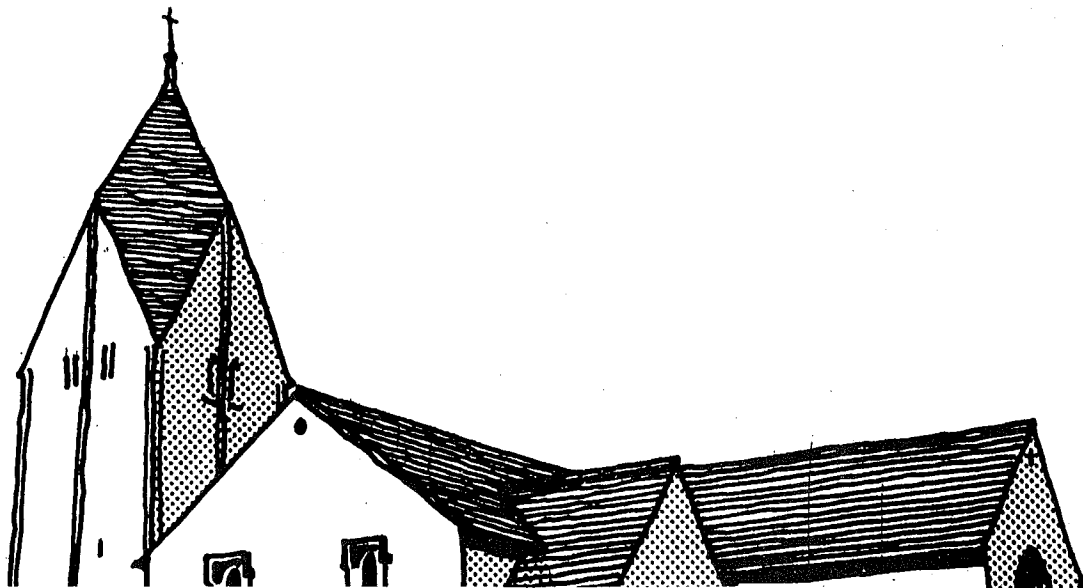


SOMPTING



IMPORTANT - AMENDMENT TO BOUNDARY

At its meeting on 24th November 1992, Adur District Council amended the boundary of Sompting Conservation Area.

The new Conservation Area boundary is shown on the map inserted inside the front cover.

CONSERVATION AREA : REPORT



SOMPTING CONSERVATION AREA

Sompting

All Saints Gardens

Buckley's Property

WEST STREET

UPPER FARM

ST. PETER'S CHURCH

SOMPTING PRIORY

The Nore

The Nore

THE A1030

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ADUR DISTRICT COUNCIL

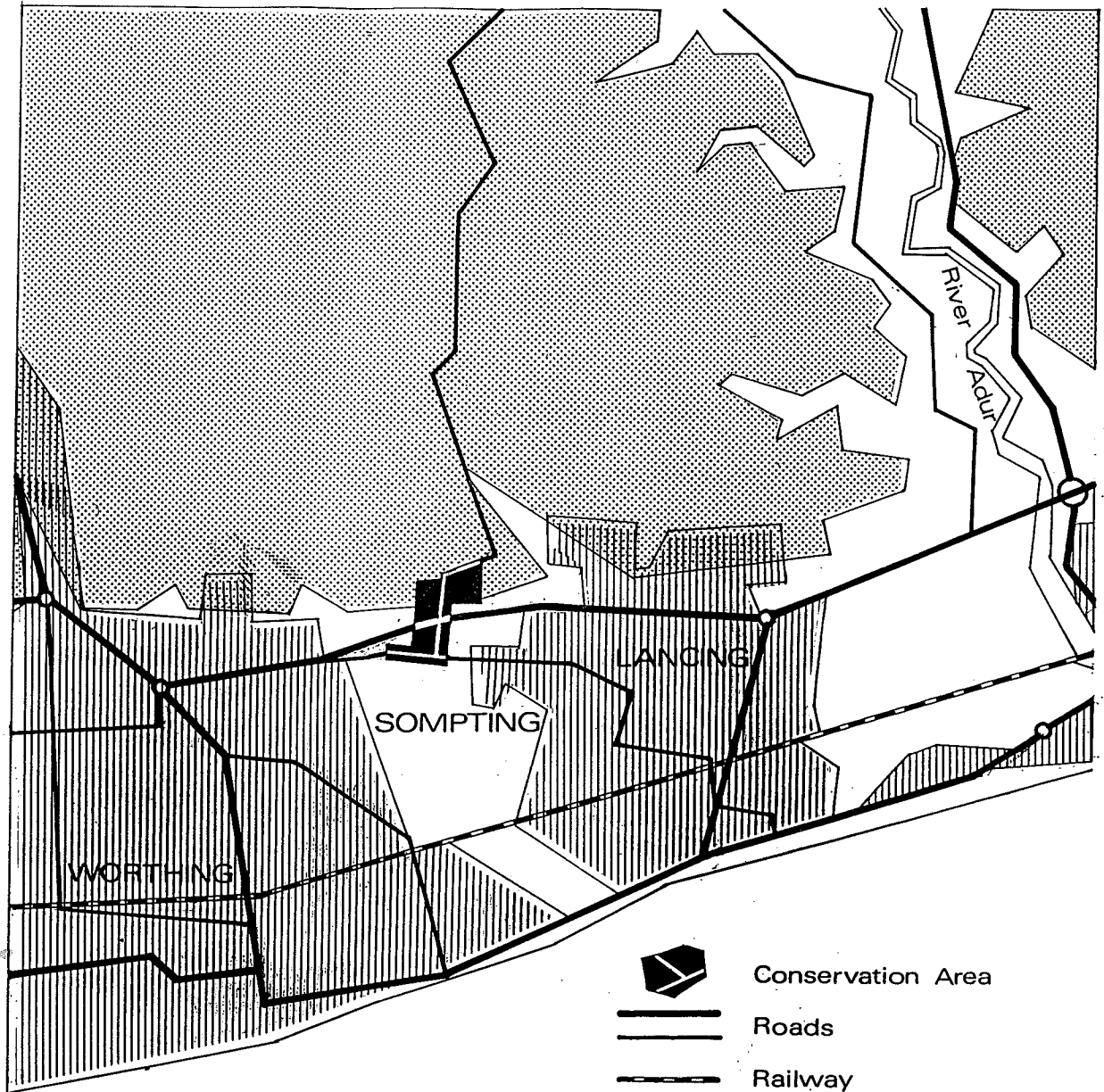
SOMPTING
CONSERVATION AREA






A Designation Report by
G. James Fisher Dip.Arch, ARIBA, Dip.T.P., M.R.T.P.I.
District Planning Officer

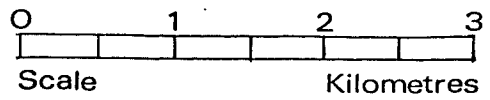
CONTENTS

	Page	
Section 1	Introduction	1
Section 2	Legislation	2
Section 3	Historical Background	3
Section 4	Visual Description and Analysis	5
Section 5	Policies	18
Appendix A	Designation Map of Sompting Conservation Area	
Appendix B	List of Statutorily Listed Buildings within Old Shoreham	
Appendix C	Demolition of Non-Listed Buildings	
Appendix D	Trees in Conservation Areas	

Location Map



-  Conservation Area
-  Roads
-  Railway
-  Land above 30 metres
-  Built up areas



BASED ON THE ORDINANCE SURVEY MAP
WITH THE SANCTION OF THE CONTROLLER
OF H.M. STATIONERY OFFICE.

1. Introduction

- 1.1 Many of the centres of our old towns, villages and hamlets are in danger of losing their former character, mainly through the increase in pressures for development and the intrusion of the motor vehicle. It is necessary to recognise and plan to meet these changing requirements, for such settlements should acknowledge the spirit of our age while retaining their basic historic character. It is very easy for this character, which has been built up by so many generations, to be thoughtlessly neglected or destroyed.
- 1.2 In order to retain this important aspect of our heritage, District Planning Authorities are therefore required, under Section 277 of the Town and Country Planning Act 1971 as amended and extended by the Town and Country Amenities Act 1974, to determine these areas of special architectural or historic interest which should be preserved or enhanced, to designate them as Conservation Areas and to formulate and publish proposals for their preservation and enhancement.
- 1.3 Designation is not an award of merit, nor is it merely a method of preservation, although the latter is an important aspect. Real conservation should be seen as a total aim in which building functions, relationships, form, location and total environment are all taken into account. As part of the Planning Process, conservation should be seen as a working process for improvement.
- 1.4 The powers conferred on Local Authorities by the Town and Country Amenities Act 1974 are particularly important. These will allow District Planning Authorities to exercise full control over all aspects of Conservation Areas in a positive and flexible manner, having due regard to changing pressures on and requirements of social existence. At the same time District Planning Authorities are required to take positive steps towards the improvement of Conservation Areas themselves by formulating and publishing proposals and, where necessary, investing public money in order to ensure that the total environment of a Conservation Area develops as part of the urban or rural system rather than as a static museum piece.

2. Legislation

2.1 DESIGNATION

The Town and Country Amenities Act 1974 places a duty on Local Planning Authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas, and to submit them for consideration to a local public meeting. The Secretary of State holds concurrent powers with the Local Planning Authority to designate Conservation Areas after consultation with the Local Planning Authority.

2.2 FORMAL CONSULTATIONS

The Adur District Council will consult the West Sussex County Council and all local organisations, including Parish Councils (where they exist), before making a determination to designate a Conservation Area.

2.3 ADVERTISEMENT

Notice of designation must be published in the London Gazette, and one local newspaper.

2.4 DEMOLITION CONTROLS

Structures within Conservation Areas require demolition consent from the appropriate authority. The exceptions are given in Appendix C.

2.5 PROTECTION OF TREES IN CONSERVATION AREAS

In general it is an offence to top, lop, uproot or fell any tree within a Conservation Area without consent from the Local Authority. Trees covered by a Tree Preservation Order are dealt with in accordance with the regulations shown on the order. The exceptions which are to be made from the control of trees not included in a Tree Preservation Order are shown in Appendix D.

3. Historical Background

- 3.1 Sompting is situated on the south facing slope of The Downs, on the edge of the coastal plain and about 2.5 km from the sea. The old settlement stretches for more than 1.5 km along West Street while the Parish Church and several other prominent buildings lie about 0.5 km to the North, on the other side of the by-pass (A.27), and approximately 30 m further up the hillside.
- 3.2 Before the end of the Middle Ages a wide tidal inlet existed to the South of the village and extended as far west as Broadwater, north of Worthing. However, the sea gradually formed a shingle bar across the mouth of this inlet, which for a time was used to power tidesmills. The area has since become silted up and the land reclaimed.
- 3.3 There is much archaeological evidence of prehistoric inhabitation of the area around Sompting. On The Downs are the remains of flint mines, cultivation terraces and defensive earthworks including the large Iron Age encampment at Cissbury. There is also evidence of Roman settlement including a temple site at Lancing Clump.
- 3.4 The present settlement is Saxon in origin and is recorded as Sultinges in the Domesday Book, 1086. After the Norman Conquest Sompting became part of the Rape of Bramber, under the control of William de Braose. The parish was divided into three manors: Lychpole, Sompting Abbots owned by the Abbey of Fecamp and Sompting Peverel owned by the Peverel family.
- 3.5 The church of St. Mary has a fine Saxon tower with a Rhenish helm. This feature is the last remaining of its type in this country, although common in parts of Germany, and dates from circa 1000. The nave of the Saxon church was rebuilt and extended by the Knights Templars who came to Sompting in 1154. They also built the north transept with its two vaulted chapels and their own private chapel on the south side. This now forms the south transept and baptistry but is lower than the floor level of the nave.
- 3.6 After the disbanding of the Knights Templars their properties passed first to the Lord of the Manor and then, in 1324, to the Knights of St. John. This Order created the archway between the south transept and the nave and built their own chapel to the North of the tower, which fell into ruin after the dissolution of their Order and the Monasteries in 1540. It was during this period that most of the windows in the church were replaced.

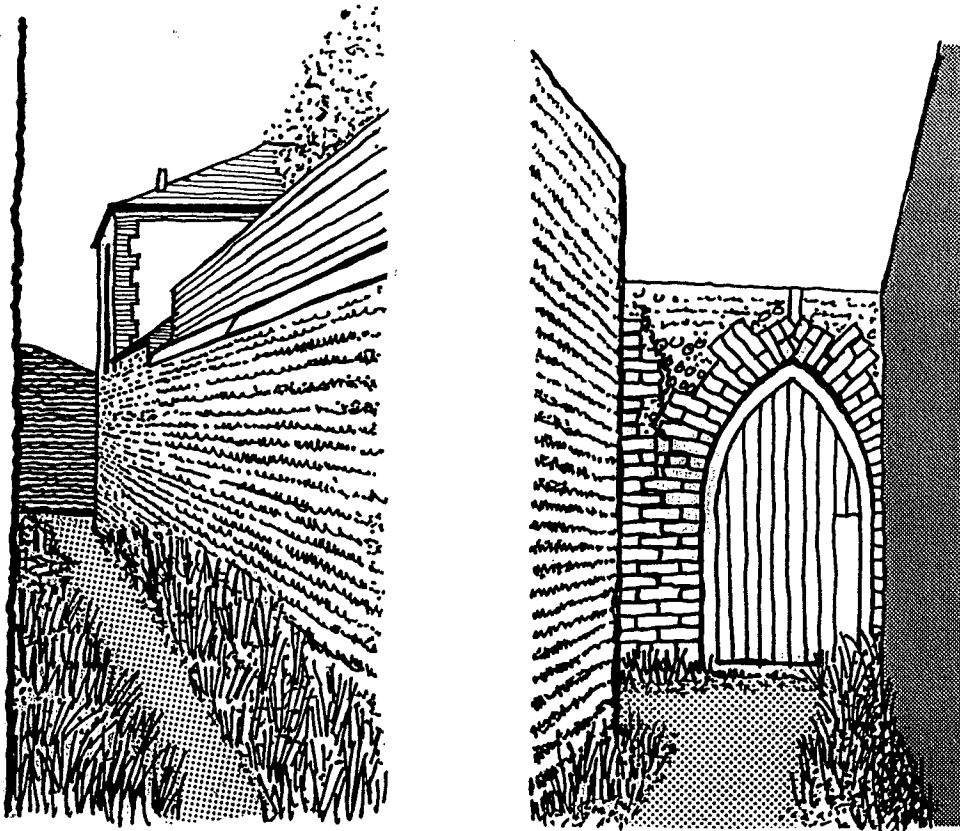
- 3.7 Before 1804, when the turnpike road through Findon was opened, Sompting was on the coach route between the growing resort of Worthing and London. The coaches passed through Broadwater, around the inlet, and then to Sompting, going up Church Lane, over The Downs to the market town of Steyning and thence to Horsham. The route between Worthing and Shoreham was diverted away from Sompting in 1808 by the construction of a new road along the beach across the mouth of the Broadwater inlet. This road is now the route of the A.259.
- 3.8 During the nineteenth century the area developed as a centre for market gardening. The fertile soil, south facing aspect and good sunshine record produced favourable conditions while the construction of the South Coast Railway in 1845 opened an expanding market for the produce. The character of the area is still very much influenced by the high flint walls which were built about this time to protect the nurseries from the strong winds.
- 3.9 The old village, being at the western side of the parish has thankfully remained isolated from the ever expanding suburban development which has occurred in Lancing during this century. The eastern part of the parish, comprising the hamlets of Upper and Lower Cokeham, has become an extension of the built-up area of Lancing.
4. In 1936 the construction of the new Upper Brighton Road (A.27) relieved West Street of much through traffic. There are, however, still considerable pressures on the fabric of the old village from the motor car. In many places there are no footpaths and although the provision of these is worthwhile for safety's sake, such provision will detract from the character of the area and involve the loss of valuable flint walls.



St Mary's Church and Church Farm from the south-west.

4. Visual Description & Analysis

- 4.1 The part of Sompting proposed for conservation comprises two areas separated by the by-pass (A.27). These areas are shown on the maps forming Appendix A to this report. The first area is centred around St. Mary's Church and the second, that part of the village west of Church Lane stretching along both sides of West Street.
- 4.2 The character of the proposed Conservation area is illustrated in the following sketches.



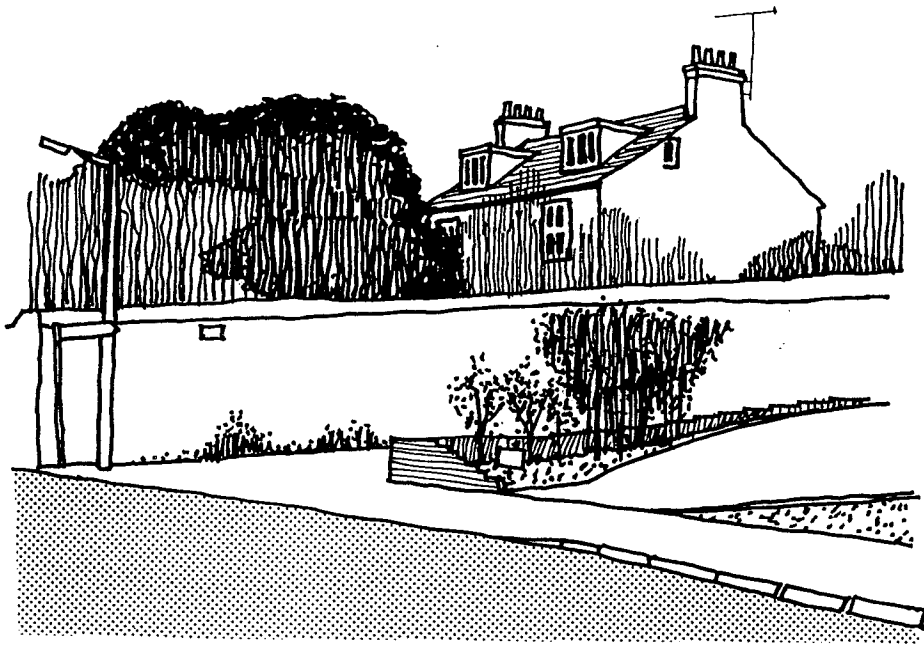
1. Two views of the footpath, rear of Myrtle Cottage.



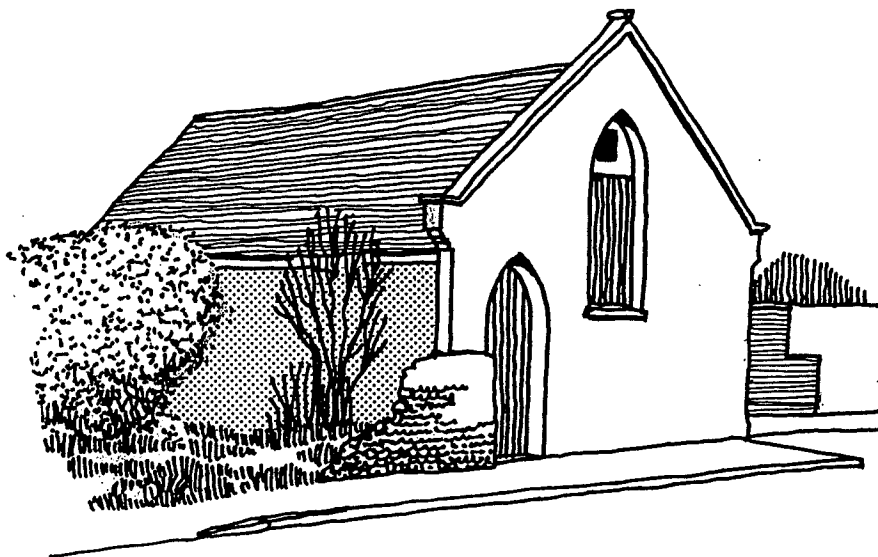
2. Terraced houses, West Street.



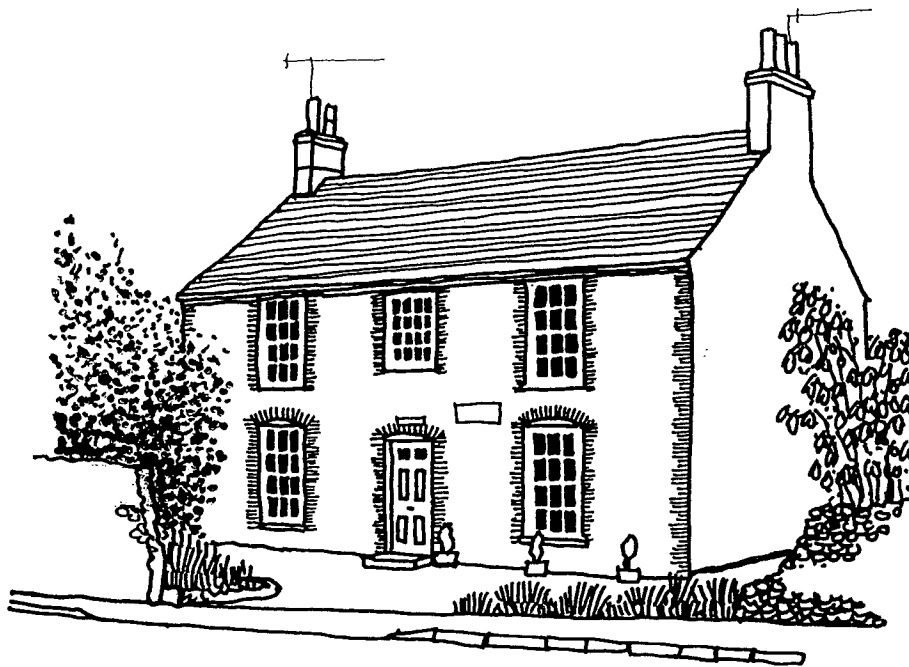
3. Trelawny's Cottage, West Street.



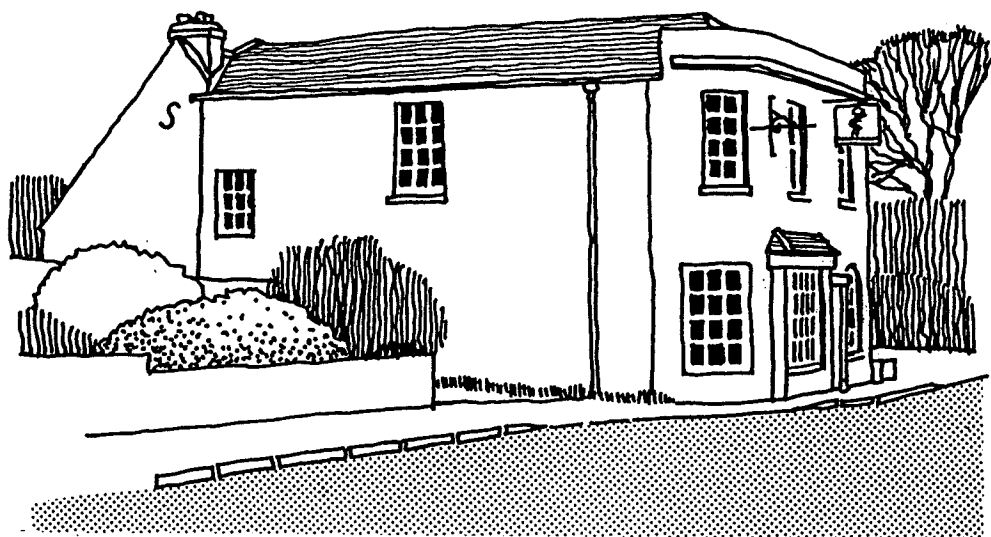
4. Myrtle cottage, West Street.



5. Salvation Army Hall, West Street.



6. Brooklands, West Street.



7. The Smugglers, West Street.



8. West Street, view west from Church Lane.



9. West Street, approaching Church Lane from the east.



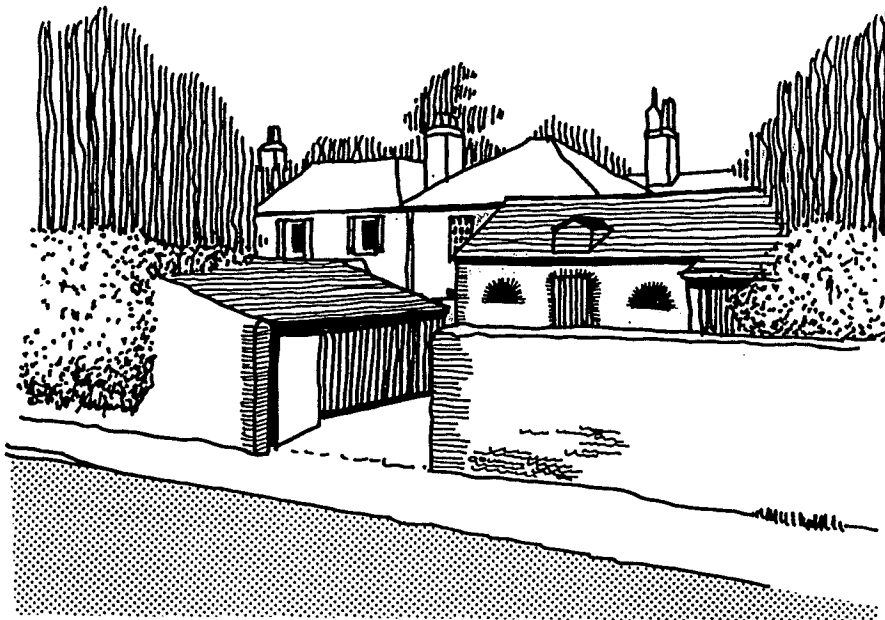
10. The Marquis of Granby.



11. Church Lane Cottages.



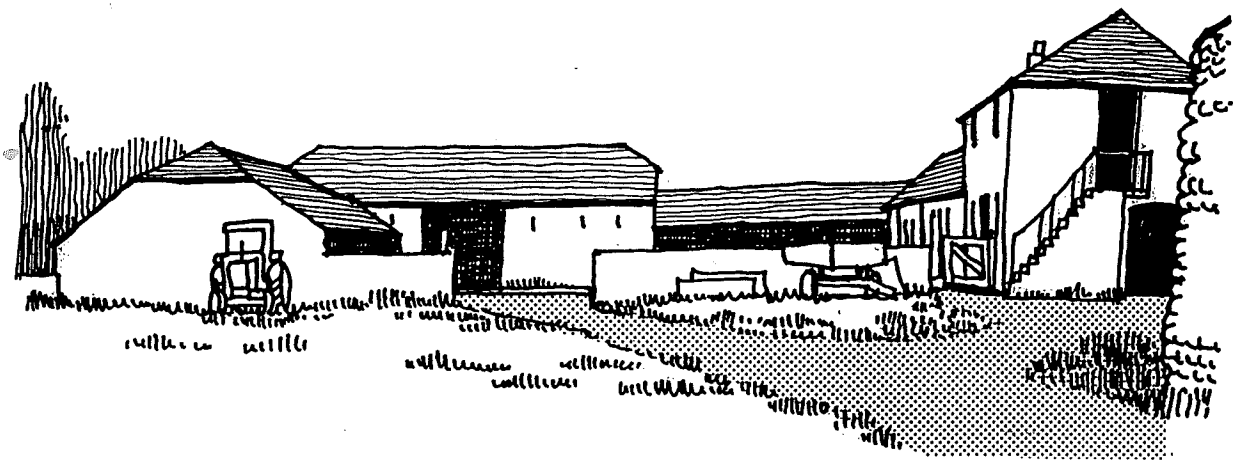
12. The Hermitage, Church Lane.



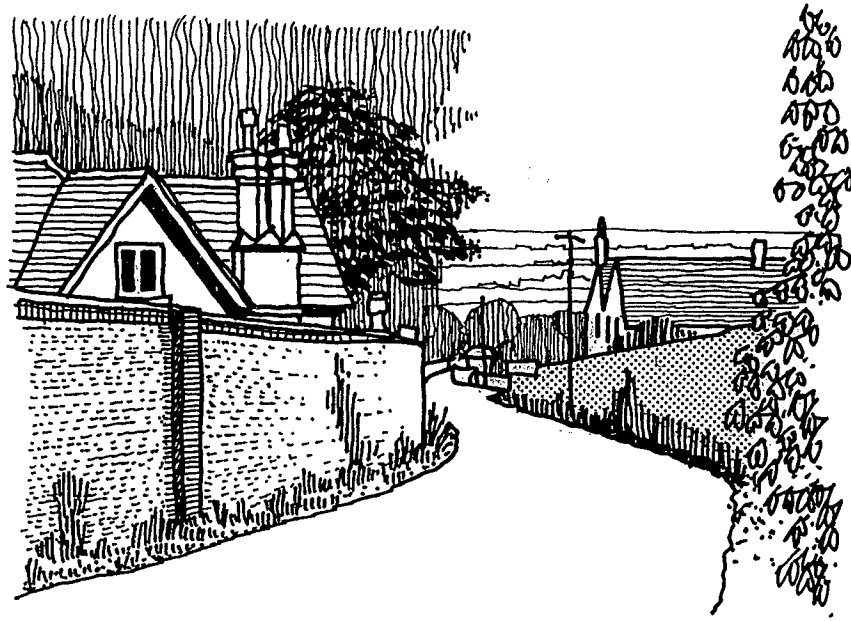
13. Sompting Peverel, Church Lane.



14. CHURCH FARM HOUSE.



15. CHURCH FARM.



















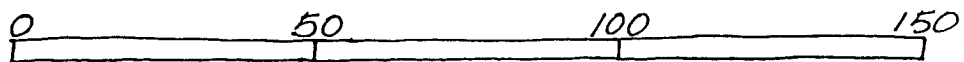
16. View south down Church Lane.



17. Sompting Abbots.

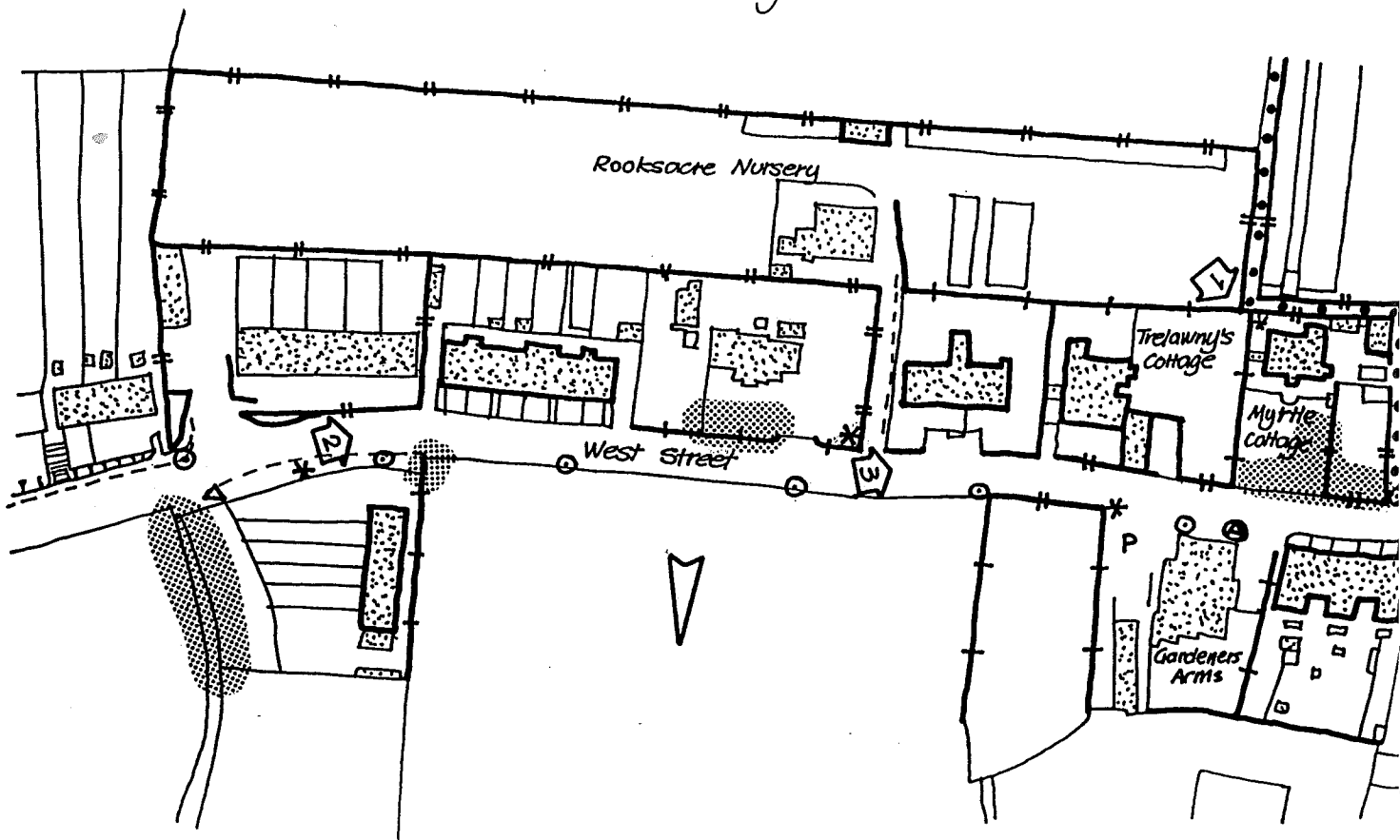
Analysis Maps

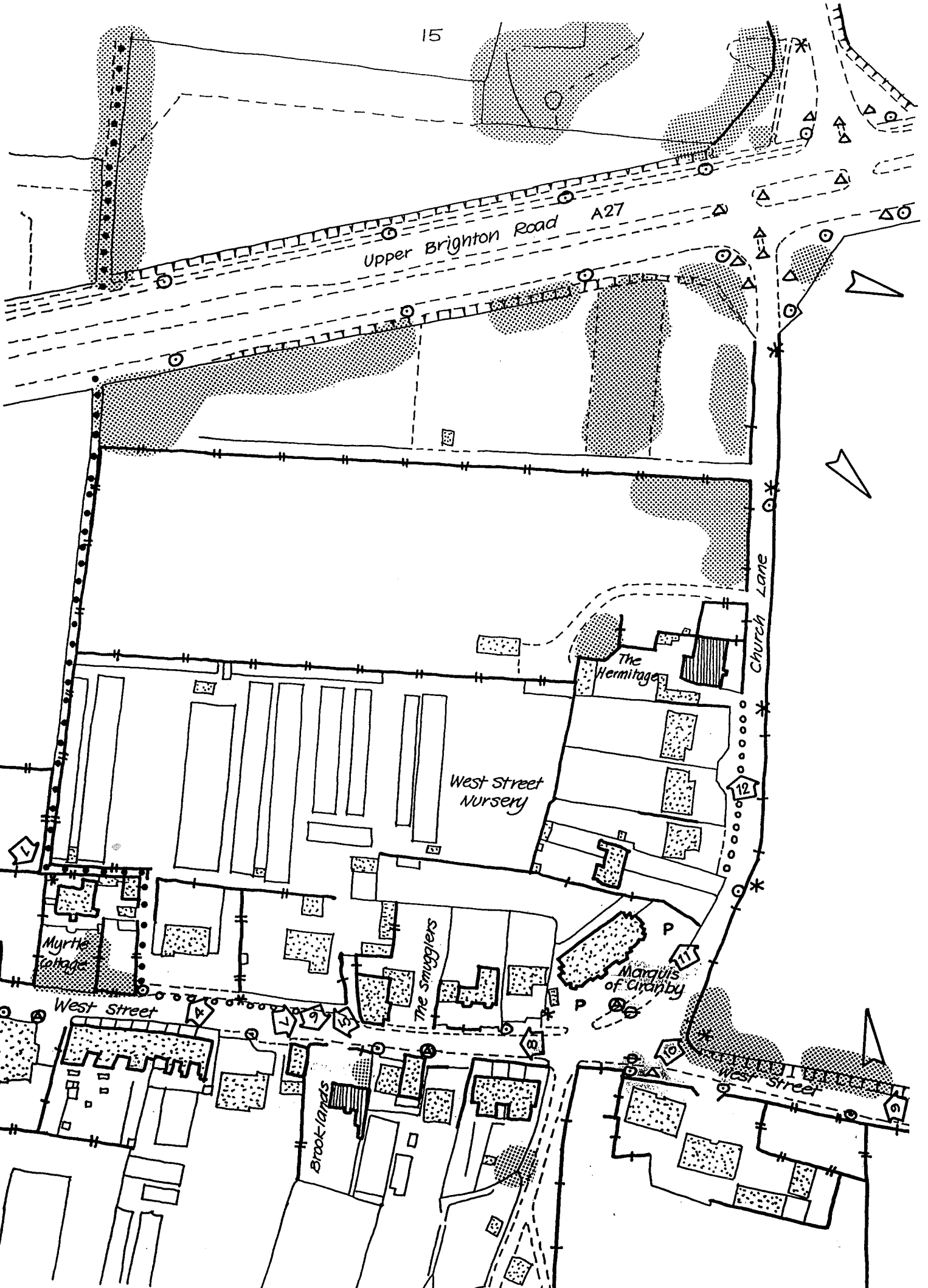
-  listed building
-  building of interest
-  flint wall 0-1 metres high
-  flint wall 1-2 metres high
-  flint wall more than 3 metres high
-  view point for sketch
-  important view
-  tree group
-  lamp standard
-  road sign
-  telegraph pole
-  bus stop
-  foot path
-  advertisement
-  car parking
-  loss of enclosure



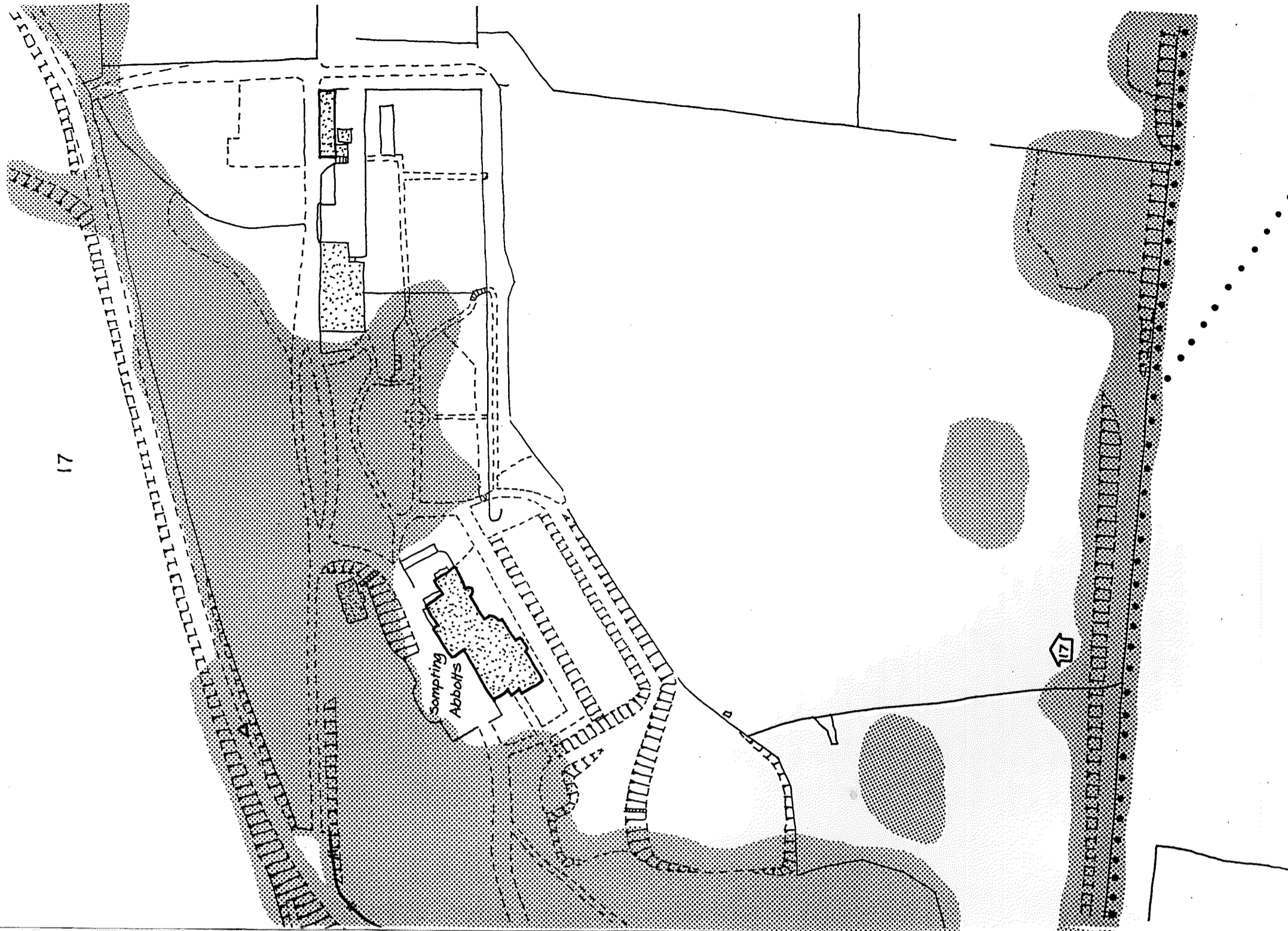
Scale : Metres

Based upon the Ordnance Survey Map with sanction of the Controller
H. M. Stationery Office

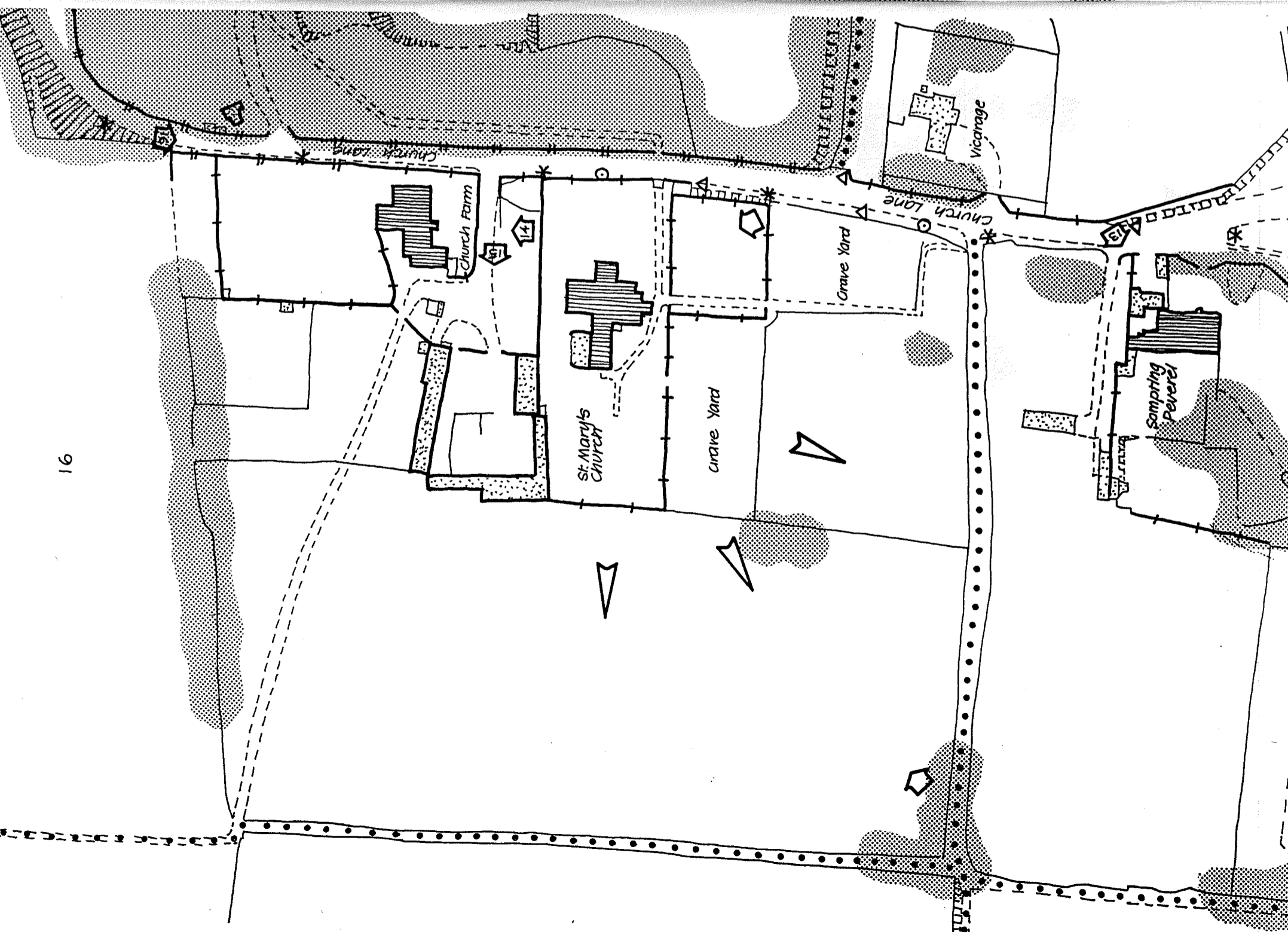


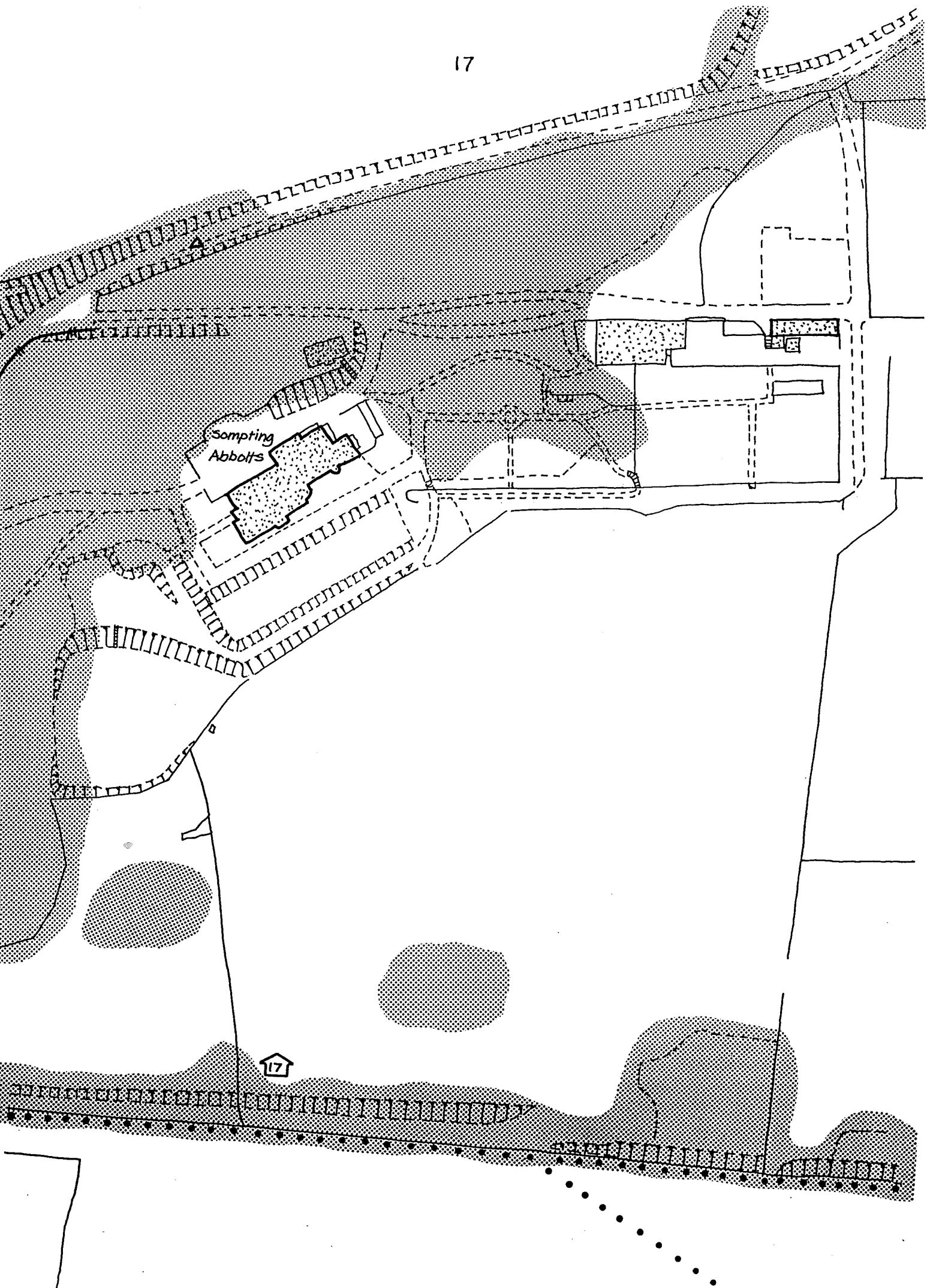


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5. Policies

5.1 DEVELOPMENT CONTROL POLICIES

New development should respect the existing village structure in its shape, scale and materials and in this connection careful consideration will be given to the design of each proposal. A high quality of imaginative design is necessary and in general the following guidelines are given.

SCALE: The old village is generally small scale with a predominance of pitched roofs. New buildings should reflect this character and windows should generally occupy a small proportion of the wall.

MATERIALS: The choice of materials should reflect the colour and texture of those already in the village. Preference would be given to flint, brick or rendered walls and clay tiled roofs. Windows, door frames and doors should normally be of wood.

FORM: The skyline of new developments will be carefully assessed. Pitched roofs would generally be acceptable and flat roofs would be resisted where visible. The roof pitch itself should be steep enough to preserve the character of existing pitched roofs. In general house/cottage development will be preferred to bungalows.

ENCLOSURE: Any new development should encourage a theme of enclosure by the careful positioning of buildings and suitable walls or hedges. Old flint walls in particular should be preserved wherever possible.

LANDSCAPING: Fine trees are one of the most important assets of the old village and new development should avoid damaging this asset and wherever possible increase the stock of trees. The trees should be of species which predominate in a downland area such as Sycamore, Elm, Ash, Whitebeam and Birch.

GENERAL: In general detailed applications will be expected for development in the Conservation Area. Outline applications will not normally be entertained.

5.2 TREE PRESERVATION AND CONSERVATION

The predominant tree is the Elm which is currently in great danger from Dutch Elm Disease and the loss of all elm trees would have a most serious effect on the Conservation Area. Urgent consideration should be given to the treatment of all healthy elm trees in order to ensure their survival. The Council's powers under the Town and Country Amenities Act 1974, which will apply to trees in the area upon designation as a Conservation Area are described in Appendix D.

5.3 TRAFFIC

The amount of through traffic in West Street impinges on the environment of the old village. Discussions will take place with

the Highway Authority (West Sussex County Council) with a view to the proper management of traffic in the Conservation Area.

5.4 STREET FURNITURE AND CARRIAGEWAY MARKINGS

BUS STOPS: that where necessary the existing bus shelters be replaced by shelters of a more sympathetic design.

ROAD MARKINGS AND SIGNS: that the minimum sizes permissible will be used and the siting of new signs will be carefully assessed to see whether alterations can be made to assist visual conservation.

5.5 WIRESCAPE

The existing use of overhead wires detract from the appearance of the old village. New wires should be discouraged and the possibility of removing existing ones should be explored. The Council will:

1. Discourage the addition of new overhead wires.
2. Encourage the use of internal or grouped television/radio aerials in new development.
3. Negotiate with statutory undertakers particularly the GPO to see whether it is possible to reduce the numbers of existing overhead wires.

5.6 LIGHTING

Good lighting is essential to public highway safety but insensitive columns and lamps can mar the character of an old village. Schemes for lighting improvements will be carefully and individually scrutinised to ensure that the maximum attention is paid to conservation objectives.

5.7 ADVERTISING

Great care will be taken in assessing new proposals for the display of advertisements and the Council will ensure that the permitted signs are sympathetic to their site and surroundings.

5.8 LISTED AND OTHER BUILDINGS AND STRUCTURES

Appendix B of this report identifies those buildings within the Conservation Area which are already listed. The Council under existing powers is able to control in detail the alteration or demolition of such buildings. Designation as a Conservation Area will afford similar control over non-listed buildings and details of the powers in this connection are given in Appendix C. The Council will closely examine all proposals to alter or demolish any buildings within the Conservation Area, particularly those in respect of listed buildings and those identified in this report as being of Townscape Value.

5.9 ENHANCEMENT

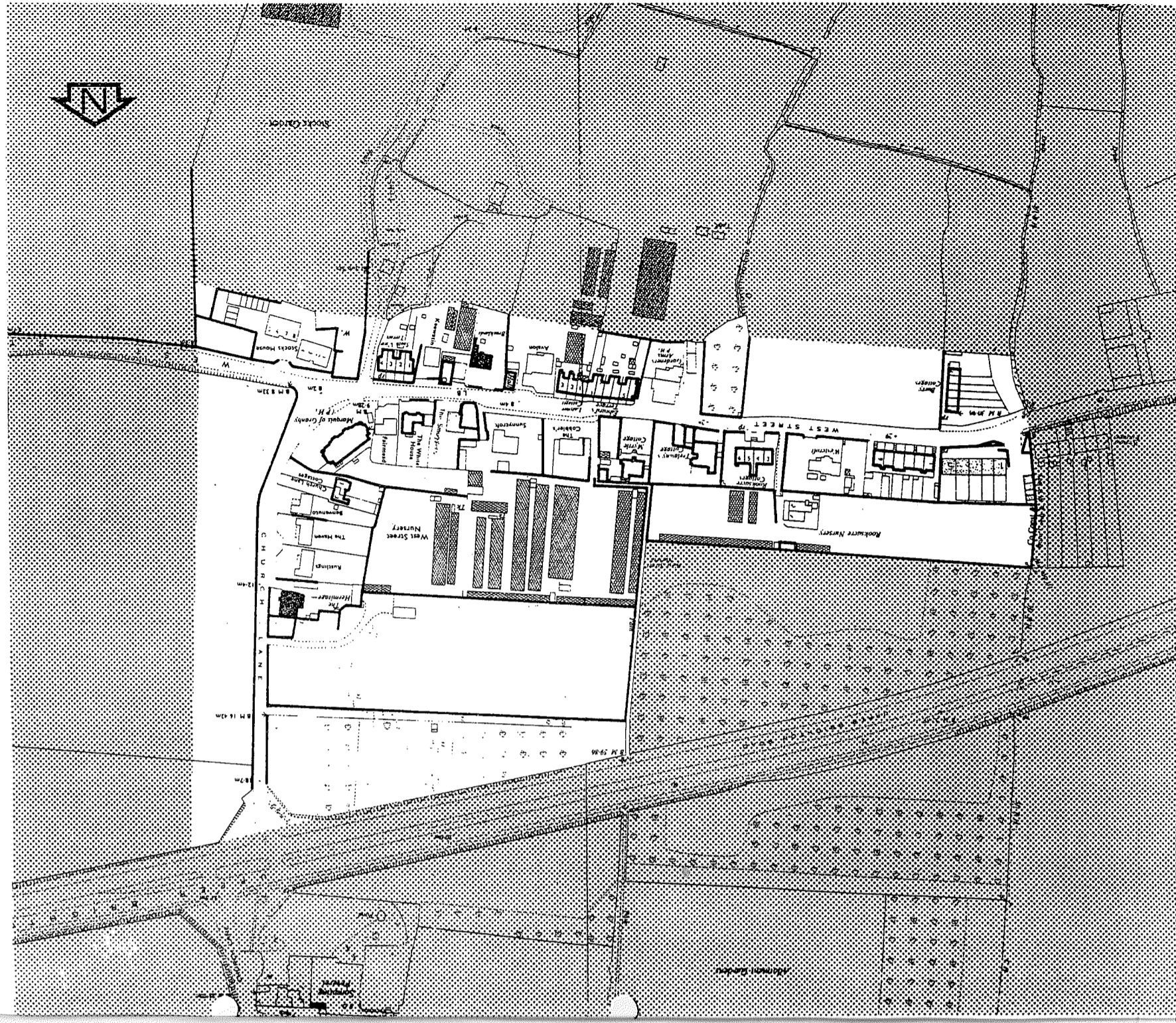
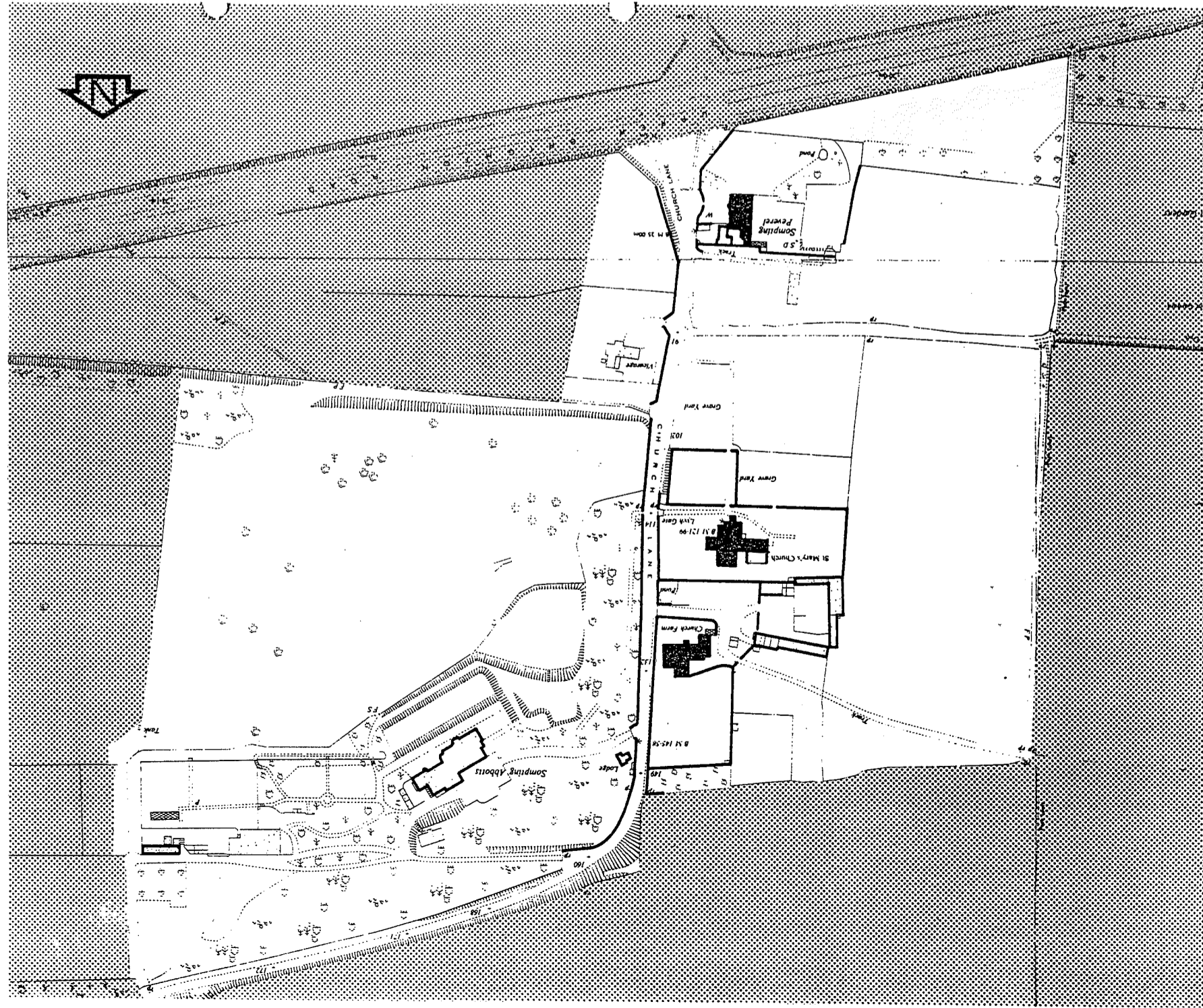
The Town and Country Amenities Act 1974 places a duty on Local Authorities to prepare schemes for the enhancement of Conservation Areas and to place such schemes before the public for discussion.

Appendix A: Designation Maps Sompting Conservation Area

Conservation Area
 Listed Building
 Building of Townscape Value
 Wall of Townscape Value

Scale : metres
 0 50 100 150

Reproduced from the Ordnance Survey Map with the sanction of the Controller H.M. Stationery Office



Appendix B

STATUTORILY LISTED BUILDING WITHIN THE CONSERVATION AREA

Church of St. Mary, Church Lane

Sompting Peverel, Church Lane

The Hermitage, West Street

SUPPLEMENTARY LISTED BUILDINGS WITHIN THE CONSERVATION AREA

Church Farmhouse, Church Lane

Brooklands, West Street

Appendix C

CONTROL OF THE DEMOLITION OF NON LISTED BUILDINGS IN A CONSERVATION AREA

The following exceptions have been made to the general provision that permission is needed to demolish any building or structure which is not a building of architectural or historic interest in a Conservation Area.

- 1 buildings with a cubic content not exceeding 115 metres.
- 2 any building within the curtilage of a dwelling house and erected in pursuance of the permission granted by Article 3 of the Town and Country Planning General Development Order 1973 as coming within any of the descriptions in Class 1 of the Schedule 1 to that order.
- 3 gates, fences, walls or other means of enclosure erected in pursuance of the permission granted by Article 3 of the Town and Country Planning General Development Order 1973 as coming within the description given in Class II of Schedule 1 to that Order.
- 4 temporary buildings erected in pursuance of the permission granted by Article 3 of the Town and Country Planning General Development Order 1973 as coming within the description given in Class IV.1 of Schedule 1 to that Order.
- 5 agricultural buildings erected in pursuance of the permission granted by Article 3 of the Town and Country Planning General Development Order 1973 as coming within the description given in Class VI.1 of Schedule 1 to that Order.
- 6 industrial buildings erected in pursuance of the permission granted by Article 3 of the Town and Country Planning General Development Order 1973 as coming within the description given in Class VIII.1 of Schedule 1 to that Order.
- 7 any building required to be demolished by virtue of a discontinuance order made under section 51 of the Town and Country Planning Act 1971.
- 8 any building required to be demolished by virtue of any provision of an agreement made under section 52 of the Town and Country Planning Act 1971.
- 9 any building in respect of which the requirements of an enforcement notice served under section 87 or section 96 of the Town and Country Planning Act 1971 require its demolition, in whole or in part, however expressed.
- 10 any building required to be demolished by virtue of a condition of planning permission granted under section 29 of the Town and Country Planning Act 1971.
- 11 any building included in an operative clearance order or compulsory purchase order made under Part III of the Housing Act 1957, or to which a Demolition Order made under Part II of that Act applies.
- 12 ecclesiastical buildings in respect of which a redundancy scheme has been drafted under the Pastoral Measure 1968.

The Council's officers will be very willing to give assistance on the interpretation of these exemptions.

Appendix D

The cutting down, topping, lopping, wilful damaging, uprooting and wilful destruction of trees in a Conservation Area not already protected by a Tree Preservation Order.

The general requirement to seek permission for any of the operations listed above is subject to exceptions which include the following:-

- 1 Where a tree is dying or dead or has become dangerous, or under an obligation imposed by an Act of Parliament, or to prevent or abate a nuisance.
- 2 Where the land is occupied by the Council and the act has the consent of the Council.
- 3 Where the tree concerned does not exceed 75 mm. (about 3 inches) in diameter or 100 mm. where the act is carried out to improve trees.

Further exceptions will also apply where the trees in addition to being in a Conservation Area are also subject to a Tree Preservation Order, e.g.

- 4 Where the tree is a fruit tree cultivated for fruit in a garden or orchard.
- 5 Where a tree has to be moved to carry out a planning permission.

This report was produced by the Local Plans Team of the Planning Department of the Adur District Council:-

B. M. Thomas - PRINCIPAL PLANNING OFFICER
B. Johnson - PLANNING ASSISTANT (CONSERVATION)
Mrs. C. Russell - TECHNICAL ASSISTANT

and printed in the Secretary's Department at Manor House, Southwick.

All sketches by Bruce Johnson.