

HERITAGE ASSESSMENT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017



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Land East of Tye Lane, Walberton Heritage Assessment

Land East of Tye Lane, Walberton:

Heritage Assessment

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INTRODUCTION

1. In November 2016 Wates Developments Ltd instructed *Malcolm A Cooper Consulting* to provide preliminary historic environment advice in relation to a parcel of land lying immediately to the north of the village of Walberton. This advice fed into broader discussions relating to a development vision for the site.
2. Subsequently, an Archaeological Desk-Based Assessment (DBA) was prepared by *Archaeology South-East*.¹ The DBA assessed the archaeological significance of the site and considered the likely impact of proposed development on heritage assets of archaeological interest that may be present. This report includes an analysis of the historic maps for the area and these will be referred to where appropriate in the current report.
3. In March 2017 further instructions were issued for *Malcolm A Cooper Consulting* to prepare a detailed heritage assessment for the site. The current report therefore identifies nationally and locally designated *built-heritage assets* and assesses the impact of proposed residential development on these assets and their settings in the context of national and local legislative and policy requirements.
4. This report identifies and maps designated heritage assets on the national heritage list prepared by Historic England, based on a 1km radius from the proposal site. It also considers locally listed buildings or structures of character identified by Arun District Council.
5. This assessment takes account of a range of conservation-related documents prepared by Arun District Council including the *Walberton Village Conservation Area Character Appraisal* (November 2015).
6. This information has been supplemented by information from a range of historical sources including the *Victoria County History for West Sussex*. The report also draws on information contained within the archaeological desk-based assessment prepared by *Archaeology South-East*.
7. The above information was supplemented by information gathered during a detailed inspection of the application site, Walberton village and the surrounding area on 8 October 2016 and 25 April 2017.
8. The assessment of impact used here broadly follows the methodology set out in Highways Agency's *Design Manual for Roads and Bridges* (Volume II, Section 3, part 2, HA 208/07, Cultural Heritage).

¹ *Land at Walberton, Arun District, West Sussex, BN18 0PF. Archaeological Desk-Based Assessment, April 2017, Archaeology South-East (report: 2017153).*

NATIONAL LEGISLATION AND POLICY

Archaeology

9. The policy background relating to ancient monuments and archaeology is discussed in Section 3 of the *Archaeological Desk-Based Assessment* and is not repeated here.

Historic Buildings

10. Part I of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the PLBCA Act') indicates that the Secretary of State shall compile lists of buildings of special architectural or historic interest. Once a building is listed under the provisions of the 1990 LBCA Act, written consent is required for works of demolition, alteration or extension which would affect its character as a building of special architectural or historic interest.
11. DCMS published their Principles of Selection for Listed Buildings in March 2010 (CD G17). Paragraph 6 of this document indicates that in order to be listed, a building must have special interest. Paragraph 7 indicates that Grade I buildings are of exceptional interest, grade II* buildings are particularly important buildings of more than special interest and grade II buildings are of special interest, warranting every effort to preserve them.

12. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or the Secretary of State: *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.

13. Buildings of more local significance may be identified as 'locally listed' by the relevant local authority or identified on a County Council's historic environment record.

14. Further guidance in relation to the handling of planning applications affecting historic assets including listed buildings and their settings and buildings of more local interest is given in section 12 of the NPPF.

Conservation Areas

15. Part II of the PLBCA Act contains provisions for the designation of conservation areas which are *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Once designated, a range of powers are introduced to support the preservation or enhancement of the character and appearance of the conservation area.

16. Section 72 of the PLBCA Act provides a general duty that special attention be paid the desirability of preserving or enhancing the character and appearance of conservation areas. Further guidance in relation to the handling of planning applications affecting historic assets including conservation areas and their settings and buildings of more local interest is given in section 12 of the NPPF.

Historic Parks and Gardens

17. Historic England identifies and designates registered parks and gardens and compiles a national register. There is not a separate consents system. Once designated, sites identified on the Register become a material consideration in the planning process. Further guidance in relation to the handling of planning applications affecting historic assets including parks and gardens on the national register is given in section 12 of the NPPF.

Planning Legislation and Policy

18. The Town and Country Planning Act 1990 ('the TCPA 1990') and associated legislation, policy and guidance are relevant to the conservation and management of the historic environment. In particular, Section 12 of the NPPF (paras 126-141) contains advice on conserving and enhancing the historic environment.
19. The NPPF indicates that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment and that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
20. Paragraph 129 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*
21. Paragraph 131 states that: *In determining planning*

applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

22. Paragraph 132 states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

23. Paragraph 133 states that:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated

that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

24. Paragraph 134 of the NPPF states that:

Where a development proposal 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 securing its optimum viable use.

25. A range of further guidance on conserving and enhancing the historic environment is contained in the Government's *Planning Practice Guidance*.

LOCAL POLICY FRAMEWORK

Arun District Local Plan 2003-2011

26. The Arun District Local Plan 2003-2011 contains a range of general and specific saved policies relating to the historic environment. Supplementary planning guidance and related reports relating to the historic environment have also been adopted by the Council.

Archaeology

27. The local policy protective framework for ancient monuments and sites of national archaeological importance, and for sites of archaeological interest are set out in Policy AREA 16 and 17. These are discussed in more detail in the *Archaeological Desk-Based Assessment* and are not repeated here.

Listed buildings

28. Policies DEV9 - DEV14 within the Local Plan discuss design and listed buildings. Of particular relevance to this assessment is Policy DEV11 which relates to the setting of listed buildings. The policy sets out that:

Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired.

Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.

Buildings or Structures of Character

29. The Council maintains a 'local list' of buildings and structures of character. Although not given the protection of statutory listed buildings, these are protected by Policy GEN22:

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.

30. In September 2005 Arun District Council adopted supplementary planning guidance relating to buildings or structures of character. This document was to be read alongside Local Plan Policy GEN22. This guidance set out the criteria for selection and identifies lists of such buildings or structures. There are 30 entries for Walberton.

Conservation areas

31. Policy AREA2 sets out the Council's approach to managing conservation areas:

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

32. In November 2015 detailed appraisals for the conservation areas of Walberton and Walberton Green were published by the Council. These present *inter alia* a detailed character analysis of the two conservation areas.

Historic Parks and Gardens

33. Registered historic parks and gardens are protected by Policy AREA4:

Permission will not be granted for development which adversely affects the character or setting of registered historic parks and gardens.

Arun Local Plan 2011-2031

34. Arun District Council are in the process of developing and adopting a new local plan for the period 2011-2031.

35. Chapter 16 of the *Local Plan publication version October 2014* contains a range of draft policies to 'protect and enhance Arun's outstanding landscapes, coastline, historic, built and archaeological environment thereby reinforcing local character and identity.' Minor modifications to the draft policies were identified in 2017 and are included (with deletions shown) below:

36. Draft Policy HER SP1 relates to the general historic environment and sets out that:

The Local Planning Authority will grant planning permission or relevant consents for development proposals that conserve or enhance the historic environment of the District, specifically:

a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;

b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;

c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and

d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings

and uses of exceptional quality are proposed.

37. Draft Policy HER DM1 relates to the protection of listed buildings and their settings.

38. Draft Policy HER DM2 relates to locally listed buildings or structures of character.

39. Draft Policy HER DM3 relates to conservation areas. The policy states, *inter alia*, that:

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;

b. ~~They retain or emphasise the qualities of the townscape or streetscape in the area;~~

c. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;

d. ~~Building materials which contribute to the~~

~~character of the area are retained or re-used wherever possible;~~

~~e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;~~

~~f. Unsympathetic features are removed and missing features are restored or reinstated;~~

~~g. High quality soft and hard landscaping is provided;~~

~~h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;~~

~~i. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;~~

~~j. It does not harm important views into, out of or within the Conservation Area.~~

40. Further draft policies in this section relate to areas of special character, archaeological heritage, and sites of special archaeological interest.

41. When this plan is adopted, the saved policies from the 2003-2011 Local Plan will be superseded.

Walberton Neighbourhood Development Plan 2015-2035

42. The post examination version of the *Neighbourhood*

Plan with post-examination modifications was 'made' in March 2017.

43. Section 3.4 of the *Neighbourhood Plan* discusses Environment and Heritage. It notes that the Parish (a larger area than the village) has 39 listed buildings and 2 scheduled ancient monuments (3.4.6).

44. This section of the *Neighbourhood Plan* also includes discussion of conservation areas and buildings or structures of character. It indicates that these are recognised as *important contributors to the local distinctiveness and sense of place and forms part of the area's rich heritage* (3.4.7).

45. Policy VE4 relates to *Conservation Areas and Areas of Special Character* and indicates that:

Proposals that adversely affect the setting of the two Conservation Areas will not be supported. New development must protect the open/rural character of the Conservation Area's setting and sustain or enhance the visual connections between the village's core and its rural hinterland, including longer views to the South Downs, which contribute to the character of the Conservation Area.

Reason: The Conservation Areas at Walberton Village and Walberton Green are important both historically and visually. It is important that developments that might affect views into and out of the village or the setting of buildings are strictly controlled.

46. Policy VE5 relates to *Buildings and Structures of*

Character and indicates that:

Buildings and Structures of Special Character as designated by ADC (Source ADC - SPD - Buildings and Structures of Character. Adopted September 2005) are of significant local interest and contribute to the Parish's distinctiveness: development proposals relating to them will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.

47. Schedule 5A of the *Neighbourhood Plan* includes a list of the buildings and structures of special character as designated by Arun District Council, indicating that *they are of significant local interest and contribute to Walberton's distinctiveness.*

OVERVIEW OF WALBERTON

48. The parish of Walberton lies to the southwest of Arundel. The village, which lies to the south of the A27 trunk road, appears to have its origins in the Anglo-Saxon period, with archaeological remains of this date uncovered by excavation within the churchyard of St Mary's, and other finds of pre-Conquest date recovered within the village.

49. It is noted, however, that evidence of Roman settlement has been identified in the wider area. A Roman tile was re-used in the fabric of St Mary's. A Roman villa was excavated at Blacksmith's Corner, situated to the east of Yapton Lane, with Roman occupation also identified to the north of the A27.

50. Walberton lay on the south-western edge of Arundel Great Park in the medieval period. The settlement is recorded in the Domesday survey as holding 22 villagers, 17 cottagers and 6 slaves. A church and priest is also recorded. There appears to have been a park at Walberton Manor in the medieval period with references to keepers of Walberton Chase in the 16th century. However, its exact location in the parish and its boundaries are not clear. There are references to mills in the village in 16th and 17th centuries and this may suggest the presence of medieval milling in the area.

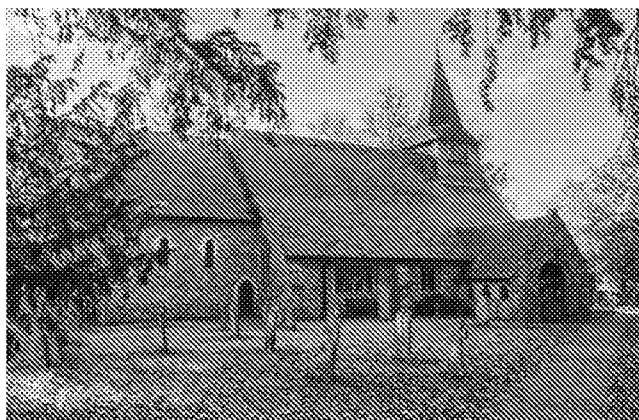


Figure 1. Parish Church of St Mary (1274629), Grade I.

51. It is likely that the settlement's original focus was in the area of St Mary's Church and Walberton House, the latter an early 19th century house lying on the site of the earlier manor house.



Figure 2. Old Hall Cottage (1222000), Grade II.

52. The village subsequently developed along The Street eventually merging with Walberton Green to the west. By the 17th century Walberton was a small village with scattered houses and crofts, surrounded by fields, with light industrial activities including milling and brewing.

53. The majority of early surviving buildings in the village were modest 18th and 19th century vernacular cottages. Some buildings have earlier origins including Old Hall Cottage and Pear Tree Cottage which contains 16th and 17th century fabric.



Figure 3. Pear Tree Cottage (1274882), Grade II

54. Some industrial-related buildings, including a former malt house, lie towards the eastern end of the village. Two working farms, Pigeon Farm and Street Farm, survived until the early 20th century.

55. Two large houses, Walberton House and Avisford House with associated out-buildings survive: Walberton House close to the church, and Avisford House lying across fields to the north of the village. Placename evidence suggests the presence of parkland lying to the south of Walberton House in the 17th century. This parkland was modified and enlarged in the 18th and 19th centuries.



Figure 4. Yeakell and Gardner's Map of Sussex, 1778

56. A park was associated with Avisford House by the 18th century. This lay to the north and west of the house. It expanded southwards towards Walberton village in the 19th century. Subsequently part of the parkland closest to the northern edge of the village, which is the land subject to this application, was returned to agriculture.



Figure 5. Walberton Tithe Map (1846) extract. WSRO.

57. The 1846 tithe map for Walberton (figure 5) shows the area in detail with groups of buildings to the north of the church, with ribbon development to the east and west, with a further group of buildings at Walberton Green.
58. Avisford House is also visible on the tithe map situated to the north of the village. This was owned by Lady Elizabeth Reynell at that time.
59. In addition to the house and a separate range of service buildings to its east, a number of buildings and structures are shown lying within the grounds (figure 6). These include a walled kitchen garden (97a) with associated structures lying to the south of the house. A further 'c-shaped' building to the south of the kitchen garden is identified on the tithe map apportionment as a farm building and yard (204).
60. The main area of parkland associated with the house is shown on the tithe map as lying to its north and west (100). The house was located to the north of its land-holding, with its main elevation facing northwards. A driveway runs eastwards from the front of the house eastwards to its lodge on Yapton Lane.
61. To the south, fields 190, 203 and 203 were identified as arable in 1846. Fields 205 and 210 were under grass.



Figure 6. Tithe Map. Detail showing Avisford House, WSRO.

62. By the time of the 1875-76 Ordnance Survey map (figure 8), some of the smaller north-south field boundaries between Avisford Park and the village had been removed.
63. The southern boundary of the parkland (as shown in the 1846 tithe map) was marked by dense planting, both to the south of the kitchen garden and further to the west. A large number of orchard compartments are also visible on this map, situated to rear of properties on both the north and south side of the village.



Figure 7. 15-20 The Street (1222510), grade II. Early 19th century.

64. A series of terraces of flint, brick and stone were constructed on The Street. No's 15-20, towards its west end, are early 19th century, whilst a series of late 19th century terraces were built more centrally by a local businessman, W.E. Booker.

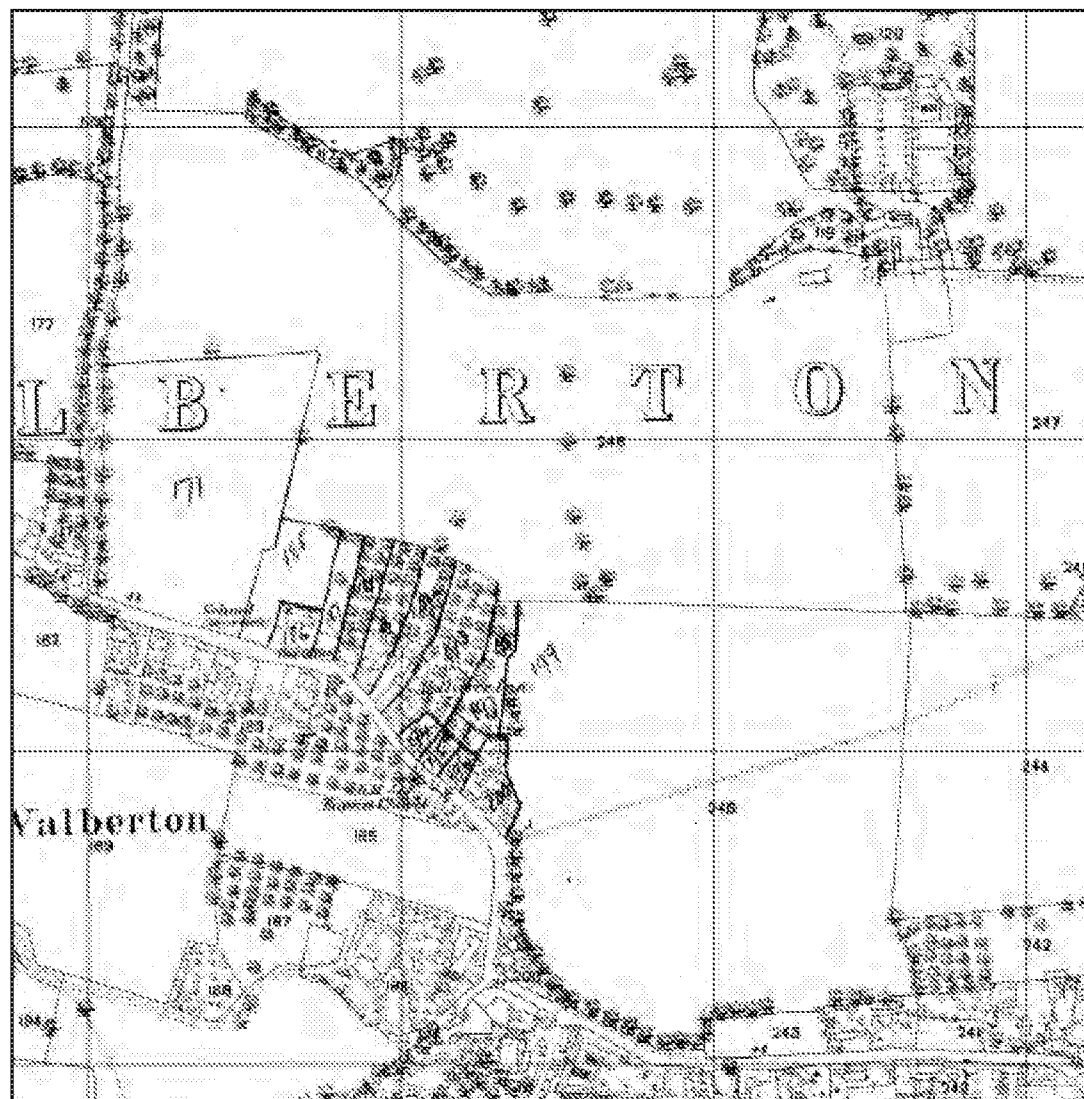


Figure 8. Ordnance Survey 1875-76. (Landmark Information Group)

80. The location of the late 19th century terraces on the south side of The Street can be seen by comparing the Ordnance Survey maps for 1875-6 and 1912. Some of these terraces are on the site of earlier village buildings and have incorporated architectural elements from them within their structure.



Figure 9. Late 19th century terraces on The Street.

81. These terraces are architecturally distinct and characterful, each adopting a contrasting style and elevational treatment.
82. A new sinuous trackway joining Avisford House to the centre of the village is visible on the 1912 OS map (figure 10). The southern end of this trackway still survives. The farm buildings associated with Avisford House, on the south side of the kitchen garden, have been demolished by this date, perhaps as part of the parkland's southern extension.

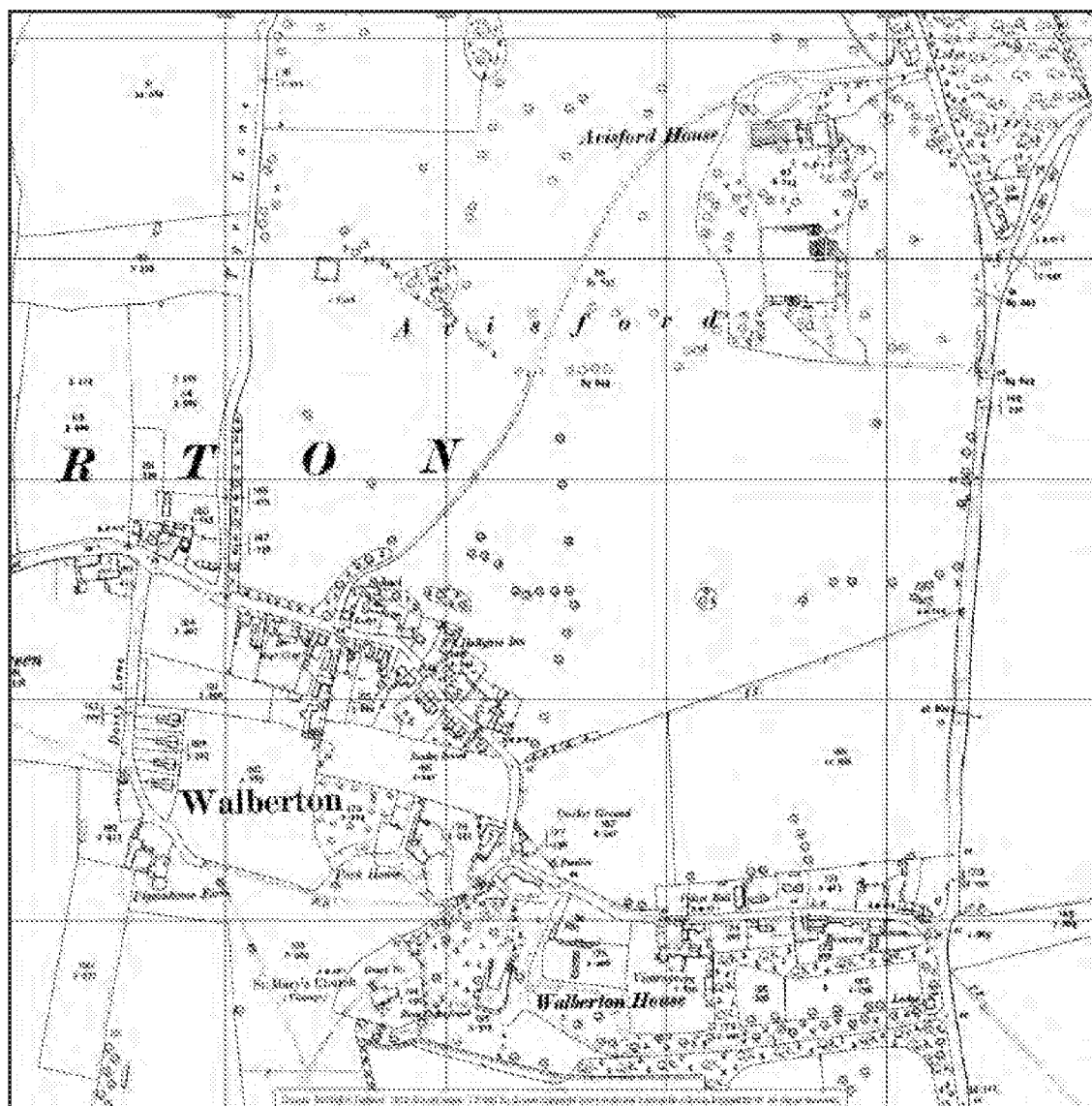


Figure 10. OS 1912 (Landmark Information Group)

83. As the 20th century progressed, there was further housing development within the village. The 1951 Ordnance Survey Map (figure 11) shows the council houses laid out on the east side of Dairy Lane.
84. On the north-east side of the village, the 1951 map also shows that field to the east of the cricket ground is gradually being given over to residential development, with Avisford Park Road marking the line of a former east-west field-boundary and footpath.
85. Residential development can also be seen spreading northwards along the west side Yapton Lane from The Street in the south and extending towards Avisford House. A series of field boundaries have also been re-introduced to the north of the village, suggesting the southern extension of the park had been returned to agriculture.



Figure 11. Properties on Avisford Park Road

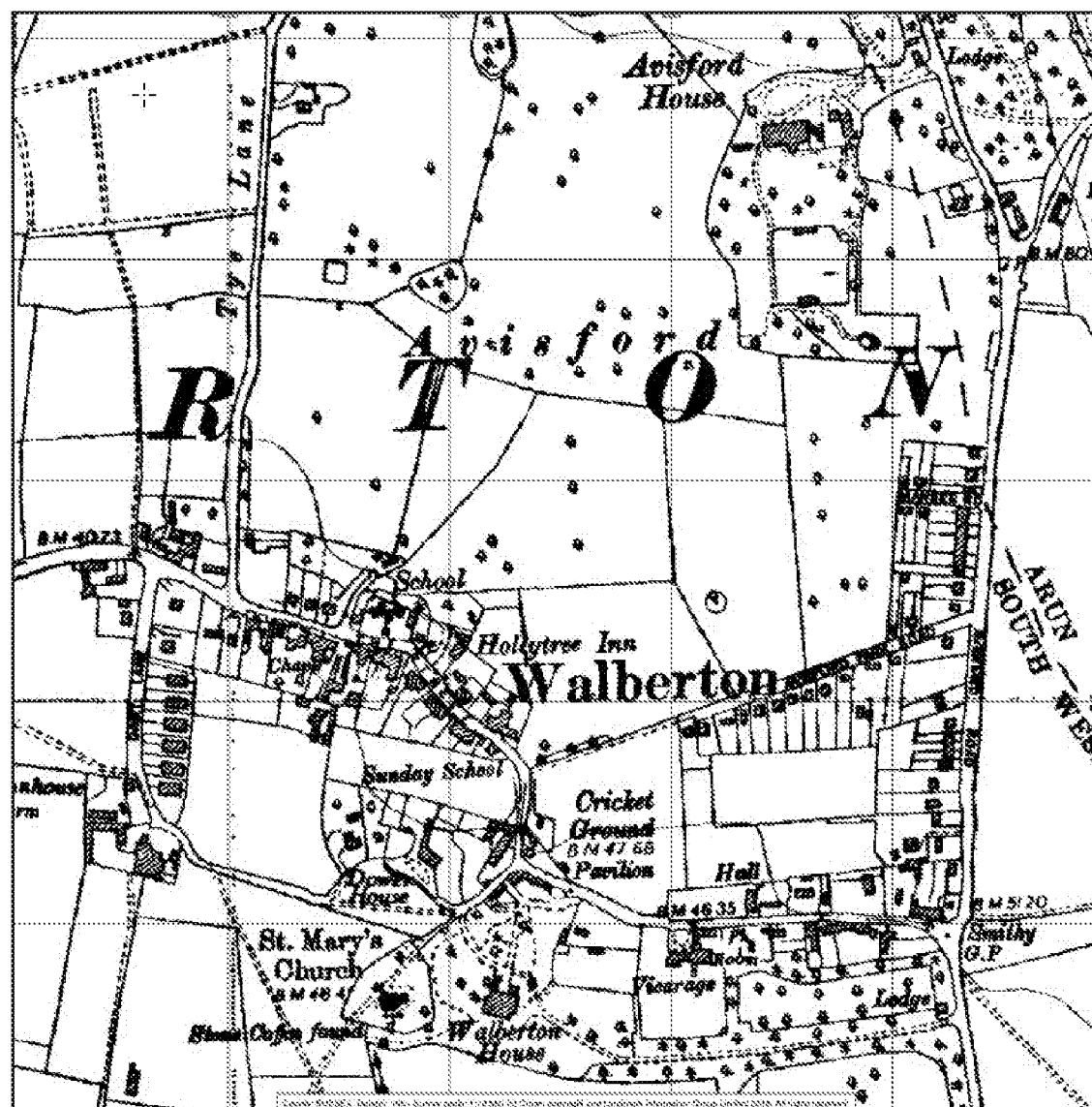


Figure 12. OS 1951 (Landmark Information Group)

86. By 1974 the open area lying between The Street and Avisford Park Road had been infilled with further residential development. There was also additional residential development to the east and west of Dairy Lane, and westwards from Tye Lane. More recently a golf course has been developed on the southern side of Avisford Park. Walberton, Binstead Primary School has expanded on the north side of Walberton village, and a new village hall has been constructed close by.



Figure 13. Walberton Village Hall

87. Further residential development has taken place on land to the rear of The Holly Tree public house.



Figure 14. Development behind the Holly Tree

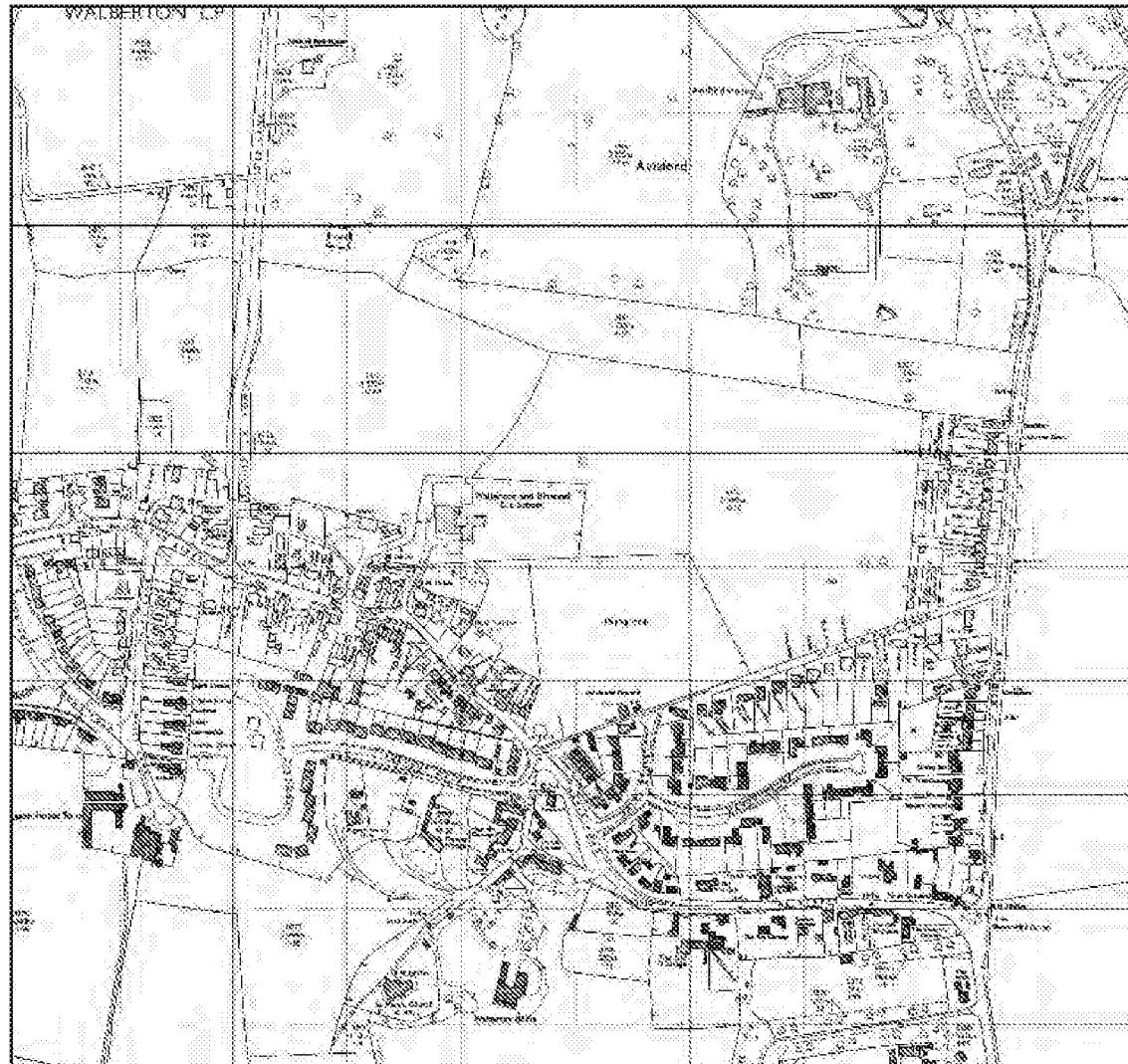


Figure 15. OS 1971 (Landmark Information Group)

HERITAGE ASSETS

Listed Buildings

88. There are 24 listed buildings within Walberton village, with 39 in the parish as a whole. These are all Grade II with the exception of the Grade I Church of St Mary and the Grade II* Walberton House (see Appendix 1A-1C).
89. Further grade II listed buildings lie to the north of the village at Avisford Park including the house (now a hotel), its lodge, and three further buildings on the Yapton Road.
90. Further listed buildings are situated at greater distance: to the north of the A27 on Mill Road, and on Binstead Lane to the east of Walberton village.

Buildings or Structures of Character

91. There are also 30 *buildings or structures of character* as defined by Arun District Council which lie within Walberton Parish (see Appendix 4). A number of these lie on The Street within Walberton Village.

Conservation Areas

92. Walberton Village was designated as a conservation area in 1985, with Walberton Green designated in 1990 (Figure 17). The boundaries and brief

description were contained in Arun District Council's supplementary planning guidance on conservation areas adopted in 2000.

93. In November 2015 the council prepared more detailed conservation area appraisals for the two Walberton conservation areas. This included proposed minor changes to the boundaries.
94. The Walberton Village Conservation Area Character Appraisal identifies four character areas or zones (figure 16):
 - The Street - West (blue)
 - Maple Road (orange)
 - Church Lane (yellow)
 - The Street - East (red)

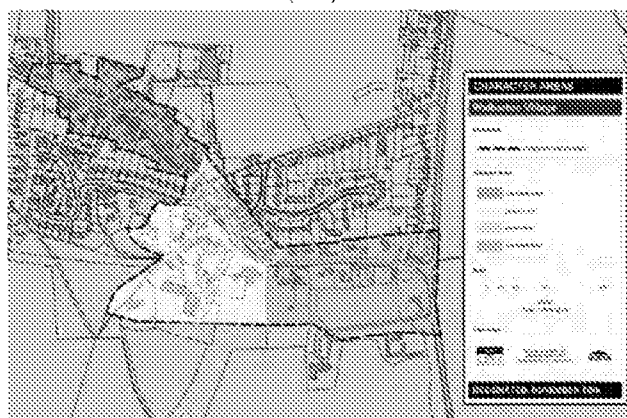


Figure 16. Walberton Conservation Area zones (Arun District Council, 2015).

95. A detailed description of the properties and spaces is given for each of these areas or zones. This includes listed buildings, locally-listed buildings and other buildings which make a positive contribution to the conservation area.
96. Of these character zones or areas, The Street-west and Maple Road are closest to, and therefore most relevant to, the application site.
97. The Appraisal also identifies 5 key views:
 - Westwards along The Street, from the junction with West Walberton Lane
 - Westwards/eastwards along the western section of The Street
 - Along the avenue of trees towards Walberton House
 - South of the church towards the open agricultural fields
 - Northeast of the care home towards the paddock and surrounding trees.
98. The Appraisal also discusses the landscape setting of the village, referring to the *Arun Landscape Study* produced by Hankinson Duckett Associates in 2006. This study notes that *there is little suburban influence on the rural character of farmland around Walberton*. It also notes that *a more manicured landscape continues around the northern boundaries of the village in the form of a Country Hotel, golf course and associated historic parkland*.

99. Walberton Green conservation area was designated in November 1990. This area lies to the west of the village and was separate from this settlement until the late 19th century (Figure 17).
100. The conservation area is focused on an area of open land and pond, dissected by a number of roads. It includes a number of properties fronting onto this area. A detailed description of the conservation area is included in the Council's 2015 report. This proposed minor boundary changes.
101. The Green contains two listed buildings (one of which is a terrace and a further three buildings or structure of character. A key view identified in the council's appraisal is that from the village looking westwards to the Green.

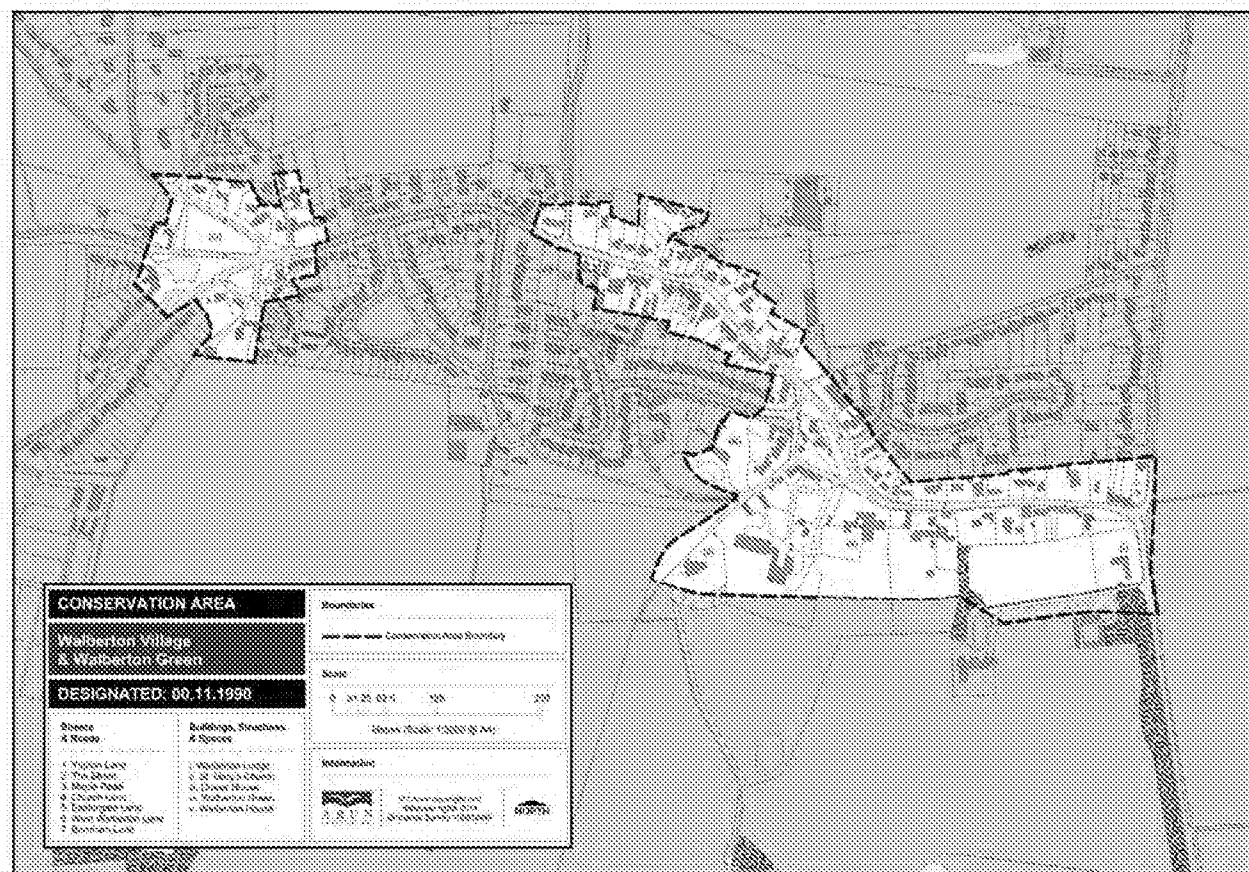


Figure 17. Conservation area boundaries.

EVALUATION OF IMPACT

102. No listed buildings or other nationally or locally designated heritage assets lie within the application site.

The Street - East Character Area

103. On the east side of the village, the residential development to the south of Avisford Park Road which dates from the mid-20th century and later provides a strong visual buffer between the application site and the listed/locally listed properties fronting The Street. The nationally designated properties include Forge Cottage, The Old Malt House, Brewery Cottage, Smugglers Steps and The Old Vicarage.

104. No adverse impact on the setting of nationally designated and locally listed buildings, or this element of the Walberton Village conservation area is identified.

The Church Lane Character Area

105. This character area lies on the southern side of the village focused on St Mary's Church, Walberton House, with the run of properties facing on to the triangular area to their north. In addition to the Church and House, other nationally designated properties include Magnolia Cottage, Myrtle

Cottage, Manor Lodge and the West Wing, the Dower House, and the Stables and Coach House to the north of Walberton Stores.

106. However this area is buffered from the application site by boundary walls and vegetation, by later development and by the topography and distance.



Figure 18. View looking north from within the Church Lane character area towards the car-park and cricket ground.

107. No adverse impact on the setting of nationally designated and locally listed buildings, or this element of the Walberton Village conservation area is identified.

The Maple Road Character Area

108. This character area lies to the south of the cricket ground and is characterised by relative late development including the Maple Road shops. It

does not contain any nationally or locally listed buildings.



Figure 19. Maple Road shops.

109. The topography, vegetation cover and development to the north-east provide a visual buffer between this area and the application site. There may be views from upper floors of buildings on the north side of this area looking northwards towards the application site although this will be at distance with other housing, trees and vegetation on Avisford Park Road and on the cricket ground boundaries all reducing intervisibility to some degree.
110. Overall, the visual impact on this area is considered minor/negligible, noting also the lack of nationally or locally designated historic buildings in this part of the conservation area.

The Street -West Character Area

111. This area contains a number of nationally-designated listed buildings including The Old Post Office (Ingleside Post Office, Figure 20), Jesamine Cottage, Fernleigh, Old Hall Cottage, Holly Tree Cottage, Pear Tree Cottage and the Remains of the Village Pond.



Figure 20. Ingleside (The Old Post Office).

112. This part of the conservation area also contains the majority of the locally-listed buildings. These are mostly located to the south of The Street and include the characterful run of terraces by William Booker (Figure 9).

113. However, it is noted that the area to the north of The Street lying between Tye Lane to the west and the school drive to the east, whilst bounding onto the proposal area to the north, contains no nationally or locally listed buildings or positive buildings as

identified in the character appraisal document.

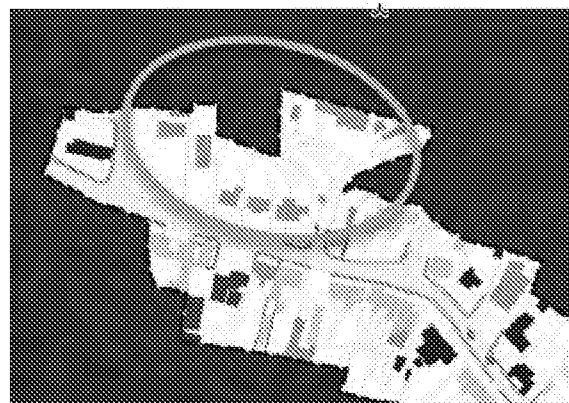


Figure 21. Area bounding application site with 'neutral' buildings shaded grey.

114. These 'neutral' buildings and their rear gardens also provide a broader visual buffer to views northwards towards the application site from The Street.



Figure 22. View southwards towards conservation area with Tye Lane to right, showing school buildings.

115. The view from Pear Tree Cottage towards the application site is masked by the mature trees alongside Tye Lane, development on the east side of Tye Lane, topography and vegetation on the southern field boundary.

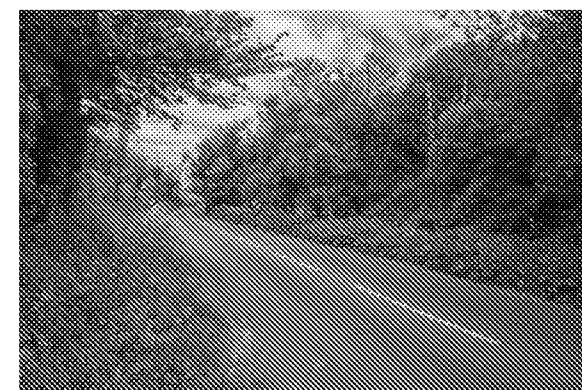


Figure 23. Tye Lane showing boundary vegetation.



Figure 24. Pear Tree Cottage and Tye Lane

116. A range of development has taken place to the north of the conservation area in the area running from the school drive eastwards. This includes modern residential development to the rear of the public house at Holly Tree Grove.



Figure 25. Holly Tree Grove.

117. These new buildings and gardens at Holly Tree Grove provide a significant visual buffer between this part of the conservation area and its nationally and locally designated historic buildings and the application site. This is further enhanced by the recently constructed Village Hall.
118. The buffering effect of these recent development together with screening boundary vegetation relating to the school and cricket ground can be seen in figure 26.



Figure 26. Aerial view showing recent development (Google Maps)

119. Overall, the impact on the nationally and locally designated buildings in the western part of the conservation area is negligible, due to their location and the screening effect other houses and gardens, including the more recent developments to the north of The Street.

120. The most significant effect on the setting of the conservation area comes on its north-west edge where it shares a boundary with the application site. However, as noted above, this area contains only 'neutral' buildings and these, together with their rear gardens and associated vegetation provides a significant buffer to views northwards from The Street.

121. Views of residential development in the application site is likely to be extremely limited. Nonetheless, proposed development in the south-west side of the application site has been restricted with significant open space allocation identified in this area to reduce any residual visual impact from the north-west side of the conservation area.

122. This design approach will also ensure that the legibility of the historic core of the village and conservation area will be protected when approaching the village from the north along Tye Lane.

123. The other area of potential visibility comes at the

extreme east side of this part of the conservation area where it joins the Maple Road character area. However, the intervisibility from The Street itself is reduced/removed by the buildings, vegetation and rising topography towards the car park and recreation ground.

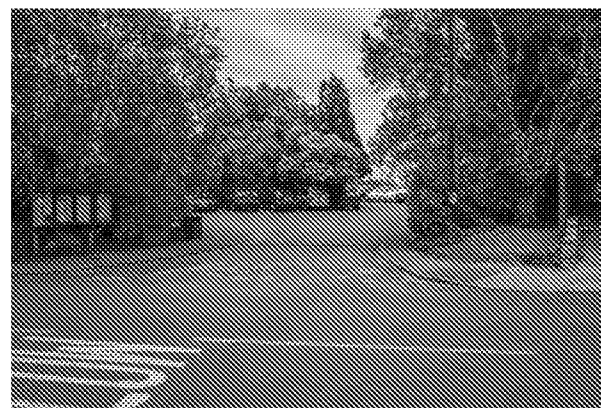


Figure 27. View northwards from conservation area towards the cricket ground.

124. Once within the car-park, views over the cricket field to the application site towards the golf course and the Avisford House estate open up. However, one is outside the conservation area at this point and there is some screening, albeit limited, from the boundary vegetation on the north side of the cricket ground.

125. Overall, the impact on the setting of this part of the conservation area and its nationally and locally designated historic buildings is identified as minor/negligible.

Avisford Park Hotel (1222534) grade II.

126. A house existed at Avisford prior to 1756. The house and its estate has seen significant change subsequently. It became a preparatory school in 1928, and was converted to a hotel in the 1970s.



Figure 28. Avisford House 1790 (VCH, *History of Sussex*, V, 234)

127. The main elevation of the house is north-facing with its entrance to the north-west. Its parkland lay to the north and west for much of its history, with only a brief period when it extended southwards towards the village. It is noted that the views southwards from the building were likely to be of lesser significance due to the presence of the kitchen garden and farm buildings behind the house to the south.



Figure 29 Avisford House north elevation.

of the main building. This provides some masking of the application site from the rear of the listed building as does the significant number of mature trees and other vegetation.



Figure 31. New building to south of Avisford Park.

128. More recently the creation of the golf course within the parkland to north and west, and also to the south has significantly altered the appearance of the park in terms of its historical form.



Figure 30. Golf course and tennis courts looking west.

129. The hotel development has also included the introduction of new conference facilities to the south



Figure 32. View towards Avisford Park Hotel from Avisford Park Road with cricket ground boundary to left.

130. Views northwards from Avisford Park Road (figs 32 & 33) show the masking effect of the vegetation and the later developments including the golf course pavilion. Detailed inspection suggests that intervisibility between the listed hotel building and development on the application site will be limited to glimpsed views from upper floor rear windows of the hotel although this will vary depending on the time of year. Intervisibility will be further reduced by boundary strengthening and planting between the application site and the hotel.



Figure 33 Detail taken from Figure 32 showing the effect of vegetation on views to and from the listed building.

131. Overall, the impact of proposed development within the application site on the setting of the Avisford Park Hotel is regarded as minor/negligible

Other Heritage Assets

132. No adverse impact of the proposals on the setting of other heritage assets in the area, including Walberton Green conservation area and its historic buildings, and other listed buildings to the north of the Avisford Park Hotel, and to the east of the site at Binstead, has been identified. This is due to the distance, topography and intervening vegetation.

Conservation Officer Advice

133. Arun District Council's Conservation Officer gave advice on the principle of the emerging proposals in a briefing note of 12 April 2017 (Appendix 5).
134. This identifies that there will be no harm to the significance of the Avisford Park Hotel, a negligible impact on the special qualities and settings of Grade II and locally listed buildings, and that the proposals are unlikely to intrude into any locally distinctive views relating to the conservation area.
135. The Conservation Officer advice suggests that the most tangible impacts are likely to be '*increased vehicular activity and general business, together with greater demand for local goods and services*'.
136. However, a detailed Transport Assessment has been undertaken in support of the application. This presents an assessment of likely traffic

generation and distribution that will result from the development, and this has been agreed with both WSCC and Highways England.

137. The assessment used the TRICS database to determine likely traffic generation, and uses national Census 2011 Journey to Work data and a bespoke Gravity Model to determine the likely destinations of future development trips. Trips are assigned to local roads using journey planning software.
138. This demonstrates that the proposed development is likely to generate around 100 -110 traffic movements in peak hours of which:
- 70% (circa 75 trips) will route north to the A27 to reach destinations including Portsmouth, Chichester, Worthing;
 - 25% (circa 25 trips) will travel south on Yapton Lane / North End Road towards Yapton, Bognor Regis and Littlehampton; and
 - 5% (5-10 trips) will use The Street to access Walberton and Barnham.
139. Traffic impacts on The Street are therefore likely to be limited to some 5-10 vehicle trips during peak periods, which equates to one additional vehicle every 5-10 minutes. This level of additional traffic will be indiscernible from existing traffic flows.

140. The Conservation Officer's advice concludes that:

Due to topography, intervening built form and the presence of mature trees and shrubbery, the proposed development will have less impact on the heritage assets in the vicinity than may have been expected. No direct harm is caused to the significance of the potentially affected designated heritage assets and there is no objection in terms of the following Policies:

- Local Plan 2003: GEN 22 and Area 2:

- Emerging Local Plan 2014: HER DM1, 2 and 3.

CONCLUSIONS

141. A detailed heritage assessment has been undertaken in relation to the application site. This has sought to identify the impact of residential development on national and locally designated heritage assets and their settings. Archaeological impact has been assessed separately by *Archaeology South-East* and is not considered in depth within this report.

142. No nationally or locally designated built-heritage assets lie within the application site.

143. The Walberton conservation area is visually separated from the application site by 20th and early 21st century residential development along much of its northern border. This later development provides a significant visual buffer between the conservation area with its historic buildings and the land to its north.

144. Recent study of the conservation area undertaken by Arun District Council does not specifically identify key views from the the conservation area northwards for protection. However general government historic environment legislation and policy looks to protect heritage assets and their settings.

145. This assessment suggests that two parts of the conservation area, The Street - east character area

and the Church Lane character area, together with their nationally and locally designated historic buildings, will not be adversely affected visually by proposed residential development within the application site.

146. There will be a minor/negligible adverse visual affect on a limited area of the Maple Road character area.

147. There will be limited visibility from the very north-western part of the conservation area - The Street, East character area - on its north-western boundary where this meets the application site.

148. However, it is noted that the part of the conservation area to the north of The Street in this area does not contain either nationally or locally designated historic buildings, nor are there views from The Street northwards through to the application site. There are also strong rear garden boundaries with mature vegetation on the northern side of these plots which further reduce north-south views.

149. Nonetheless, the proposed development has been carefully designed on the south-western part of the application site to provide a 'soft' border with the conservation area. This will also to preserve the separation and 'legibility' of the village when viewed approaching along Tye Lane from the north.

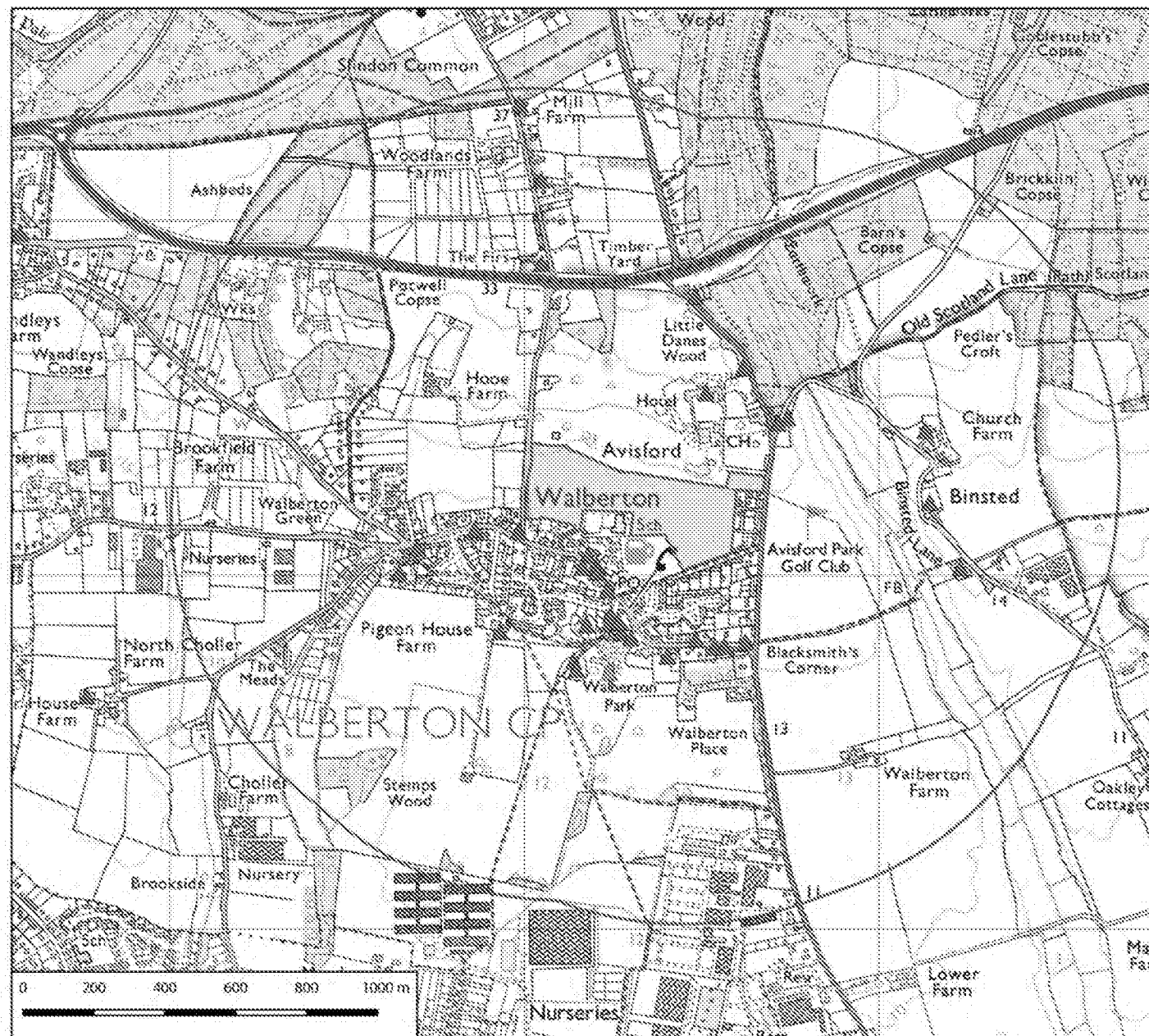
150. While there is some potential visibility towards the application site at the boundary between The Street - west character area and the Maple Road character area, this is reduced/removed by buildings/vegetation and topography. The view, however, only opens up when outside the conservation area boundary on the north side of car-park and within the cricket ground itself.

151. Vegetation boundaries around the cricket ground's north and east sides, which include some mature trees, reduces intervisibility but the relationship between the proposed new development, the cricket ground and conservation area to the south is will be the subject of careful design treatment.

152. The listed Avisford Park Hotel lies some distance to the north of the application site. Intervening mature tree cover and other vegetation together with new buildings to the south of the hotel reduce intervisibility very significantly, with only glimpsed views.

153. It is noted that the house was designed with its main elevation facing northwards and with its gardens to the north and west side. Southern views were far less significant due to the presence of a kitchen garden and farm buildings, the latter only being removed in the late 19th/early 20th century.

154. The original parkland landscape has also been significantly affected by the creation of the golf course, associated planting, and facilities including the club-house.
155. While the setting of this undesignated parkland and the rural setting of the broader conservation area will undoubtedly be changed by the proposed development, this impact is minor in nature when considered from a historic environment perspective, with the existing parkland helping to inform the design approach to the proposed development.
156. While the broader setting of the village to its north will be affected by the proposals, land to the north side has already attracted much development, from the mid-20th century onwards, with further recent development on this side including Holly Tree Grove and the Village Hall. This development separates the conservation area and its historic buildings from the application site along much of its length.
157. Overall it is concluded that proposed residential development within the application site would have a very minor/negligible impact on Walberton's conservation area and on long views from Avisford House, and no discernable impact on the setting of other national and locally designated built heritage assets.



Appendix 1A:

Nationally Designated Heritage Assets

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100022432

Legend

Listed buildings

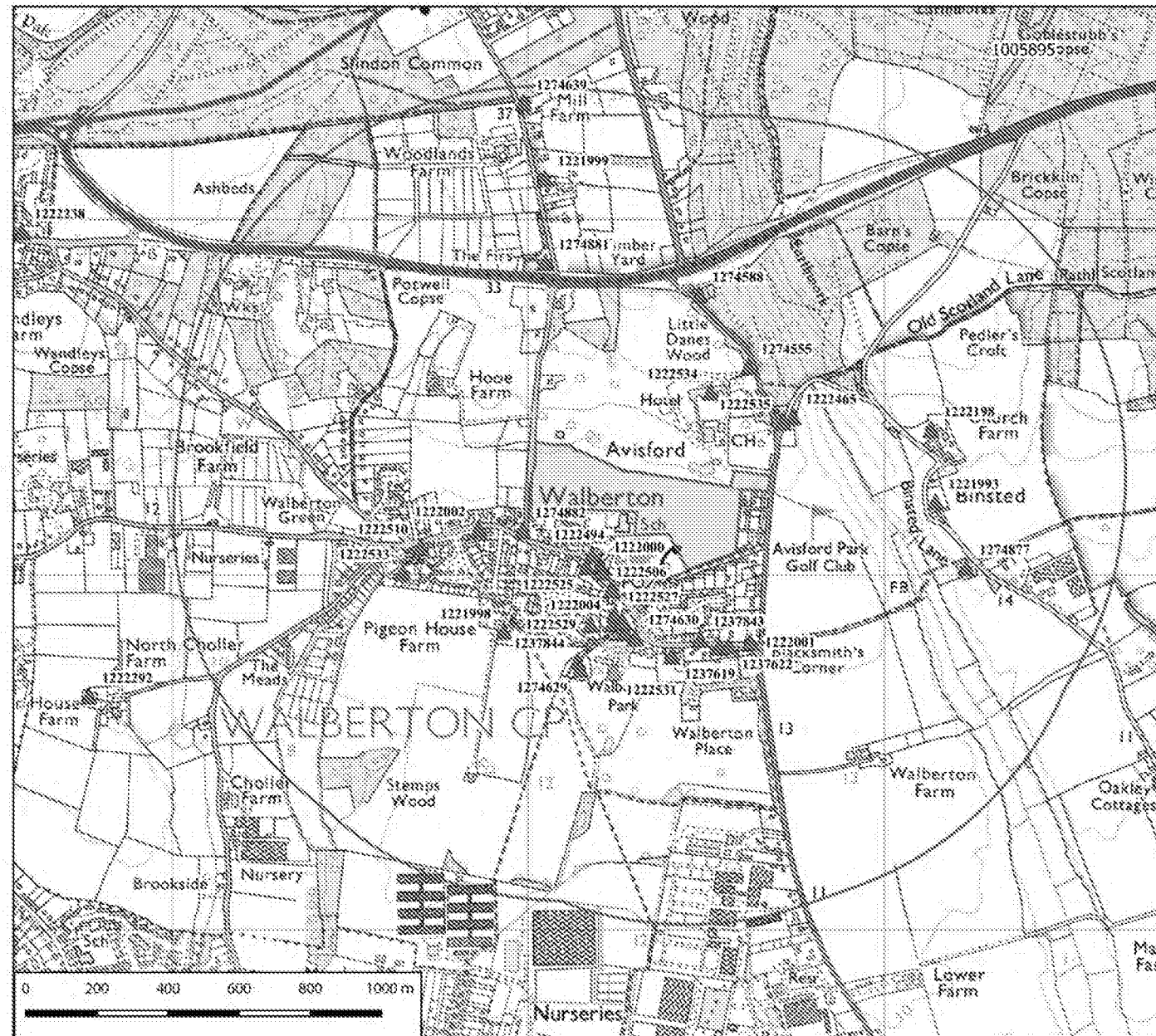
- ▲ I
- ▲ II*
- ▲ II

▨ Scheduled monuments

□ 1km boundary

Appendix 1B:

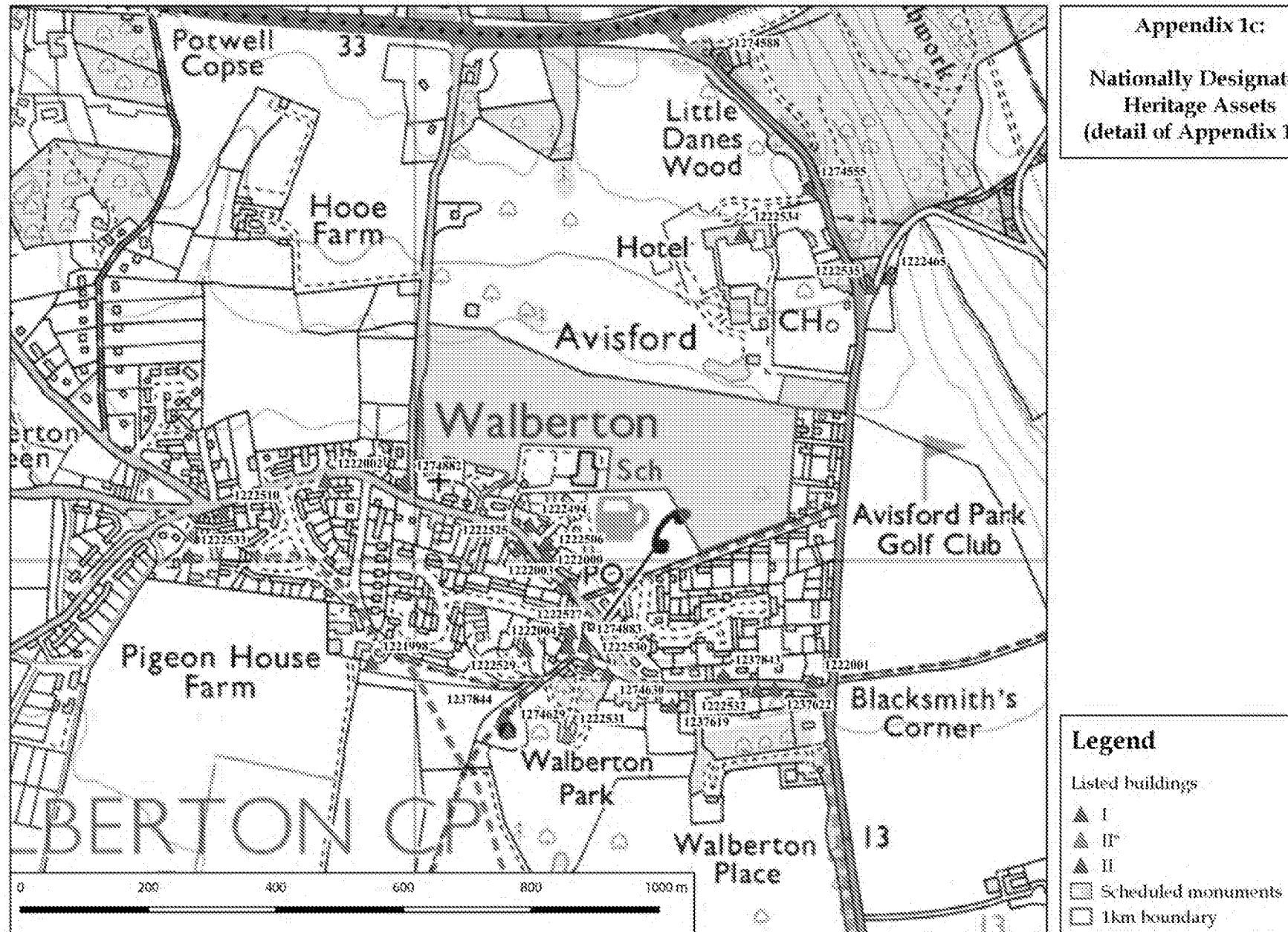
**Nationally Designated
Heritage Assets
(with list entry numbers)**



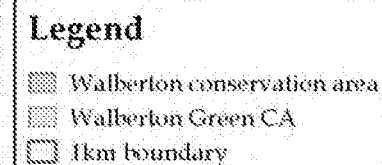
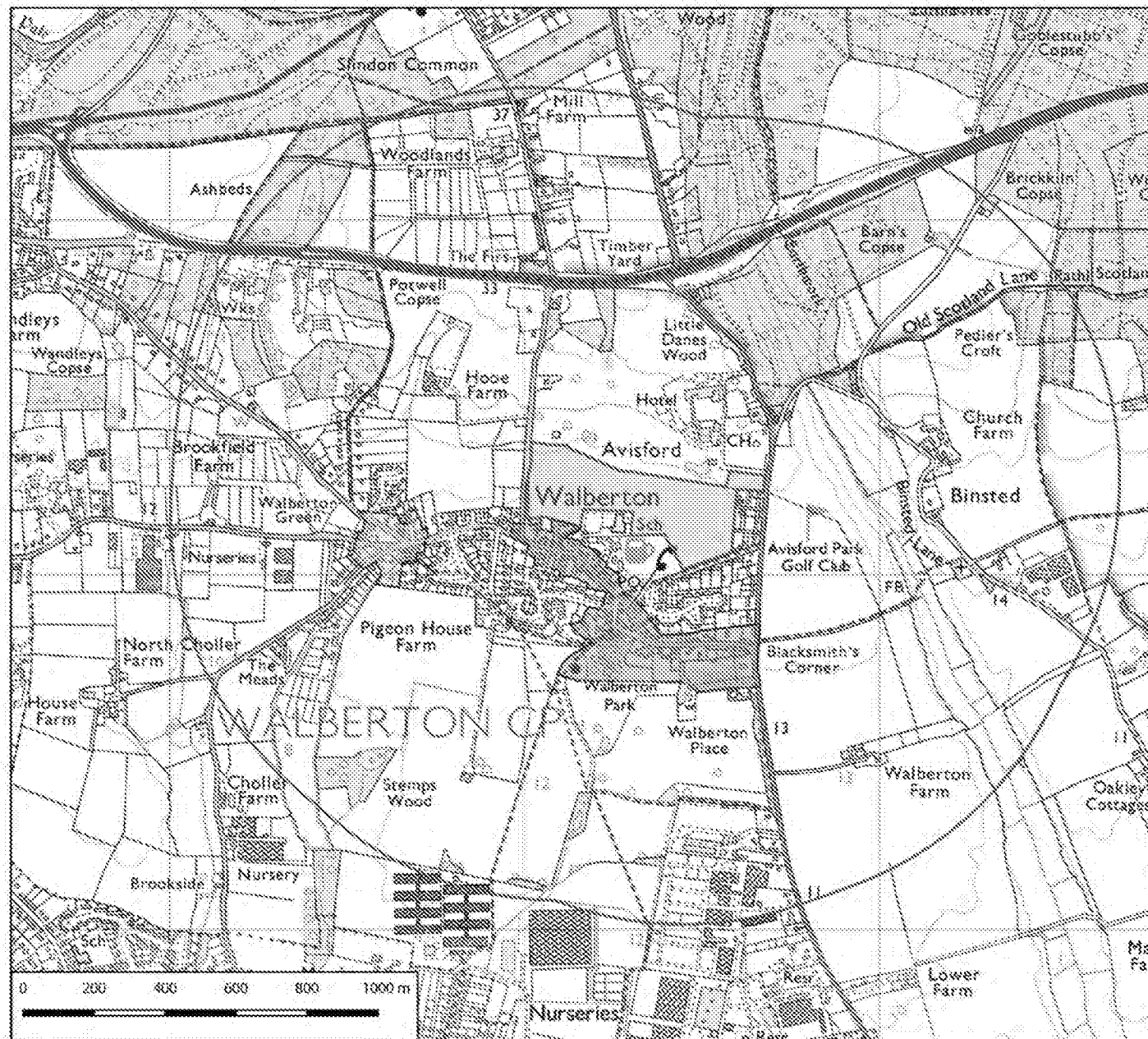
Legend

Listed buildings

-  I
 II^a
 II
 Scheduled monuments
 1km boundary



Appendix 2:
Conservation Areas



APPENDIX 3: LISTED BUILDINGS

1274882	Pear Tree Cottage	II	1237844	Monument to Charles	
1222002	Remains of Village Pond	II		Cook	II
1222510	15-20 The Street	II	1222534	Avisford Park Hotel	II
1222533	Friars Oak and		1274555	Lodge of Avisford	II
	Little Box Cottage	II	1222535	Swiss Cottage	II
1221998	Dovecote at the S end	II	1222465	Beam Ends	II
1222525	Ingleside Post Office	II	1274588	The Royal Oak Inn	II
1222494	Holly Tree Cottage	II	1274881	Firgrove	II
1222000	Old Hall Cottage	II	1221999	Mill Cottage	II
1222506	Fernleigh	II	1274639	Mill Farmhouse	II
1222003	Jessamine Cottage	II	1222198	Church Farmhouse	II
1222529	The Dower House	II	1221993	The Glebe House	II
1222527	Stables and Coach House	II	1274877	Church of St Mary	II
1222004	Magnolia Cottage	II			
1274883	Myrtle Cottage	II			
1222530	Manor Lodge and				
	West Wing	II			
1274630	Gatepiers and Boundary				
	Wall of Walberton House	II			
1222531	Walberton House	II*			
1237619	The Old Vicarage	II			
1237843	Smugglers Steps	II			
1222532	Brewery Cottage	II			
1237622	The Old Malt House	II			
1222001	Forge Cottage	II			
1274629	Parish Church of				
	St Mary	I			

APPENDIX 4: BUILDINGS AND STRUCTURES OF SPECIAL CHARACTER

(Taken from: *Walberton Neighbourhood Development Plan 2015-2035*, p46).

Schedule 5

5A Buildings and Structures of Special Character

The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Walberton's distinctiveness:

Mill Lane
Ivy Cottage
Pipers Cottage Yapton Lane
The Street
The Thatched Cottage
The Old Stables
The Old School House
1 Orchard Villas
2 Orchard Villas
3 Orchard Villas
4 Orchard Villas
5 Orchard Villas
1 Orchard Terrace
2 Orchard Terrace
3 Orchard Terrace
4 Orchard Terrace
Binsted
Bramble Barn
Grove Lodge
The Old Rectory

Yapton Lane
Gate piers and gates to Walberton Place
The Street
Albert Villa
1 School Terrace
2 School Terrace
3 School Terrace
Fern Cottage
Roselyn Cottage
Lion Cottage
Lion House
South Lodge
Entrance gates and piers to Avisford Park
1 Park View
2 Park View
Walberton Baptist Church
Lansdown House
Fir Tree Cottage

APPENDIX 5. CONSERVATION OFFICER COMMENTS



ADC Planning Consultation Conservation/Design Officer Response

Application Number	FAA/28/17
Address	Land to the east of Tye Lane, Walberton
Description	New residential development affecting the settings of designated heritage assets
Case Officer	Clara Potts
Date	12 April 2017

The site is located to the north and north-east of the Walberton Village conservation area and there are a number of listed and locally listed buildings in the vicinity. The site is presently an open, gently sloping space and extensive residential development is proposed.

Designated Heritage Assets potentially affected by the proposal:

- Aisford Park Hotel, a Grade II listed building to the north of the site.
- A number of Grade II listed buildings and locally listed 'Buildings of Special Character' fronting The Street, to the south and south-east of the site.
- Walberton village conservation area, to the south and south-east of the site

Aisford Park Hotel

Ground level falls away gently to the south of the listed building and various ancillary structures, together with mature trees and shrubbery, intervene between the heritage asset and the proposal site. Although the new development may be distantly visible in long views to and from the listed building, it will be experienced within the wider, richly textured landscape context and it will neither compete with - nor distract attention from - the heritage asset.

Aisford Park Hotel will remain pre-eminent in the immediate vicinity and continue to sit in a spacious, softly landscaped setting. The presence of the new development some distance to the south and east will have little impact on the way in which the designated heritage asset is experienced and cause no harm to its significance.

Grade II listed buildings and locally listed 'Buildings of Special character' fronting The Street

The proposed development will have a negligible impact on the special qualities of the settings of these buildings, due to distance and intervening modern development.

For the same reasons, it will not intrude into important views either to or from the the formally and informally designated heritage assets, and their significance will be unaffected by the proposal.

Walberton Village conservation area

Only a small part of the southern boundary of the proposal site abuts the Walberton conservation area and for the most part, it is well separated by intervening built form. Although ground level rises slightly to the northeast of the conservation area, existing buildings and the strong presence of mature trees and shrubbery will largely screen the new development and it is unlikely to intrude into any locally distinctive views.

The most tangible impacts of the new development on the character of the conservation area are likely to be increased vehicular activity and general busyness, together with greater demand for local goods and services. Although these changes may not harm the significance of the conservation area per se, they will alter the way in which the designated area is presently experienced. These particular impacts will be more fully reviewed elsewhere in the planning process and in accordance with para. 134 of the NPPF, any harm resulting from the proposal should be weighed against the public benefit.

The importance of sustaining and enhancing the significance of heritage assets, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.

Due to topography, intervening built form and the presence of mature trees and shrubbery, the proposed development will have less impact on the heritage assets in the vicinity than may have been expected. No direct harm is caused to the significance of the potentially affected designated heritage assets and there is no objection in terms of the following Policies:

- Local Plan 2003: GEN 22 and Area 2;
- Emerging Local Plan 2014: HER DM1, 2 and 3.

Angela Haywood
Conservation Officer