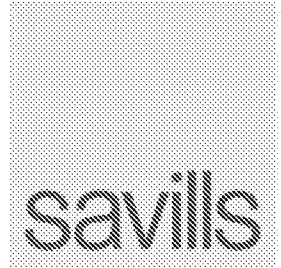


21 June 2021



Mr J Longhorn
Planning Manager
Vistry Homes Ltd
Linden House
Guards Avenue
Caterham on the Hill
CR3 5XL

Jason Clemons

33 Margaret Street
London W1G 0JD

Dear Mr Longhorn

LAND EAST OF TYE LANE WALBERTON BN18 0LU - HERITAGE IMPACT ASSESSMENT

I am writing following your request for me to review the heritage matters pertaining to the proposal for alternative vehicular access off Tye Lane to service the proposed development off Tye Lane. You referred me to the recently withdrawn planning application, WA/93/20/PL, to which I now write. My observations and assessment in respect to the impact of this proposal upon any heritage assets can be used to accompany another planning application for the same form of development as required by paragraph 189 of the NPPF.

Background to me and Savills' Heritage and Townscape Team

I am a Director and Head of Heritage & Townscape at Savills (UK) Ltd. I hold a first degree (Bachelor of Arts) in Planning Studies and a postgraduate degree (Master of Arts) in Urban Design from the Oxford Polytechnic, and a postgraduate degree (Master of Science) in Historic Building Conservation from Oxford Brookes University. I have over twenty-five years of professional experience in the field of planning and conservation gained in the public and private sectors, and have appeared as an expert witness at a number of public inquiries. I have spoken at various conferences, including talks for the Historic Towns Forum and the RTPi London Branch/New London Architecture.

Before joining Savills (UK) Ltd, I previously headed the built heritage teams at WYG and RPS CgMs, and was a Director at D&M Planning Ltd and a Partner at The D&M Planning Partnership. I have advised clients on a wide range of planning and heritage matters including the preparation and submission of planning and Listed Building Consent applications for a range of heritage assets. Prior to working in the private sector, I worked in local government as Planning Policy Officer at Maldon District Council, Conservation Officer for East Hampshire District Council and Area Planning Officer for Waverley Borough Council. In those roles, I held responsibility for advising on development proposals affecting heritage assets, contributing to local planning policy and design guidance and processing planning, Listed Building Consent and Conservation Area Consent applications.

I have been a full Member of the Royal Town Planning Institute since May 1994 and a founding and full Member of the Institute of Historic Building Conservation since 1997, having formerly been an active member of the Association of Conservation Officers.

I founded the Savills' Heritage and Townscape Team in January 2018 and we now comprise 12 experienced consultants, who between us, cover the disciplines of archaeology, built heritage and townscape. We advise on heritage matters for both public and private clients across the UK.

The proposal

The proposal seeks to establish an alternative point of access and alternative emergency access along with minor highway works in connection with an extant and implemented planning consent for up to 175 dwellings and associated work at land east of Tye Lane, Walberton (Arun DC Refs: WA/44/17/OUT and WA/95/18/RES). The proposed works include the formation of a new footway long the eastern side of Tye Lane, from the access point to the site to the junction with The Street. Dropped kerbs are also proposed at the junction with The Street.

Heritage Assets and Significance

A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

The NPPF defines the significance of a heritage asset as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." The NPPF definition largely correlates with the three values identified by Historic England in their Historic England Advice Note 12 (October 2019).

The site of the housing scheme itself falls outside of the Walberton Village Conservation Area but the current proposal includes works within the highway that lie within the conservation area. The proposed access onto Tye Lane includes the formation of a new pavement along the eastern side of the carriageway which will run down to the junction of Tye Lane and The Street. The boundary of the conservation area lies just north of Langdale House, which is within the conservation area.

The property to the west of Tye Lane is Pear Tree Cottage. The conservation area runs from this property, eastwards along The Street until the junction with Yapton Lane. The conservation area contains the historic core of the settlement. This is demonstrated by the significant number of listed buildings that lie within it. The Walberton Village and Green Conservation Area was designated in November in 1990. It does not have a published Conservation Area Appraisal. The significance of the conservation area is primarily contained within the wealth of its building fabric, its evidential and archaeological value, and its historic and aesthetic value as a rural settlement.

The closest listed building to the proposed works is Pear Tree Cottage. This is a Grade II listed building which was added to the list in September 1984. Whilst now one dwelling, it was originally built as a terrace of three cottages in the 18th Century. The significance of this designated heritage asset is primarily contained within the evidential and historic value of its construction, materials, and form. It also has a high degree of aesthetic value in its external appearance, built in the vernacular style with an attractive thatched roof. The property is enclosed by a low flint and brick wall with well-established vegetation.

Heritage Impact Assessment

The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable

resource...” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

The proposed physical works are minor in nature and are entirely consistent with the existing form and character of highway works within the settlement. The proposed works themselves will not therefore cause any material harm to the significance of the identified heritage assets.

In providing a link between the proposed development and the centre of the settlement it is possible that there will be a material increase in traffic levels within the conservation area and within the setting of the identified listed buildings. However, the level of traffic increase, estimated at no more than 1 additional vehicle per minute, will not result in any material change in the contribution that area or setting makes to the respective heritage assets. The significance of the heritage assets will remain unchanged and unaffected. As such, neither paragraphs 195 or 196 of the NPPF are engaged and the respective planning application should be approved, in so far as heritage matters are concerned.

If you have any questions regarding the above or need me to engage with the Council, then please do not hesitate to contact me.

Yours sincerely



Jason Clemons
Director
Head of Heritage & Townscape