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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: WA/32/21/PL

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Land at West Walberton Lane Walberton BN18 0QF

Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

A map based assessment has identified a number of heritage assets in close proximity to the application site, which include

- Conservation Area
- Listed Buildings
- Locally Listed Non-Designated Heritage Assets

Conservation Areas

There are two conservation areas within the village: Walberton Green and Walberton Village. The Walberton Village conservation area is linear in nature, following the line of The Street from the junction with Tye Lane at the west towards the junction with Yapton Lane at the east, along with Church Lane which extends towards the south-west as far as the parish church. The boundary of the conservation area is primarily the line of rear boundaries of the various properties.

Walberton Green, and the area of development that surrounds it form their own distinct character area. Unlike the majority of the village which is focused on the one road which is roughly orientated east/west (The Street), the focus of attention is upon an area of open green land, dissected by a number of roads. The roads that traverse the green provide links to many neighbouring villages such as Fontwell and Barnham. They all feed into one point which creates a complex junction, but also a focal point for the area. In addition, the roads directly influence the green; instead of being one large area, the roads divide it up into a number of smaller sections. These areas dominate the space, all of which are roughly triangular in shape. However, each has its own distinct characteristics.

A sense of a rural village is created by the presence of the open, green space as well as the absence of street furniture and limited paving etc. This is further enhanced by the many trees and greenery distributed throughout the conservation area, in the open space and the many private front garden spaces. This provides a feeling of transition between the main part of the village and the surrounding countryside to the west.

A mixture of property types can be found in the area covering a number of different ages and construction types: detached, semi-detached and terraced, all of which are two storeys high. Existing development is small in scale and relatively low density in nature.

Numbers 15-20 The Street

Numbers 15-20 The Street form one building. They are of early C19 construction being two storeys. The front elevation is of Red brick and grey headers, flush stringcourse of grey headers. Hipped tiled roof. Casement windows. The terrace is of historical significance.

Friars Oak and Friars Oak Cottage

Friars Oak and Friars Oak Cottage are one building of C.18 or earlier, located within the southern part of the Walberton Green conservation area. They have a thatched roof and are set back from the Green. They are some distance from the site. They are of historical significance.

Locally Listed Non-Designated Heritage Assets

The following Buildings or Structures of Character have been identified:

- Ivy Cottage
- Pipers Cottage
- Fir Tree Cottage

The Proposal

The Proposal is for the construction of 30 dwellings together with access off Eastergate Lane and provision of open space and other associated infrastructure.

The site is located on the western edge of the village forming the land between Eastergate Lane and West Walberton Lane. It is roughly triangular in shape and approximately 1.5 hectares in area. The site boundary is predominantly hedging and trees, although there are two properties on the Eastergate Lane frontage. Existing residential development is located to the north of the site along West Walberton Lane and to its south along part of Eastergate Lane.

Walberton Green is to the east of the site where the closest parcel comprises a large area of open lawn, whilst the neighbouring parcel contains a pond which is surrounded with mature trees. The Green forms an important part of the Conservation Area and creates a semi-rural character. Of note is the fact that the Green is located on the edge of the village, rather than in a central location within the village. As a consequence, its relationship with, and transition towards, the adjoining countryside is of importance.

The roads (Eastergate Lane and West Walberton Lane) which border the site and traverse the green have a more rural character being fairly narrow, with limited street lighting or paving, and grass verge areas. They contribute to the attractive setting and special character of the local area. Whilst there is existing development on the northern side of West Walberton Lane, this has a more rural character. Whereas if development were to take place as proposed that character would become suburban, which would affect the rural approach from the west into the conservation area and impact upon the setting of the conservation area. The same could be said for the Eastergate Lane approach around the proposed new access into the new development.

Whilst the layout, landscape treatment and the designs of the proposed new dwellings appear to have been carefully considered, it is still problematic. It is thought that the proposed dwellings will never be fully be concealed from view from the neighbouring roads or the village green. Whilst

existing vegetation helps to separate the site from the area of open space, there is still the opportunity to see the site from the conservation area. This point has been noted by the applicant where it is suggested that the design of the three houses closest to the area attempts to create a more traditional appearance. However, these designs appear to more closely reflect the appearance of the existing modern houses located in Burch Grove. It is also not clear how unit one would be legible as a converted barn or outbuilding. This is disappointing as there is an opportunity for the designs to better reflect the elements of the attractive traditional properties in the local area, and therefore be more suitable.

Any development in a location such as this will require all of the materials, joinery details and finishes to be of a very high standard. These should be appropriate for a conservation area and include the use of traditional materials. This is as opposed to the use of UPVC for windows and rainwater goods and what appears to be coloured concrete roof tiling etc as indicated on the plans. The designs of the properties should be based on a thorough assessment of the traditional buildings within the conservation area and locality, as opposed to more recent ones, in order to ensure that they more closely reflect and support the established local character.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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