

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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Save the environment - think before you print.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 03 August 2021 10:55
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: WA/63/21/PL

WA/63/21/PL

Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL

A map based assessment has identified a number of assets in close proximity to the application site (i.e. the area covered by this particular application). These assets are:

Conservation Areas

- Walberton Village
- Walberton Green

Listed Buildings

- Remains of the Village Pound, Grade II
- 15-20 The Street, Grade II
- Friars Oak and Friars Oak Cottage, Grade II
- Pear Tree Cottage, Grade II

Locally Listed Non-Designated Heritage Assets

The following Buildings or Structures of Character have been identified:

- Ivy Cottage
- Pipers Cottage
- Fir Tree Cottage

Conservation Areas

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 this part of the conservation area consists primarily of the rear boundaries of various properties which front on to The Street.

The character of the part of The Street closest to the application site is of a narrow road lined with a mix of historic and modern properties, some set back from the road with others set closer, reflecting its historic development as a linear settlement along a routeway.

Walberton Green Conservation Area is focussed on the village green and pond, set at the meeting point of historic routeways. A limited number of houses front onto this space, with the boundary drawn along their rear property lines. Development in this conservation area tends to be focused towards the green/roads.

The Site is separated from the conservation areas by a small buffer of residential development and mature gardens. Tye Lane runs between The Street and the A27 and forms a link between the conservation area and the surrounding countryside.

Remains of the Village Pound

The Pound consists of a small enclosure of flint walls, the south and east side complete, the west side partly so. The north side is missing but has been partly rebuilt to a lower height. It is of C19 origins. It is predominantly surrounded by more modern development and an association with the Green has long since disappeared as a result. It is of historical and archaeological significance.

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 18th century or earlier date, located within the southern part of the Walberton Green conservation area. They have a thatched roofs and are set back from the Green. They are some distance from the site. They are of historical significance.

Pear Tree Cottage

Pear Tree Cottage comprises a red brick building with a thatched hipped roof, of largely 18th century date with possible 16th century origins. It is located on the junction of The Street with Tye Lane, facing south and south-east. There is some later development to the north and west which separate the land from the site. It commands the road junction, which comprises its setting. It has no significant intervisibility with the Site.

Locally Listed Buildings and Structures of Character

There are various Locally Listed Buildings and Structures of Character within The Street. There are some brick and flint properties of 18th-19th century date and are focussed south towards the road at the point where it enters the village green, Landsworth House, Baptist Church, as well as various other Victorian terraces. However, there is no intervisibility with the Site, due to the presence of development between the assets and the site.

The Proposal

The proposal is for revised point of access for the site. This new point of access would be via Tye Lane, which runs between The Street and the A27. It is also assumed that the lane would form the main route for the future residents into the village and the associated services.

The site is separated from the conservation areas, the various listed buildings and the Buildings or Structures of Character through the location of some intervening development and associated garden spaces. However, I am concerned about the impact that the development could have on Tye Lane, which is a semi-rural lane which provides a pleasant entrance (or exit) to the conservation area/village. The concern is that any necessary highways improvements and an increase in traffic using this lane will impact upon its rural character. Further, there is concern that the increase in traffic will ultimately impact upon The Street, which will also harm its semi-rural character

Conclusion

Based on the concern regarding the impact that additional traffic will have on the conservation area, I believe that the development could have some negative impact upon the conservation area. As a result, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale.

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 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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