

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 November 2020 08:18
To: Planning Scanning
Subject: FW: WA/59/20/PL

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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 20 November 2020 16:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/59/20/PL

Please upload onto Ocella the email below which is the consultation response from the **ADC Conservation Officer** to **WA/59/20/PL** relating to Land East of Tye Lane, Walberton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 November 2020 16:42
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: WA/59/20/PL

Land East of Tye Lane, Walberton, BN18 0DN

Revision of the approved & partly implemented permission WA/95/18/RES & WA/44/17/OUT to provide for 30 No. additional dwellings including 9 affordable units & amendment to previously approved 81 No. dwellings with associated landscaping, road layout, access & parking

The Heritage Assets

There are a number of heritage assets in close proximity to the proposal that have been identified. These assets are both designated and non-designated and consist of:

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

Avisford Park Hotel

Avisford Park Hotel is a large early C19 Stuccoed house, which was enlarged as a hotel in 1975. The site has been further developed with the hotel use in mind. The lodge of Avisford park hotel is a Mid-19th Century, single storey, T-shaped building in an Italianate style. It is considered to be of architectural significance.

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

The listed buildings/ locally listed buildings front on to The Street, and form part of the character of the conservation area (when viewed from the road). Their significance therefore partly derives from the village context in which they sit, i.e. nestled around similar properties of a small scale, constricted from traditional materials. These will be of aesthetic (fortuitous) significance.

Walberton Village Conservation Area

Only a small part of the southern boundary of the proposal site abuts the Walberton Village Conservation Area; for the most part, it is well separated by intervening built form. The majority of the buildings in the Conservation Area reflect the local vernacular. They are two stories in height, and constructed from brick and flint with a mixture of clay tiles and slate roofs. The area is of architectural and historic significance.

The Proposal

The proposal is to revise a previously approved application in order to increase the number of units on the site. It would appear that there will be an increase in the number of semi-detached properties (which would replace detached ones), but that the additional units will cover the same developed area as approved. It would appear that those areas of the development which are located closest to the identified heritage assets will have the same impact as previously assessed. Of note to this application, are units 47-50 due to their proximity to the conservation area. However, these units appear to reflect the overall aesthetics of properties found within the local area and are therefore acceptable.

The success of those properties which are located within close proximity to the conservation area/listed buildings will ultimately be based on the quality of the materials used. Every attempt should be made to ensure that the materials used reflect the colours, textures, and qualities of those found in the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



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

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