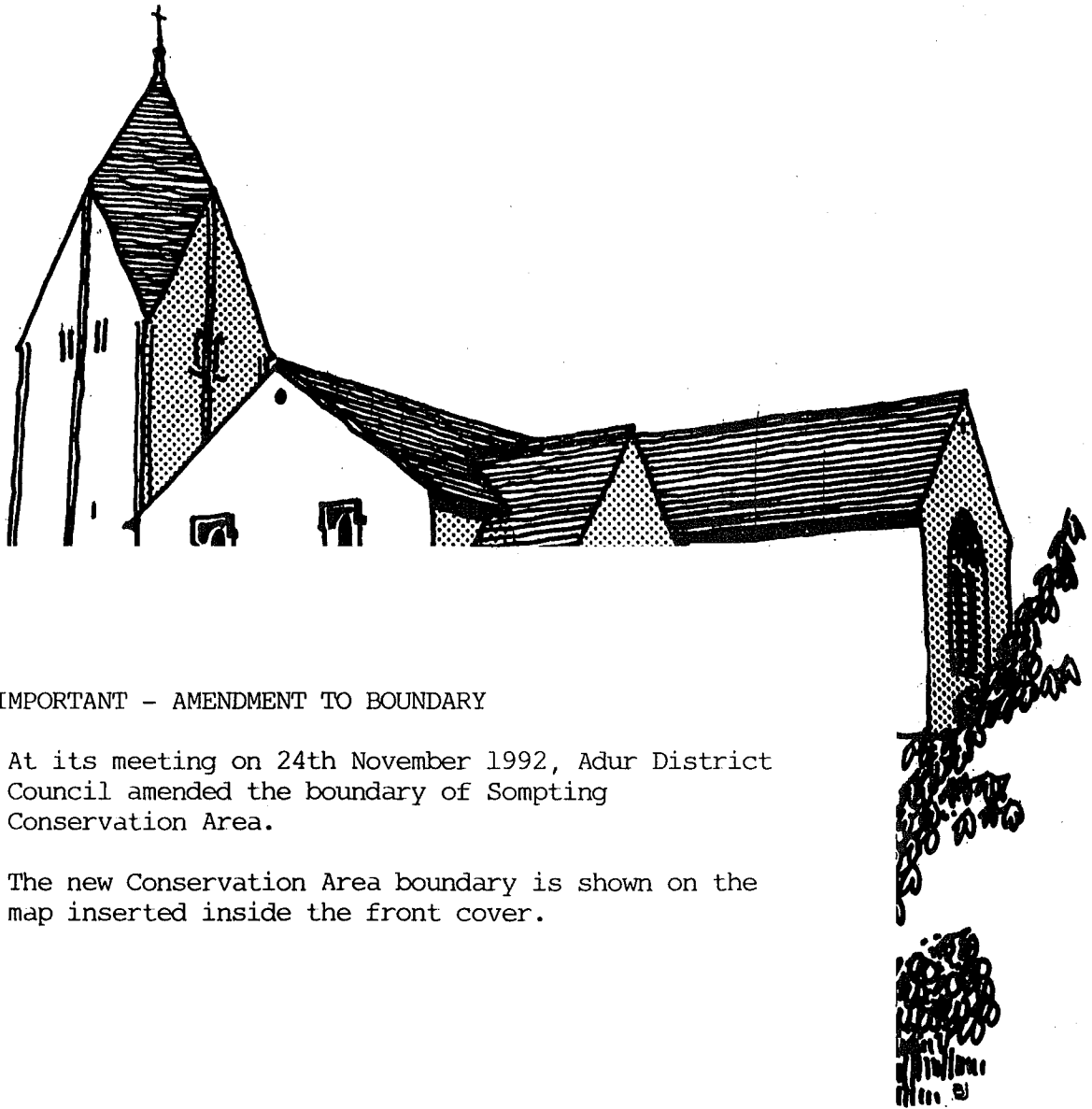


SOMPTING



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

Albion Cottages

Sompting Cottages

The Nore

The Nore

Upper Farm

Upper Farm

Upper Farm

Upper Farm

Upper Farm

Upper Farm

ADUR DISTRICT COUNCIL

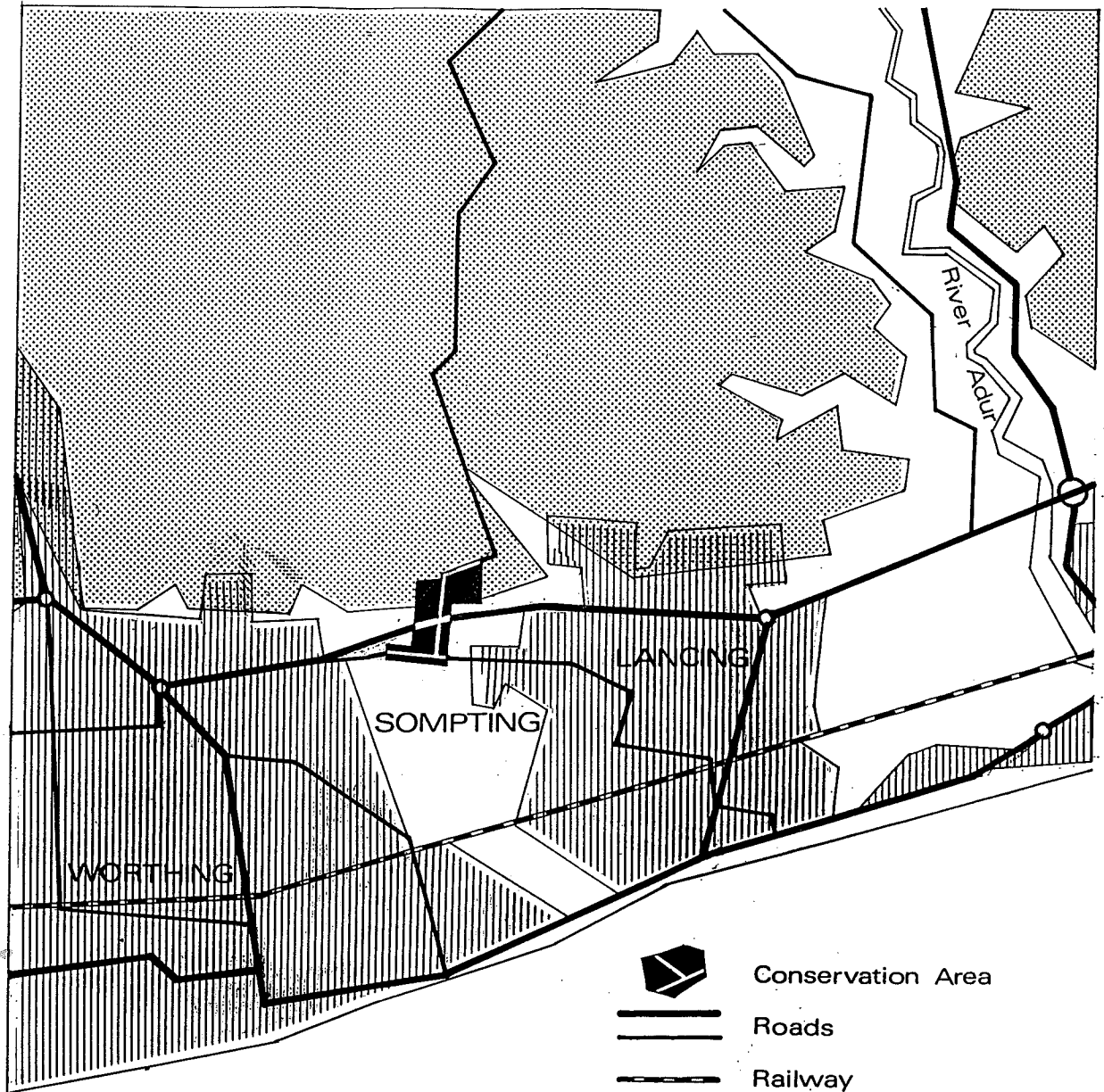
SOMPTING
CONSERVATION AREA






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

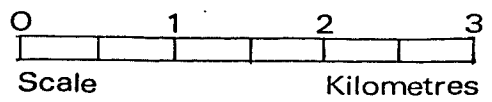
CONTENTS

	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 tidemills. 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.

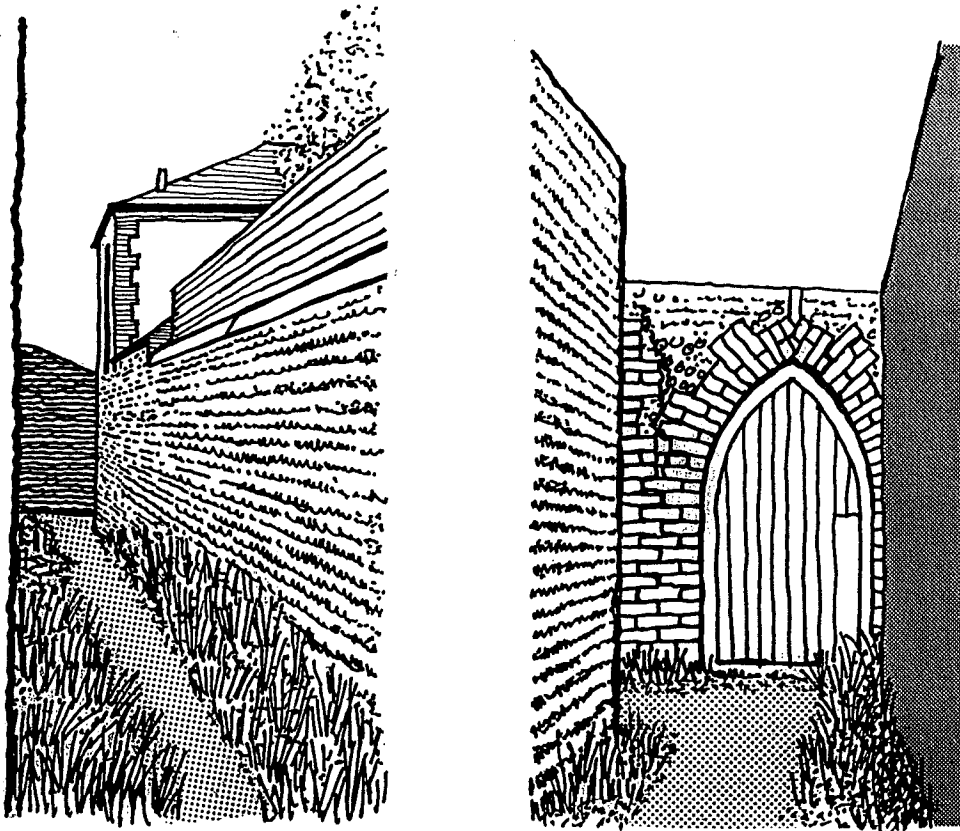
- 3.7 Before 1804, when the turnpike road through Findon was opened, Sompting was on the coach route between the growing resort of Worthing and London. The coaches passed through Broadwater, around the inlet, and then to Sompting, going up Church Lane, over The Downs to the market town of Steyning and 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.



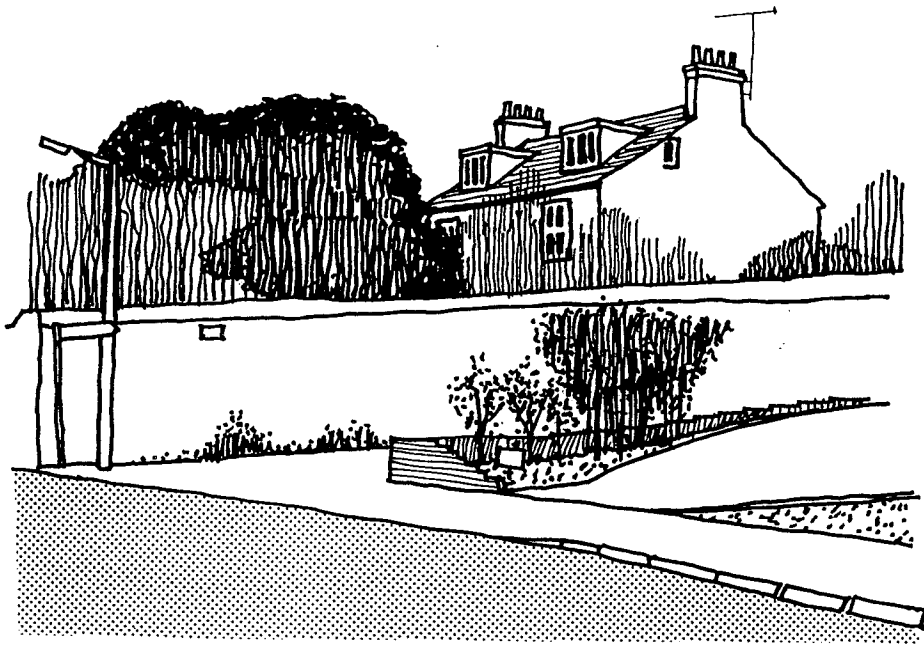
1. Two views of the footpath, rear of Myrtle Cottage.



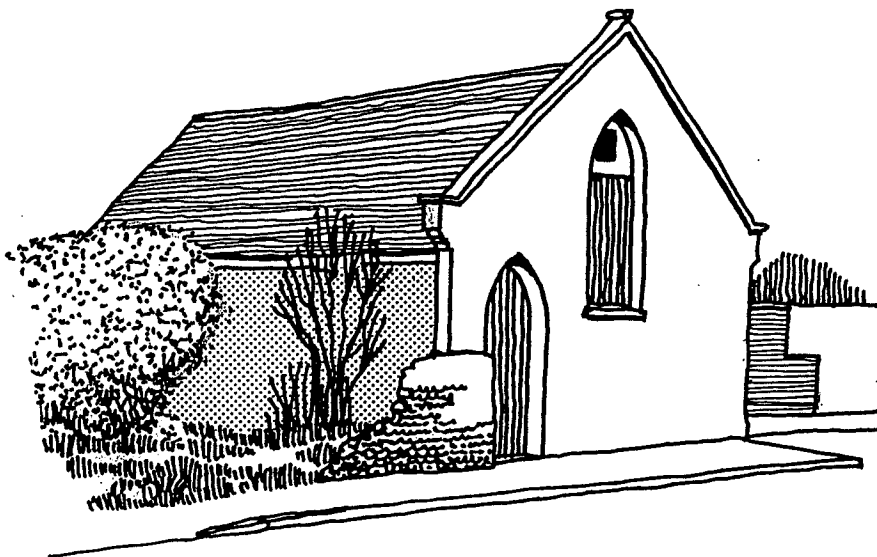
2. Terraced houses, West Street.



3. Trelawny's Cottage, West Street.



4. Myrtle cottage, West Street.



5. Salvation Army Hall, West Street.