

The contracts division of the Centre for Applied Archaeology, UCL

**Land West of Tye Lane, Walberton (Planning Ref. WA/68/20/OUT)
Additional Statement on Heritage Issues raised by Arun DC Conservation Officer**

In their consultation response to the outline planning application, the Arun DC Conservation Officer did not object to the proposed development on heritage grounds although they did identify some limited harm. However, they concluded that "it is considered that the public benefits sufficiently outweigh the harm caused to the Conservation Area and the proposal is therefore compliant with Policy HER SP1 and Policy HER DM3 (a),(d),(e) and (f) of the Arun Local Plan, Policy VE4 of the Walberton NP and the NPPF." The harm referred to relates to the impact on the setting of the conservation area caused by the loss of rural character from the modifications to Tye Lane required as part of the proposed development. They identified this impact upon setting as somehow degrading the significance of the asset, and as comprising less than substantial harm which should therefore be balanced against the public benefits of the scheme in accordance with paragraph 196 of the NPPF (replaced by paragraph 202 in the most recent revision of the NPPF).

I disagree with this conclusion. In my opinion the proposed development will not impact on the significance of this part of the conservation area by reasons of the supposed changes to its setting, the significance of which is principally focussed around the linear relationship between The Street and the historic buildings lining it. The entire northern edge of the conservation area is separated from the wider landscape by an existing buffer of modern residential development sufficient to prevent intervisibility by screening the conservation area (as acknowledged by the ADCO). This has recently been increased by the consented development currently under construction to the east of Tye Lane (opposite the current site). The proposed development, while adding depth to that buffer, does not alter the basic succession of conservation area/modern residential buffer/wider landscape and therefore does not affect the legibility of the historic development of this landscape. In addition, the wider landscape north of the village on the east side of Tye Lane does not have a rural character as it is not agricultural land but a golf course extending from the village edge as far as the A27, classified by the Sussex Historic Landscape Characterisation (HLC) database as having a post-medieval to modern recreational character. Consequently, in my opinion the importance of the rural character of Tye Lane to the significance of the conservation area has been over-estimated. In reality its change as a result of the development will not give rise to a meaningful impact upon the setting of the conservation area insofar as it contributes to the significance of the heritage asset.

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