

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 03 December 2020 16:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/68/20/OUT

Please upload onto Ocella the email below which is a consultation response from the **ADC Conservation Officer** to outline planning application **WA/68/20/OUT**.

Thanks,

Michael

Michael Eastham
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 02 December 2020 16:43
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: WA/68/20/OUT

Land west of Tye Lane, Walberton

Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property

A map based assessment has identified a number of assets in close proximity to the application site. These assets have also been identified in the heritage statement which has been prepared to accompany the 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 the conservation area in this conservation area are primarily the rear boundaries of the various properties.

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 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.

The Buildings and Structures of Character

The Buildings and Structures of Character are located close to the South-West of the site in the Walberton Green Conservation Area. They are 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. The heritage statement identifies that there is no intervisibility with the Site, due to the presence of modern development between the assets and the development site.

The Proposal

The proposal is for Outline consent (with all matters reserved, other than means of access), for the construction of up to 155 dwellings and amendment to the boundary of garden land to serve adjoining property. 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, it is still considered that the design of the dwellings should closely reflect those within the conservation areas in order to ensure that they form part of the village and not a clearly identifiable urban extension.

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 196 of the NPPF (2019). 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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