

# Land at Longacre

THE STREET · WALBERTON · WEST SUSSEX · BN18 6PY



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## Heritage Statement

Client: Maxwell Homes

Project: The erection of 6 no. new dwellings with car parking.

Date: October 2024

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## 1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared to inform a planning application submitted to Arun District Council on behalf of Maxwell Homes.
- 1.2 The proposal seeks to develop an area of rear garden of a modern property known as Longacre as well as that of the neighbours. This is situated to the western end of Walberton, adjacent to Walberton Green.
- 1.3 The application is being made following a pre-application enquiry PAA/108/23/, which raised concerns with the potential

impact of the development on the setting of designated and non-designated heritage assets and especially Walberton Green Conservation Area. The scale of the proposals here has been reduced to take into account comments and to reflect positive development elsewhere in the village that has responded well to its context.

- 1.4 The proposals do not directly impact a conservation area, however do have the potential to affect its setting.



Aerial of the site to the west of Walberton village. ©Google

## 2 DESCRIPTION OF THE SITE AND ITS SETTING

- 2.1 The proposed site is accessed via Longacre situated to the north of The Street in the village of Walberton. Unlike neighbouring houses which are closer to the roadside, the host property is situated back from the road. There is a drive which passes to the left of the house and leads to a large garden. This is mainly laid to lawn with a mature boundary including hedging and trees.
- 2.2 On the west side of the garden is a row of outbuildings in the form of workshops and storage containers with further outbuildings to the rear. A boundary to the west currently subdivides the plot with vegetation and trees.



Longacre and its drive viewed from the entrance on The Street.

- 2.3 The boundary creates a strong sense of enclosure with glimpses through to neighbouring properties to the west. There are glimpses through to former fields to the north and east which are currently undergoing large-scale housing development.

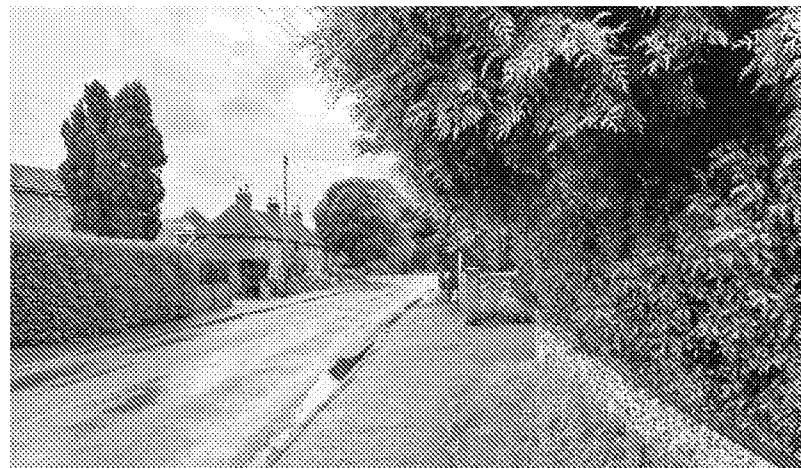
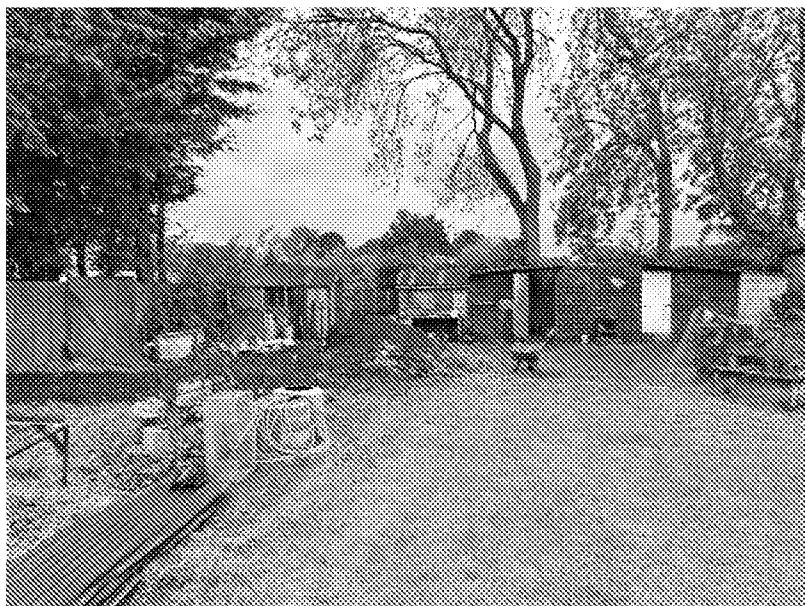


View of the site looking north.





Outbuildings within the garden of Longacre.



View of The Street looking west from outside Longacre.

- 2.4 Access to the site is via The Street which runs east-west through the village of Walberton. This has a mixture of houses, detached and terraced, leading into the main village to the east. To the west the road effectively subdivides into three lane which all intersect the village green. This is naturally more open with small and medium-sized detached houses looking onto it.



View of The Street looking west towards Walberton Green.

## 3 HISTORIC CONTEXT

- 3.1 At the time of Domesday in 1086, Walberton was in the largest 20% of settlements recorded with 45 households. At this time, it was known as Walburgestone and contained numerous plough teams, 14 acres of meadow, pigs and a Church.<sup>1</sup> The manor was one of 83 manors in Sussex held by Roger de Montgomery, the Earl of Arundel after receiving the Rape of Arundel from William the Conqueror in 1067.
- 3.2 During the medieval period the manor descended with Halnaker through various families including Lord de la Warr who in 1540 gave manor to the Crown as part of an exchange.<sup>2</sup>
- 3.3 During the 16th century the lands at Walberton were leased to the Racton family before being granted by the Crown to Simon Stone. The estate passed through several hands in 17th and 18th centuries including the Nash family who had been recorded in the village since 1630.
- 3.4 By 1630 the centre village was partly settled with most houses and crofts laying at the eastern end and in a back road running west from the church which has survived as a footpath. In 1756 there was a small group of houses at the eastern end of the Street, including the vicarage, with the majority between the church and the modern Dairy Lane. It has been suggested that the close spacing in adjacent narrow plots may indicate a

planned layout. The back road then contained a small group of buildings. In the 1840s there were 35–40 dwellings between Dairy and Yapton lanes, but by then the back road had ceased to be of much importance.<sup>3</sup>

- 3.5 The acquisition of Walberton by Gen. John Whyte in 1801 was followed in 1803 by the rebuilding and extension of Walberton House (presumably the former manor house) to a new design. This was typical of much development of this period as Jacobean houses were updated to reflect Georgian taste in the Classical.
- 3.6 Possibly due to poor construction, Walberton House was replaced by Richard Prime, but on a new site nearby. This was designed by Robert Smirke, the leading exponent of the Greek Revival movement who most famously went on to design the British Museum.
- 3.7 To the west of the main village, Walberton green provided a second focus of settlement, though became more connected to the main village through 20th century development.
- 3.8 At the time of the Walberton Tithe Map of 1847, Walberton and Walberton Green were separated by a small area farmland with the latter naturally centred on a triangular-shaped green with a large pond to the west.

1 Open Domesday, 'Walberton', < <https://opendomesday.org/place/SU9705/walberton/> > [accessed: 8th December 2021].

2 A P Baggs and H M Warne, 'Walberton', in A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel, ed. T P Hudson (London, 1997), pp. 224–244. British History Online <http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp224-244> [accessed 17 October 2024].

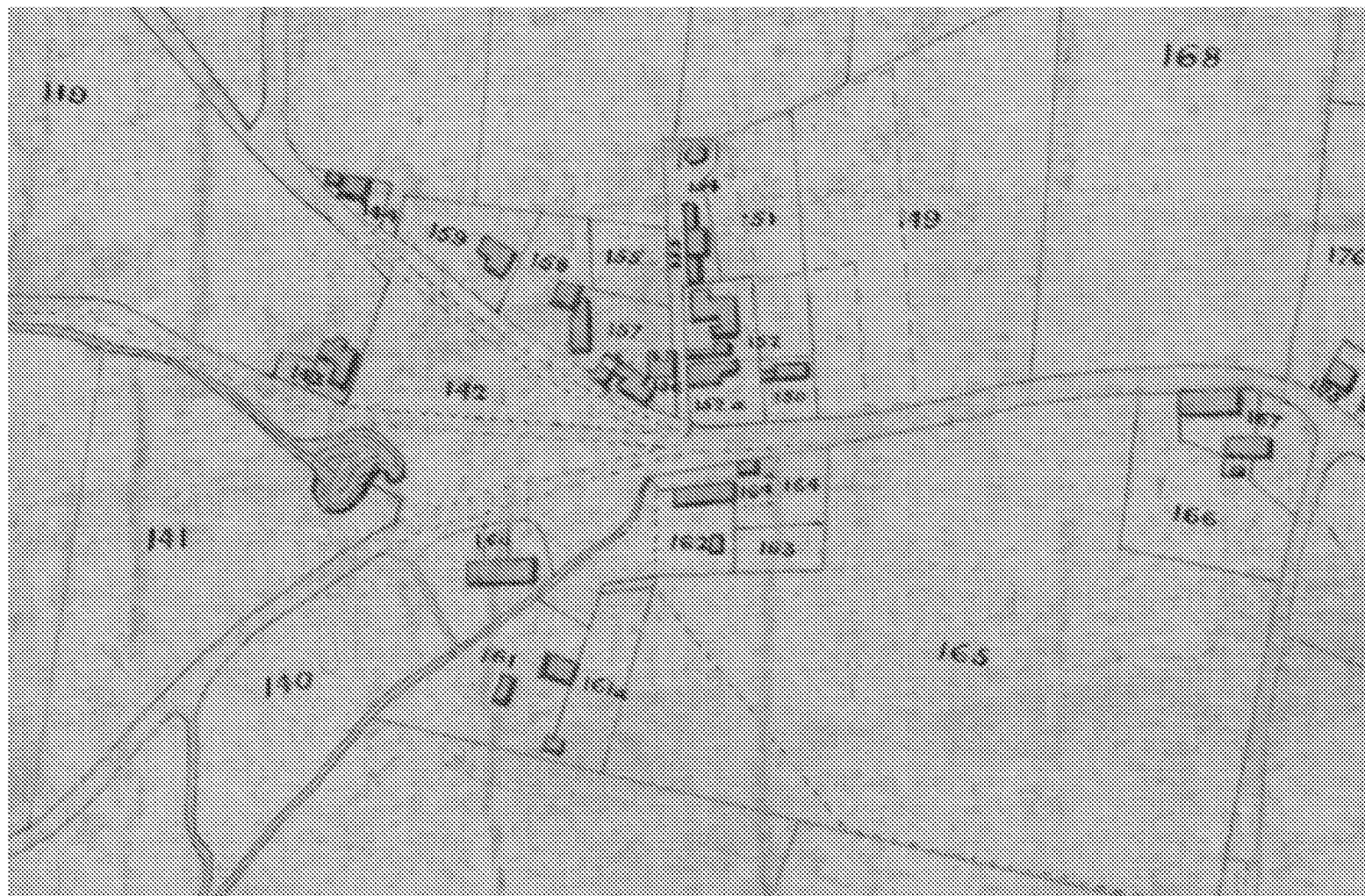
3 A P Baggs, H M Warne, 'Walberton', in A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel, ed. T P Hudson (London, 1997), British History Online <https://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp224-244> [accessed 17 October 2024].



Walberton Tithe  
Map of 1847.

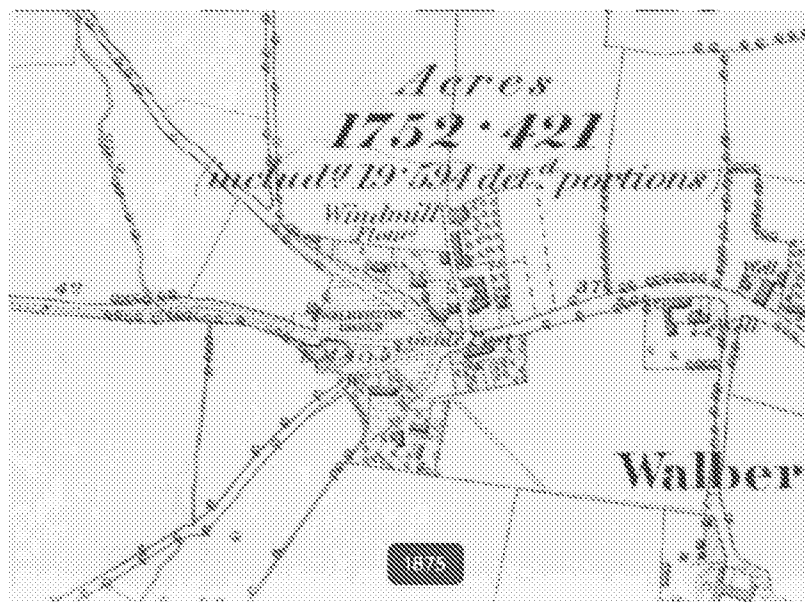
3.9 The proposed site occupies land that were formerly fields (149) and an orchard (151), which in 1847 were owned by Lady Elizabeth Reynell of Avisford Park and included much of the agricultural land and park to the north of Walberton and Walberton Green.

3.10 The large block of buildings coloured black (152) on Mill Lane (153) are farm buildings with a house to the south (152a) and cottage (150), all tenanted. The buildings at the top of the lane (154) consisted of a house and mill buildings, owned and occupied by a Mr Solomon Short.

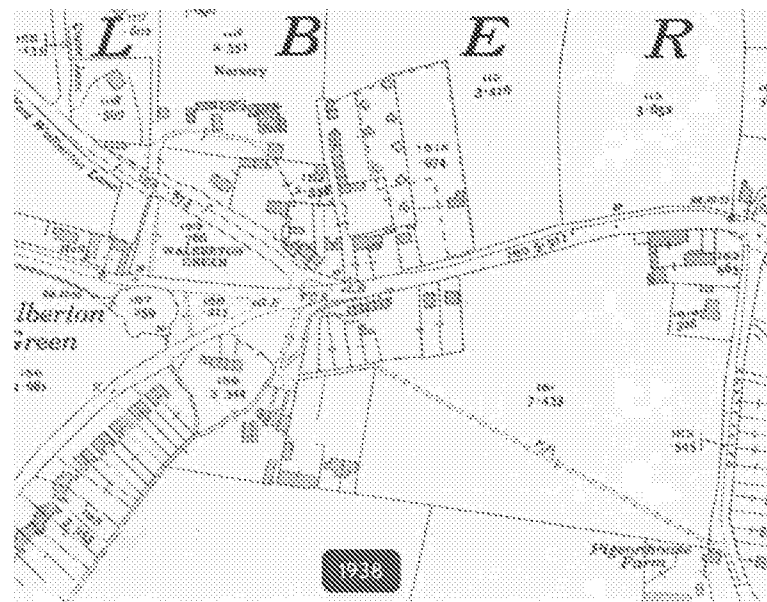


Detail of the Walberton Tithe Map with approximate location of the site indicated.





The First Edition OS map of 1875 with the site highlighted. Reproduced with the permission of the National Library of Scotland.



The OS map of 1938 with the site highlighted. Reproduced with the permission of the National Library of Scotland.

- 3.1.1 The First Edition OS map of 1875 shows the orchard and the field to the east which at the time of the tithe was used for arable. This remains a field until after 1910 when it was developed, and *Longacre* erected. The house style would suggest that this occurred in the 1930s and is evident on OS mapping of 1938 for the first time. The farm buildings on Mill Lane have also been demolished by this time and the plot can be seen vacant.
- 3.1.2 By the mid 19th century, gaps along The Street were being filled and this increased significantly in the 1880s and 90s with several terraces of flint, brick, and stone, including re-used medieval ashlar, being erected by the builder and dairy farmer W. E. Booker. Two incorporate older buildings, one with a datestone for 1681;

another, which includes the post office, has Norman-style arched windows and a terracotta portrait medallion commemorating Queen Victoria's jubilee of 1887. Booker also built pairs of semidetached houses on the east side of Dairy Lane after 1896. The artisan character of the new terraces contrasted strongly with the eastern end of the village lying between the enlarged parks belonging to Walberton House and Avisford House.<sup>4</sup>

4 A P Baggs, H M Warne, 'Walberton', in *A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel*, ed. T P Hudson (London, 1997), British History Online <https://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp224-244> [accessed 17 October 2024].



Terrace housing by W.E. Booker which remains a strong feature of the main village.

3.13 Infilling continued during the 20th century with council houses being built from 1920 and by the mid 20th century a large estate was formed to the west of Dairy Lane. Two working farms remained in the village in the early 20th century, Pigeon House Farm and Street Farm near Walberton Green. Building land was offered for sale near Walberton Green from 1902, and the settlement there was linked with the rest of the village by new building during the 20th century. There are a small number of 20th century houses north of the green, and a close of modern houses at the south-east corner.<sup>5</sup> The resulting

<sup>5</sup> A P Baggs, H M Warne, 'Walberton', in *A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel*, ed. T P Hudson (London, 1997), British History Online <https://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp224-244> [accessed 17 October 2024].

20th century development has resulted in a large increase in population over the last 200 years, rising from several hundred in the early 19th century to over 2100 today.

3.14 In more recent years, development has continued within and around the village with larger-scale housing immediately to the north and abutting the proposed site at *Longacre*. Within the village land to the north of the Holly Tree Public House has resulted in *Holly Tree Grove*, a small development of detached and semi-detached houses which has sought to maintain the semi-rural character of the village without appearing too suburban.



Modern development at Holly Tree Grove which is seen as a positive example within the village.



## 4 CONSERVATION AREA

4.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that local planning authorities have a duty 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.*’<sup>6</sup>

4.2 Walberton Green Conservation Area was designated in November 1990 as it clearly has features of historic and architectural interest. Many of these are evident on the 19th century mapping shown above and which are often the basis for determining conservation area boundaries.

4.3 A conservation area statement was prepared for Walberton Green to describe the area and is included in the conservation area *Supplementary Planning Guidance Note* which was adopted in 2000 and covers all conservation areas within Arun District. Walberton Green however was to be replaced by a more comprehensive character appraisal which has been presented in draft form in 2021, though is still awaiting adoption.

4.4 Whilst this appraisal is still in draft form and therefore does not carry the weight it might do eventually; it is the most comprehensive assessment of this part of the village and the baseline information helps to clarify the special qualities of the area. Amongst these are the proposed ‘key characteristics’ of the conservation area which are useful to note here. These include:

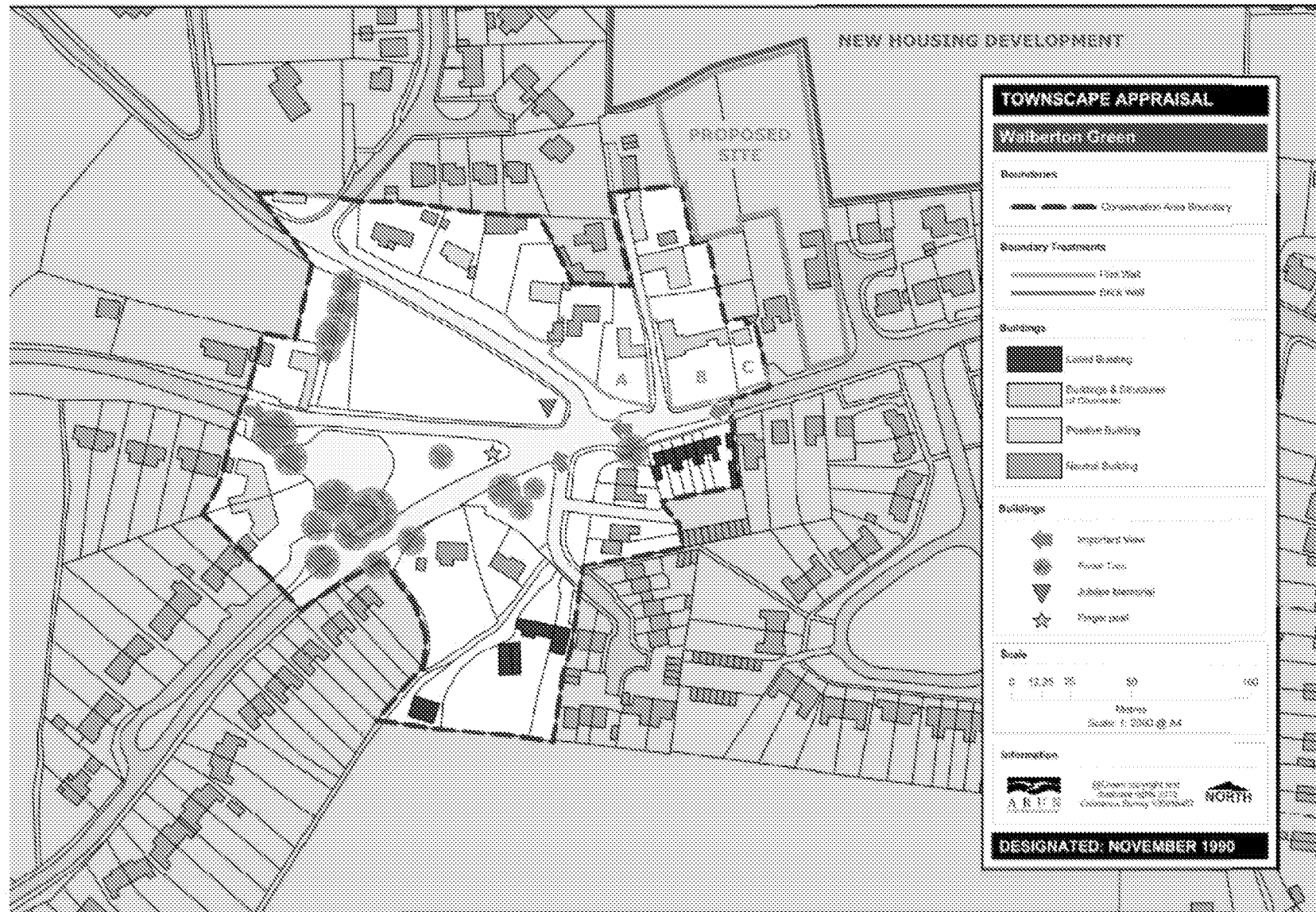
- The green forms the focal point for the local area; most development fronts on to it.
- The attractive views across the green, along with mature trees and planting in private gardens which are visible and contribute towards the semi-rural character.
- The domestic scale of buildings which are two storeys in height.
- Historic features such as the memorial arch and the fingerpost are important street-scape features.
- Low density development fronts onto the green.
- There are a number of historic properties, especially barrack row.
- The colour and texture of the traditional materials used in the buildings
- Rural character as identified by the density scale and appearance of the properties and lack of sub-urban elements such as street lighting and excessive amounts of paving etc.

4.5 The proposed townscape appraisal map (shown above), is also useful as it identifies buildings of importance to the conservation area, including of course, listed buildings. These are all located along the southern boundary of the conservation area with the proposed site (highlighted) to the north.

4.6 The other buildings identified are ‘Buildings & Structures of Character’ and ‘Positive Building’. The difference being that a positive building might be a more recent construction, whilst buildings of character will often be historic and reflect the vernacular materials which contribute to the area’s character and local distinctiveness.

<sup>6</sup> Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990; < <https://www.legislation.gov.uk/ukpga/1990/9/section/69> > [accessed 14 January 2021].





The proposed townscape appraisal map for Walberton Green. (Arun District Council)



4.7 Our assessment of the conservation area would concur with the findings of the draft appraisal. The buildings of character and those situated on Mill Lane to the west of the proposed site do contribute significantly to the character of the conservation area in their material, scale and character and especially those visible from The Street, identified here as A, B and C.

Buildings of character on Mill land and The Street shown as A, B and C.



## SETTING

- 4.8 As acknowledged in the draft appraisal, Walberton Green is identified in the *West Sussex Landscape Character Assessment* as being within the 'Ashlings, Halnaker and Fontwell Upper Coastal Plain'. This is situated between the more 'open lower coastal plain to the south and the wooded Downs to the north.' It is described as 'gently undulating in the west, more intricate in the east, encompassing the distinctive landscapes of Binsted valley' with 'strong networks of hedgerows, hedgerow trees and woodlands which enclose small to medium-sized fields.'
- 4.9 The more immediate setting of Walberton Green has changed significantly from the late 19th century and is no longer just a

cluster of buildings centred on the green and pond set within countryside. 20th century development abuts Walberton Green to the southwest, north and the east where infill along The Street has connected it to Walberton. 21st century development to the north of this has further reinforced the connection of the two settlements.

- 4.10 Despite all this, Walberton Green conservation area retains the sense of a green surrounded by historic buildings. The modern development viewed from the ground is not overly intrusive and the semi-rural character maintained, especially to the west where development is more limited.



The view westwards across the green which retains a semi-rural character.

## 5 SIGNIFICANCE

- 5.1 Within heritage protection, *significance* is a term applied to heritage assets that describes a structure or feature's special interest. The *National Planning Policy Framework* describes significance as:
- 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 5.2 Historic England's Advice Note 12 – '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' (2019), describes these different interests as follows:
- 5.3 **Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- 5.4 **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- 5.5 **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

## ASSESSMENT OF SIGNIFICANCE

- 5.6 Historically, the proposed site was partly an orchard and partly an arable field. The orchard and field provided the immediate setting to buildings on the corner of The Street and Mill Lane. More recently these have taken on a more domestic character as gardens, though have maintained a sense of green space. The site therefore does not have intrinsic significance itself, though is within the setting
- 5.7 **Archaeological interest:** The site has no evidence of above ground archaeology.
- 5.8 **Architectural and artistic interest:** the site retains no features of architectural or artistic interest.
- 5.9 **Historic interest:** part of the site contains some local historic interest as a former orchard, however this area would be largely retained as garden.
- 5.10 The site is within the setting of designated and non-designated heritage assets. Their significance is discussed as part of the setting assessment.

## NATIONAL PLANNING POLICY

- 5.11 The National Planning Policy Framework (NPPF) sets out the Government's policy for the Historic Environment. It states that any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction or from development within its setting), should require clear and convincing justification (para 206).
- 5.12 In assessing applications, the NPPF also stipulates that great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be) (para 205).



- 5.13 It goes onto to state that where a proposed development will result in 'substantial harm' to a designated heritage asset, local planning authorities should refuse consent (para 207) and where the harm will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.
- 5.14 The vast majority of harmful impacts to designated heritage assets constitute 'less than substantial harm' and are often subject to a further grading which seeks to identify the extent of harm within a spectrum of 'high to low' with justification applied accordingly.
- 5.15 Where proposals may affect a *non-designated heritage asset*, paragraph 209 of the Framework states that 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

## 6 PROPOSED SCHEME AND IMPACTS

- 6.1 As mentioned above, a previous scheme has been explored through a pre-application enquiry (PAA/108/23/). This was for the erection of nine with garages, car parking and access on to The Street. The council's response to this included the following comments from the conservation officer:
- Fairly high-density development with the potential to create a suburban character as
  - opposed to a more traditional courtyard development. This may not have an impact on
  - heritage assets if carefully designed and considered as appears site would not be seen from The Street.
  - It is expected that the new dwellings would be designed based on a thorough assessment of the local area, including the conservation area and the non-designated heritage assets. The result should be houses based on the local vernacular as opposed to what I would term to be a standard 'off the peg' set of designs.
  - There have been other small scale infill developments within the village which could be a starting point of reference to the applicant/agent.
  - Access point to The Street needs careful consideration so as not to appear as an additional junction.
- 6.2 A further assessment of schemes involving seven and eight units was considered by Ian Wightman Ltd and advice provided to the applicant. These reinforced the initial comments of the council and sought to respond to the site and its setting by reducing density and following a spatial model which was more akin to a 'back lane' development.

[illegible]





The elevations proposed in the new application.





The elevations proposed in the new application.

## 7 SETTING ASSESSMENT

- 7.1 Setting can contribute to the significance of a heritage asset by enabling it to be appreciated and experienced in a manner that best reveals its significance.
- 7.2 This setting assessment has been undertaken in accordance with Historic England's guidance, 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' which understands setting as 'the surroundings in which an asset is experienced'. It also recognises that setting may change with the environment, over time, or due to greater understanding of the asset.
- 7.3 Historic England's guidance recognizes that whilst visual considerations are important to setting, the experience of heritage assets can be harmed by other environmental changes such as noise, light, vibration, activity and dust. This harm is the same whether experienced by private owners or members of the public and therefore is not dependent on public accessibility, though where the public are affected, it may be an additional consideration.
- 7.4 The setting assessment is a staged approach which is described within the guidance as a series of steps.<sup>7</sup> These are as follows:
- Step 1: Identify which heritage assets and their settings are affected
  - Step 2: Assess the degree to which these assets and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement or minimise harm
- Step 5: Make and document the decision and monitor outcomes

For the purpose of this assessment, the first four steps are being made.

- 7.5 The assessment is in the form of a written narrative which explores and discusses key views and the potential impacts of these. It does not use a scoring system which is often employed to make an assessment appear empirical or factual. This can be misleading. Setting is a complex issue and the experience of it needs to be fully considered. This may include the following:
- Surrounding landscape or townscape character
  - Views from, towards, through, across and including the asset
  - Intentional intervisibility with other historic and natural features
  - Visual dominance, prominence or role as focal point
  - Noise, vibration and other nuisances
  - Tranquillity, remoteness, 'wildness'
  - Busyness, bustle, movement and activity
  - Diurnal changes
  - Sense of enclosure, seclusion, intimacy or privacy
  - Land use
  - Accessibility, permeability and patterns of movement
  - Rarity of comparable survivals of setting

<sup>7</sup> Historic England (2017) 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

## STEP 1 – IDENTIFYING HERITAGE ASSETS

7.6 Any setting assessment should be proportionate to the potential to harm and given that the development is located next to the conservation area and a short distance from designated and non-designated historic buildings, the assessment is restricted to these. This includes Walberton Green Conservation Area, the listed terrace to the south of the site, the three cottages facing onto The Street which are identified as 'buildings of character' in the draft appraisal but are also formally identified as 'Locally Listed Buildings'. The 'positive buildings' identified are not considered individually but are viewed as part of the conservation area. The assets identified are:

- A Walberton Green Conservation Area
- B 15-20 The Street (LEN: 1222510)
- C Ivy Cottage
- D Pipers Cottage
- E Fir Tree Cottage

7.7 In undertaking the assessment, the site was considered from a number of vantage points, incorporating views which could be influenced by new development. These include views from the west, the east and up Mill Lane. Consideration was given to the topography of the surrounding landscape which is generally flat.

7.8 Those views that were considered are as follows:

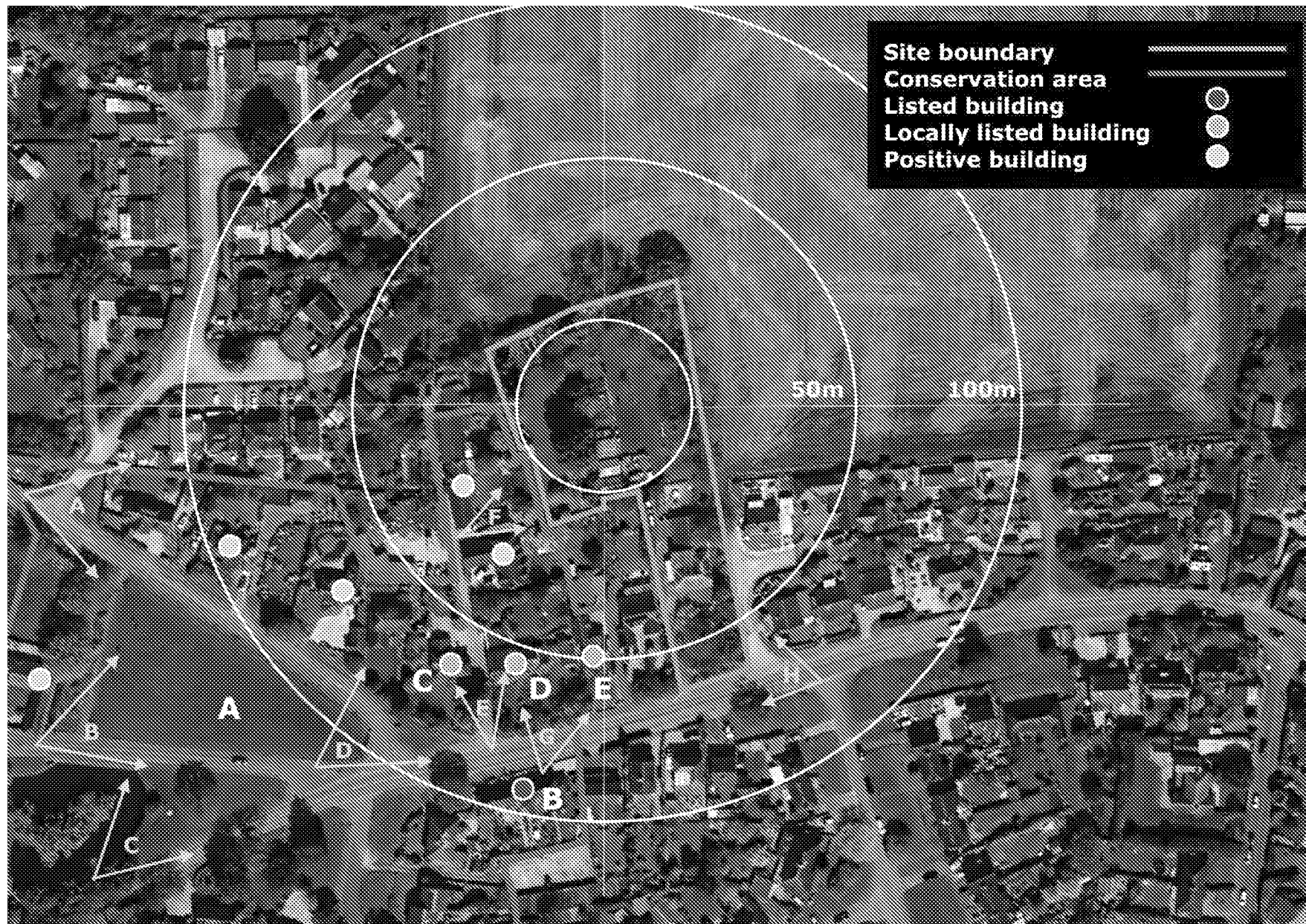
- A view eastwards towards site from West Walberton Lane
- B view eastwards towards the site from Eastergate Lane
- C view north-eastwards towards the site from the pond on Barnham Lane
- D view north-eastwards towards the site from junction on the Green
- E view northwards up Mill Lane from The Street
- F view eastwards towards the site from Mill Lane
- G view northwards towards the site from 15-20 The Street
- H view north-westwards towards the site from junction with Pound Road

7.9 The assessment by Ian Wightman Ltd was undertaken in October when trees and vegetation were not fully in full leaf. Given that trees are a prominent feature within the setting, the assessment is aware of the potential for visual permeability once full loss has occurred.



Designated and non-designated heritage assets to be assessed A-E. © Google





Keys views identified for the purposes of the assessment. ©Google

## STEP 2 - SIGNIFICANCE OF THE SETTING

- 7.10 The setting of a heritage asset can contribute to the significance of that asset and how it may be appreciated, or experienced. Before considering this however, it is necessary to understand the significance of the assets themselves.

## WALBERTON GREEN CONSERVATION AREA

- 7.11 Walberton Green Conservation Area was designated due to its special character as a small settlement centred on a village green within a semi-rural environment. The historic buildings and pond contribute significantly to this character, with cottages and later development looking inwards and on to the green. The buildings on Mill Lane are remnants of agricultural use, formerly backing onto countryside.



Walberton Green Conservation Area

## 15-20 THE STREET

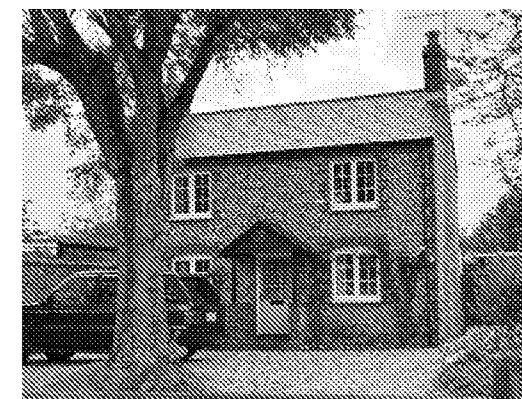
- 7.12 15-20 The Street is a terrace of cottages dating back to the early 19th century. With the cottages opposite they contribute to the historic character of the conservation area and from Mill Lane form a visual stop when looking southwards.



15-20 The Street.

## IVY COTTAGE, PIPERS COTTAGE, FIR TREE COTTAGE

- 7.13 The cottages all date from at least the early 19th century and strongly reflect the local vernacular in their design and abundant use of flint. As mentioned above they contribute to the historic character of the conservation area with Ivy and Pipers being seen as part of the group of historic buildings centred on Mill Lane.



Ivy Cottage, Pipers Cottage and Fir Tree Cottage



## POTENTIAL IMPACTS

7.14 Historic England's guidance on setting provides a useful checklist of attributes that might be found in a development which can in turn be harmful to the historic environment. This might be especially so where the character and nature of the place have not been considered fully resulting in harmful impacts.

7.15 It is also useful for larger developments which can include a multitude of complex changes that might affect the surrounding landscape. These attributes include:

### Location and siting of development

- Proximity to asset
- Position in relation to key views to, from and across

### Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity

### Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover

7.16 These potential impacts are of course not being considered against a well-preserved, rural setting. The appreciation of the site as the setting of the assets has changed and is changing with surrounding housing development to the north. The site is therefore not an area that has remained unchanged.

7.17 Where impacts have been identified in the assessment below, mitigation is proposed to help reduce these and inform the development.

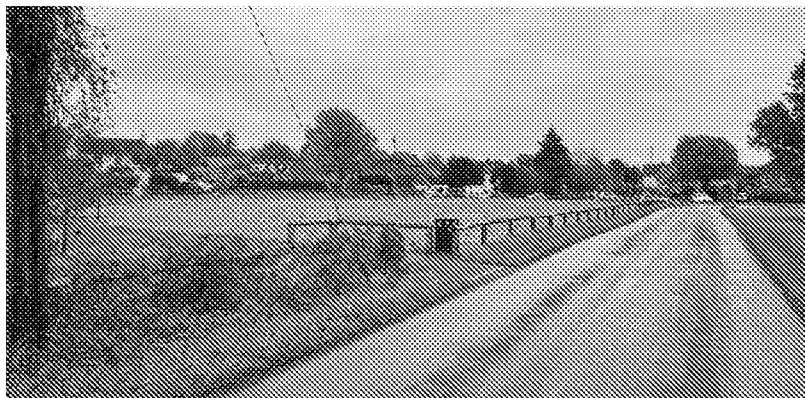
## STEP 3 -- ASSESSMENT

7.18 **View A** is from the entrance to the conservation area on West Walberton Lane and looking eastwards along the lane with 15-20 The Street in the distance. This view is dominated by a house on the corner of Long Mead which includes modern development to the rear. The site is concealed by these later dwellings and trees which lie outside the conservation area.

7.19 **Outcome:** the setting of the conservation area is unlikely to be impacted from this aspect.

A: view eastwards towards site from West Walberton Lane.





B: view eastwards towards the site from Eastergate Lane.

7.20 **View B** is from Eastergate Lane where on entering the conservation area, the view opens up after passing a converted barn (positive building) to the left with the pond to the right. The view across the green includes the side of Ivy cottage and buildings to the north of the green, including some modern dwellings. The site is largely concealed from here, though there may be the potential for glimpsing a new roof, particularly in the winter months when leaf cover is reduced.

7.21 **Outcome:** the setting of the conservation area may experience some minor impact if the new buildings were purposefully looked for but otherwise any impact is likely to be *de minimis*.



C: view north-eastwards towards the site from the pond on Barnham Lane.

7.22 **View C** looks towards the junction where the three lanes meet The Street with the buildings on Mill Lane beyond. Ivy Cottage and Pipers Cottage are visible from here though are partly concealed behind trees. Views to the site are blocked by modern housing and development on Mill Lane which screens the site.

7.23 **Outcome:** the setting of the conservation area and the cottages centred on the entrance of Mill Lane are unlikely to experience harmful impact from the aspect.





D: view north-eastwards towards the site from junction on the Green.

7.24 **View D** looks towards the proposed site from the junction and is much closer to Ivy Cottage and Pipers Cottage. 15–20 The Street also comes into view from here. Being closer to the site results in the existing buildings and vegetation removing any opportunity to view buildings beyond. The site is therefore fully screened from this aspect.

7.25 **Outcome:** the setting of the conservation area and the cottages centred on the entrance of Mill Lane are highly unlikely to experience impact from the aspect.



E: view northwards up Mill Lane from The Street.

7.26 **View E** looks northwards up into Mill Lane with Ivy Cottage and Pipers Cottage either side of the lane in the foreground. Their proximity to one another and corresponding boundaries result in a narrow aspect which channels the view up through the lane. The development site is not visible from this aspect and fully concealed behind the cottage.

7.27 **Outcome:** the appreciation of the cottages and the lane will not be impacted from this aspect.



F: view eastwards towards the site from Mill Lane

7.28 **View F** looks eastwards towards the site from Mill Lane. This is not a common view given that the lane is not a through road, however it is relevant to those who live on and visit the lane. The buildings here are largely modern on both sides, with a cottage to the north of the view. The modern development to the west of the lane has harmed the semi-rural character at this point.

7.29 **Outcome:** the development is likely to be visible from this aspect, particularly at roof level however this could be mitigated with additional planting to improve the boundary.



G: view northwards towards the site from 15-20 The Street.

7.30 **View G** looks northwards towards the site from the front of 15–20 The Street. Any potential view is blocked out by vegetation, to the extent that Pipers Cottage and Fir Tree Cottage are not very visible.

7.31 **Outcome:** the development will not be visible from this aspect and will not harm the appreciation of the cottages, 15–20 The Street, or their setting.



H: view north-westwards towards the site from junction with Pound Road.

7.32 **View H** looks north-westwards towards the site from the junction of Pound Road and across the entrance to Field Close. The boundary of Field Close is heavily planted with mature trees and vegetation which stifles any potential view of the site. The entrance into the conservation area from the east will therefore appear unchanged.

7.33 **Outcome:** the development will not be visible from this aspect and will not harm the appreciation of the conservation area, the cottages, 15–20 The Street, or their settings.

## OTHER SETTING CONSIDERATIONS

- 7.34 Whilst the identification of key views is helpful in protecting the setting of heritage assets, special consideration is also required for the overall experience of the place. Such considerations in this instance would include noise; light; activity, unaltered setting and landscape character.
- 7.35 **Noise:** the site is situated just to the north of The Street and adjacent to a new housing development. The proposed scheme of six houses is unlikely to result in a noticeable change in noise given broader and much larger change to the environment here.
- 7.36 **Light:** there will be some increase in light levels, though proportionately these will be quite low compared with the new development to the north and existing housing to the west.
- 7.37 **Activity:** the development will increase car traffic to some extent, though this is unlikely to impact the appreciation of the heritage assets.
- 7.38 **Unaltered settings:** the site as a setting has been altered having previous being a field and orchard. It is currently gardens and includes a range of workshop and outbuildings. It is thus not a well-preserved landscape.
- 7.39 **Change to surroundings:** the surrounding area is already undergoing significant change with housing development to the north of Walburton Green and Walburton Village.
- 7.40 **Landscape character:** the scheme has been designed to avoid imposing further suburban influences on the character of the village. Whilst this is occurring on adjacent land, the treatment of the landscape and spatial layout here reflects positive development elsewhere in Walburton. This is being supported by new tree and hedge planting which are important features of the broader landscape character.

## ENHANCEMENT AND MITIGATION

### ENHANCEMENT

- 7.41 The development will result in a number of outbuildings being removed which whilst not especially visible in the broader landscape, are not aesthetically pleasing. Tree planting and the planting of native species will enhance the former field boundaries.

### MITIGATION

- 7.42 Mitigation can come in a number of forms and can significantly reduce the potential impact of development. Some key factors include building typology; spatial layout; design; landscape treatment; materials and softening of potential impacts through planting and the reinstatement of natural features.

- 7.43 Here, tree planting will be increased along the west boundary to make sure that views B, C, D and F are fully protected from the potential of forms to be seen. This would also help protect possible, but unlikely influence from the new development beyond.
- 7.44 The building design has sought to reference local building character with the use of flint, brick, clay tile and decorative bargeboards. The building designs and colouring has also sought to help create a more bespoke response to the site that is in the spirit of some of the more decorative and artisan buildings in the village.

## 8 CONCLUSION

- 8.1 The garden to the rear of Longacre is very large and with the neighbouring garden, has provided the potential to create a new development akin to the model at the rear of the Holly Tree public house.
- 8.2 The site is well concealed and whilst adjacent to the conservation area and locally listed buildings, is unlikely to have a significant impact on these assets. As the setting assessment has confirmed, the buildings are unlikely to be visible from the green to the west or from The Street.
- 8.3 Following the pre-application enquiry, the density of the site was reduced from nine to six and the scale of the buildings minimized by utilizing dormers at eaves level to keep heights down. This has helped to reduce any potential sense of over-development and improved permeability within the site.
- 8.4 The design of the buildings has responded to the 19th century-built character of Walberton and created well-proportioned and attractive designs that are meant to be seen and do not require heavy screening, although they are not overly visible. The site is already well screened from the east and from views along The Street to the west.
- 8.5 The views from the west – A, B, C and D are perhaps the most sensitive as there is potential here for the *sense of settlement in a semi-rural location* to be lost, however this is unlikely to be the case at a purely visual level.
- 8.6 As also discussed in the assessment, the sense of greenery can be enhanced with planting to mitigate views of building form but also help maintain a more verdant quality.
- 8.7 As mentioned above, the National Planning Policy Framework (NPPF) states that any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction or from development within its setting), should require clear and convincing justification (para 206). It also stipulates that great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be) (para 205).
- 8.8 As a designated heritage asset, the conservation area carries the greatest weight requiring its setting to be carefully respected with mitigation employed wherever possible. In this instance, the harm to the setting of the conservation area is limited to the potential erosion of a green buffer, though as discussed above this is minimal and partly maintained by gardens which occupy the former orchard site. On the scale of harm, it would be at the very lower end of the spectrum.
- 8.9 15–20 The Street are listed buildings and also highly important, but their proximity to the site does not impact them. They are not intervisible, or influenced by broader impacts and therefore no harm is perceived.
- 8.10 The locally listed cottages – Ivy, Pipers and Fir Tree – are not intervisible from close quarters on The Street, with Ivy and Piper's only potentially intervisible with the new development from the west and from distance. At best this would be glimpsed views of roofs, possibly in winter, but less so in the summer. Again, this would be very low within the spectrum of harm, especially given the level of modern development nearby and that the cottages are not designated assets. It is therefore against this very limited harm, that any public benefit test should be made.