

IAN WIGHTMAN

HISTORIC BUILDING CONSULTANTS



HERITAGE AND SETTING ASSESSMENT

Land west of Yapton Lane
Walberton
West Sussex
BN18 0DN

Client: Land Quest UK (Southern) Limited

Project: Construction of 48 dwellings

Date: December 2021

Heritage Consultant: Ian Wightman BA Hons MSc PhD IHBC

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1. Introduction

- 1.1. This Heritage and Setting Assessment has been prepared to inform a planning application to Arun District Council on behalf of Land Quest UK (Southern) Limited.
- 1.2. The outline application is for up to 48 dwellings located to the west of Yapton Lane near the village of Walberton, West Sussex.
- 1.3. The application site abuts Walberton Conservation Area and therefore is considered within its setting. The conservation area includes a number of listed buildings. Given the potential of development to harm the setting of these assets, a setting assessment has been undertaken as part of this statement.



The development site south of Walberton Village

©Google

2. Description of the site and its setting

- 2.1. The proposed site is located primarily on agricultural land just to the south of Walberton village and west of Yapton Lane, the B2132.
- 2.2. The northern boundary abuts a tree-lined drive which runs east-west from Yapton Lane to Walberton Place, a care home situated to the west of the site. This is a large two-storey building with white rendered walls and a slate roof. The western boundary runs around the eastern and southern elevations of Walberton Place before heading south.
- 2.3. The eastern boundary runs southwards from the entrance gates to the drive and follows Yapton Lane before returning west to form the southern boundary across the open field.
- 2.4. Within the site is a small commercial unit which is not included as part of the development area. This is made up of barn-like buildings in red brick and weatherboarding which gives the site an agricultural appearance.

- 2.5. The northern and eastern boundaries are well defined by trees and vegetation which follow existing routes, whilst the southern and western boundaries are largely open except for the care home to the north-west of the site. The trees beyond the care home to the north-west appear to include a variety of species typical of specimen trees within parkland.
- 2.6. To the north of the site and beyond the drive there is a small area of backland with a dwelling situated to the east of this and north of the entrance gates. Beyond the backland area a line of buildings running east-west denote the eastern end of the village. Most of the village is therefore to the north-west of the site.



The site viewed from the footpath in the east with the care home to the left.

- 2.7. The line of trees that defines the eastern boundary also includes a footpath which runs north-south along Yapton Lane. This area is separated from the lane by a low brick and flint wall which starts at the entrance gates and continues south. To the east of the lane is open countryside in the form of large open field systems.



The north part of the proposed development area which abuts the industrial site.

- 2.8. To the south and west of the demarcated site the landscape here is open fields with strong field boundaries which give a sense of enclosure. Beyond this the countryside continues. There are two large, isolated trees within the field that occupies the site.



A long view of the site from the west with the trees on the horizon lining Yapton Lane.

3. **Historic context**

- 3.1. At the time of Domesday in 1086, Walberton was in the largest 20% of settlements recorded with 45 households. It also contained numerous plough teams, 14 acres of meadow, pigs and a Church.¹ 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.²
- 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. Capt. Richard Nash first acquired Walberton in 1677, after which it was passed on to members of the family, the last of which was Gawen Richard who bequeathed Walberton to Gen. John Whyte in 1801. After Whyte's death in 1816 Walberton was sold to Richard Prime, a Tory MP. In 1817 the estate comprised over 1400 acres.³
- 3.5. A manor house has been recorded in Walberton since the 14th century, though it is unclear from the 17th century which surviving house north of the church was the original manor house. One of these, with nine hearths was the home of Capt. Richard Nash.⁴

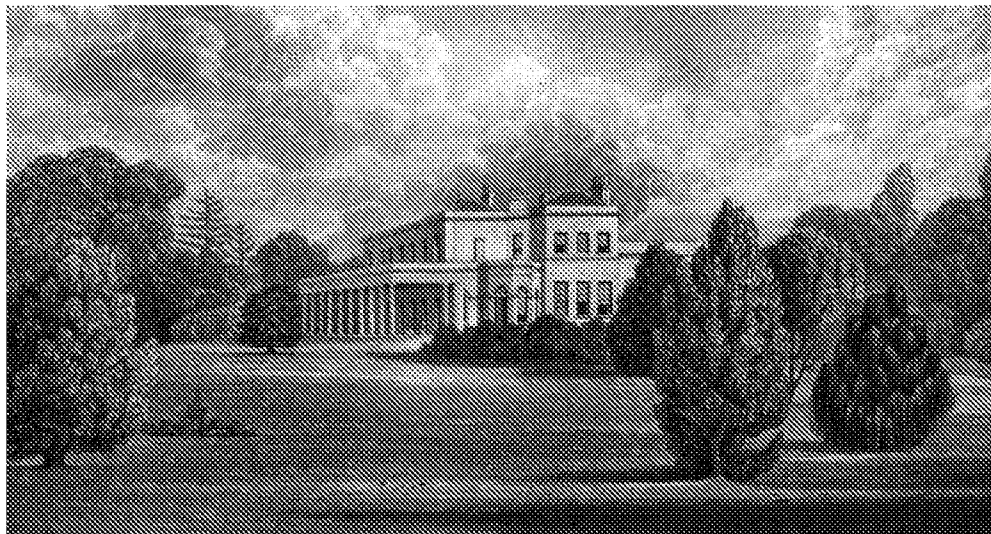
¹ Open Domesday, 'Walberton', < <https://opendomesday.org/place/SU9705/walberton/> > [accessed: 8th December 2021].

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/voh/sussex/vol5/pt1/pp224-244> [accessed 7 December 2021].

³ Ibid.;

⁴ Ibid.;

- 3.6. 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.
- 3.7. 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.
- 3.8. This new Classical style had come to the fore following growing archaeological interest in Greece and its temples. This moved away from the Roman use of the arch and dome towards a post and lintel structure. The new house had a south-facing range of seven bays and an east-facing range of three bays with a single-storey colonnade of Doric columns reflecting this new interest.⁵ It included two walled gardens with glass houses and stables to the north.



A 19th century engraving of Walberton House as rebuilt in the Greek Revival style by Robert Smirke.

- 3.9. The garden to the original manor house was mentioned as early as 1362 and by the late 18th century is known to have had large formal spaces located to the south and south-east of the house. According to historical sources, in 1776 Richard Nash 'laid open' the grounds of Walberton House with a 'park' being formed south of the house that ran eastwards to Yapton Lane.⁶ Whilst the house was yet to be redeveloped, the park would have created a picturesque setting which was in keeping with the landscape movement of the time.
- 3.10. The effect was created with a ha-ha which contained animals within the park and allowed for a seemingly continuous view of the garden and park as one landscape. The date of the ha-ha at Walberton is not known though does eventually appear on mapping surveyed in 1896.
- 3.11. Following the rebuilding of Walberton House, a footpath was re-routed to provide more privacy to the house and the park extended to the west into land south of the Church. By the 1840s a new carriage drive to the house had been created off Yapton Lane to the east.

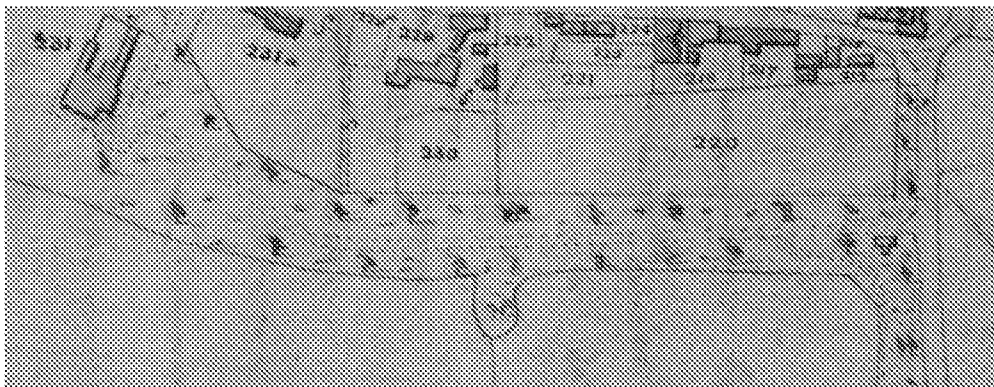
⁵ A P Baggs and H M Warne, 'Walberton', in *A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, including Arundel*, ed. T P Hudson (London, 1997), pp. 224-244. British History Online <http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp224-244> [accessed 7 December 2021].

⁶ *Ibid.*;



The Tithe Map of 1846 showing Walberton House (no.231) with fields to the south and south-east (nos.287 & 288) which were made parkland in the 18th century. (WSRO)

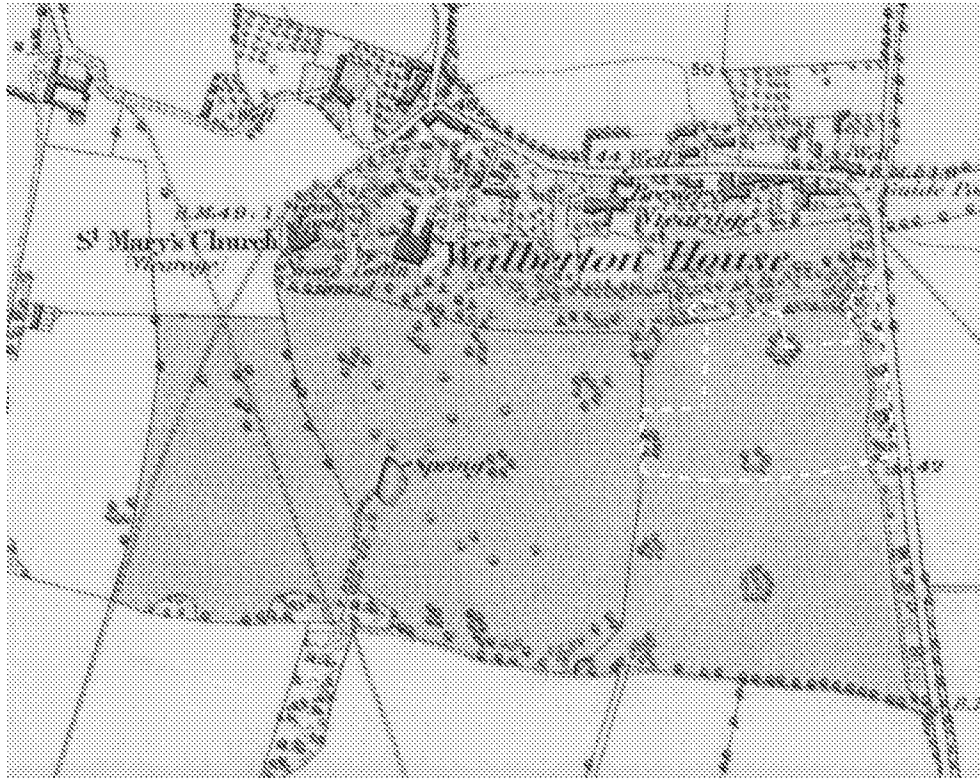
- 3.12. The drive is evident on the Walberton tithe map of 1846 within an avenue of trees. At this time a building, presumably an entrance lodge is visible to the south of the drive and to the north of the Brick Yard Field (no.220). Further south along Yapton Lane are two cottages (289 & 289a) which were also part of Walberton Estate.



The carriage drive to Walberton House from Yapton Lane with the lodge and entrance gates. (WSRO)

- 3.13. A low flint and brick wall which continues off the southern entrance gate runs down the side of Yapton Lane with the woodland belt behind it. One can assume that this wall connected with the two cottages and with the park, drive and lodge, was part of the designed landscape for Walberton House. The wall acting as a boundary for the house and not agricultural land.
- 3.14. At the time of the tithe map however, the land which formed the park was tenanted which is evident in the tithe apportionments. The field south of the main house, no.287 known as 'Home Field' was occupied by Walter Boniface and no.288 to the south-east, known as 'Pages Field' was occupied by George Puttock. In 1846 the cultivation status of both fields was 'grass'.

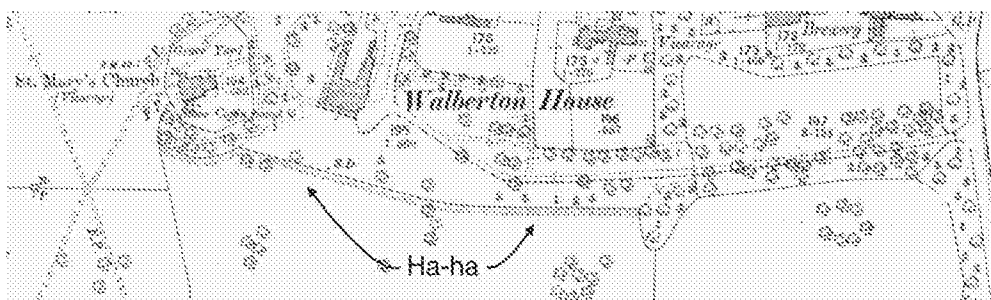
- 3.15. By the time of the First Edition OS map of 1880, surveyed in 1875-6, the land south of the drive was once more formally described as Park (as illustrated below). Whether or not Richard Prime's son Arthur took back the parkland following his father's death in 1866 is unclear, however its status has changed, including the land to the south-west of the Church. Also shown on the 1880 map is the relationship of the development site to the former parkland.



Reproduced by permission of the National Library of Scotland

The First Edition OS map surveyed in 1875-6 and published in 1880 showing the extent of the park associated with Walberton House (shaded) and the development site overdrawn in white.

- 3.16. Between 1846 and 1875 the two cottages on Yapton Lane were removed as well as the small entrance lodge to the south. The entrance lodge is still absent at the time of the 2nd Edition survey of 1896 but reappears to the north of the entrance by 1910.
- 3.17. The 2nd Edition OS mapping of 1897 also illustrates for the first time the ha-ha which was located to the south of the main house and could potentially date back to the late 18th century and the landscape movement when the park was thought to have first been formed. It spans from grounds to the south of the Church to where the care home now resides in the east.



Reproduced by permission of the National Library of Scotland

The Second Edition OS map of 1897 which shows the scope of the ha-ha.

- 3.18. In the late 19th century, the Prime's sold the estate to a local man, Joseph Liddle, who in 1903 sold a number of farms associated with the estate. Around the time of Liddle's death in 1930, the stables at Walberton House were converted into domestic use and later in 1970 were made into two dwellings.
- 3.19. During the second world war the main house was used by Canadian and then American troops. The names of American soldiers remain scratched into the brick gate pillars at the entrance from Yapton Lane. At the end of the war in 1945, part of the drive at its western end was removed preventing access to the house from Yapton Lane and a new drive was formed from the north.



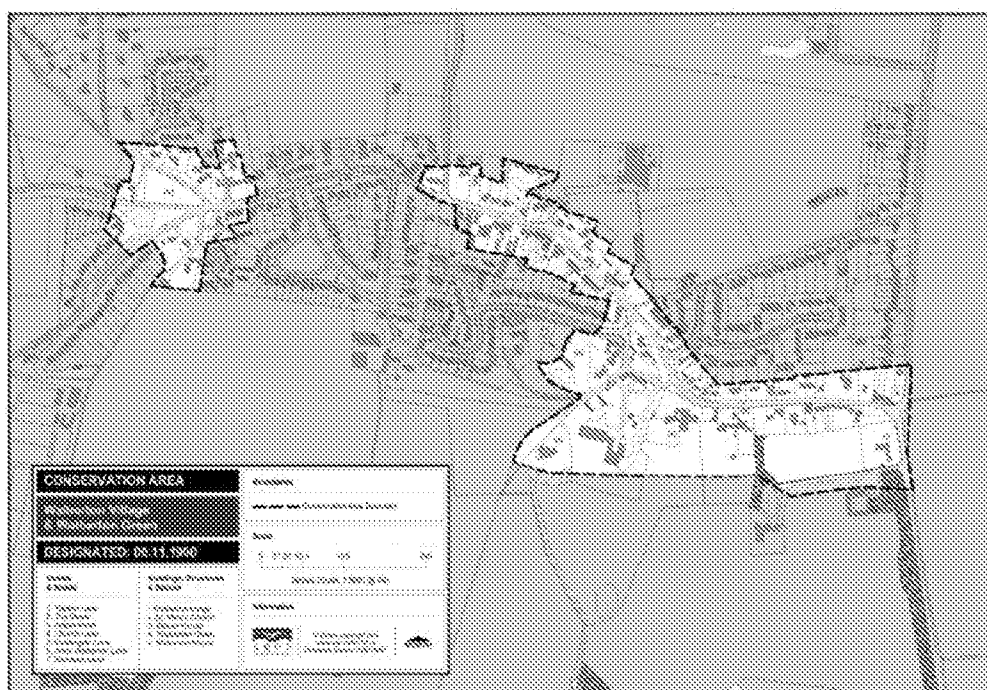
Graffiti on the brick entrance gates to Walberton House undertaken by American troops in WWII.

- 3.20. In the 1980s Walberton House was named Walberton Park and sub-divided into apartments and a new 'Walberton House' built in the grounds.⁷ By 1993 much of the park had been converted back into agricultural use and in 1995 the lodge on Yapton Lane demolished. A new larger building now stands here.
- 3.21. The care home which is now served by the historic drive was constructed in the late 20th century and has been extended. The small commercial unit within the field is also from the same period.

⁷ 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 7 December 2021].

4. Conservation Area

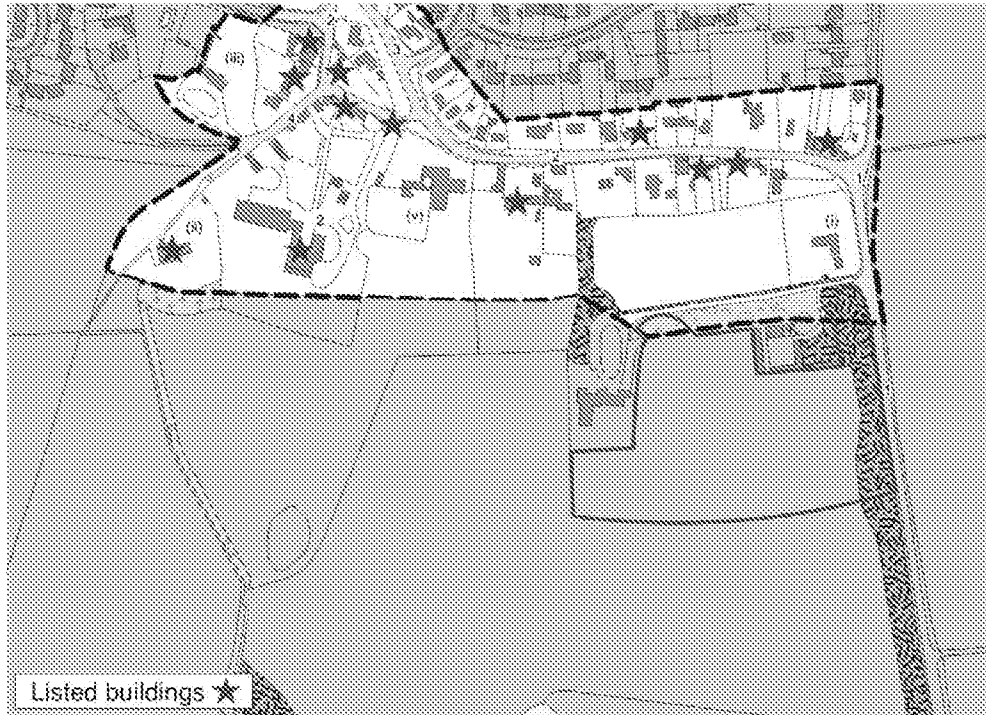
- 4.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates that local planning authorities have a duty to 'determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'⁸
- 4.2. Walberton has two conservation areas; Walberton Village and Walberton Green. Both were designated in August 1990. Walberton Village is focused on the east end of the village and includes the Church, Walberton House and numerous historic buildings along The Street. Walberton Green focuses on the Green and pond in the west of the village around a crossroads.
- 4.3. The conservation areas contain historic buildings, some of which are listed, but which will all contribute to the area's special character and architectural and historic interest. The scope of the conservation area is defined by the presence of these assets and their location.
- 4.4. As a protected area, the conservation area is also a designated heritage asset.



Conservation area map for Walberton Village and Walberton Green.

- 4.5. Unfortunately, the conservation areas in Walberton do not yet benefit from their own Conservation Area Character Appraisal and Management Plan but are mentioned within Arun District Council's 'Supplementary Planning Guidance' which was adopted in 2000.
- 4.6. The Supplementary Planning Guidance tends to focus on development within conservation areas which is not relevant here as the proposals are located to the south of the designated area despite the development area overlapping the boundary.
- 4.7. The development does of course however, sit within the setting of Walberton Conservation Area and therefore has the potential to influence the contribution that the setting makes to its significance as an asset.

⁸ 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).



Map showing the location of the development site in relation to the conservation area boundary with location of listed buildings.

- 4.8. The area between the conservation area and the actual development site is characterized by the former drive to Walberton House which now serves the care home. The gates and gate pillars have recently been renovated and the drive retains its avenue of trees, though the landscape here does not appear overly managed.

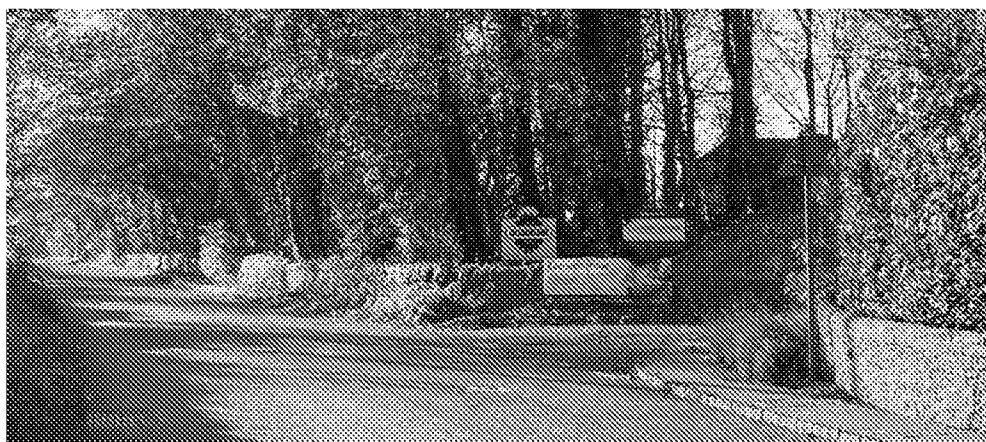


The tree-lined drive and small fields which contribute to the character of this part of the CA.

- 4.9. Despite this, the character of the area here retains a feeling of gentrification and is park-like with the entrance gates leading to the tree-lined drive; however, it also has a semi-rural character with the former brick yard field; post and rail fences and soft verges all contributing to a more informal and rustic character.
- 4.10. The small fields to the north of the drive also help to maintain a spatial distance from the historic grain of the village which runs along The Street.

5. **Significance**

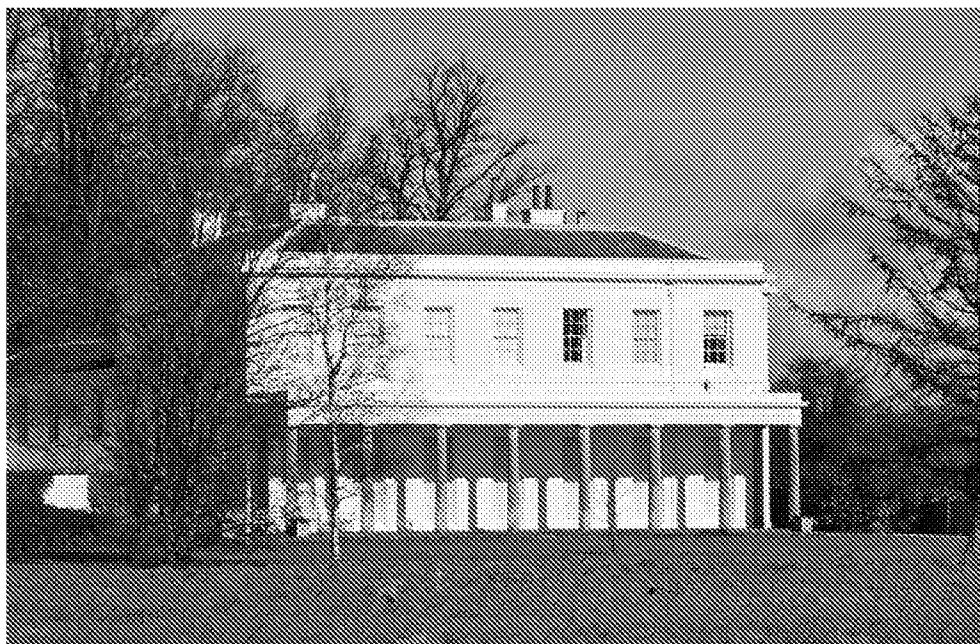
- 5.1. Within Heritage protection, 'significance' is a term that describes a heritage asset's special architectural or historical interest. It is an interest that is understood in terms of values – evidential, historical, aesthetic, and communal.
- 5.2. The proposed scheme has the potential to affect the setting of designated heritage assets and in turn the values that make them of interest. Designated heritage assets are an 'irreplaceable resource' that should be conserved in a manner appropriate to their significance and therefore it is important to understand their value before making changes.
- 5.3. Local planning authorities must give 'great weight' to the conservation of heritage assets with any proposals that might affect their significance in a harmful manner requiring 'clear and convincing justification'. Local authorities should also look for and support proposals that enhance or better reveal the significance of an asset and its setting.
- 5.4. Given the location of the proposed development site, the impact on the setting of designated heritage assets is believed to be limited to buildings in the south of the conservation area as well as to part of the conservation area itself.
- 5.5. The only direct impact to a structure is to the brick and flint boundary wall which encloses the site along the western edge of Yapton Lane. This is understood here to be a feature of the designed landscape and whilst not listed may be considered a non-designated heritage asset. The entrance gates have been locally listed by Arun District Council and therefore are already formerly identified as a non-designated asset. These are listed in their Supplementary Planning Document 'Buildings or Structures of Character' which was adopted in 2005.



The historic entrance to Walberton House showing the continuation of the boundary wall which structurally is part of the locally listed gates and pillars.

WALBERTON VILLAGE CONSERVATION AREA

- 5.6. Walberton Village Conservation Area is a designated area and as such is of national significance as an area of architectural or historic interest. This includes numerous historic buildings with many being listed. Key amongst these are the Church and Walberton House.
- 5.7. The conservation area includes most phases of development from the medieval period onwards which is centred on the church and the village as a manor. Its early settlement pattern and subsequent development is rich in architectural variety and style, as well as evidential of historic uses. This holds great historic value, but also aesthetic value in its variety of character.
- 5.8. As a replacement for the former manor, Walberton House adds both architectural and historical interest as the seat of the estate and as a good example of late Georgian architecture. Its hierarchy and subsequent development within the village, including its outbuildings and carriage drive out to Yapton Lane greatly inform the conservation area, especially to the south.



Walberton House (now Walberton Park)

Photo: Stephen Richards

WALBERTON HOUSE

- 5.9. Walberton House is a grade II* listed building and is therefore of very high national significance. It is located to the west of the development site.
- 5.10. **Evidential value:** the house has low evidential value as it was built from new in the early 19th century. Its time depth is therefore very limited and is unlikely to reveal anything of early value.
- 5.11. **Historic value:** the building has strong historic value as a Regency building designed in the neo-Grecian style. Its design by a prominent architect of the time who is associated with other important buildings, adds to the historical interest.
- 5.12. **Aesthetic value:** the building has strong aesthetic value due to its classical design, though its appreciation within its historic setting is hampered by changes in the landscape and new development.
- 5.13. **Communal value:** the building will have low communal value. It ultimately remains a private house, despite being sub-divided.



Walberton Church

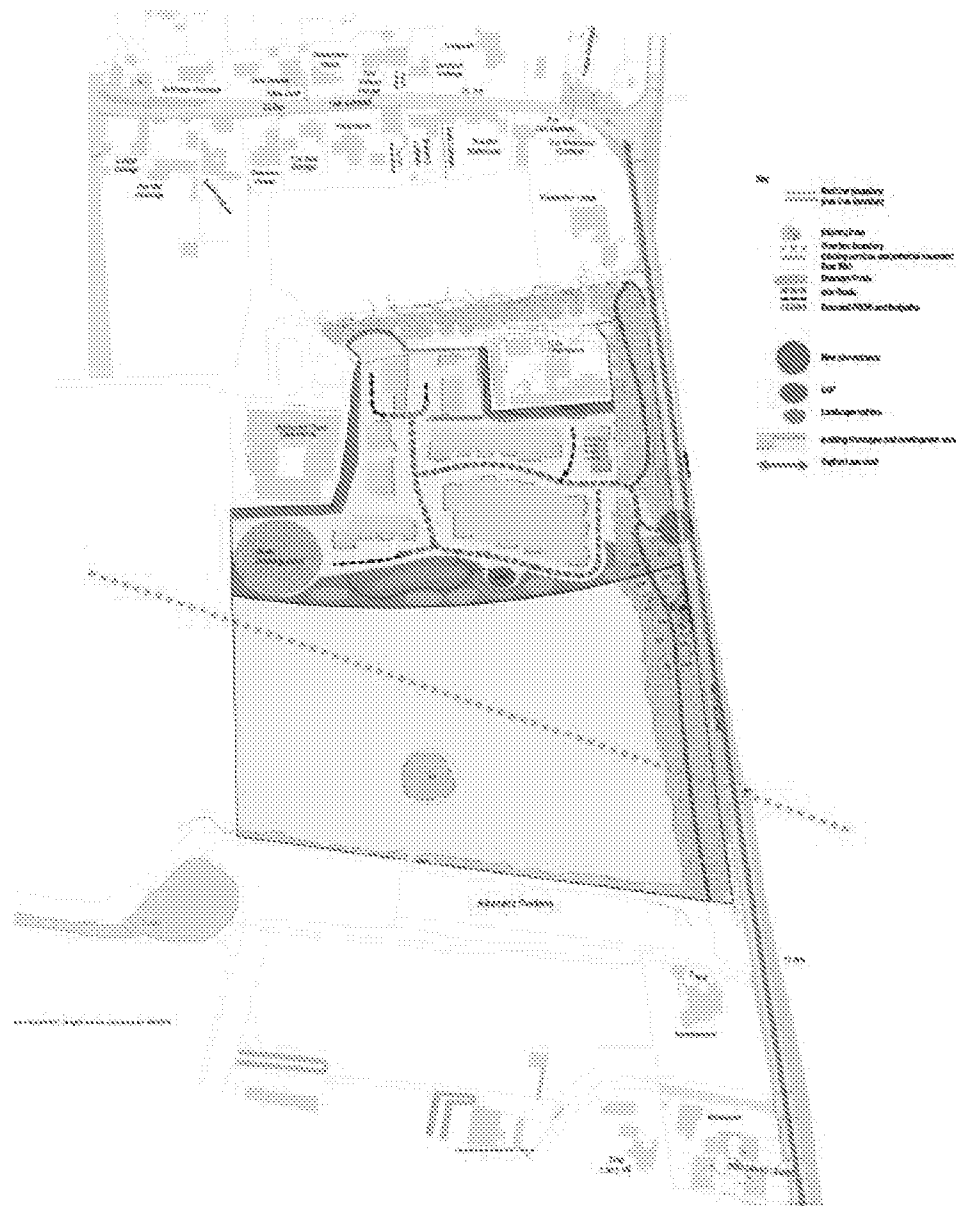
WALBERTON CHURCH

- 5.14. St Mary's Church, Walberton is a grade I listed building and is of the highest national significance. It is located to the west of the development site, just beyond Walberton House.
- 5.15. **Evidential value:** the church retains strong evidential value due to its time depth, despite much restoration work in the 18th and 20th centuries. The building still contains fragments from the Anglo-Saxon era as well as material from the roman period.
- 5.16. **Historic value:** the building has strong historic value due to its age and retention of important features such as its 13th century lancet windows. Others examples are from the 15th century. The churchyard also contains gravestones of historic interest, including one from the 18th century belonging to Charles Cook. This is listed in its own right.
- 5.17. **Aesthetic value:** the church has strong aesthetic value due to its scale, design and setting, though this is mainly from close views.
- 5.18. **Communal value:** the church has very strong communal value as a shared place of worship.

6. **Proposed scheme**

- 6.1. The proposed development is only at the outline stage though is believed to have capacity for up to 48 dwellings. The plan below, which is schematic only, identifies suggested land use.
- 6.2. The access to the development site is from Yapton Lane which will involve the removal of some woodland that currently screens the lane from the fields to the west.
- 6.3. The development is largely within the area between the care home and the commercial unit as well as part of the field to the south. The layout and detailed design have yet to be progressed so options on design, building typology and the nature of the site are still open for discussion.
- 6.4. The area to the south of the site is to be landscaped to soften the impact of the development.
- 6.5. A footpath from the access road follows the route of an existing public right of way to the north.

- 6.6. As part of the proposals the historic wall along Yapton Lane will be repaired to help maintain this asset. Parts of it are currently considered structurally unsound.



Site plan indicating the scope of the housing development. This has yet to receive detailed design.

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.⁹ 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

STEP 1 – IDENTIFYING HERITAGE ASSETS

7.6. Any setting assessment should be proportionate to the potential to harm and given that that the development is relatively contained, the setting of the assets has been confined to the conservation area which abuts it and the two higher status buildings: Walberton House and the Church. A small number of listed buildings on The Street have their backs facing towards the site and as a consequence are considered within the scope of the conservation area. Further listed

⁹ Historic England (2017) 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

buildings within the village to the north-west are not visible due to development and vegetation and for this reason are not considered here.

- 7.7. In undertaking the assessment, the site was considered from a number of vantage points, including views on the footpath leading to the Church; the historic drive to Walberton House and the footpath which runs parallel with Yapton Lane, as well as the lane itself. Consideration was given to the topography of the surrounding landscape which is relatively flat.



Designated heritage assets shown in red and green within the Conservation Area in blue. Those in red are the larger higher status buildings that may be visible from distance. ©Google

- 7.8. As suggested above, the key consideration of the assessment is the setting of three designated heritage assets. These include:

- A. The Church of St Mary, Grade I
- B. Walberton House, Grade II*
- C. Walberton. Village Conservation Area

- 7.9. The assessment has considered these assets from viewing points towards the site, but also from key from public footpaths (A, B, C, F & G). Views C, D & G are longer that encapsulate the broader landscape and in the case of D, a long view out of the conservation area down Yapton Lane. Views H, I and J are largely more intimate views from the within the historic drive with gaps through to the fields. Those views that were considered are as follows:

- A. view east from the rear entrance to the Church
- B. view east from the footpath south of the Church
- C. panoramic view north-west to north-east towards Church and site
- D. view southwards from the end of The Street in the Conservation Area
- E. view of the historic entrance gates from Yapton Lane
- F. view west looking into the site from the public footpath
- G. view north-west of the site from the public footpath

- H. view southwards from the former drive to Walberton House
- I. view westwards from the former drive to Walberton House
- J. view southwards from within the Conservation Area



Keys views identified for the purposes of the assessment with relevant paths in red.

©Google

The assessment by Ian Wightman Ltd was undertaken in November when trees are losing their leaves. Given that trees are a prominent feature of the area, the assessment is aware of the potential for visual permeability once full loss has occurred.

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.

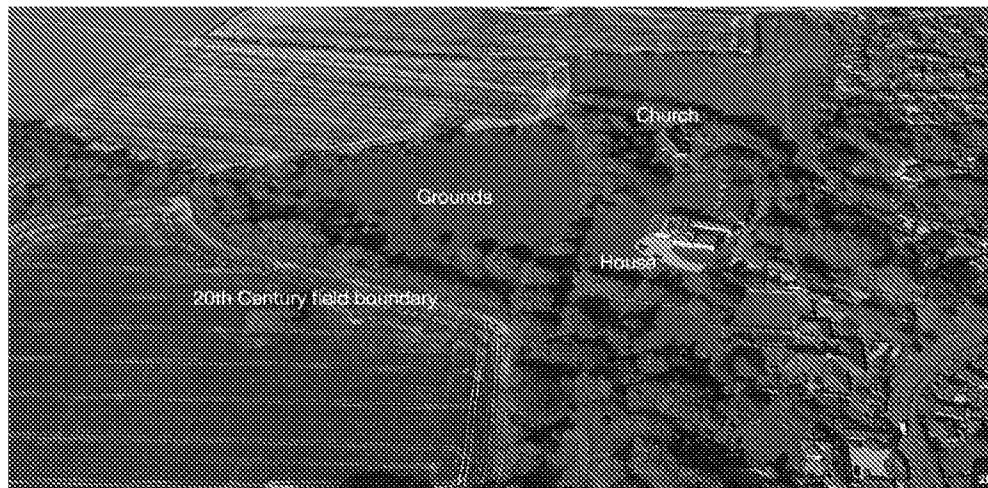
CONSERVATION AREA

- 7.11. As described above, the conservation area adjacent to the development site includes a number of historic features relating to Walberton House; the entrance pillars and gates and part of the boundary wall, and the historic drive including the avenue of trees. These are part of the designed landscape which also included the land to the south of the conservation area as parkland. Its enclosure by a wall and tree belt is also part of the design.
- 7.12. Whilst the parkland has gone back to agriculture, the fields continue to contribute to the significance of the conservation area as the rural edge of the village, but also as the site of the historic parkland which abutted the drive to Walberton House. The fields therefore allow to some degree, the spatial relationship between the house and landscape to be appreciated.
- 7.13. During the late 20th century however, this setting has been harmed by development and the relationship between the grounds of the house and the park damaged.

- 7.14. This development has been in the form of the care home which creates a strong visual obstruction; its white render appearing quite imposing within the landscape. The small commercial site further east is also new however it is more discrete due to its palette and materials, but also its typology which corresponds with the rural setting. Both buildings do of course obstruct to some extent, views into the fields from the drive (and therefore the conservation area), however there is still a strong sense of the rural edge here.
- 7.15. Long views have also been affected a by a new field boundary. Land directly to the south of Walberton House has been effectively hived off from the remaining area of former parkland with vegetation and trees creating a strong boundary. On the aerial photograph below this can be seen running from the pond, north eastwards where it re-joins the edge of the village.

THE CHURCH

- 7.16. The Church sits on the south-western edge of the village with historic cottages to the north, Walberton House to the east and open farmland to the south and west. This scenario is typical of churches of medieval origin with the former manor house nearby (although this one has moved slightly) and countryside abutting the churchyard.
- 7.17. To the south of the Downs and especially on the coastal plain, long views of church spires across the countryside is a key characteristic of the landscape. The Church with the village clustered around it in its rural setting contributes to its significance and our understanding of its historic origins. This is very much the case at Walberton where the Church and village can be viewed in its rural setting from the south.



Aerial view from the west showing the grounds in front of Walberton House and the Church on the edge of the village. The field boundary is relatively recent.

©Google

WALBERTON HOUSE

- 7.18. Walberton House has a similar relationship to the village situated on its southern edge with countryside to the south.
- 7.19. Walberton House is a relatively grand, late Georgian house whose relationship with the landscape was of paramount importance in attempting to create a picturesque setting in which to appreciate the building. Historically the house and landscape play an equal part in this.

- 7.20. Where they have been retained, the grounds to Walberton House continue to contribute to the setting of the house, as does the open nature of the broader countryside. Whilst the house would never have enjoyed distant views due to the nature of the topography here, its spatial relationship with the landscape is part of its significance and a contributor to this.

POTENTIAL IMPACTS

- 7.21. 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.
- 7.22. 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

- 7.23. It should be noted that these potential impacts here are not being considered against a well-preserved, perfectly managed area of historic environment. The appreciation of this space as a park has been eroded over time by the introduction of field boundaries and modern development which has been harmful. The care home stands out in the landscape from all directions. The commercial unit has mitigated harm in its design, though still affects to some extent the appreciation of the historic environment here.

- 7.24. Where the potential for harm is identified in the assessment below, mitigation is proposed to help better assess the impacts and inform the development should it progress.

STEP 3 – ASSESSMENT



A: view east from the rear entrance to the Church

- 7.25. View A from the rear entrance to the Churchyard looks eastwards towards the development site. In this aspect the development site is not visible being situated beyond trees which now form the boundary to the grounds of Walberton House. Outcome: the proposed scheme is not expected to result in harm to the setting of the heritage assets from this aspect.



B: view east from the footpath south of the Church

- 7.26. View B from the footpath looks eastwards across the grounds of Walberton House towards the development site. In this aspect the development site is not visible being situated beyond trees which now form the boundary to the grounds of Walberton House. Whilst the leaves have not all fallen, the tree cover here is quite dense. Beyond the trees is the care home which would also prohibit views. Outcome: the proposed scheme is not expected to result in harm to the setting of the heritage assets from this aspect.



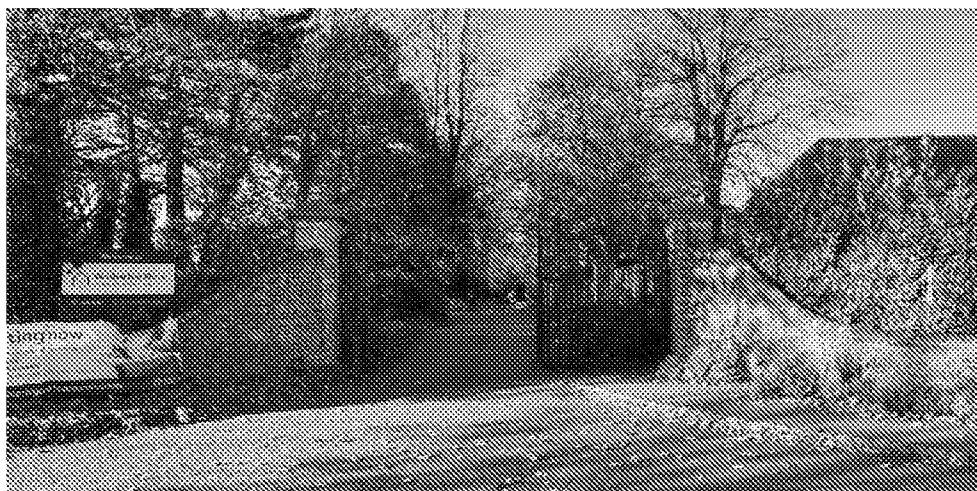
C: panoramic view north-west to north-east towards Church and site

- 7.27. View C from the public footpath northwards looks towards the Church which is screened by trees and eastwards through a field entrance where the site is visible in the distance. As with the care home, development here may be visible from this longer view on the way to the Church. This will depend on the design and layout of the buildings and the use of materials, as well as any planting which would soften impacts. Outcome: the proposed development has the potential to be harmful, but this could be mitigated through layout, design and planting.



D: looking southwards from the end of The Street in the conservation area

- 7.28. View D looks southwards towards the entrance gates on Yapton Lane with the lane beyond lined by trees. Just south of the gates is the boundary to the Conservation Area. The commercial units are visible from this aspect and it is possible that the roofs of further new development behind could also be legible. The potential layout and design should therefore seek to avoid this. At night there may be impacts from streetlighting in an area which has always been dark, however this could also be mitigated through design. Outcome: with the appropriate design considerations, the proposed scheme is not expected to result in harm to the setting of the heritage assets from this aspect.



E: view of the historic entrance gates from Yapton Lane

- 7.29. View E from Yapton Lane is of the historic entrance gates with the drive beyond. The proposed development would be set back behind the trees on the left, some of which are evergreen. Whilst there might some signs of development if one were to look closely, it is unlikely to be readily obvious from this aspect, especially with the commercial units in the foreground. Outcome: the proposed scheme is not expected to result in harm to the setting of the heritage assets from this aspect.



F: view west looking into the site from the public footpath

- 7.30. View F looks westwards directly on to the development site and was taken just off the public footpath running north-west. Whilst this view already includes modern development in the form of the care home and industrial site, the trees beyond help to indicate more important buildings with specimen trees evident. There are also long views towards the west which retain a feeling of open countryside as well as a sense of rural tranquillity. The proposed development has the potential to block views towards the conservation area and alter its appreciation, though could be mitigated through design. Outcome: the proposed scheme is expected to result in harm to

the setting of the conservation area from this aspect. The potential layout and design should therefore be carefully considered to try and mitigate this.



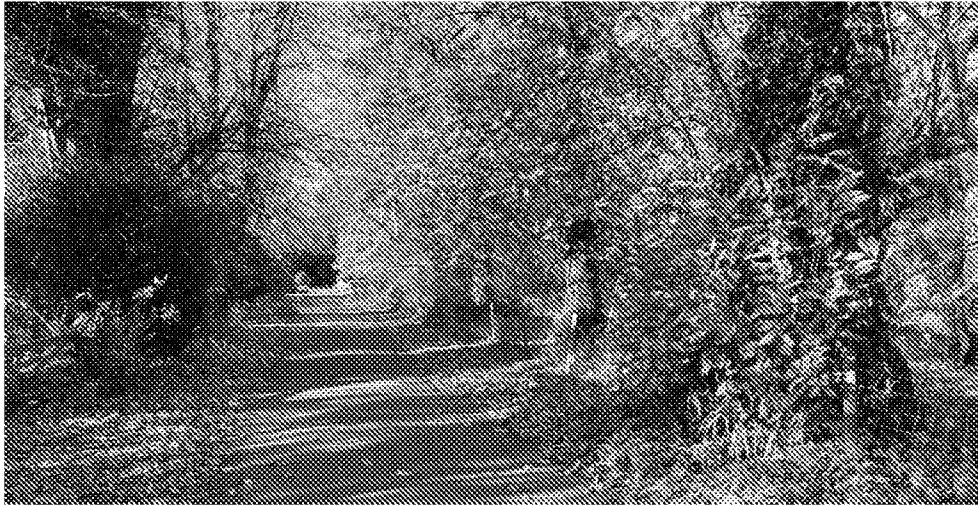
G: view westwards of the site from the public footpath

- 7.31. View G looks westwards across fields with the development site to the north. Whilst this view already includes modern development in the form of the care home and industrial site, as above the long views towards the west which retain a feeling of open countryside as well as a sense of rural tranquillity. The development will affect this appreciation and would benefit from mitigation measures both in its design, but also softening within the landscape. Outcome: the proposed scheme is expected to result in harm to the setting of the conservation area from this aspect. The potential layout and design should therefore be carefully considered to try and mitigate this.



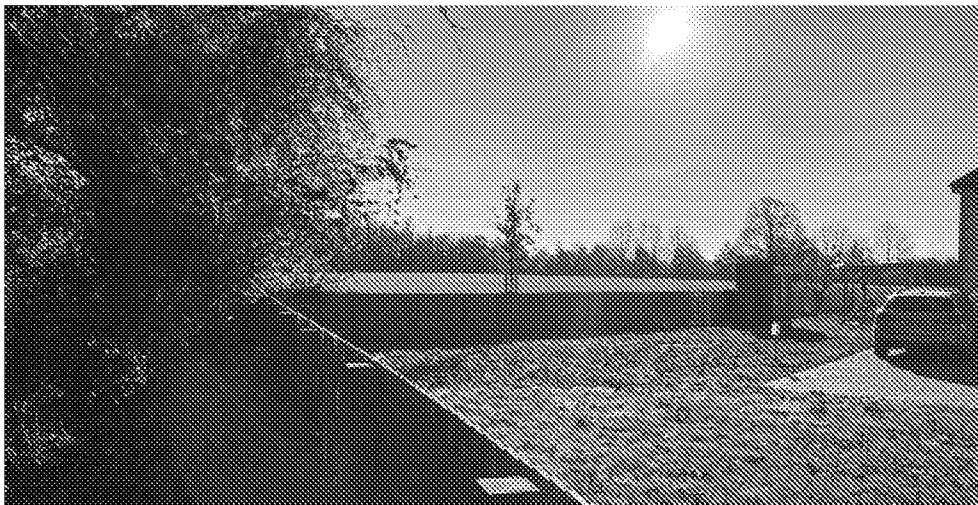
H: view southwards from the former drive to Walberton House

- 7.32. View H looks southward from the drive, just beyond the western-most building on the commercial site. Views southwards vary along the drive, but in places such as here the permeability is greater and could result in the new development being visible and potentially in the way of views out into the countryside. This would affect the experience of the conservation area here and the sense of the rural edge. The potential layout and design should therefore take such views into consideration to mitigate this possible harm wherever it can. Outcome: the scheme could result in a level of harm to the setting of the conservation area from this aspect. The potential layout and design should therefore be carefully considered to try and mitigate this.



I: view westwards from the former drive to Walberton House

- 7.33. View I looks westwards along the drive. As mentioned above the tree cover to the south varies in density so some glimpses of the countryside are seen but looking west the impact is more limited. That said, the presence of the development to the south is still likely to affect the experience. Outcome: the proposed scheme is expected to result in a level of harm to the setting of the heritage assets from this aspect.



J: view southwards from within the Conservation Area

- 7.34. View J looks southwards from within the conservation area where the tree line breaks and the drive reaches the care home. This view looks back across the field to the woodland belt lining Yapton Lane. The proposed development will be clearly visible from here and from within the car park. The potential scheme would benefit from mitigation measures both in its layout and design, but also softening within the landscape. A key to this would be visual permeability. Outcome: the proposed scheme is expected to result in harm to the setting of the conservation area from this aspect. The potential layout and design should therefore be carefully considered to try and mitigate this.

OTHER SETTING CONSIDERATIONS

- 7.35. 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 settings and landscape character.
- 7.36. **Noise:** rural locations tend to offer a level of tranquillity which is important to maintain where possible. During the site visit there was a sense of quietness even though the site is situated alongside a main road. Some traffic noise was of course evident as it was further into the village.
- 7.37. **Light:** historically this site has been a parkland and more recently had an agricultural use. This use helps to maintain a high level of darkness which is important to try and retain.
- 7.38. **Activity:** there is the potential for additional activity with numerous potential car movements affecting traffic levels. This could affect the tranquillity of the conservation area and therefore it is important that residents can walk to shops. The path is being upgraded here to achieve this.
- 7.39. **Unaltered settings:** the setting of the conservation area has historically been open landscape, either in the form of agricultural land or as parkland. In the latter half of the twentieth century this has changed with the park being turned back into agricultural use and new development occurring on the boundary to the conservation area. Field boundaries have also helped to compartmentalise the landscape and remove some long views, especially around the grounds of Walberton House.
- 7.40. **Change to surroundings:** Where the open landscape has been retained the historical and spatial appreciation of Walberton House's broader setting is easier to experience. Development of any type within it is likely to erode this sense.
- 7.41. **Landscape character:** the landscape character is currently agricultural, despite later development. As mentioned previously, the commercial site has helped to maintain this rural character by employing an agricultural building typology.
- 7.42. Housing could employ similar building and spatial characteristics to better relate the development to the landscape.
- 7.43. More conventional housing development would change its character and could possibly introduce a more suburban feel to the area.

ENHANCEMENT AND MITIGATION

- 7.44. As has been demonstrated in the setting assessment, the visual impact of the proposed development on the setting of the conservation area is expected to constitute a level of harm.
- 7.45. The assessment considers that there is likely to be no harm to Walberton House or the Church in purely visual terms.
- 7.46. Due to the potential density of the site, future proposals have the potential to have a suburbanizing effect on the character of the landscape, therefore changing how this part of the conservation area is experienced and appreciated. This character will be visible from local footpaths and the historic drive. The site will also become more visible at its entrance.

MITIGATION

- 7.47. Mitigation can come in a number of forms and can significantly reduce the potential impact of development. Some key factors include density; building typology; spatial layout; design; landscape treatment; materials and softening of potential impacts through planting and the reinstatement of natural features. These would of course be a consideration at a more detailed design stage.
- 7.48. Good development should not overly rely on screening from trees, but where possible trees and hedges should be used positively to soften impacts and restore historic boundaries. Native plants and species should be used wherever possible. Here tree planting could be used in the following views:
- View 'C' would benefit from tree planting around the proposed drainage pond to help screen the site from the west. This would mitigate long views of the site when walking to the Church.
- View 'G' would benefit from more planting on the southern boundary of the site. Whilst this does not reinstate previous planting it would help to soften the development beyond.
- 7.49. Building typology could take reference from more agricultural types, or have a strong vernacular character. Where apartments might be created, these should appear as housing or could even be barn-like in character.
- 7.50. House designs here should therefore be well designed in a manner that responds to their context. This includes layout and the use of the appropriate materials to reflect the nature and local distinctiveness of the place. This will help to reduce the need for too much screening and will mitigate views onto the site from the footpath and the drive.
- 7.51. A similarly important consideration is the pattern and layout of the development. In this case this should avoid more suburban designs which tend to infill spaces and seek an approach that is well 'designed' and responds to its surrounding landscape.
- 7.52. Corresponding with this is permeability through the site. Views from the drive such as those at 'H' and 'J' would benefit from being able to see through the site so that the visual connection to the countryside is to some extent retained.
- 7.53. Similarly, there is an intention to maintain a sense of space when looking through to the site from the entrance. This would help to maintain a feeling of openness.
- 7.54. The treatment of the landscape can also reflect its rural context by using soft verges, traditional fencing and permeable surfaces to avoid a hard urban aesthetic. Using these approaches in a sensitive manner can combine to improve the character and appearance of the site so that any perceived harm is mitigated as much as possible.

ENHANCEMENT

- 7.55. The proposals to repair the brick and flint wall along Yapton Lane will help to maintain an historic structure which is part of the designed landscape. Structural repairs should only occur where necessary without wholesale replacement.

8. Conclusion

- 8.1. The proposed development site west of Yapton Lane and south of Walberton village is located near to a number of heritage assets including listed buildings and Walberton Village Conservation

Area. The site is within the immediate setting of the conservation area and the broader setting of St Mary's Church and Walberton House, now known as Walberton Park.

- 8.2. A setting assessment was undertaken to determine whether the proposed development would be harmful to these designated heritage assets. It was concluded that the setting of the Church and House would not be directly affected by the development, but that the close setting of the conservation area would experience harm.
- 8.3. The significance of the conservation area's setting is as former parkland within a designed landscape, some of the features of which are retained within the conservation area. These include the entrance gates, tree-lined drive and the boundary wall to Yapton Lane. The setting thus contributes to the experience of the conservation area, but also the appreciation of this area as part of the broader historic development of Walberton House.
- 8.4. The National Planning Policy Framework (NPPF) sets out the Government's policy for the Historic Environment. It states that harm to the significance of heritage assets should be avoided or minimised, which includes any harmful changes to an asset's setting (para 195). Where harm is incurred, clear and convincing justification is required (para 200).
- 8.5. In assessing applications, the NPPF also stipulates that great weight should be given to the conservation of designated heritage assets and the more important the asset the greater the weight should be (para 199).
- 8.6. It goes on to state that where a proposed development will result in 'substantial harm' to a designated heritage asset, planning authorities should refuse consent and where the harm is considered 'less than substantial', this harm should be weighed against any public benefits.
- 8.7. A level of potential harm to the setting of the conservation area here will occur with any form of development as this is a rural and largely tranquil setting. Whilst this is screened from the road, it would be experienced from the footpath and the drive, as well as the fields. Harm is not dependent on public access.
- 8.8. This harm does not result in a total loss of significance and therefore is considered to result in 'less than substantial harm'. As a consequence, the scheme should be subject to the public benefit test as outlined in the NPPF.
- 8.9. In accordance with Historic England guidance, mitigation has been provided here as part of the setting assessment which will help to reduce the impact of a scheme, should it progress. This should encourage the design to be more sympathetic within its setting and that of the conservation area and in turn help to better conserve its special interest. The mitigation includes some brief design advice which could be developed further with input from the planning authority and the local community.