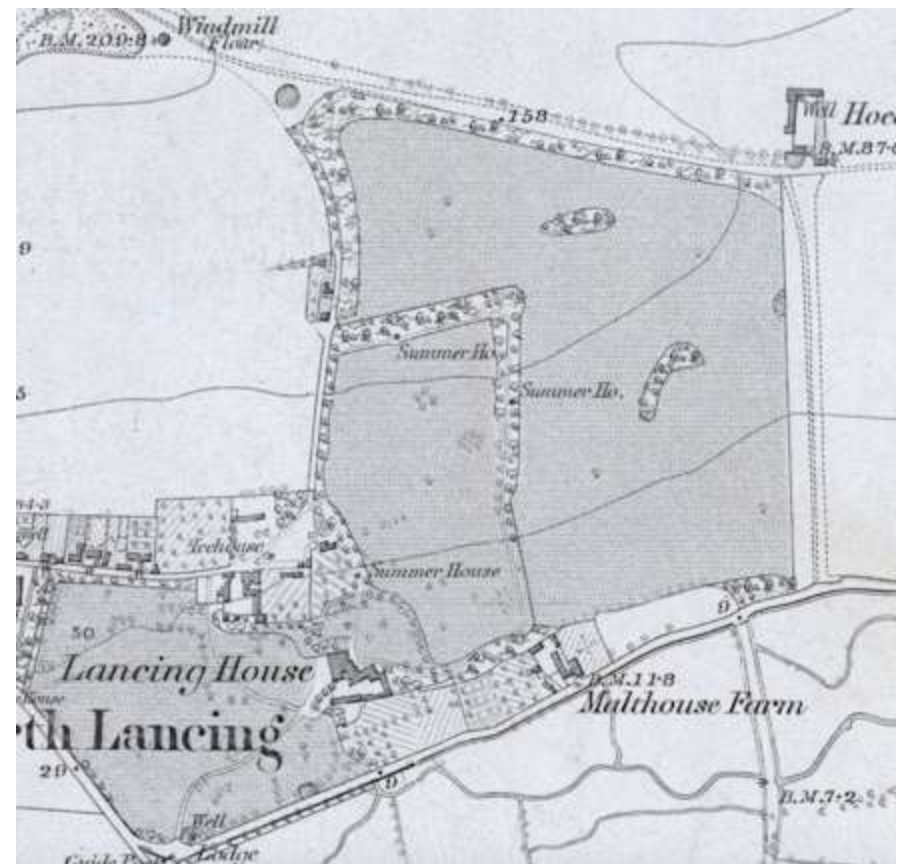


Fig 29: Lancing Manor grounds, 1879

- 3.38 Today, this part of Lancing Manor Park has a character distinct from the majority of the space where the leisure centre, bowling green and children's playground evoke a municipal feel. The north-eastern section is heavily wooded, and there is evidence of the former use of the land in the form of remnant flint walls to structures or orchards. A short avenue of yew trees survives, and the millstones of the former flour mill have been relocated to this area from the site of the lost mill further north.



Fig 30: Historic features within Lancing Manor Park

3.39 Along the north boundary of the park are the recorded remains of the former icehouse. This is beneath trees and its condition is unknown. From here, footpaths wind through the wooded western edge of the park and open onto expansive fields further east, before converging on footpaths leading to the Downs. There are remnant flint walls from earlier parkland walks or drives throughout the woods here, and further north is the site

of the windmill, which was demolished in 1905; and the chalk pits associated with the 18th and 19th century history of Lancing.

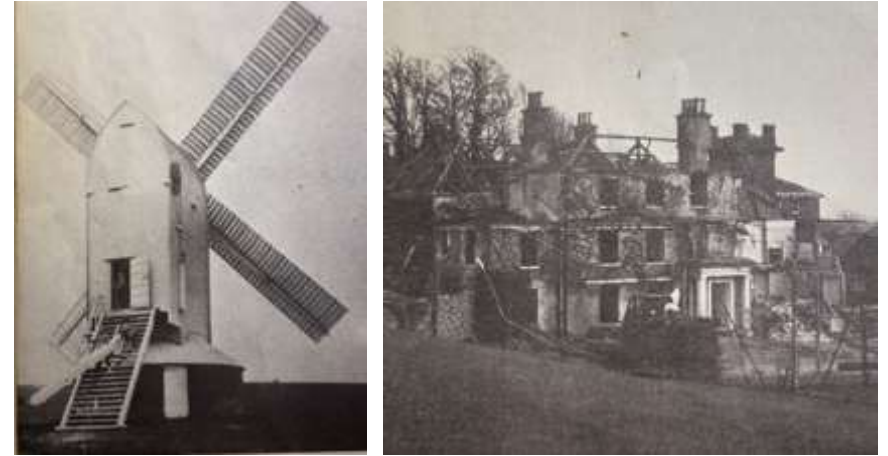


Fig 31: Lancing Mill, c1890 and Lancing Manor during demolition, 1972

3.40 South of the parish church at the southern end of Upper West Lane, there is a small burial ground containing some 19th century, but mostly 20th century burials. A footpath runs from the east entrance to the west end of the site and there are a number of mature yew trees within the grounds that are worthy of protection.



Fig 32: Burial ground on Upper West Lane

2.0 Setting and Views

- 4.1 North Lancing village is on the low slopes of the Downs, with continuous development down to the coast and significant development north of the village before it gives way to the countryside. The setting of the conservation area is therefore a suburban one, and one that has harmed the legibility of the historic settlement. Lancing Manor Park is the one remaining open space seen in the context of the conservation area, but its historic character has mostly been eroded with the demolition of the Manor House, construction of the leisure centre and installation of other leisure facilities.



Fig 33: Setting of the conservation area: a view across the park to The Street

- 4.2 Views within the conservation area itself are generally close, or kinetic as one moves along the three principal roads. Some wider views are available where the roads converge, but the most attractive views are those that simultaneously capture a number of buildings that illustrate the time depth

of the conservation area, in combination with the characteristic flint walls and mature planting.

- 4.3 The Street is a narrow linear road, with a high sense of enclosure owing to the flint walls on the south side and the overhanging mature trees which create dappled shade in the summer. The views along The Street have historically been much photographed and remain important today.



Fig 34: View east along The Street, and south along the twitten at the west end of The Street

- 4.4 Further important townscape views are those available from the junction of Manor Road and Mill Road. From here, the church tower is visible behind the long elevation of the flint barn sitting hard on the south side of the road; while looking from a vantage point by the pub, The Old Cottage, School and Old Forge are all visible with Mill Road climbing away beyond.



Fig 35: View looking west along Manor Road towards barn and church tower



Fig 36: View north along Mill Road

- 4.5 These townscape views provide a sense of the overall character of the village, and the spatial and architectural qualities of it. The mature trees are important to the conservation area, softening the views, particularly

where modern development intrudes on the appreciation of important views.

- 4.6 One long view is available from within the conservation area at the east end of Manor Road looking out towards Brighton in the far distance, but the foreground is spoiled by the substation, bus stop and signage. The view serves as a reference point.



Fig 37: Long view east towards Brighton

- 4.7 There are limited views into the conservation area, because the topography and vegetation conceal the settlement from higher ground to the north, however the view south from the fields north-west of Lancing Manor Park provides expansive views towards the sea which is visible over treetops. This is on land previously belonging to Lancing Manor and where summerhouses are marked on the 19th century maps. It is likely that views here would have been more open in centuries past, the trees fortuitously having now grown to conceal the modern development below.



Fig 38: View from footpath north of Lancing Manor Park

3.0 Assessment of condition

5.1 The condition of the conservation area is variable. There is a clear sense of pride in the historic area, and individual properties are generally well maintained. Some prior consideration has also been given to street furniture, for example with the installation of replica Victorian streetlamps, but more recent infrastructure is sited insensitively, and in some cases poorly maintained. Improved management of the public realm could deliver significant enhancements to the character and appearance of the conservation area.

5.2 Buildings that benefit from statutory designation have been afforded greater protection than those elsewhere that have in some cases suffered inappropriate alterations often resulting in the removal of historic or traditional windows or doors, or loss of or alterations to historic boundary treatments. Modern residential development for the most part pre-dates the designation of the conservation area, and is in many cases inappropriate in terms of design or materials used.



Fig 39: Modern development adjacent to The Old Cottage (left) and on south side of Manor Road (right)

5.3 As well as inappropriate modern development, there have also been regrettable losses within the conservation area, most notably the

demolition of Lancing Manor in 1972 and its replacement with the modern leisure centre. The tithe barn was in need of considerable repair when it was converted in 1922, but its subsequent extension and then demolition is lamentable. The flats that replaced the tithe barn were designed with the scale and position of the historic barn in mind, but the design is inappropriate by current standards, and the materials alien to the conservation area.



Fig 40: Modern flats on site of old tithe barn

5.4 Beyond insensitive modern development, a number of issues that threaten the historic integrity of the village have been identified. These are summarised below:

- The quality of the public realm is generally poor. Street surfaces, street furniture, telecommunication infrastructure and signage all detract from the appearance of the conservation area.
- The setting of the public house detracts from the aesthetic appeal of the building itself, and from the character of this central zone of the conservation area.
- There are damaged or missing sections of flint walls, or uncharacteristic modern flint walls

- Many original windows and doors to unlisted historic buildings have been lost with inappropriate, or uPVC replacements.



Fig 41: Modern inappropriate flint wall and poorly repaired historic wall



Fig 42: Modern uPVC windows to unlisted historic buildings

6.0 Management Plan

6.1 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above. The following is a set of recommendations to improve the future management of the conservation area.

Boundary Review

The following buildings/areas should be excluded from the revised boundary of the North Lancing Conservation Area:

- Modern housing on the north side of manor road west of Greenoaks (Nos
- Modern housing on south side of Manor Road west of No.69
- Land to the south of Miller and Carter Public House
- 'Nelmes' on Mill Road

The following areas are proposed for inclusion within the North Lancing Conservation Area:

- The burial ground north of the A27 off Upper West Lane
- An area of land within Lancing Manor Park approximately corresponding with the historic built remains associated with the demolished Manor House.

6.2 The modern buildings identified above make little positive contribution to the character or appearance of the conservation area, and they have therefore been proposed for exclusion from the conservation area boundary in the recommendations below. The additions are considered justified for inclusion because of their historic and/or aesthetic values and

for the positive contribution they would make to the character and appearance of the conservation area.

6.3 While there are other instances of modern buildings of only moderate townscape merit in the conservation area, many are embedded in the historic core of the village, and so only those that are easily capable of exclusion at boundary edges are proposed for removal here.

Article 4 Directions

Imposition of an Article 4 should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

And the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

6.4 Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these ‘permitted development rights’ where they consider it necessary to protect local amenity or the wellbeing of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

6.5 The scope of the Article 4 proposed here does not include further controls affecting windows and doors, because the majority of unlisted buildings in this conservation area are modern, and those that are historic have often already lost historic windows and doors. However, there is merit in using this planning tool to control other aspects of development, in combination with the use of a Design Guide (to be developed), which could set out advice for homeowners about appropriate alterations, which might over time reverse some of the more harmful alterations.

6.6 Elsewhere, planning and listed building legislation will allow alterations to listed buildings or commercial buildings to be more carefully controlled.

Infrastructure and public realm

Public realm improvements should be informed by an understanding of the significance of the conservation area, and respect the character and appearance of historic North Lancing.

6.7 The conservation area would benefit from a holistic approach to installation of or alteration to road, street, telecommunications and lighting infrastructure. All relevant authorities should be reminded of the designation status to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and

road surfaces. Historic England’s Guidance ‘Streets for All’ provides a framework for managing change to the public realm in historic areas: <https://historicengland.org.uk/images-books/publications/streets-for-all/heagl49-sfa-national/>

Public awareness

Local residents and businesses should be made aware of the designation of the village as a conservation area, and what it means for development and change to their properties.

6.8 There would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within North Lancing. This could be achieved through circulating this advice to householders and businesses in North Lancing, as part of a public consultation process.

New development within the conservation area and alterations to existing buildings in the conservation area

Proposals for new development, and alterations to existing buildings should take into account the heritage values associated with the conservation area as set out in this appraisal. Consideration should be given to the production of a local Design Guide to provide advice about appropriate change within Adur’s conservation areas.

6.9 Some of the modern development throughout the conservation area is poor quality and makes little reference to local vernacular materials and designs. As proposals come forward for redevelopment, or alteration of buildings in the conservation area, the design guide issued with this appraisal should be used to inform decision taking.

- 6.10 Regrettably, most of the original windows and doors to historic buildings within the conservation area have been lost, and have frequently been exchanged for uPVC or historically inaccurate replacements.
- 6.11 Adur has produced generic design guidance for residential extensions and alterations within the district <https://www.adur-worthing.gov.uk/media/Media,98785,smxx.pdf>. This should be read in conjunction with a Design Guide recommended for publication to complement this suite of character appraisals.

SOMPTING

Conservation Area Appraisal

Month of Adoption 2023



SUMMARY OF SIGNIFICANCE

Sompting is a village of medieval origins, with an architecturally significant and striking church dominating near views from the Downland slopes on which it sits.

The northern part of the village retains a verdant and rural character, punctuated by a selection of good buildings from the 18th and 19th centuries.

The linear village proper, stretching from Church Lane at the eastern end to Lambleys Lane at the western edge presents a more mixed picture, but includes several fine 18th century buildings, and other buildings of merit from the early to late 19th century, along with modern infill buildings throughout. The village is unified by the characteristic flint walls, including very substantial survivals north of West Street that once enclosed the nurseries which supported the burgeoning market garden industries until the middle of the 20th century.

Sompting Abbotts is noted for the visit of Queen Caroline, consort of King George IV in 1814, and the author and explorer E. J. Trelawney was resident at the eponymous cottage on West Street in the late 19th century.

The village has suffered from poorly coordinated infrastructure modernisations, the ill-considered use of modern and/or uPVC windows and doors which has eroded the historic character of Sompting, and an excess of through traffic.

The village was first designated by Adur District Council in March 1976. Some minor amendments were made to the boundary in 1992. This review and appraisal do not suggest any further changes to the boundary.

INTRODUCTION

1.1 Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

1.2 The Local Planning Authority, which in this case is Adur District Council and the South Downs National Park Authority, has a duty to determine which parts of their area have that special architectural or historic interest, to designate those parts as Conservation Areas, and to keep the Conservation Areas under review. It is also required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when performing its planning function in, for example, determining planning applications.

1.3 Sompting was first designated as a Conservation Area by Adur District Council in March 1976. With the creation of the South Downs National Park Authority in April 2011, it became the Local Planning Authority for that part of the Conservation Area to the north of the A27, with Arun District Council remaining the planning authority for the village south of the A27.

1.4 The Conservation Area was last reviewed in 1992, when some minor boundary changes were made. This Appraisal forms part of the review process required and seeks to set out what the Local Planning Authorities consider are the most significant elements which define the character of the Conservation Area. It has a significant role in making informed and sustainable decisions about the future of the area. Whilst comprehensiveness may be sought, however, the omission of any particular feature should not be taken as meaning that it is of no significance.

1.5 It sits within a wider policy context comprising:

- i) The Adur Local Plan or the South Downs National Park Local Plan, as appropriate.
- ii) The National Planning Policy Framework.
- iii) The Planning (Listed Buildings and Conservation Areas) Act 1990.

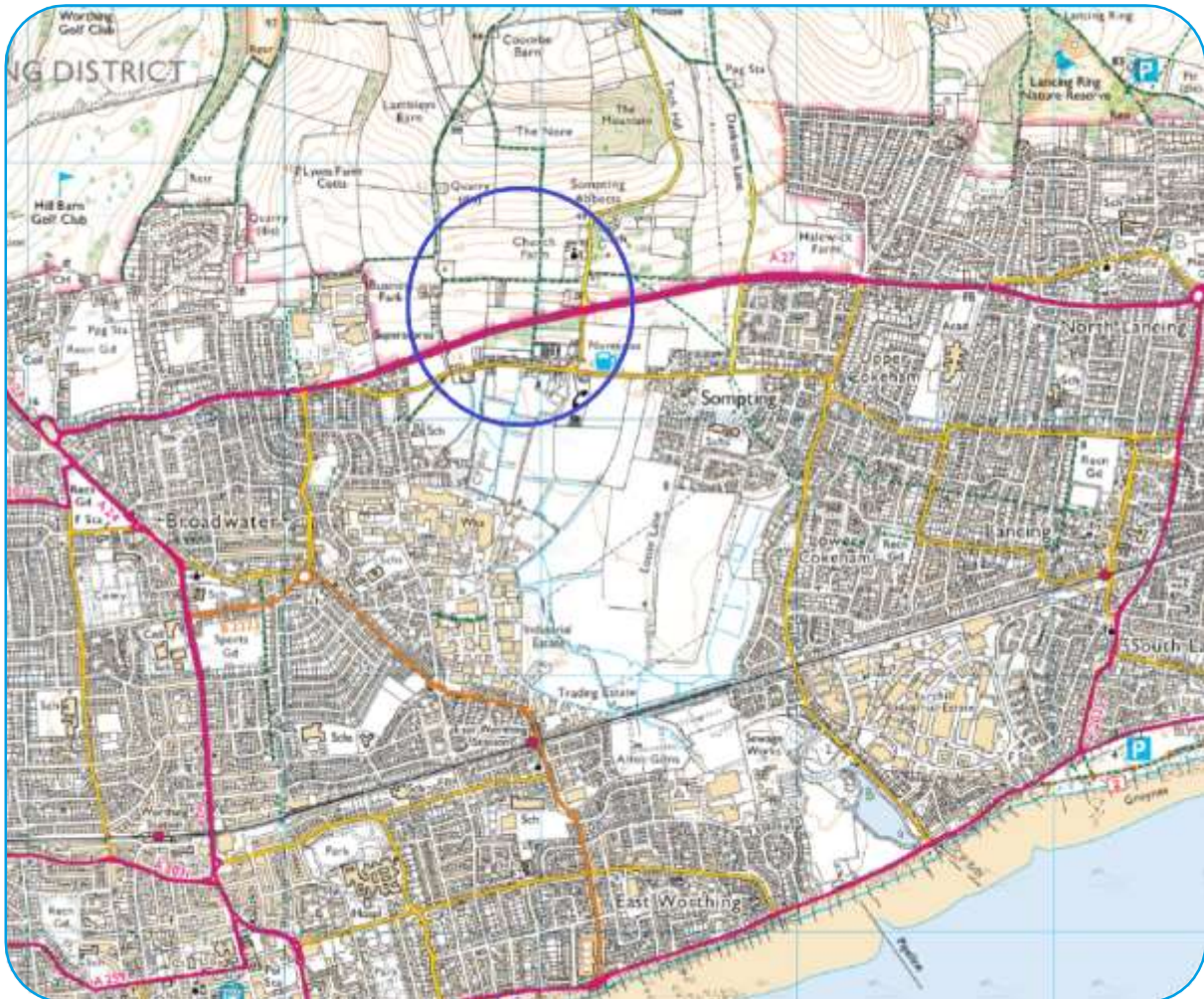
and for that part of the Conservation Area that falls within the National Park only:

- iii) The Purposes and Duty of the South Downs National Park.
- iv) English National Parks and the Broads UK Government Vision & Circular 2010.

1.6 In looking at the area, issues which pose a threat to the quality of the area and any possibilities for improvement and enhancement have also been identified.

SOMPTING IN THE LANDSCAPE

2.1 The village of Sompting sits on the dip slope of the South Downs at the westerly edge of the district of Adur, where it abuts the National Park, and separated from Worthing some three miles south-west by an open green gap. The old boundaries of the parish were broadly considered to run as far east as Boundstone Lane and to the west as far as Charmandean Lane.

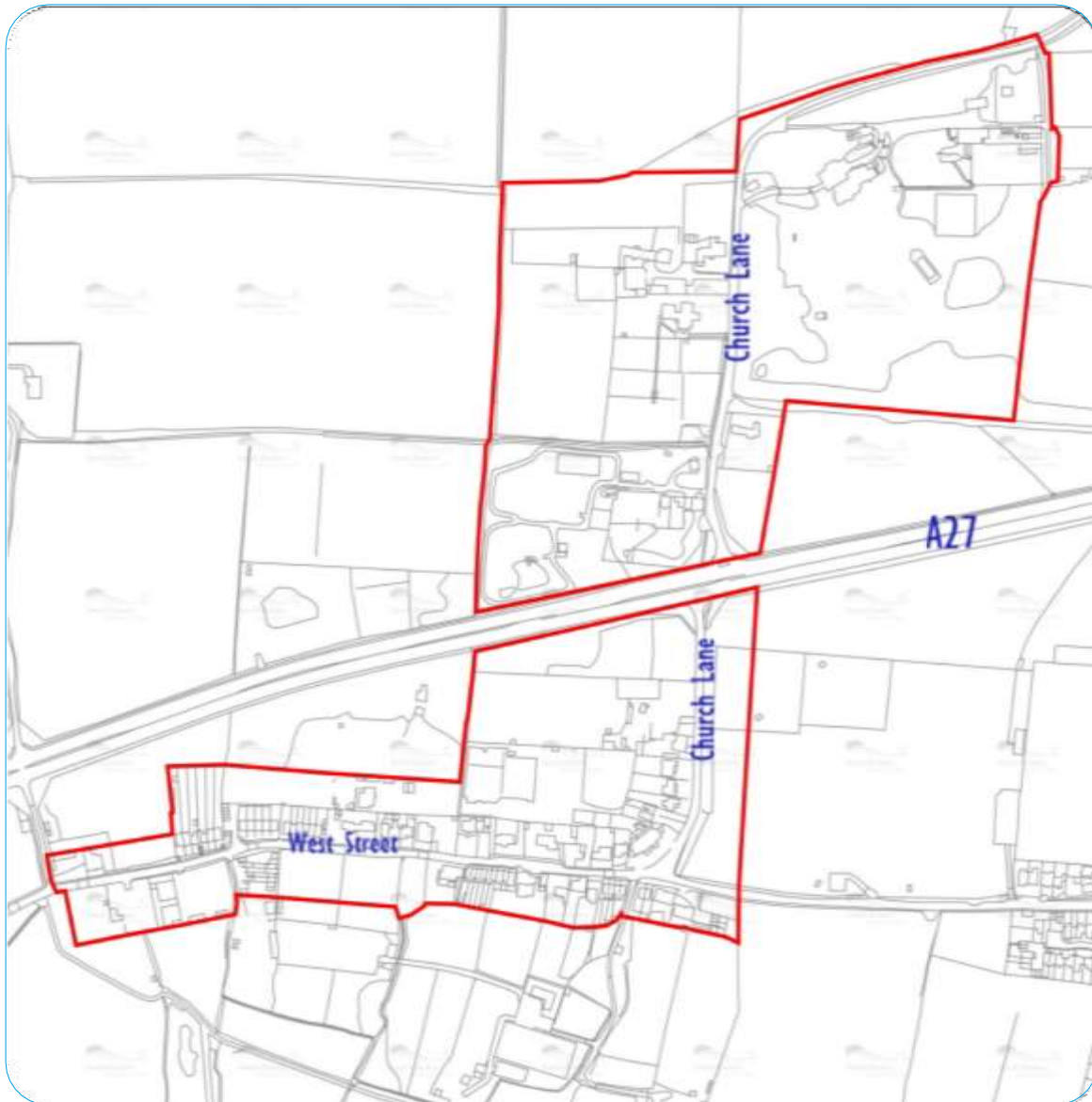


2.2 Today, the village is severed by the A27, with the northern part of the village sitting within the South Downs National Park boundary and extending into the grassland slopes of the Downs, and the southern half of the village within the developed coastal plains of Adur. East of the conservation area is the modern village of Sompting, incorporating the surviving elements of Cokeham, which in turn merges with Lancing.

2.3 The southern part of the parish was once part of the tidal estuary of the Broadwater and Sompting brook, and the name 'Sompting' is reputedly derived from the marshy characteristics of the land. The land rises gently to a low plateau where the historic villages

of Sompting and Cokeham lie, before rising more steeply up the chalk downland to altitudes of 400-500 feet at Park Brow, some two miles north of Sompting. Prehistoric, Romano-British and Bronze Age field systems have been recorded here.

2.4 The Sompting Conservation Area boundaries on either side of the A27 are shown below. South of the A27 it comprises the mainly residential part of the village west of Church Lane along West Street as far as Lambleys Lane which encloses Upton Farm. North of the A27 it incorporates the Church of St Mary and Sompting Abbotts School, along with the intervening buildings along the northern part of Church Lane.



The boundaries of Sompting Conservation Area.

It should be noted that the carriageway of the A27 is excluded from the Conservation Area. These boundaries have been in place since 1992 and no amendments are proposed in this appraisal.

HISTORICAL DEVELOPMENT

Early History

3.1 There is evidence of early and probably continuous settlement in the Parish of Sompting, where remains from late Bronze Age, Iron Age and Romano- British farmsteads and field systems and a Bronze Age bowl barrow have been discovered on the higher ground of the Downs at Park Brow in the north of the parish.

3.2 The settlement of Sompting has Saxon origins, and before 1066 was held by Lewin of King Edward. After the Norman Conquest, Sompting became part of the Rape of Bramber, under the control of William de Braose. At the time of the Great Survey in 1086, it had a population of 53 households, putting it in the largest 20% of settlements recorded in Domesday Book

3.3 The parish was divided into three manors: Lychpole, in the north of the parish; Sompting Abbots, granted first to the Abbey of Fecamp, and from the 18th century owned by the Crofts family; and Sompting Peverel (now Church Farm) owned by the Peverel

3.4 Sompting has long supported arable farming activities in the south, including the cultivation of barley, wheat, peas, oats, and vetch; and pasture on the downland hills mainly of sheep, and some cattle. Such practices persisted from the 11th century, right through to

3.5 The church of St Mary remains the earliest surviving building in the parish, dating from the 11th century and is a fine example of a 'Rhenish helm' pyramidal roof. As the name suggests, this roof form is largely found in the Rhineland and examples are very rare in Britain.

17th & 18th Centuries

3.6 Agriculture continued to dominate the economic life of the village throughout this period, and growth of the village was modest. The village comprised just the old streets of Church, Dankton and Busticle Lanes running north from West Street, and Cokeham, Lotts and Boundstone roads further east.

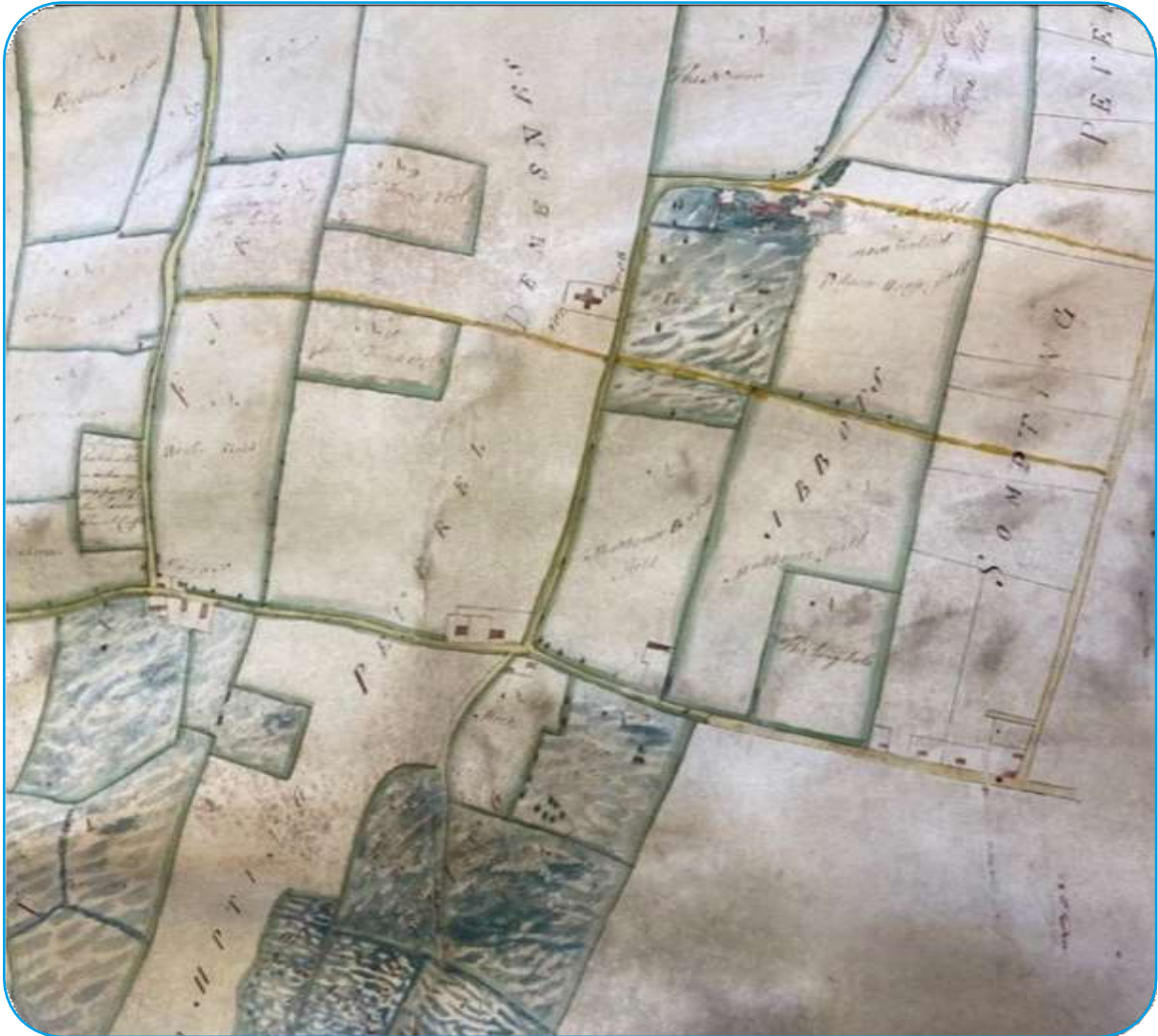
3.7 The manor of Sompting Abbots passed into the Crofts family in the mid-18th century, and was by this time a large house with a symmetrical south front of five bays with a central pediment and curved flight of steps to the piano nobile. Church Farmhouse, which was the manor house for the Sompting Peverel estate, is believed to still retain an earlier 17th century timber framed building beneath the flint and brick facades present today. This makes it one of the earliest surviving buildings in the conservation area. Within the southern part of the village, a number of 18th century houses survive including the listed buildings of Brooklands, the very fine Upton Farmhouse on West Street, and The Hermitage on Church Lane. Some buildings appear also to have been re-fronted in later years and may conceal earlier vernacular buildings.



Sompting as it appears on Yeakell and Gardner's Map of Sussex, published in 1778 -1783 (above) and Thomas Gream's map of 1799 (below)



3.8 The image below is an extract of the Sompting Estate Map of 1772 showing Sompting Abbots Manor House, and the church to the north and West Street largely undeveloped save the buildings at the junction of Church Lane, and Upton Farm at the western end of the settlement.



19th Century

3.9 Even for much of the 19th century, the principal economic activity continued to be agriculture, and the land use pattern was little altered with most of the land held by seven farms incorporating downland, arable and low-lying pasture. The New Shoreham to Worthing Railway line opened in 1845 and crossed the southern tip of the parish of Sompting. While this likely fueled some increase in development, the boundaries of the village were in large part kept intact.

3.10 Also emerging from the early 19th century was the market garden and glass house industry, where the longer history of orchards was expanded to include cultivation of soft

fruits, including grapes, peaches, melons, strawberries and figs, and vegetables, particularly mushrooms and peppers. The very high flint walls north of West Street enclosed these nurseries and provided shelter for the cultivation of the crops. In the village, terraced housing was constructed for the populations supporting these activities.

3.11 Accompanying the population increases was the rise of protestant worship, and a small chapel was built on West Street in 1887. This survives, although no longer in use for worship.

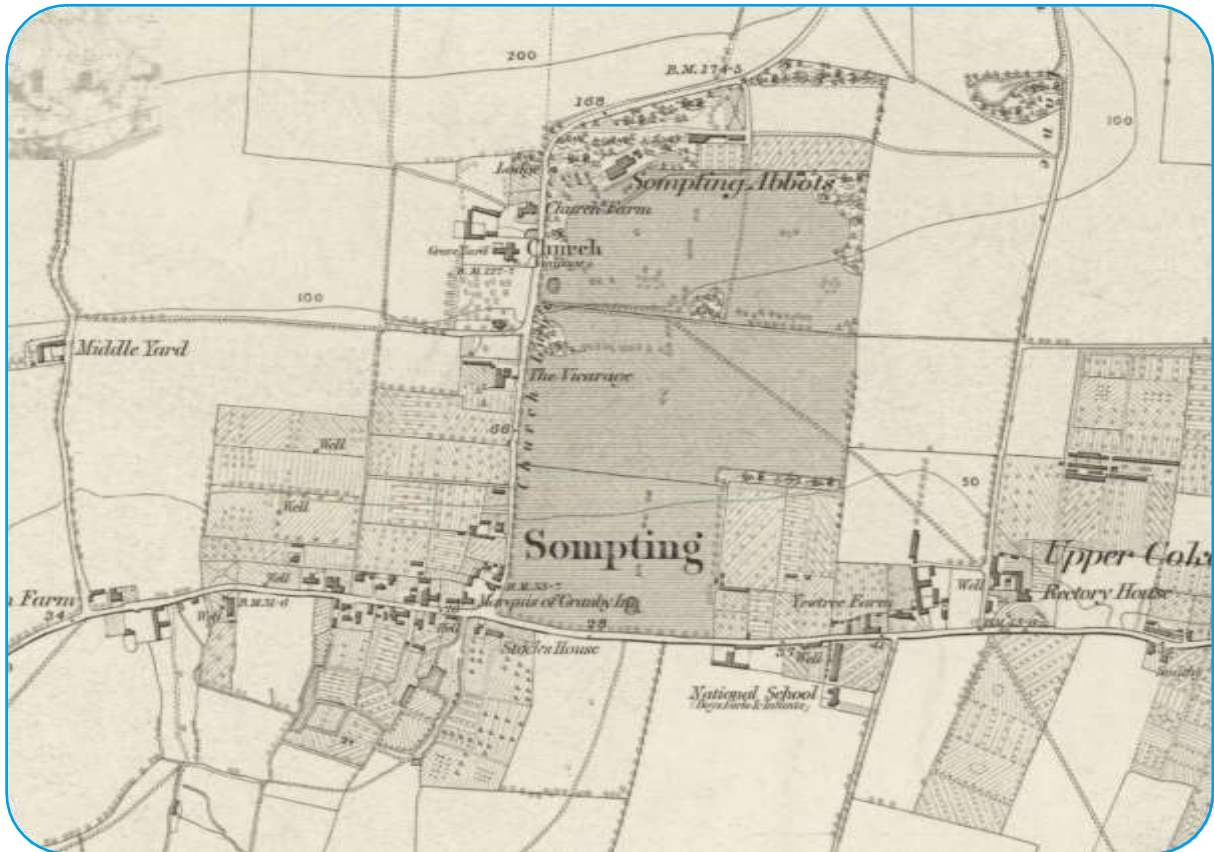
3.12 In the northern part of the conservation area, Sompting Abbots manor was rebuilt in 1856 in the gothic style. Built to the designs of P.C. Hardwick with money left by J.S. Crofts, the house is a spirited interpretation of vernacular flint houses, with stone dressings and an ornate ironwork coronet forming a landmark with the church tower in views from the north and east.

20th Century

3.13 Agriculture continued to be the principal industry of the village into the mid-20th century. Several acres of glasshouses were in use north of West Street operated by local firm G. Linfield Ltd. Worthing, along with the villages of Lancing, Sompting and Cokeham, all expanded rapidly during the 20th century, fueled by structural economic changes, and a mass housebuilding programme following the end of the Second World War. The scale of change to surrounding areas can be seen in the two maps on the following page. The northern part of the village, physically separated by the bypass, and the land ownership of Sompting Abbots has escaped significant development. Sompting Abbots became a school in 1921. West of Church Lane to the south, West Street too retains its historic form, albeit it with considerable infill development.

Historic Associations

3.14 In 1814 Queen Caroline, consort of George IV, stayed at Sompting Abbots before embarking for the continent. Edward John Trelawny, an adventurer, biographer, and novelist well known for his friendships with the Romantic poets Shelley and Byron, lived in Sompting between 1870 and in 1881. His house in West Street continues to be known as Trelawny's cottage.



OS Maps 1879 (top) and 1930-1961 (bottom)





The original Marquis of Granby pub and part of West Street, as they appear in old postcards.



CHARACTER ANALYSIS

Landscape Context

4.1 Sompting is a village that spans two distinct landscape character zones: the alluvial tidal plains to the south, and the chalk downland slopes to the north. The physical separation of the northern part of the village by the present day A27 has separated the manors from the agricultural cottages that served the old estates, but this, along with the longevity of the Sompting Estate landholdings, and more recently through AONB and National Park landscape designations, have maintained the rural character of this part of the conservation area.

4.2 South of the A27, Sompting is a linear village, running west from Church Lane to Upton Farm in the west. South of the village is a diminishing wedge of open land stretching to the coast, allowing glimpsed views across the tidal plains from parts of the village. East and west of the conservation area are open fields associated with the farms of the present-day Sompting Estate. These provide an important rural context to the village otherwise now encroached upon by the expansion of Lancing to the east and Worthing to the west.

Settings & Views

4.3 Views within the conservation area itself are generally close, or kinetic as one moves through the narrow and sinuous streets of Church Lane, and West Street. These townscape views provide a sense of the overall character of the village, and the architectural qualities of it. In the southern character area, there are some attractive views across fields to the south as the buildings become more dispersed at the west end of West Street.

4.4 In the northern part of the conservation area, views are similarly tight. Key buildings are set well back from or face away from the road and views of listed buildings are glimpsed through trees or over hedgerows and flint walls.

4.5 There are some exceptional views from the downland footpaths above the conservation area, including that from 'The Mountain'. These long views take in the church and Church Farm, and afford glimpses of the decorative tower of Sompting Abbots; West Street can be made out in the mid view, beyond which are the tidal plains and built-up coastal area; and finally, the sea.

4.6 Also important in these long views from the north is the appreciation of the historic edges of Sompting defined by Upton Farm to the west and Yew Tree Farm to the east. In particular the fields north of Upton Farm and those crossed by the footpath southwest of Upton Farm provide an important rural context to the listed farmhouse and its outbuildings.

4.7 The remnant historic field patterns to the east and west of the southern part of the village are important to the appreciation of Sompting as a distinct historic settlement of rural origins. At the west end of the village, the fields north of Upton Farm, and those crossed by



Two views from 'The Mountain', towards Church Farm and St Mary's Church (above) and showing Upton Farm in the mid-ground separated by fields from the suburbs of Worthing (below).



footpaths south-west of the village provide an important rural context to a village which for almost all of its history relied on farming and horticulture. Similarly, the approach from the east retains a pastoral character, and views towards the church, Sompting Abbots and the buildings along Church Lane to the south are visible at field edges.

Character Areas

4.8 The Conservation Area falls into two distinct character areas, that to the north of the A27 and that to the south. This is a function of the contrasting topography - dip slope and coastal plain - and the different scale, nature, and form of the built heritage between the two areas.

4.9 This division has been compounded physically by the construction of the A27 and administratively by the creation of the National Park.

Character Area 1: North of the A27

4.10 The northern part of the conservation area is a loose, linear settlement, with buildings spaced quite widely along Church Street. It has retained its historic rural character.

4.11 It contains the most historically and architecturally significant buildings in the conservation area, including the parish church of St Mary's (grade I), along with Sompting Abbots School and Church Farm (formerly the manor associated with the Peverel family). The buildings are set spaced well apart in what can still be appreciated as their former agricultural or parkland settings.

4.12 Sompting Abbots School is an attractive gothic revival building with an inventive use of vernacular flint and brick building materials. It was built in 1856 to the design of a well-known architect, Philip C Hardwick. It is Grade II listed.

4.13 Surviving within the school grounds are remnants of the farmstead and gardens associated with the old manor house including barns, stables and even a pigsty and glasshouse within a walled garden. A ha-ha also survives along with flint walls and a ruined part of a building which now serves as a folly. The survivals are attractive brick and flint structures, some more altered than others. Few are publicly visible. The Lodge on Church Lane is also an attractive, and ornate building of the 19th century, complementing the architectural style of the 'new' Manor.

4.14 These buildings are complemented by the old vicarage (now Sompting Peverel's) at the southern end of Church Lane, and a handful of other buildings either in residential or school use. The building pattern is loose, and the historic houses tend to be detached, dating from the 18th century or earlier (excepting the rebuilt Sompting Abbots).

4.15 The flint walls which line the sinuous street denote the extent of manorial holdings.



The Parish Church of St Mary is a Grade I listed building with origins in the 11th century. Particularly notable is the Rhenish helm roof structure on the tower.





A typical lychgate stands at the entrance to the churchyard. Prior to the start of a funeral, coffins were often kept under the lych gate and, as here, a central pier was provided on which to rest the coffin.



Less usual is the use of such a pier as a war memorial. More information about those commemorated can be found at: <http://www.roll-of-honour.com/Sussex/Sompting.html>



Church Farmhouse is a Grade II listed 18th century structure, although an earlier timber-frame may survive encased within the later flint structure. It formed the manor house for the Peverel Estate.





Sompting Abbots (above) was built in 1856 to the design of architect P C Hardwick. It is Grade II listed.



Other buildings associated with Sompting Abbots include its lodge on Church Street and various structures linked to farming. Only the lodge is visible from the public realm.





North of the A27, Church Lane comprises a small number of fairly substantial buildings which are set back from the road and enveloped in verdant spaces. The substantial flint walls, mature trees, and other greenery are all important elements in defining the character of the street. Kerbs and pavements are limited.





The property now known as Sompting Peverel was originally the old Vicarage. It is now largely screened from public view from Church Street, with only its front door and boundary flint wall being visible.

The old photograph gives some sense of its appearance in the early 20th century.



Character Area 2: South of the A27

4.16 The southern part of the conservation area comprises two streets: the southern section of Church Lane and leading west from it, West Street. The streets are linear, mostly residential, with several terraces that once housed the agricultural workers of the Sompting Estate, or the market garden industry.

4.17 Church Lane south of the A27 is characterised on the west side by buildings of various ages, ranging from the 18th and 19th centuries to modern infill development.

4.18 To the east, and on higher ground are the fields belonging to Yew Tree Farm.

4.19 Church Lane terminates at its southern end with the site of the former Marquis of Granby pub, which dated from the 1930s and was itself a rebuild on the site of an older Inn. This has recently been demolished and will be replaced by a residential development which takes some inspiration from the form of the 1930s building. At the junction of Church Lane and West Street, is a mini roundabout, encircled by development of varying ages and quality including modern terraces, the 1930s pub and 19th century buildings. The forecourt of the public house is an open, but currently unkempt space.

4.20 Immediately north of West Street are the tall flint walls associated with the old market garden industry. The spaces they enclose are inaccessible, and at the time of survey, are used for grazing horses.

4.21 West Street is at the eastern end a linear village of continuous, fairly tight knit development on both sides of the street. West of the Gardeners Arms, the southern side of the street is enclosed either by characteristic flint walls or mixed native hedgerows and there is a looser agricultural building pattern allowing views across the fields of the tidal plain. On the north side of West Street at its western end are terraces of various ages and quality. Along its length within the conservation area, West Street is narrow with an intermittent footway on either side, and buildings with short front gardens often sit hard on the road.

4.22 At the junction of Church Lane and West Street, is a mini roundabout, encircled by development of varying ages and quality, including modern terraces and 19th century buildings. The site of the former Marquis of Granby pub is undergoing redevelopment.

4.23 Upton Farm (grade II listed) at the western end of the conservation area is undoubtedly the finest of the buildings within this character area, and it retains its agricultural setting.

4.24 The flint boundary walls are an important unifying feature within this character area, even where modern, or fragmentary.



Upton Farmhouse: The five-bay south front shown above is early to mid-18th century in construction. Parts of the rear of the house and some of its interiors may be considerably earlier.

Original farm buildings which formed part of Upton Farm lie to the west of the house.





An impressive farm complex sits on the opposite side of the road to Upton Farmhouse and presumably was part of the whole farmstead.





Terraced housing, of varying designs and quality, is a significant feature of the southern character area.

They are largely 19th or early 20th century in date and often accommodated workers in the horticultural industry





Other buildings in the southern character area are mostly constructed in a palette of traditional buildings materials.





Street views in the southern character area.

The ubiquity of cars, both parked and through traffic, has a significant impact on the quality of the southern character area.

The contrast with the rather more bucolic scene shown in a photograph of 1922 is striking.





The Old Post Office is now in residential use but has retained a rather unattractive shopfront.

Recreation of the original shopfront, shown below, as well as the sash windows, represents an opportunity to enhance the building and its contribution to the wider Conservation Area.





Flint walls make a significant contribution to the quality of the southern character area. These include walls which form front boundaries to properties and land facing West Street.



Paths running north from West Street gave access to the horticultural areas beyond and these too often have flint walls. The flint walls that enclosed the nurseries north of West Street provided shelter for the crops.

Some of the walls are not in good condition and require repair and maintenance.



Buildings of the Conservation Area

4.25 The historic built form of Sompting is relatively rich, considering the small size of the conservation area, and clearly illustrates the many layers of the history of the village. There are two landmark buildings in the conservation area, both in the northern character area. They are St Mary's Church with its distinctive 'rheinish helm' pyramidal tower and Sompting Abbotts School, an attractive gothic revival building with an inventive use of vernacular flint and brick building materials. Both these buildings are highly visible from the low-lying surrounds of the village, particularly in the winter months. They represent the long history of the church and manorial lands of Sompting.

4.26 Sompting Abbotts includes within its ground's remnants of the farmstead and gardens associated with the old manor house including barns, stables and even a pigsty and glasshouse within a walled garden. A ha-ha also survives along with flint walls and a ruined part of a building which now serves as a folly. The survivals are attractive brick and flint structures, some more altered than others. Few are publicly visible. The Lodge on Church Lane is also an attractive, and ornate building of the 19th century, complementing the architectural style of the 'new' Manor.

4.27 Elsewhere throughout the village the principal architectural styles are of the 'polite' Georgian architecture of the 18th and early 19th centuries, and the vernacular revival styles of the late 19th and early 20th centuries. There are also a few modern buildings throughout the conservation area, which while appropriate in scale, vary in the success of their integration with the historic settlement.

4.28 The 18th century buildings are generally detached, have uniformity in appearance, or have sought to impose visual order on older vernacular buildings, as at Church Farm and Sompting Peverel's in the northern part of the conservation area. These buildings are generally constructed in the prevalent building stone of flint or brick, occasionally with stone dressings. Some examples are rendered, and have timber sash windows, and classical doorcases or porches. Most have shallow pitched roofs, some behind a pediment as at The Hermitage. Nearly all buildings have been altered or extended over their lifetimes, which in some cases has resulted in inappropriately detailed joinery.

4.29 The majority of the remaining historic buildings in the conservation area date from the 19th century. They tend to be terraces, semi-detached properties or occasionally, villas such as Trelawney's Cottage. The buildings are again generally two storey and flat fronted although some are ornamented with bow windows, continuous porches, or shopfronts.

Heritage assets

4.30 There are eight listed buildings within the Conservation Area. All are Grade II, except for the Grade I Parish Church. The link against each connects to the list entry for each building on the National Heritage List for England, and they are shown on the map at the back of this document.

North of the A27 are:

- Sompting Abbot - <https://historicengland.org.uk/listing/the-list/list-entry/1027881>
- Church Farmhouse - <https://historicengland.org.uk/listing/the-list/list-entry/1193284>
- Parish Church of St Mary - <https://historicengland.org.uk/listing/the-list/list-entry/1353763>
- Sompting Peverel - <https://historicengland.org.uk/listing/the-list/list-entry/1193261>

and South of the A27 are:

- The Hermitage - <https://historicengland.org.uk/listing/the-list/list-entry/1027880>
- Brooklands - <https://historicengland.org.uk/listing/the-list/list-entry/1027848>
- Myrtle Cottage - <https://historicengland.org.uk/listing/the-list/list-entry/1353750>
- Upton Farm House - <https://historicengland.org.uk/listing/the-list/list-entry/1250625>

4.31 Heritage assets are commonly considered to be buildings or structures, monuments, places or landscapes that have sufficient significance to warrant consideration in the planning process. They include designated assets such as scheduled monuments, conservation areas and listed buildings; and non-designated assets such as locally listed buildings. Conservation Area Appraisals provide an opportunity for local planning authorities to also identify unlisted buildings that contribute positively to the character or appearance of the conservation area. Similarly, appraisals can also identify buildings that negatively contribute to the conservation area, usually because of inappropriate scale, poor design, or incongruous materials.

4.32 Those buildings that have been identified as positive contributors within Sompting are identified on the map on page 3. In general, positive contributors have a degree of architectural and historic integrity, which may be derived from a street-facing elevation, or from another viewpoint; and they therefore illustrate an important part of the history of Sompting. The images below show some of the buildings that contribute positively to the conservation area. Most of the flint boundary walls should similarly be considered to contribute positively to the character and appearance of the Sompting Conservation Area.

Building Materials

4.33 There is a generally consistent palette of building materials used throughout the village. There are very few buildings dating from earlier than the 18th century, although Church Farm is likely to have earlier origins than its external appearance suggests. There are therefore no timber framed buildings that are identifiable externally.

4.34 The most characteristic of the local building materials is flint, found in the chalk beds of the downs, or on the beaches. The most commonly found broken flints are known as field flints, and would have been revealed as a by-product of ploughing the fields. In higher

status buildings there are examples of knapped and coursed flints. Flint is used extensively in both buildings and boundary walls throughout the conservation area.

4.35 Elsewhere, brick is the predominant building material, either in local red clays, or in later 19th century buildings, yellow London clays. Where visible bricks are usually laid in Flemish bond, but have also frequently been rendered. Red bricks are commonly used in window and door dressings on flint buildings. There are examples of tile hanging, although often on more modern buildings, and roofing materials include both clay tiles and slates.

Boundaries and Streetscape

4.36 The unifying feature of the conservation area is the extensive use of flint boundary walls, which line Church Lane and West Street on one or both sides, if not continuously, then for much of the length of the conservation area. The flint walls are not homogenous, but vary in terms of their height, intactness, quality, and age. Some are built of coursed cobbled flints, while others are built of broken field flints laid in a more random arrangement. Older walls tend to be taller and bonded with granular lime mortars, while the more modern walls are generally lower, with brick dressings and cement mortars. Flint walls are used both to enclose residential properties and farms, and importantly in Sompting, to enclose the gardens and orchards used in the 19th and 20th centuries for the commercial production of fruit and vegetables.

4.37 Roads and pavements throughout Sompting are in modern tarmac, and there is no historic street paving. There are few pavements in the northern part of the conservation area, and in the south, they are modern, narrow, and intermittent rarely lining both sides of West Street. The footpaths that wind through the old market gardens in centre of the village north to the A27 are unmade and lined by the tall flint walls of the market gardens.

ISSUES & OPPORTUNITIES

5.1 The condition of the conservation area can broadly be summarised as good in the northern character area, and moderate to poor in the southern character area. The northern area benefits from most of the historic buildings carrying a statutory designation, which affords them greater protection from inappropriate alterations and development within the setting of listed buildings. The status bestowed by the National Park designation provides a further layer of protection in terms of development constraints within that area.

5.2 Sompting Abbotts School, as a single tenant responsible for a large number of buildings and much of the land within this area, similarly allows for a consistent approach to managing change. The main listed building and grounds are well maintained, although the extension of the stable block has resulted in harm to this curtilage listed structure. There would be benefit in the school undertaking a Conservation Management Plan to guide future development needs at the school if this is absent or out of date, in order to appropriately conserve the listed and curtilage listed buildings on the school's estate.

5.3 The A27 is one of the most significant problems for the conservation area as a whole, severing as it does the church and manors from the village proper. The junctions of the A27 with Church Lane to both the north and south are poor markers of access points to the conservation area, marred by poorly maintained grass verges, traffic signage and self-seeded trees and shrubs.

5.4 The southern part of the conservation area presents a number of issues that threaten the historic integrity of the village. These are summarised below:

- In spite of the A27 relief road, there remains heavy traffic through the village which also suffers from significant on-street parking pressures, and single lane traffic movement along most of West Street
- Excessive traffic signage and street furniture, particularly at the junction of Church Lane and West Street
- Some modern infill housing exists of inappropriate design and/or materials
- Damaged or missing sections of flint walls, particularly along Church Lane south of the A27
- Inappropriate modern flint walls, or loss of enclosure to some building plots
- Nearly all original windows and doors to unlisted historic buildings have been lost with inappropriate, or uPVC replacements.

- Pedestrian movement along West Street is hampered by traffic, and intermittent pavements. The street is a hazardous and hostile space for pedestrians.
- Poorly maintained tarmac between historic nursery sites leading from West Street to A27
- Development pressure on the edges of the village

MANAGEMENT RECOMMENDATIONS

6.1 The overall character of the conservation area is compromised by the cumulative effects of the issues outlined above, which largely relate to the southern part of the conservation area. The area north of the A27 has seen little harm, probably because of the listed status of the main buildings and, more recently, by virtue of its location within the National Park.

6.2 The following is a set of recommendations, some of which are aspirational, to improve the future management of the conservation area.

The Impact of Traffic

6.3 The volume of traffic on West Street has a serious negative impact on the quality of the village, both as a historic settlement and as a place to live. Much of this is through-traffic trying to avoid the traffic lights on the A27 i.e 'rat running'.

6.4 National Highways has consulted on options for improvements to the A27 in the area. West Sussex County Council has consulted on improvements to cycling and walking facilities in the area.

Recommendation: Any proposed highway improvement schemes in the area should have regard to the character of the conservation area.

The loss of traditional architectural features & traditional materials

6.5 Minor developments such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Article 4 of the GPDO gives local planning authorities the power to limit these 'permitted development rights' where they consider it necessary to protect local amenity or the well-being of the area. An Article 4 Direction is therefore a tool available to a local authority to allow greater control over the types of changes that can cumulatively erode the historic character of a conservation area, for example loss of traditional windows or boundary treatments.

6.6 The loss of traditional architectural features and traditional materials has been identified as an issue which is harming the character of the southern part of the Conservation Area. In particular, most of the original windows and doors to historic buildings within the southern character area have been lost and have frequently been exchanged for uPVC or historically inaccurate replacements. The creation of an Article 4 direction may be justified covering the area south of the A27. It would not be necessary for the northern character area.

6.7 It is not suggested that any such Direction includes further controls on windows because most of the historic windows have already been lost. However, there are other

alterations to properties in the conservation area, particularly those that relate to boundary treatments, which have harmed the area. The flint walls throughout Sompting are particularly important to the historic character of the village and their loss or replacement with inappropriate substitutes is harmful to its special character.

6.8 In addition to any Article 4 Direction, there would be merit in producing a settlement-specific Design Guide, which could set out advice for homeowners about appropriate alterations, which might over time reverse some of the more harmful alterations.

6.9 At the same time, there would be considerable benefit in raising awareness of the conservation area designation and what it means for buildings within Sompting. This could be achieved through a public consultation exercise for an Article 4 Direction and Design Guide

RECOMMENDATION – Within the part of the conservation area south of the A27, imposition of an Article 4 Direction should be considered to allow additional planning controls for any works fronting a highway or public right of way and which would involve:

- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement, or alteration such as an extension, removal, or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement, or alteration (including demolition) of a fence, gate, wall, or other means of enclosure.
- Removing totally or partially walls, gates, fences, or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

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and the following whether or not it fronts a highway or open space:

- Removing or altering chimneys.

Infrastructure and public realm

6.10 The conservation area also would benefit from a comprehensive approach to installation of, or alteration to, road, street, telecommunications, and lighting infrastructure. A survey of the current situation should inform production of a Design Guide and lead on to proposals to rationalise and improve the quality of the various elements of infrastructure. All relevant authorities should be reminded of the Conservation Area designation and the Design Guide promoted to encourage a more thoughtful approach to installation of signage, street markings, telephone and broadband boxes, litter bins and road surfaces.

6.11 If it proves feasible to reduce the through traffic, an opportunity will arise to

undertake a more extensive public realm enhancement scheme for the road, perhaps some form of shared surface to make the village more 'pedestrian friendly'.

6.12 Historic England's Guidance 'Streets for All' provides a framework for managing change to the public realm in historic areas:

<https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>

RECOMMENDATION – That a Design Guide be prepared and promoted to all relevant authorities with an objective to rationalise and raise the quality of insertions into the public realm, including signage, street markings, telephone and broadband boxes, litter bins and road surfaces.

RECOMMENDATION – That the feasibility of a public realm enhancement scheme for the main road be explored. This would include proposals to rationalise assorted infrastructure, road signs, telecommunications apparatus, street lighting etc.

New development & alterations to existing buildings within the conservation area

6.13 Within the conservation area, development opportunities in the northern character area are limited, because of the landscape and heritage designations. In the southern character area, there is some potential for limited infill development, although the looser spatial arrangement of buildings at the western end of West Street, particularly to the south, should be respected. Applications for development within the walled garden areas of the historic nurseries should be informed by an understanding of the historic values of these areas and should respect the high level of enclosure afforded by historic flint walls.

6.14 Some of the modern development throughout the conservation area is poor quality and makes little reference to local vernacular materials and designs. As proposals come forward for redevelopment, or alteration of buildings in the conservation area, the design guide issued with this appraisal should be used to inform decision taking.?

6.15 Regrettably, most of the original windows and doors to historic buildings within the southern character area have been lost and have frequently been exchanged for uPVC or historically inaccurate replacements.

6.16 ADC has produced generic design guidance for residential extensions and alterations within the district, which can be found on its website at :

<https://www.adur-worthing.gov.uk/media/Media,98785,smxx.pdf>

and guidance more specifically related to Sompting will also appear on its website once it has been completed. The SDNPA has adopted a similar general guidance document at:

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/adopted-design-guide-spd/>

RECOMMENDATION - that (i) due regard be paid to the duty on the Local Planning Authority by Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 when considering planning applications within the Conservation Area; (ii) that planning and Listed Building Consent applications be determined in accordance with all relevant legislation and guidance, including this Appraisal; and (iii) that any opportunities to secure improvements during negotiations be secured as far as possible.

Development affecting the setting of the Conservation Area

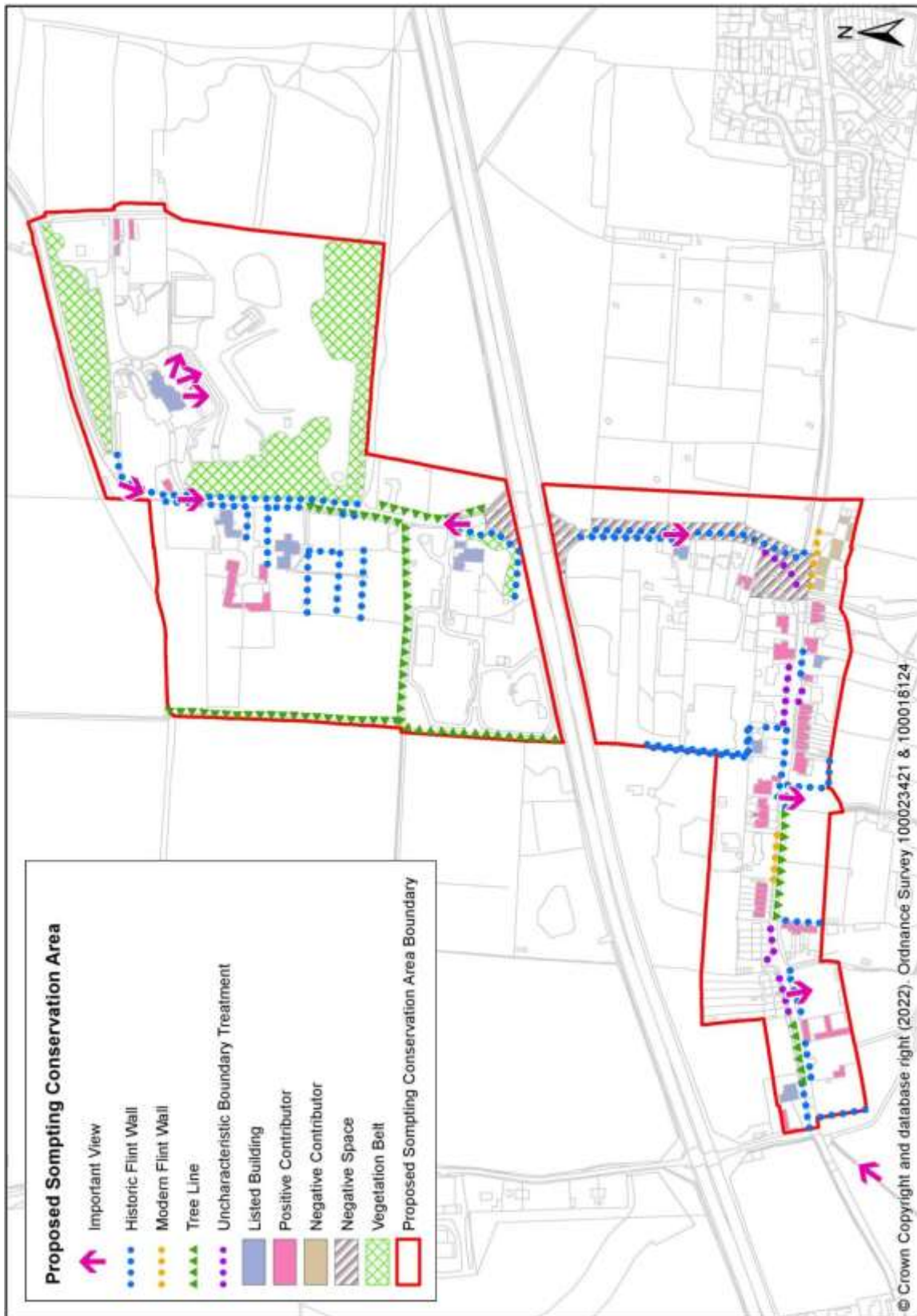
6.17 Development on the fields east of Sompting, those north and south-west of Upton Farm, and south of West Steet should be resisted. The surrounding landscape provides a rural context and setting to the conservation area, which has for most of its history relied on agriculture and horticulture. The historic and aesthetic values of the village would be eroded if the landscape setting of the village is diminished.

RECOMMENDATION: That development on the fields east of Sompting, those north and south-west of Upton Farm, and south of West Street and which would erode the setting of the conservation area should be resisted.

Management of Sompting Abbots School

6.18 Sompting Abbots School is responsible for a large number of buildings and much of the land within the northern character area. At present, the main listed building and grounds are well maintained but there would be long-term benefit in the school undertaking a Conservation Management Plan to guide future development needs at the school if this is absent or out of date.

RECOMMENDATION: That Sompting Abbot School be encouraged to, and assisted with, the preparation of a Conservation Management Plan for its site to ensure that any future development appropriately conserves the listed and curtilage listed buildings on the school's estate.





CONTACTS

For general conservation issues relating to the area south of the A27:

**The Conservation Officer,
Worthing & Adur Councils
email:**

For general conservation issues relating to the area north of the A27:

**The Conservation Officer,
South Downs National Park Authority,
South Downs Centre, North Street,
Midhurst
GU29 9SB
email: historicbuildings@southdowns.gov.uk**

Proposed Sompting Conservation Area

- ↑ Important View
- Historic Flint Wall
- Modern Flint Wall
- ▲▲▲ Tree Line
- Uncharacteristic Boundary Treatment
- Listed Building
- Positive Contributor
- Negative Contributor
- ▨ Negative Space
- ▨ Vegetation Belt
- ▭ Proposed Sompting Conservation Area Boundary

