

HERITAGE STATEMENT

**LAND EAST OF YAPTON LANE
WALBERTON, ARUN
WEST SUSSEX**

**PREPARED BY LANPRO SERVICES
ON BEHALF OF
LAND ALLOCATION LIMITED**

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Planning + Development | Design Studio | Archaeology + Heritage

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Non-Technical Summary

Lanpro has been commissioned by Land Allocation Limited to produce a Heritage Statement to support proposals for a development land to the east of Yapton Lane, Walberton. The proposed scheme is for the development of residential housing, associated landscaping and infrastructure. This Heritage Statement has been produced to inform and support the required planning application documents. For full details of the proposed scheme the supporting planning application documents should be viewed.

This heritage statement considers the impact on 'above ground' heritage assets (buildings, structures and areas of heritage interest) within and adjacent to the study site, as well as the setting of designated assets. This Heritage Statement does not consider buried heritage assets (archaeological remains) and the potential for unknown buried heritage assets within the study site. For detail of the archaeological potential of the study site please refer to the separate Archaeological Desk-Based Assessment (Lanpro March 2021).

Heritage assets potentially sensitive to the proposals comprise the Walberton Village Conservation Area and seven grade II listed buildings.

This assessment confirms that the proposed scheme will not result in any physical impact on any designated heritage assets. Any potential effect is restricted to a potential change to the contribution of setting to the significance and or character and appearance of the identified assets.

The contribution of setting to the identified asset's significance is, in most cases, clearly weighted towards their immediate context – their historic plots and adjacent surroundings. These will not be subject to change.

The study site, although undeveloped, is not considered to make an active contribution to the setting of any of the assets identified, or to contribute to the predominate character and appearance of the conservation area.

The relative location of the study site and identified heritage assets will also ensure that any perceptible effect is limited by corresponding distances, intervening fields, planting and or built form. Although, development within the study site may result in a change to the established land use within the wider, landscape, context of the heritage assets identified, and perceptible change will not result in a change to the contribution of these assets immediate setting or the ability to understand and appreciate them.

In summary, the proposed development is believed to achieve a balance between delivering strategic housing whilst also ensuring that heritage assets, and the key heritage values that contribute to their significance are retained. As a result, it is concluded that the proposed development will result in no appreciable harm to the significance of designated heritage assets or the ability to understand and appreciate them. It is therefore concluded that the proposal is in accordance with relevant national and local heritage policy and legislation.

1 INTRODUCTION

Project Background

- 1.1 Lanpro has been commissioned by Land Allocation Limited to produce a Heritage Statement (hereafter HS) in support of a planning application for residential development on land to the east of Yapton Lane, Walberton, West Sussex (centred at SU 9781 0599; Figure 1). The proposed site is located in the administrative area of Arun District Council.

Scope

- 1.2 This HS provides a baseline assessment of known designated above ground heritage assets (buildings, structures and areas of heritage interest) within or immediately adjacent to the area of proposed development (hereafter the study site). A 1km search area beyond the boundary of the study site has been used to inform the production of this HS. The size of the search area has been determined based on the prevailing site circumstances, the nature of the proposed development and professional judgment, as suitable for determining the potential impact of the proposed development on the heritage resource within the study site and surrounding area. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.3 Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest. The HS provides a heritage impact assessment of the proposed development. Where relevant, it also considers the contribution of setting to asset significance and the impact of the proposals upon this, for designated assets within and beyond the study site. Buried heritage assets (archaeological remains) are addressed in a supporting archaeological desk-based assessment (Lanpro 2021).

Aims and Objectives

- 1.4 The aim of this heritage statement is to assess the impact of the proposed development and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a future planning application. The aim is achieved through six objectives:
- ✱ identify the presence of any known or potential heritage assets that may be affected by the proposals;
 - ✱ describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised asset survival;
 - ✱ determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - ✱ assess the likely impacts upon the significance of the assets arising from the proposals;

- ✧ assess the impact of the proposed development on how designated heritage assets are understood and experienced through changes to their setting; and
- ✧ provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 PLANNING FRAMEWORK

Statutory Protection

- 2.1 In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority.
- 2.2 The following section sets out the legislative and planning policy context for the Proposed Scheme, including national and local planning guidance.
- 2.3 The applicable legislative framework to this assessment includes the following:
- ✧ The Town and Country Planning Act 1990;
 - ✧ The Planning and Compulsory Purchase Act 2004;
 - ✧ The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - ✧ Planning Act 2008.

Listed Buildings and Conservation Areas

- 2.4 *The Planning (Listed Buildings and Conservation Areas) Act 1990* (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect listed buildings and conservation areas.
- 2.5 Section 1 of the P(LBCA) Act defines a 'listed building' as a 'building which is for the time being included in a list compiled or approved by the Secretary of State under that section. For the purpose of the Act any object or structure fixed to the building, which, since on or before 1 July 1948, has formed part of the land and is comprised within the curtilage of the building is treated as part of the building. 'Building' is defined as including any structure or erection and any part of a building'.
- 2.6 Any decisions relating to Listed Buildings and their settings and conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below.
- 2.7 Section 66 places a responsibility upon the decision maker in determining applications for planning permission for a Scheme that affects a listed building or its setting to 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; and Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- 2.8 As far as Section 72 is concerned, it has been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.
- 2.9 Section 1 of the 1990 Act also imposes a duty on the Secretary of State to compile or approve a list or lists of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. Alongside the 1990 Act the Government has also produced guidance on the Principles of Selection for Listing Buildings (DCMS 2010). The statutory criteria for listing are the special architectural or historic interest of a building. Many buildings are interesting architecturally or historically, but in order to be listed, a building must have "special" interest.
- 2.10 Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- ✧ Grade I buildings are of exceptional interest;
 - ✧ Grade II* buildings are particularly important buildings of more than special interest
 - ✧ Grade II buildings are of special interest, warranting every effort to preserve them
- 2.11 In addition to the statutory criteria for listing – architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest.
- 2.12 **Age and rarity.** The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:
- ✧ before 1700, all buildings that contain a significant proportion of their original fabric are listed;
 - ✧ from 1700 to 1840, most buildings are listed;
 - ✧ after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
 - ✧ particularly careful selection is required for buildings from the period after 1945;
 - ✧ buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

- 2.13 **Aesthetic merits.** The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.
- 2.14 **Selectivity.** Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.
- 2.15 **National interest.** The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.
- 2.16 **State of repair.** The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.

National Planning Policy Framework

- 2.17 The Government issued the revised National Planning Policy Framework (NPPF) in July 2021 (MHCLG 2021). The supporting Planning Practice Guidance (MHCLG 2019) will, where necessary, be updated in due course to reflect changes to the National Planning Policy Framework. The NPPF recognises that heritage assets are an irreplaceable resource (para 189) and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 2.18 In determining applications paragraph 194 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 2.19 Section 16 Conserving and enhancing the historic environment, paragraphs 189 to 208 address the impact of a proposed development on the significance of designated and non-designated heritage assets:

Para 199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Para 201. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 202. 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, where appropriate, securing its optimum viable use.

Para 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

- 2.20 Section 12 ‘Achieving well-designed places’, paragraphs 126 to 136, outlines the Government’s policy regarding design. It emphasises that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

- 2.21 Paragraph 130 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 2.22 The online National Planning Policy Guidance (<http://planningguidance.communities.gov.uk/>) provides supporting information in respect of planning at the historic environment but no additional policy for archaeology to that set out in the NPPF.

Local Policy

- 2.23 Following the Planning and Compulsory Purchase Act 2004, local Planning Authorities were required to replace county level structure plans and district level local plans, and unitary development plans (UDPs), with a new system of Local Development Frameworks (LDFs). These are a portfolio of local development documents, now more commonly referred to as the 'Local Plan' or 'Local Development Plan'. In some cases, UDP policies may be either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 2.24 Local Planning Policy for the district of Arun is covered by the Arun Local Plan. This was adopted by Full Council on 18th July 2018. Decisions on planning applications will need to accord with the Adopted Arun Local Plan 2018 unless other material circumstances indicate otherwise.
- 2.25 The Development Plan for Arun includes the following adopted plans:
- ✱ Arun Local Plan 2018
 - ✱ West Sussex Joint Minerals Local Plan 2018 (i.e. prepared by West Sussex County Council and South Downs National Park Authorities)
 - ✱ West Sussex Waste Local Plan (2014)
 - ✱ Made Neighbourhood Development Plans
- 2.26 The policies most relevant to this assessment comprise the below:

Policy HER SP1 the historic environment

The local planning authority will grant planning permission or relevant consent for development proposals that can conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and conservation areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (buildings or structures of character and areas of character) and their setting will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

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 reuse of vacant or underused listed buildings or unlisted buildings by proving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use of 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 a planning authority will take a proactive 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 into use.

Development proposals involving the demolition of listed buildings or substantial harm to a conservation area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

Policy HER DM1: Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.*

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- h. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.*

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- ✧ it will materially harm the significance of the heritage asset or its setting;*
- ✧ it will avoid detrimental fragmentation of management of the heritage asset;*
- ✧ it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;*
- ✧ it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;*
- ✧ there is a source of funding that might support the heritage asset without the need for enabling development; and*
- ✧ the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.*

Policy HER DM2: Locally Listed Buildings or Structures of Character

The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and

respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

Policy HER DM3: Conservation Areas

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. 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;*
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- d. Unsympathetic features are removed and missing features are restored or reinstated;*
- e. 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;*
- f. It does not harm important views into, out of or within the Conservation Area.*

Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

- g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,*
- h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or*
- i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and*
- j. Permission has been granted for the redevelopment of the site.*

2.27 In addition to the above policies the following documents are of relevance:

- ✧ Walberton Neighbourhood Development Plan
- ✧ Arun District Council Conservation Areas Management Plan, 2014. Arun District Council
- ✧ Conservation Areas, October 2000, Supplementary Planning Guidance. Arun District Council

3 METHODOLOGY AND SOURCES

Desk-Based Assessment

- 3.1 This heritage statement has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF; MHCLG 2021) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2014; 2020) and Historic England (2017a; 2017b) *The British Standard: Guide to the Conservation of Historic Buildings* 7913:2013 (2013).
- 3.2 The table below provides a summary of the key data sources that contribute in the production of this heritage statement. Occasionally there may be reference to assets beyond the study site or surrounding search area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1. Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets.	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks & gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Planning policy, supporting supplementary planning guidance (SPGs) & policy data.	For example, conservation area character appraisals, & local plan documents.
Local Record Office / Archives	Historic maps, plans, & documentary sources.	The local record office or archives are the repository for historic maps & plans, as well as written materials from a great variety of independent local organisations, including churches & schools, prominent families & their estates, businesses, solicitors' offices & private individuals.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology & impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service.	Many key documentary sources, such as the Victoria County History, the Survey of London, & local & specialist studies are now published on the web & can be used to inform the archaeological & historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Drawings of the existing and proposed.

- 3.3 Figure 1 shows the location of known historic environment features within the study site and search area, as identified by the sources above, the site visit, or during the course of research for this heritage statement. These can be identified by their associated reference number which may be cross referenced to relevant sections in the text. Where there are a considerable number of listed buildings in the search area, only those within the vicinity of the study site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study.

Site Visit

- 3.4 A site visit was carried out on the 1st March 2021. The site visit was undertaken in order to ascertain the baseline conditions relevant to the production of this HS. This included, for example: topography, existing buildings/ landscape features/ planting, and sources of disturbance. It also included a walkover inspection of the area around the study site in order to assess the study sites contribution to the wider character and setting of adjacent heritage assets and whether proposed development within the study site will affect the significance of heritage assets beyond the study site. The condition for the site visit were dry, bright and clear.

Assessing Heritage Significance

- 3.5 The NPPF defines significance as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.’
- 3.6 Historic England’s Conservation Principles (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. A revised consultation draft of *Conservation Principles* published by Historic England in November 2017 adopts the values terminology of the NPPF.
- **Historic Interest:** the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.
 - **Archaeological Interest:** the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - **Architectural and Artistic Interest:** derives from a contemporary appreciation of an asset’s aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

- 3.7 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. There is no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case by case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage assets significance.
- 3.8 In relation to a recognised heritage asset, the production of this heritage statement takes into account the contribution which the historic character and setting makes to the overall significance of the asset.

Assessing the contribution of setting

- 3.9 In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.
- 3.10 Setting is the way in which the asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 3.11 Guidance produced by Historic England (HE 2016) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:
- **Step 1: asset identification.** The NPPF requires an approach that is proportionate to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no historic links and/or views to/from the site.
 - **Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.
 - **Step 3: assess change.** This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, designation would rarely be downgraded (e.g. from II* to II due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (i.e. substantial harm, less than substantial harm or no harm).
 - **Step 4: mitigation.** This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
 - **Step 5: reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.

- 3.12 The production of this heritage statement has taken into account the physical, historic and sensory surroundings of the asset, in order to understand the contribution ‘setting’ makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

Definition of Harm

- 3.13 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 195 of the NPPF 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’

- 3.14 Paragraph 202 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...’

- 3.15 In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:

- ✱ Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

- 3.16 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

- ✱ PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

- 3.17 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’

4 BACKGROUND

Site Location and Context

- 4.1 The study site comprises approximately 7.6ha situated on the eastern edge of Walberton, in the district of Arun in West Suffolk (SU 9781 0599; Figure 1; Plates 1 to 8).
- 4.2 The study site comprises a single field under arable cultivation. It is bounded to the east by Yapton Lane (B2132), along the western side of which are 20th century houses, to the north and north-east by Avison Park Golf Club and to the south by arable fields.
- 4.3 The ground within the site slopes gradually downwards towards the south-east, from a height of around 19m above Ordnance Datum (aOD) on its north-western side to approximately 15m aOD at its south-eastern corner.

Historical Context

- 4.4 This section provides an overview of the study site and the historical background relevant to an understanding of its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.
- 4.5 The earliest reference to a settlement at Walberton is from the Domesday Book of 1086, which records it as Walburgetone, meaning 'farmstead or village of a woman called Wealdburh or Waldburg' in Old English (Williams and Martin 1992, 60; Mills 2011), while to the east of the study site Binsted is also recorded as Benestede, meaning 'the place where beans grow' (Williams and Martin 1992, 60; Mills 2011).
- 4.6 The Parish Church of St Mary in Walberton appears to have pre-conquest origins (MWS5870; NHLE 1274629), while the Church of St Mary Magdalene, Binsted, around 270m to the east of the study site contains fabric dating to at least the 12th century (MWS2300). The oldest secular building surviving in Walberton is Old Hall Cottage (MWS 14179; NHLE 1222000), situated within the village's historic core 450m to the study site's west.
- 4.7 The study site appears to have remained outside the area of any medieval settlement at Walberton or Binsted, and is likely to have remained in agricultural use throughout the medieval period.
- 4.8 Yeakell and Gardner's map of Sussex produced between 1778 and 1783 shows the study site divided across a number of fields (Figure 2)a. The narrow form of these fields, and the curving alignment of the field boundaries, especially across the southern half and northern end of the site suggest that these boundaries followed the alignment of earlier, medieval, ridge and furrow.

- 4.9 By the time the Walberton tithe map was produced in 1846 the majority of the field boundaries shown on the Yeakell and Gardner map had been removed, leaving the study site divided across two large fields by a single curving field boundary, shown on the earlier map, crossing the study site's centre (Figure 3). Both fields are recorded as being under pasture on the tithe apportionment, with the southern field (Plot 209) named 'Badcocks', while the field to the north (Plot 208) is named 'The Stone Lees'. The 'stone' element of the field name could possibly indicate the presence of more stone in this field than was commonly found in the area. The remains of a Roman Villa are known to be located at Blacksmith's Corner to the immediate south of the study site. It is possible that Roman period building material ploughed up in this field may have been reflected in the name given to this field.
- 4.10 The Ordnance Survey first edition 25 inch map of 1876 depicts the study site as forming the south-western side of a single large field, in which all the previously recorded field boundaries had by this time been removed (Figure 4). There was no change to the study site, or its surrounding area through the late 19th century (Figure 5) and into the early 20th century (Figure 6).
- 4.11 By the 1930s substantial suburban residential development had been carried out across the former fields on the north-eastern side of Walberton, along the newly laid out Avisford Park Road and stretching northwards along Yapton Lane, to the immediate west of the study site (Figure 7). During this period the large field in which the study site was situated was again sub-divided, with a new south-east to north-west field boundary aligned along the study site's eastern side, dividing it from a new field to the east. This was later to become part of the Avisford Park golf course, together with an area of land to the study site's immediate north (see Figure 10).
- 4.12 Residential development continued to the north-east of Walberton in the early 1970s with the construction of Prime Close and Henty Close (see Figures 8 and 9). Further residential development is currently underway on northern side of the village (see Figure 10).

5 STATEMENT OF SIGNIFICANCE

Summary of Heritage Assets

- 5.1 This HS has been informed by a 1km search area beyond the study site boundary. The size of the search area has been determined based on the prevailing site circumstances, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 5.2 The study site contains no designated heritage assets. The eastern edge of the Walberton Village Conservation Area is situated to the south-east of the study site, and extends westwards from Yapton Lane, separated from this further west is Walberton Green Conservation Area. These two areas encompass the historic core of the village.
- 5.3 There are 32 Listed Buildings within the search area, the majority of which are Grade II Listed, but also include the Grade II* Walberton House (NHLE 1222531) and the Grade I Listed Church of St Mary (NHLE 1274629) both of which are situated over 400m to the study site's west. Arun District Council maintain a Local List of Non-Designated Heritage Assets. This identifies 30 buildings and structures within Walberton. Apart from two buildings on Mill Lane all Non-Designated Heritage Assets are located along the course of The Street.
- 5.4 There are no other designated heritage assets (i.e. Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites) within the search area.
- 5.5 The following principal factors have been considered when determining the potential of the proposed scheme to have a material effect on the heritage significance of designated assets or the contribution of setting to that significance:
- ✧ The nature and scale of the proposed scheme;
 - ✧ The topographical position of the site relative to its surroundings, its degree of enclosure/ separateness, and the location of heritage assets relative to the proposed scheme;
 - ✧ The fact that the greater the distance a heritage asset is from the site of the proposed scheme, the more diminished the visual effects are likely to be;
 - ✧ The fact that the greater the distance a heritage asset is from the site of the proposed scheme, the less likely it is to have had, or retain, a direct historical association with the study site that did or still adds to its significance;
 - ✧ The location, position and nature of intervening development, infrastructure, vegetation and landscape features;
 - ✧ The relative contribution of an assets heritage values/ attributes to its significance and the sensitivities of these values/ attributes to change resulting from the proposed scheme i.e. the position and orientation of an assets principal elevations, formal and incidental views and their positions relative to the location of the proposed scheme;
 - ✧ The location and direction of key views likely to contribute meaningfully to a particular asset's significance or contribute to its understanding and appreciation;
 - ✧ The contribution of aspects of setting that contribute to the significance of heritage assets relative to the proposed scheme, and
 - ✧ Whether the study site has a historical association with a designated asset i.e. it has formed part of the curtilage of a designated heritage asset or encompasses designed and or fortuitous aspects and or features that contribute to the architectural, historical and archaeological interest of a designated heritage asset.

- 5.6 Following Step 1 of the Historic England settings guidance, the majority of designated, and non-designated, assets within the search area have been scoped out of further assessment as they will not be materially affected by the proposed scheme or experience a noticeable change to the contribution of setting to their significance. This is due to the above criteria and principally, distance, the nature and relative location of proposed asset(s) relative to the study site, topography, intervening planting and built form, and the nature of the contribution of setting to the significance of the assets identified being unaffected by the proposed scheme.
- 5.7 Based on the above, only those designated heritage assets identified as having the potential to be materially affected by the proposed scheme will be considered in detail to determine if, and if so, to what degree the proposed development will have an effect on their heritage significance.
- 5.8 Of the assets identified within the search area only eight designated heritage assets have been assessed as having a potential to be subjected to a change to their significance as a result of proposed development within the study site. None of the assets identified will be subject to a direct physical effect. The only potential effect from development with the study site will be restricted to a potential change to the contribution of setting to the significance of these assets. The assets identified are:
- ✧ Walberton Village and Walberton Green Conservation Areas
 - ✧ Forge Cottages, grade II Listed Building, a grade II listed building
 - ✧ The Church of St Mary, Binsted Lane, a grade II listed building
 - ✧ Avisford Park Hotel, a grade II listed building
 - ✧ Nos 1 to 3 (Swiss Cottage), a grade II listed building
 - ✧ Beam Ends, a grade II listed building
 - ✧ Church Farmhouse, a grade II listed building
 - ✧ The Glebe House, a grade II listed building
- 5.9 The assets above will be considered further below followed by an assessment of impact on their significance resulting from the proposed development.

Asset Description

Walberton Village and Walberton Green Conservation Areas (Plates 9 to 11)

Designation: Conservation Area

- 5.10 There is no published conservation area guidance for these two conservation areas. The supplementary Planning Guidance, Conservation Area, 2000, produced by Arun District Council, provides the following description:

'Walberton is situated approximately half a mile South of the A27 and two miles West of Arundel. The conservation areas were designated in November 1990. It is an attractive village with no distinct centre, although the

conservation areas are based on two areas with distinct identity's, one around the pond and village green at the West End and the other at the East End based around the street church and walberton house. There are impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges.'

The civil Parish of Walberton covers an area of 1,044.19 hectares and has a population of 2,175. The Parish includes three distinct communities: Walberton village, Fontwell village and Binsted.

Walberton lies between Binsted and Fontwell and is the largest of the three villages. It has an essentially linear form, with development either side of The Street, and along the roads leading into the village from east and west. There are two main areas of focus: that around the Church and shops; and, at the opposite end of The Street, the village green and pond. The age of the buildings is varied, with no one period or architectural style dominating.

- 5.11 Of the two conservation areas only Walberton Village conservation area has any potential to experience a change to its setting as a result of development within the study site. This conservation area extends from Yapton Lane west along both the north and south sides of The Street to Tye Lane. On its northern side the conservation area effectively includes historic, and more modern infill development, that extends along the side of 'The Street', this includes associated plots, planting and historic boundary walling most notably towards its eastern end. To the south the conservation area extends further back from The Street, and development along its southern side to encompass the well treed grounds to notable listed buildings, including Walberton House and the Church of St Mary's.
- 5.12 The character and appearance of the conservation area varies along its course. At its eastern most end it has a narrow interface with the junction of Yapton Lane at 'Blacksmith Corner'. This 'T' junction with The Street is skewed slightly south by the eastern range of the group of cottages on the north side of The Street which projects forward of the wider group and pushes the adjacent section of lane south. This, very eastern, section of the conservation area is largely enclosed. The northern side of the road is dominated by roadside walling and associated planting and 'Forge' cottages at its very eastern end. The southern side of the lane is largely defined by the rang of brewery cottages, and the Old Malt House, who's historic building line falls directly on to the roadside. The resulting interplay between the cottages and treed boundary walling creating a narrow-contained intimate space that helps demark the approach to and from the wider village. Modern infill housing to the immediate east of the Old Malt House is set back with off street parking. Although this reduces the immediate feeling of enclosure the well treed gardens to their east help maintain a sense of seclusion as you approach the junction with Yapton Lane. The sense of space increases at the road junction, as the mini roundabout and tuning geometry of the lane lessen the sense of enclosure. But this sense of enclosure and intimacy is still largely retained due to planting

on the eastern side of Yapton Lane which encloses views to the landscape beyond, and the rang of cottages (Forge Cottages) on the northern side of The Street, which act to both contains and channels views along The Street and from an attractive historic visual que in the approach to the village from the east.

- 5.13 The character and appearance of the conservation area is today best understood and appreciated from internal views, largely derived from The Street and the network of interlinking lanes where they meet. At the eastern most end this includes views along The street into and out of the conservation area. These help establish an initial sense of what the village has been and its earlier origins. The wider landscape context of the conservation area has, however, experienced notable change as a result of modern housing development. This includes substantial development at the eastern end of the village to the north of The Street with housing extending north from Blacksmith's Corner along the western side of Yapton Lane almost to the junction with Hedgers Hill. This includes new housing development currently under to the south of Avisford Park Hotel.
- 5.14 In conclusion, the heritage significance of the conservation area is principally derived from its special architectural or historic interest. This is primarily expressed through its topographical location, the largely linear layout of the historic settlement, and intersecting historic lanes, and the architectural and aesthetic value of built form and spaces that extend primarily along The Street. The contribution of historic boundary walling, planting, and hedging, alongside the use of a largely traditional palette of materials, also add to the special interest of this asset and help define its general character and appearance.
- 5.15 The village has been subject to notable expansion through more recent housing development. Alongside the villages topographical and landscape context, this evolved settlement morphology has resulted in a relatively intermate, inward looking character. As a result, the defining character elements of the conservation area are based on the arrangement of built form, spaces and planting primarily along The Street, and at key focal points such as the church and junctions with interconnecting historic roads. Key, views are largely derived from The Street as you move through the village. These are dynamic and changing but largely contained and channelled. Views to and from the wider landscape into the conservation area are limited and largely masked and intercepted by later housing development or planting.
- 5.16 The contribution of setting to the significance of this asset is principally derived from a limited number of interfaces between it and section of the adjacent agricultural landscape. These are largely to be found to the south of the conservation area, most notably adjacent to the church of St Mary's.

*Forge Cottages (Plates 9 to 10)**Designation: Grade II Listed Building, List Entry Number: 1222001*

- 5.17 This asset was first listed on the 20th September 1984. The listed description describes it as:
- ‘Originally two cottages, with the Forge adjoining on the east. Now one house. C18. Two storeys. Four windows. Faced with brick and flints, now painted. Tiled roof. Casement windows. Beyond the south east wing of one window-bay was the forge building now a shop (Country Crafts).’*
- 5.18 This asset is located at the very eastern end of the village conservation area on the northern side of The Street, at its junction with Yapton Lane. The main range of this asset (the cottages) are set back slightly from The Street, while the eastern most range (the Forge), steps forward at the junction with Yapton Lane. The principal elevation faces south onto The Street. This elevation forms the main architectural focus with the rear elevation largely hidden from view by planting to the rear of the properties and later development to its rear facing onto Yapton Lane.
- 5.19 The principal heritage significance of this asset is largely derived from its historic, architectural and aesthetic interest as a former pair of 18th century cottages with associated forge.
- 5.20 The contribution of setting to the significance of this asset is principally derived from its immediate context – the relationship between the physical form of the buildings (cottages and forge) within their historic plot, their rear garden, and associated planting, and, most notably, the adjacent road (The Street). Planting associated with gardens on the southern side of the Street also add to its setting, as does the assets location with the junction with Yapton Lane and planting along its eastern side. The wider agricultural landscape to the east of Yapton Lane, adds to a wider historical understanding of the relationship the forge and cottages had with the more rural landscape. But with the loss of their historical function this historical association has been lessened. As a result, the understanding and appreciation of this asset is weighted towards its immediate setting.
- 5.21 The study site is located approximately 33m to the east and north of this asset at its closest point. Although, relatively close by distance the study site has no direct historical functional relationship to this asset. Views towards the study site are also limited by relative location and largely intercepted by roadside hedging and tree planting to field boundaries. As a result, the study site plays a negligible role in the contribution of setting to the significance of this asset and forms no part of its immediate setting.

*The Church of St Mary, Binsted Lane (Plates 12 to 14)**Designation: Grade II Listed Building, List Entry Number: 1274877*

- 5.22 This asset was first listed on the 5th June 1958. The listed description describes it as:
- ‘Chancel and nave without division between them, shingled bell-turret at west end of nave, south porch and balancing vestry to north the size of a porch. Mainly Norman, restored by Sir Thomas Jackson in 1867, the porch and vestry added in 1867. Wall-painting of 1180 circa in the splay of a window in north wall. Open timbered roof without ceiling below it. Very attractive small church, little restored.’*
- 5.23 The principal heritage significance of the church is largely derived from its historic, architectural and aesthetic interest as a church of largely Norman date. The significance of the church is also derived from its historic, and continuing, role and function within the wider dispersed community, and its historical associative value with local families.
- 5.24 The setting of the church appears to retain much of its contemporary ‘historic’ setting, as a isolated rural church supporting a dispersed rural settlement. Although, the church is now set within a ‘modern’ agricultural landscape, its topographical situation, and ultimate relationship to its landscape situation remains largely intact and devoid of unsympathetic intrusions that would undermine the ability to understand and appreciate its significance. The church is set slightly back from the Binsted Lane on its southern side, within a small rectilinear walled churchyard. This contains limited planting along its eastern side, while its western side sits at high above the course of the main water course running through the Binsted Valley. The valley forms a discrete, and surprisingly dramatic landscape feature – almost hidden in wider views as it drops well below the level of fields to west and east. Established woodland to the slopes of the valley now reduce intervisibility between the church and its intermediate and wider landscape setting from the west, while the scale of the church and planting to the east further reduce its general landscape level intervisibility. Despite this its situation on the brow of the valley with open fields to its north and south ensure it has a degree of prominence beyond its relatively diminutive size, which create a sense of serene isolation.
- 5.25 Based on the above, the contribution of setting to the significance of this asset today is primarily derived from its historic plot, its relationship with its graveyard, associated monuments, planting and boundary walling and the adjacent lane. Its topographical location set in splendid, apparent, isolation above the slopes of the Binsted Valley within what is still a largely undeveloped agricultural landscape also adds notably to an understanding and appreciation of its historic situation and its function as a small chapel serving a largely dispersed agricultural community.
- 5.26 The most notable views of the church itself are largely derived from within the church grounds, where views fall on key architectural aspects of the church, for example its main entrance and bell-turret. Beyond these views towards the church from its approach along the Binsted Lane, notably from the north are of particular note as are those from the adjacent fields and the

western slopes of the Binsted Valley where breaks in tree cover provide views towards the west end of the church set on the brow of the eastern valley slope. Oblique views from fields and the upper slopes of the valley are also of note. More distant views from the west are however largely hidden by intervening planting along the western side of the valley.

- 5.27 Views towards the church tower from beyond the village are negligible, and if and where possible, the church tower is likely to sit back within views amidst planting as a small constituent part of the wider landscape and evolved morphology of the settlement.
- 5.28 This asset is located approximately 250m to the east of the eastern most boundary to the study site. Due to relative location, topographical situation and woodland planting along the western slopes of the Binsted Valley views to and from this asset from the study site are almost entirely intercepted. In addition, other than forming part of a wider agricultural landscape the study site and church share no direct functional relationship between one another. As a result, the study site plays a negligible role in the contribution of setting to the significance of this asset and forms no part of its immediate setting.

Avisford Park Hotel (Plates 15 to 16)

Designation: Grade II Listed Building. List Entry Number: 1222534

- 5.29 This asset was first listed on the 20th September 1984. The listed description describes it as a:
- ‘Large early C19 house, probably built by Admiral Sir George Montagu on the site of an earlier building. From 1928-1974 a school. Enlarged as a hotel in 1975. Two storeys and attic. Thirteen windows. Modern dormers. Stuccoed, ground floor rusticated. Stringcourse, cornice and parapet. Slate roof. Glazing bars intact. Modern porch. South half of west front curved. Good staircase inside. Large modern matching hotel addition to the east.’*
- 5.30 This asset is a large former country house. It is aligned west-east with its principal elevation facing north. It has been subject to significant extension and alteration, both through its conversion into a school and now a hotel. As a result, it has experienced notable physical alteration as well as alteration to its contemporary setting. This has seen additional wings and building ranges introduced into its grounds, alongside an access road, surface car parking and golf course.
- 5.31 The principal heritage significance of this asset is largely derived from its historic and architectural interest as a large early 19th century country house. The building has been subject to notable alterations and extensions that have reduced its original coherence.
- 5.32 Later extensions and development within its former historic grounds, alongside the introduction of surface parking and amenity facilities have significantly altered the houses contemporary setting reducing its contribution to the significance of the asset. The wider landscape to the south and the historic relationship this asset once had to the ‘historic’ village of Walberton has also seen notable development that has further changed the historic contribution its wider landscape setting may once have had with the house.

- 5.33 This asset is located approximately 326m to the north-west of the north-western most boundary to the study site. Due to relative location, topographical situation, intervening planting and development views to and from this asset from the study site are limited. In addition, other than forming part of a wider agricultural landscape the study site and house share no direct functional relationship between one another. As a result, the study site plays a negligible role in the contribution of setting to the significance of this asset and forms no part of its immediate setting.

Nos 1 to 3 (Swiss Cottage) and Beam Ends (Plate 17)

- 5.34 The above two assets will be addressed jointly.

Swiss Cottage (Plate 17)

Designation: Grade II Listed Building. List Entry Number: 1222535

- 5.35 This asset was first listed on the 20th September 1984. The listed description describes it as:

'One building. L-shaped mid C19 building in imitation of a timber-framed building. Two storeys. Six windows. Ground floor faced with cobbles set in galletting. Above red and white bricks with ornamental panels of timbering, the north west wing tile-hung with a gable over with scalloped bargeboards. Tiled roof. Casement windows. South wing has three gabled dormers and three porches with sloping tiled roofs.'

Beam Ends (Plate 18)

Designation: Grade II Listed Building. List Entry Number: 1222465

- 5.36 This asset was first listed on the 20th September 1984. The listed description describes it as:

A '16th century timber-framed building with the timbering exposed at the west end of the first floor with plaster infilling but mostly refaced with red brick. Thatched roof. Casement windows. Two storeys. Three windows.'

- 5.37 The above two assets are located on or just off Yapton Lane and its junction with Hedgers Hill. Both assets are set in well treed garden plots and have principal elevations facing towards the adjacent road, with later addition to their rear elevations. Swiss Cottage has no visual, or historical functional relationship with the study site. Beam Ends occupies a more open topographically position set towards the upper slopes of Hedgers Hill. Views appear to be possible from the rear, but these fall primarily to the south-east and Binsted, with blocks of planting to its south and adjacent later properties on either side.

- 5.38 The principal heritage significance of these two assets is largely derived from their historic and architectural interest as examples of a mid 19th century house and 16th century cottage.

- 5.39 The contribution of setting to the significance of these two assets is primarily derived from their historic plots, associated gardens and planting and their relationship with the adjacent road. The topographical location of Beam Ends, set at an elevated position with views towards the Binsted Valley, also adds to an understanding and appreciation of its historic situation.

- 5.40 The two above assets are located approximately 212m and 220m respectively to the north of the northern most boundary to the study site. Due to distance, relative location, topographical situation, intervening planting and development, views to and from these assets to the study site are not possible (Swiss Cottage) or are heavily curtailed (Beam Ends). In addition, other than forming part of a wider agricultural landscape the study site and assets share no direct historical or functional relationship with one another. As a result, the study site plays no role in the contribution of setting to the significance of Swiss Cottage and a negligible role in the contribution of setting to the significance Beam Ends.

Church Farmhouse (Plate 19)

Designation: Grade II Listed Building. List Entry Number: 1222198

- 5.41 This asset was first listed on the 5th June 1958. The listed description describes it as:
- An 18th century farmhouse. 'Two storeys and attic. Five windows. Two dormers. Red brick. hipped tiled roof. Glazing bars intact. Doorway up five steps with iron handrail and banister on each side and flat hood on brackets and door of six fielded panels.'*
- 5.42 The above asset is located set well back from Binsted Lane on its eastern side. It forms part of a complex of farm buildings located to its south and east.
- 5.43 The assets principal elevation faces west over a garden plot with hedging and mature trees to the garden boundaries. To the south the adjacent farm buildings contain the asset and views to and from it. More distant views are largely restricted by the planting to the garden of the house or blocks of tree planting and built form in the near vicinity.
- 5.44 The principal heritage significance of this asset is largely derived from its historic, architectural and aesthetic interest as an example of an 18th century farmhouse.
- 5.45 The contribution of setting to the significance of this asset is primarily derived from its historic garden plot, and associated planting, and its interrelationship both visually and functionally with the wider farmstead and associated historic farm buildings. The topographical location of this asset, set back from Binsted Lane and the Binsted Valley within a wider agricultural landscape, also add to a general understanding and appreciation of its historical and functional relationship to the wider landscape.
- 5.46 This asset is located approximately 350m to the north-east of the north-eastern most boundary to the study site. Due to distance, relative location, topographical situation, intervening planting and development views to and from this asset to the study site are limited. Although, the farm forms part of a wider agricultural landscape the study site is spatially and visually well separated from this asset. The asset and study site are also now separated by an intervening golf course which has reduced the historic functional link by introducing a differing land use between the two. As a result, the study site plays a negligible role in the contribution of setting to the significance of this asset and forms no part of its immediate setting.

*The Glebe House**Designation: Grade II Listed Building. List Entry Number: 1221993*

- 5.47 This asset was first listed on the 20th September 1984. The listed description describes it as:

An '18th century or earlier. Two storeys. Four windows. Painted brick. Stringcourse. Hipped thatched roof. Modern casement windows.'

- 5.48 The above asset is located set well back from Binsted Lane on its eastern side. The house is aligned north south with its principal elevation facing west, and it sits within a large well planted garden plot. A loop in the course of the Binsted Lane curves around the wider land parcel encompassing its southern, western and northern side, with a further property to the north also encompassed by the lane. Beyond the garden to the east the asset is bounded by a large arable field. To its west, beyond the Lane, the Binsted Valley sits between the asset and the study site, with intervening blocks of planting, including tree planting to the western slopes of the valley, masking and filtering views to the majority of the southern portion of the study site.

- 5.49 The principal heritage significance of this asset is largely derived from its historic, architectural and aesthetic interest as an example of an 18th century or earlier house.

- 5.50 The contribution of setting to the significance of this asset is primarily derived from its historic garden plot, and associated planting. This largely contains the asset and provides the main views to and from it that enable an understating and appreciation of its architectural and aesthetic interest. The relationship the asset has with the adjacent Binsted Lane and the wider agricultural landscape, weighted towards the adjacent fields, also add to a general understanding and appreciation of its historical and aesthetic relationship it has had historical and still has to the wider rural landscape.

6 IMPACT ASSESSMENT

Introduction

- 6.1 This section assesses the likely impact on the significance of heritage assets identified above as either being directly affected by the proposals or having the potential for their significance to be appreciably affected.

Outline of the Proposal Relevant to the Assessment

- 6.2 For full details of the proposed scheme please refer to the accompanying planning documents. In summary, the proposal seeks planning permission for residential development, a community centre and associated landscaping and infrastructure.

Implications

- 6.3 The proposed scheme will alter the current baseline conditions within the study site. This will see a change from an undeveloped field in agricultural production to a residential development with associated access, infrastructure and landscaping. This will result in a change to the established baseline conditions within the study site and views to, from and across the study site from the immediate surrounds, most notably the from Yapton Lane, and adjacent fields. The development will also introduce new uses, with associated environmental changes, including sources of light.
- 6.4 The most significant potential effects for designated heritage assets will be discussed below.
- 6.5 Due to distance, relative location, the nature of the proposed scheme, intervening built form or planting, or the lack of effect of the proposals on the key attributes of setting that contribute to significance, only the below assets have been identified as requiring a potential impact assessment. These are discussed below.

Assets within the Site

- 6.6 No designated heritage assets are located within the study site. As a result, the proposed development will not have a direct physical effect on any statutory designated heritage assets.

Assets beyond the Site and Setting

- 6.7 Only eight statutory designated heritage assets have been identified within 1km search area of the study site that may have the contribution of setting to their significance effected by the proposals. These are:
- ✧ Walberton Village and Walberton Green Conservation Areas
 - ✧ Forge Cottages, a grade II listed building
 - ✧ The Church of St Mary, Binsted Lane, a grade II listed building
 - ✧ Avisford Park Hotel, a grade II listed building
 - ✧ Nos 1 to 3 (Swiss Cottage)
 - ✧ Beam Ends
 - ✧ Church Farmhouse
 - ✧ The Glebe House

- 6.8 The effect on these assets will be discussed below.

Walberton Village Conservation Area

- 6.9 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act). The main attributes that define the special character of an area include its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development.

- 6.10 The study site is not located within the Walberton Village conservation area. It is located adjacent to the conservation areas north-eastern most corner where it has a limited interface with the study sites south-westernmost corner. Although the study site is located adjacent to, and in close proximity with, the conservation area, in practice it has a very discrete interface with the majority of the study site set well back from the conservation area behind modern housing development. As a result, it makes no meaningful contribution to the setting of the conservation area or the ability to understand and appreciate its character and appearance.
- 6.11 The only aspect of the conservation area that has any potential to experience a change is the very eastern most part of the conservation area where it effectively terminates at the junction with Blacksmith's Corner. Boundary planting to the adjacent field intercepts views from within the conservation area, while the adjacent field beyond will remain undeveloped. As a result, only tentative oblique views from the junction north-east will experience a recognisable change as a result of development within the study site. The nature of the change will, however, be limited by the retention of associated boundary treatments.
- 6.12 The heritage significance of the conservation area is principally derived from its special architectural and historic interest, expressed primarily through its topographical location, the largely linear layout of the historic settlement, and intersecting historic lanes, and the architectural and aesthetic value of built form and spaces that extend primarily along The Street. The contribution of historic boundary walling, planting, and hedging, alongside the use of a largely traditional palette of materials, also add to the special interest of this asset and help define its general character and appearance. As a result of modern housing development, the setting of the conservation from the wider landscape has been substantially changed and is now limited, with the study site spatially and visually separated from the majority of the conservation area.
- 6.13 The proposed development will alter the current landcover conditions within the study site from arable farmland to residential, with associated landscaping and infrastructure. The proposed scheme will be set within the established framework of the existing field. As a result, associated boundary treatments and planting will be largely retained and strengthened. It is also proposed for development to be physically and visually integrated into its context.
- 6.14 As a result of the above, the core heritage values that contribute to the significance of this asset – its historical, architectural, aesthetic and archaeological values, and their contribution to the character and appearance of the conservation area will largely be retained completely unaltered. The contribution of setting to the significance of the asset, derived principally from its relationship between street, historic built form and more intimate inward looking spaces will also be largely left unaltered. Only one discrete part of the conservation area has a potential to experience any change. This is a limited interface between the south-westernmost corner of the study site with the very north-eastern end of

the conservation area. Even here the dominant contribution to the setting of this discrete section of the conservation area will be left largely unaffected - with the majority of the study site set beyond modern housing development, and through the retention of the existing boundary planting and land use at the very eastern end of The Street. Any appreciable change to the character and appearance of the conservation area will not, therefore, result in a reduction in the ability to understand and appreciate its significance. As a result, the contribution of the study site to the significance of this asset, its character and appearance, and the ability to understand and appreciate it, is considered to be limited, and the proposed scheme will result in no appreciable harm to its significance.

Forge Cottages

- 6.15 This asset is a grade II listed building located approximately 33m to the west and south of the study site at its closest point. The principal heritage significance of this asset is largely derived from its historic, architectural and aesthetic interest as a former pair of 18th century cottages with associated forge. The contribution of setting to the significance of this asset is principally derived from its immediate context.
- 6.16 The proposed scheme will have no impact on the physical structure of this asset or its immediate setting. Any potential effect is therefore restricted to a potential change to the contribution of setting to the asset's significance resulting from a change to the wider agricultural landscape beyond the asset. Although this will see a field in agricultural production changed to residential housing with associated landscaping and infrastructure, the study site has no direct historical or functional relationship to this asset. Nor does the study site form part of any key views to or from this asset. The study site is, therefore, not considered to make a meaningful contribution to the significance of the forge cottages through forming part of its immediate setting.
- 6.17 In conclusion, based on the above it is clear that the core heritage values that contribute to the significance of this asset – its architectural, historical, archaeological and aesthetic value as a range of 18th century cottages and forge, will not be physically affected in any way by the proposed scheme. The contribution of setting to the significance of the asset is derived principally from its immediate context and association with its historic plot, and the adjacent part of The Street. These features provide an immediate and recognisable setting to the asset and support the understanding and appreciation of the asset's significance. All these aspects will be retained, as is, and will remain unaffected by the proposed scheme. As a result, the level of effect resulting from the proposed scheme is limited to a change to the wider agricultural landscape. The contribution this makes to the asset's significance is considered to be negligible, as the study site has no direct historical or functional relationship to this asset. As a result, the contribution of the study site to the significance of this asset – its understanding and appreciation, is considered to be negligible, resulting in no harm to its significance.

The Church of St Mary, Binsted Lane

- 6.18 This asset is a grade II listed building located approximate 250m to the east of the eastern most boundary to the study site. The core heritage values that contribute to this asset's significance are derived from its architectural, historical and aesthetic interest as a small, largely Norman, parish church.
- 6.19 The contribution of setting to the significance of this asset is primarily derived from its historic plot, its relationship with its graveyard, associated monuments, planting and boundary walling and the adjacent lane. Its topographical location set above the slopes of the Binsted Valley within what is still a largely undeveloped agricultural landscape also adds notably to an understanding and appreciation of its historic situation and its function as a small chapel serving a largely dispersed agricultural community.
- 6.20 The proposed scheme will have no impact on the physical structure of this asset or its immediate setting. Any potential effect is therefore restricted to a potential change to the contribution of setting to the asset's significance resulting from a change to the wider agricultural landscape beyond the asset. Although this will see a field in agricultural production changed to residential housing with associated landscaping and infrastructure, the study site has no direct historical or functional relationship to this asset. Nor does the study site form part of any key views to or from this asset. The study site is, therefore, not considered to make a meaningful contribution to the significance of this asset through forming part of its immediate setting.
- 6.21 The study site is set at distance from the church with the course of the Binsted Valley and associated tree planting separating them. This will ensure that the immediate setting of the church will be maintained wholly unaffected by the proposed scheme. As a result, there will be no effect on its immediate character or setting ensuring that its significance as a church is unharmed.
- 6.22 Only one aspect of heritage interest has a potential to be affected by the proposed scheme. This relates to medium and long distant views away from and towards the church from the study site. These views are largely restricted and intercepted by intervening tree planting, which ensures that views to and from the church are completely or largely indiscernible.
- 6.23 The proposed development may result in views towards the church from the study site encompassing elements of the proposed development. However, as the church is largely masked in views, and does not form a readily identifiable landmark beyond its more immediate setting on the eastern side of the Binsted Valley, any changes in midground and long distance views, should they be discernible, from the study site will result in negligible or no effect on the understanding and appreciation of this asset. Views away from the asset towards the study site will again remain largely unaltered, due to distance and intervening planting. However, the proposed development has a potential to introduce additional sources of light in more distant views away from the church, primarily during the winter months.

- 6.24 In conclusion, based on the above it is clear that the core heritage values that contribute to the significance of this asset – its architectural, historical, archaeological and aesthetic value as a small Norman church, will not be physically affected in any way by the proposed scheme. The contribution of setting to the significance of the asset is derived principally from its immediate context and topographical situation, including its associated churchyard and the adjacent fields. All these aspects will be retained, as is, and will remain unaffected by the proposed scheme. Development within the study site has a limited potential to influence this asset's wider landscape setting, primarily as a result of the introduction of new light sources. Such a change is not believed to be sufficient enough to reduce the contribution of setting to the significance of this asset.
- 6.25 As a result, the contribution of the study site to the significance of this asset – its understanding and appreciation, is considered to be negligible, resulting in no harm to its significance.

Avisford Park Hotel

- 6.26 This asset is a grade II listed building located approximately 326m to the north-west of the north-western most boundary to the study site. The core heritage values that contribute to this asset's significance are largely derived from its architectural and historical interest as a large early 19th century country house. The building has been subject to notable alterations and extensions. These have reduced its original coherence. Development within its historic grounds, and wider landscape context, notably to the south, have further reduced the contribution of setting to its significance. As a result, the contribution of setting to the significance of this asset is primarily derived from its historic grounds, including historic planting and structures, such as its listed gate house.
- 6.27 The proposed scheme will have no impact on the physical structure of this asset or its immediate setting. Any potential effect is therefore restricted to a potential change to the contribution of setting to the asset's significance resulting from a change to the wider agricultural landscape beyond the asset. Although this will see a field in agricultural production changed to residential housing with associated landscaping and infrastructure, the study site has no direct historical or functional relationship to this asset. Nor does the study site form part of any key views to or from this asset. The study site is, therefore, not considered to make a meaningful contribution to the significance of this asset through forming part of its immediate setting.
- 6.28 The study site is set at distance from the house and is separated from it in views by planting and built form. Based on the above it is clear that the core heritage values that contribute to the significance of this asset – its architectural and historical value as a large early 19th century country house, will not be physically affected in any way by the proposed scheme. The contribution of setting to the significance of the asset is derived principally from its immediate context, its historic grounds, these will be retained, as is, and will remain unaffected by the proposed scheme.

- 6.29 As a result, the level of effect resulting from the proposed scheme is limited to a change to the wider agricultural landscape. The contribution this makes to the asset's significance is considered to be negligible, as the study site has no direct historical or functional relationship to this asset. As a result, the contribution of the study site to the significance of this asset – its understanding and appreciation, is considered to be negligible, resulting in no harm to its significance.

Nos 1 to 3 (Swiss Cottage), Beam Ends, Church Farmhouse and The Glebe House

- 6.30 As set out in section 5, these assets are all grade II listed building located to the north and east of the study site at distance and separated from it by adjacent planting and built form as well as intervening fields, golf course or the Binsted Valley. The principal heritage significance associated with each asset is largely derived from their historic, architectural and aesthetic interest as period buildings, with the contribution of setting to their significance weighted towards their immediate context – their historic plots, associated planting, structures and relationship to the road. The neighbouring fields, principally, in the case of Church Farm and Glebe House, also add to an understanding of their contextual landscape association.
- 6.31 The proposed scheme will have no impact on the physical structure or immediate setting of any of these assets. Any potential effect is therefore restricted to a potential change to the contribution of setting to the asset's significance resulting from a change to the wider agricultural landscape beyond the assets. Although this will see a field in agricultural production changed to residential housing with associated landscaping and infrastructure, the study site has no direct historical or functional relationship to these assets, other than by virtue of forming part of a much wider rural, agricultural, land use. Nor does the study site form part of any key views to or from these assets. The study site is, therefore, not considered to make a meaningful contribution to the significance of these assets through forming part of their immediate setting.
- 6.32 The study site is set at distance from each of these assets and is separated from them in views by intervening landscape features or features in their immediate surrounds, including, fields, a golf course, planting, built form and the Binsted Valley. Based on the above it is clear that the core heritage values that contribute to the significance of these assets – their historic, architectural and aesthetic values as period buildings, will not be physically affected in any way by the proposed scheme. The contribution of setting to the significance of these assets is derived principally from their immediate context, their historic plots, all of which will remain unaffected by the proposed scheme.
- 6.33 As a result, the level of effect resulting from the proposed scheme is limited to a change to the wider agricultural landscape. The contribution this makes to these asset's significance is considered to be negligible, as the study site today has no direct historical or functional relationship with them. As a result, the contribution of the study site to the significance of these assets – their understanding and appreciation, is considered to be negligible, resulting in no harm to their significance.

7 CONCLUSION AND RECOMMENDATIONS

- 7.1 The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their significance by their setting. This HS has identified those heritage assets that have a potential to be materially affected by the proposed development. The HS has also assessed the contribution of setting to the heritage assets identified, and the sensitivity of these assets to development on the application site.
- 7.2 Based on this assessment it is concluded that no heritage assets will be directly affected physically by the proposed development, and that only eight designated assets have any potential for the contribution of setting to their significance to be affected. These include, the Walberton Village Conservation Area, and seven grade II listed buildings.
- 7.3 The proposed development will see a change to the existing baseline conditions within the study site from an agricultural field on the eastern boundary of the existing settlement to a residential development. The study site is not located within a designated heritage asset or contain one. The scheme has been designed carefully to establish a positive relationship to the existing settlement and its wider landscape context.
- 7.4 The significance of the assets identified in this assessment is clearly weighted towards their key heritage attributes – their physical form/ character, associated historical, archaeological and aesthetic value, and the contribution of their immediate setting to an understanding and appreciation of their significance. Due to the relative location of the study site, distance, intervening built form and or planting, the proposed development has a limited potential to result in harm to heritage assets. Where perceived harm might arise, this is restricted to a change in the established land use within the wider landscape context of the heritage assets identified. Although this may result in a perceptible change to the wider contextual setting of a number of assets it will not result in a direct, physical, change to these assets or a change to the contribution of their immediate setting to the ability to understand and appreciate them. Any perceptible change would be limited and result in a negligible effect on the significance and or character and appearance of identified heritage assets.
- 7.5 In summary, the proposed development is believed to achieve a balance between delivering strategic housing whilst also ensuring that heritage assets, and the key heritage values that contribute to their significance are retained. As a result, it is concluded that the proposed development will result in no appreciable harm to the significance of designated heritage assets or the ability to understand and appreciate them. It is therefore concluded that the proposal is in accordance with relevant national and local heritage policy and legislation.

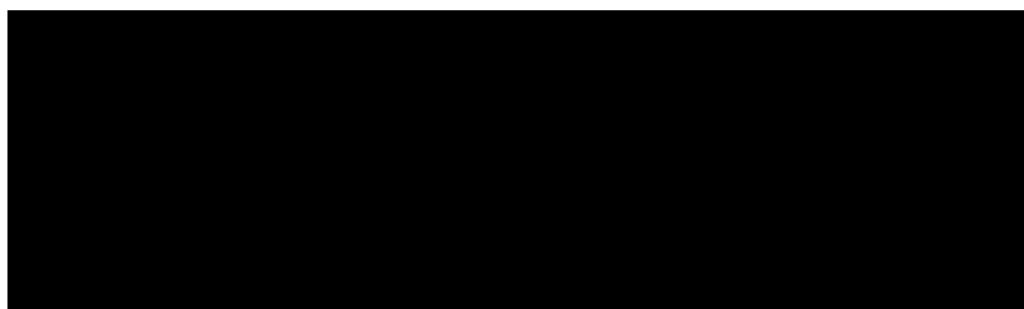
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Local Policy and Guidance

- Conservation Areas, October 2000, Supplementary Planning Guidance. Arun District Council
- Arun District Council Conservation Areas Management Plan, 2014. Arun District Council
- The Arun Local Plan 2011-2031, July 2018. Arun District Council
- Walberton Neighbourhood Development Plan. Arun District Council

Other Sources



Historical Mapping

Yeakell, T. and Gardner, W. 1778-1783, *A Topographical Map of the County of Sussex*

Walberton Tithe Map 1846

Ordnance Survey 1876, First Edition County Series 25 inch map (Sussex) sheet LXII.7 and LXII.8

Ordnance Survey 1897, County Series 25 inch map (Sussex) sheet LXII.7 and LXII.8

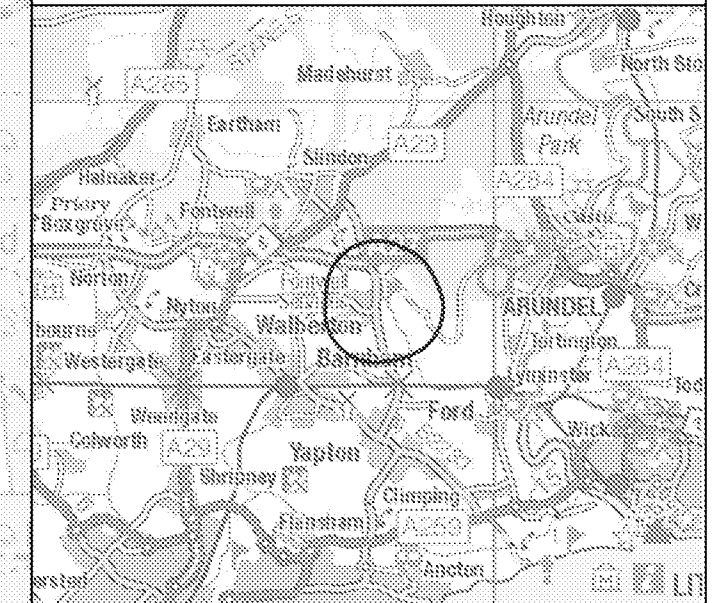
Ordnance Survey 1912, County Series 25 inch map (Sussex) sheet LXII.7 and LXII.8

Ordnance Survey 1938-9, County Series 25 inch map (Sussex) sheet LXII.7 and LXII.8

Ordnance Survey 1961, National Grid Series 6 inch map sheet SU90 NE

Ordnance Survey 1974, National Grid Series 1:2500 scale map

Figures



-  Study Site
-  Search Area
-  Conservation Area
-  Listed Building - Grade I
-  Listed Building - Grade II*
-  Listed Building - Grade II



0 100 200 300 400 500

Figure 1. The study site and search area with the location of designated heritage assets

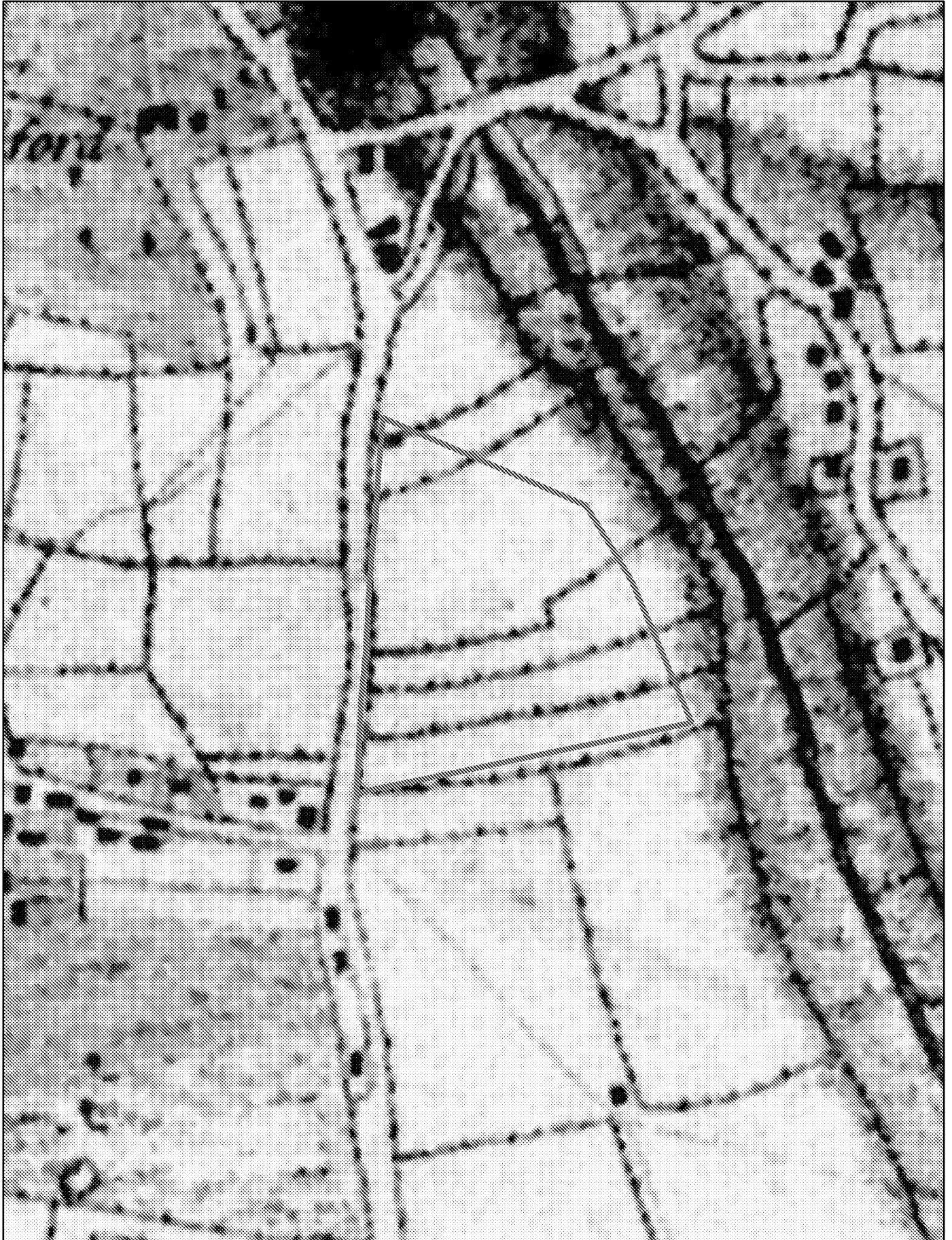
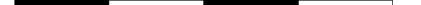


Figure 2. Extract from Yeakell and Gardner's map of Sussex of 1778-83



 Study Site

0  250m

Lanpro»

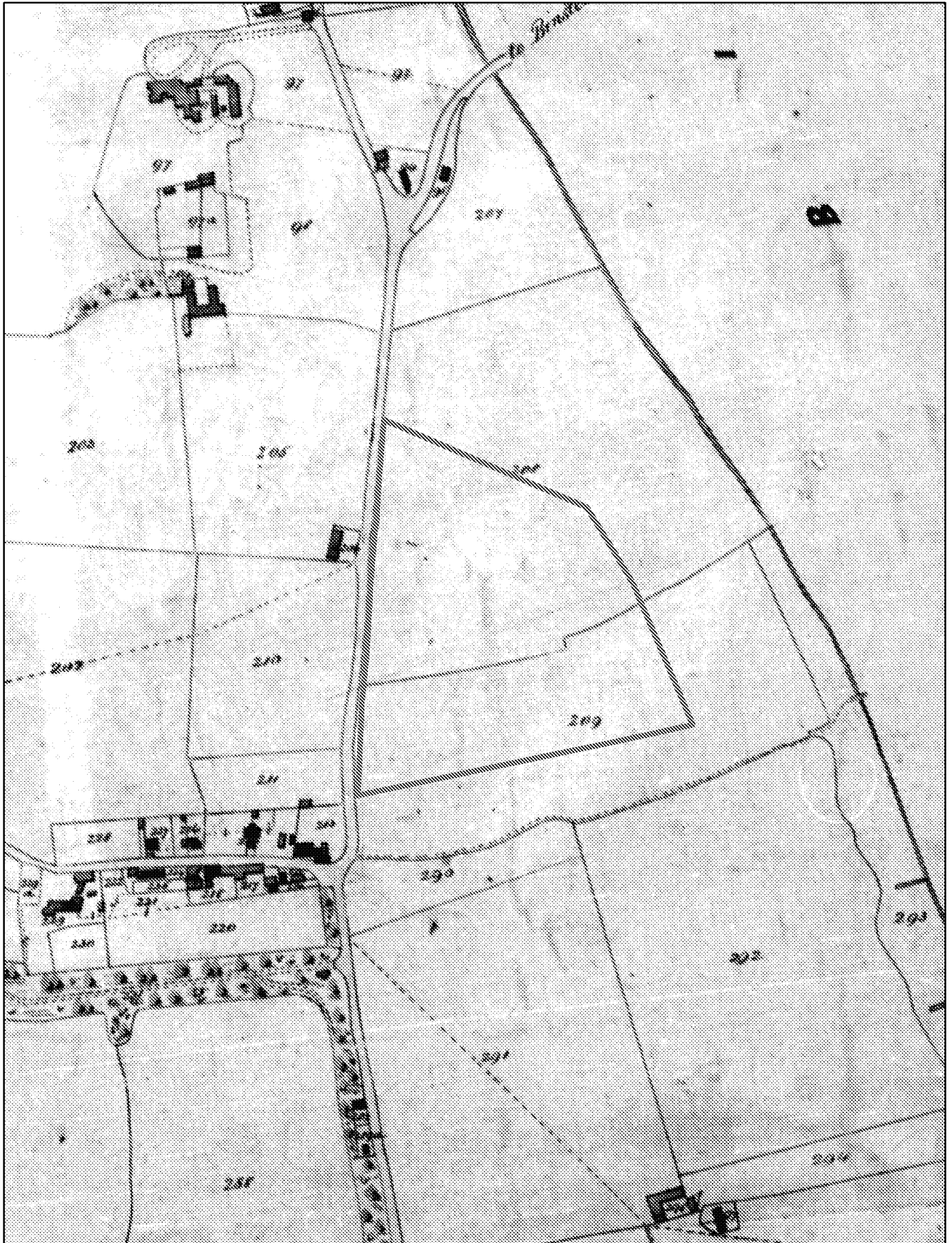


Figure 3. Extract from the Walberton tithe map of 1846



 Study Site

0 250m

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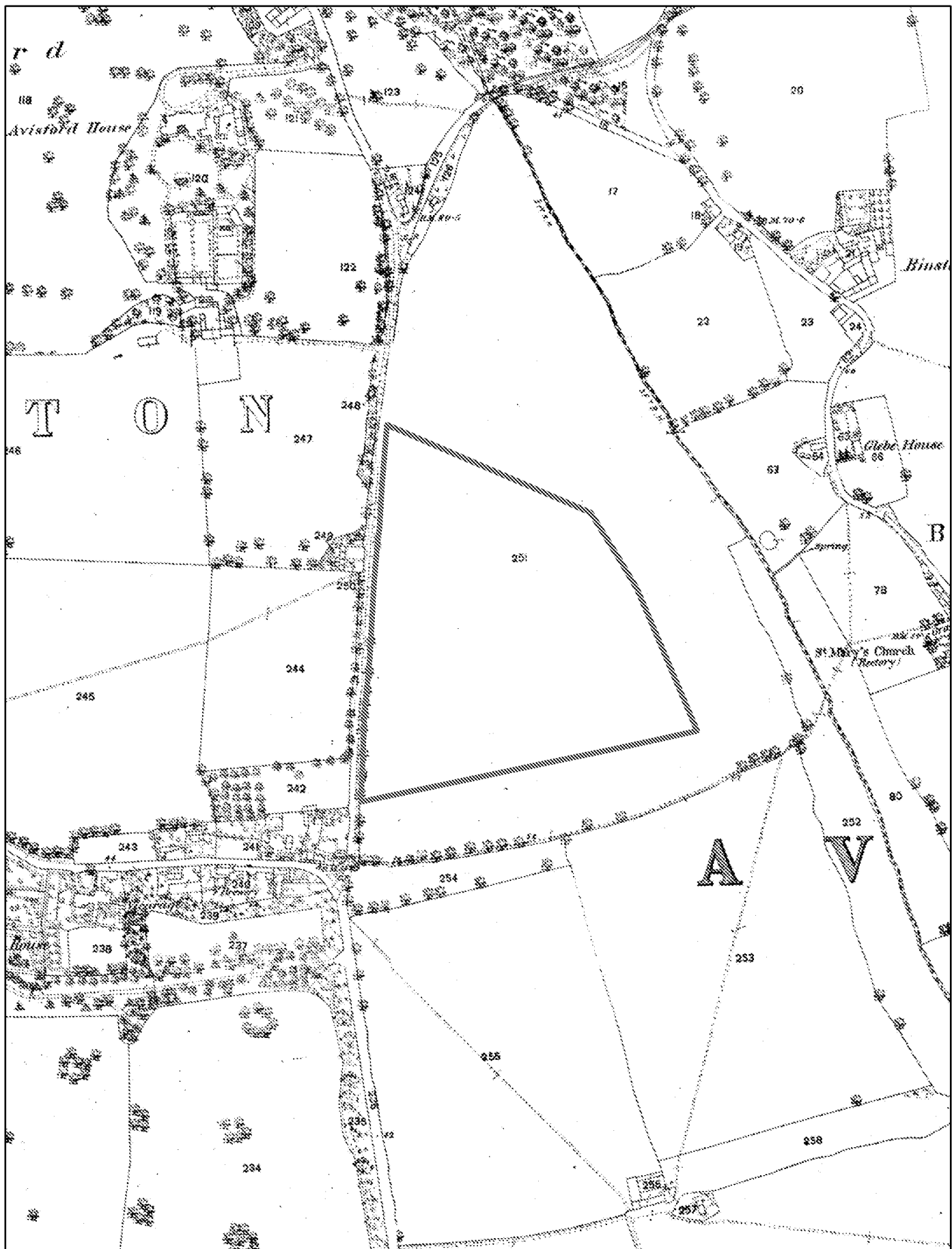


Figure 4. Extract from the Ordnance Survey 25 inch map of 1876



 Study Site

0  250m

Lanpro»

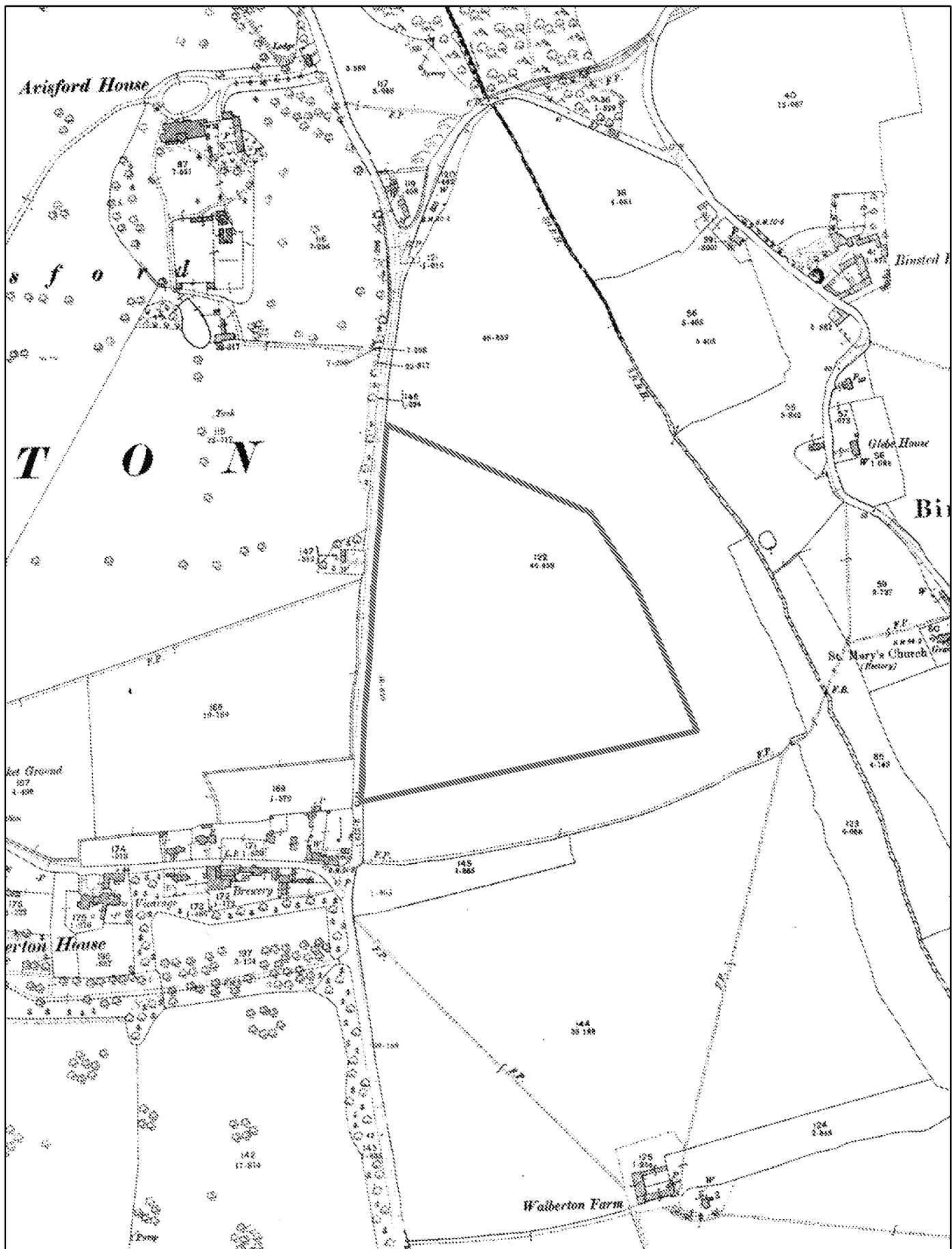


Figure 5. Extract from the Ordnance Survey 25 inch map of 1897



 Study Site

0  250m

Lanpro

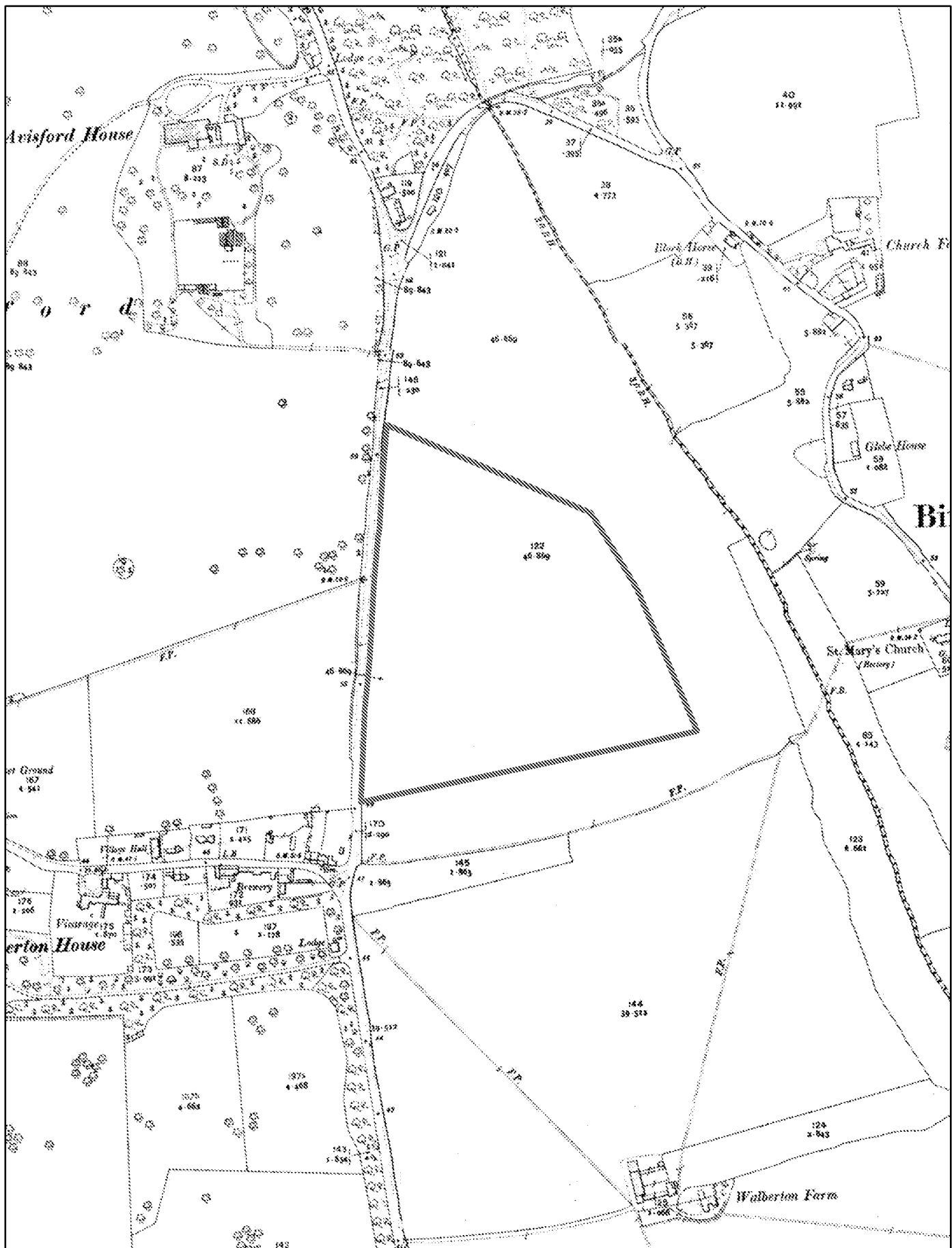


Figure 6. Extract from the Ordnance Survey 25 inch map of 1912



Study Site

0 250m

Lanpro

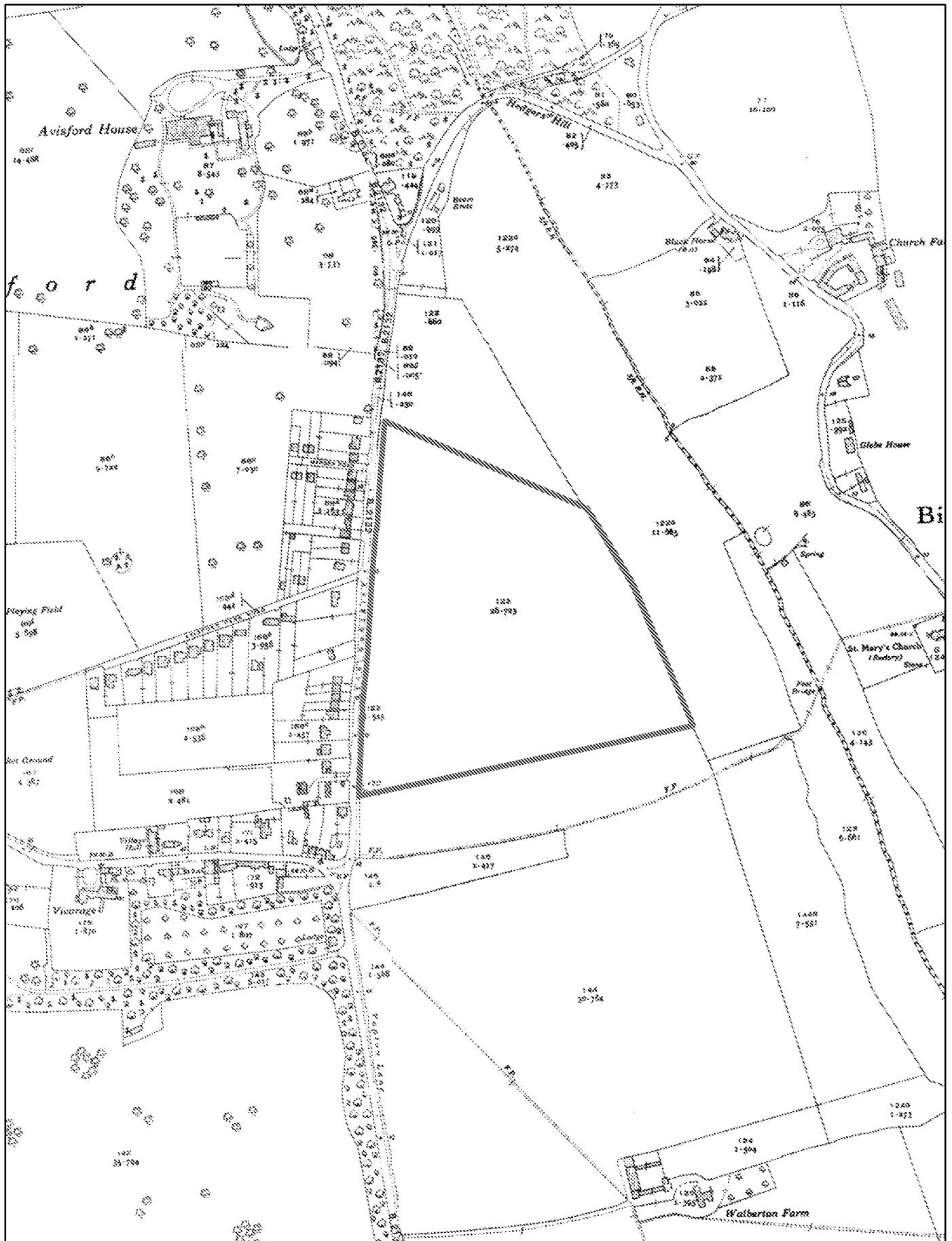


Figure 7. Extract from the Ordnance Survey 25 inch map of 1938-39



 Study Site

0 250m

A scale bar showing a distance of 250 meters, with a midpoint marked.

Lanpro

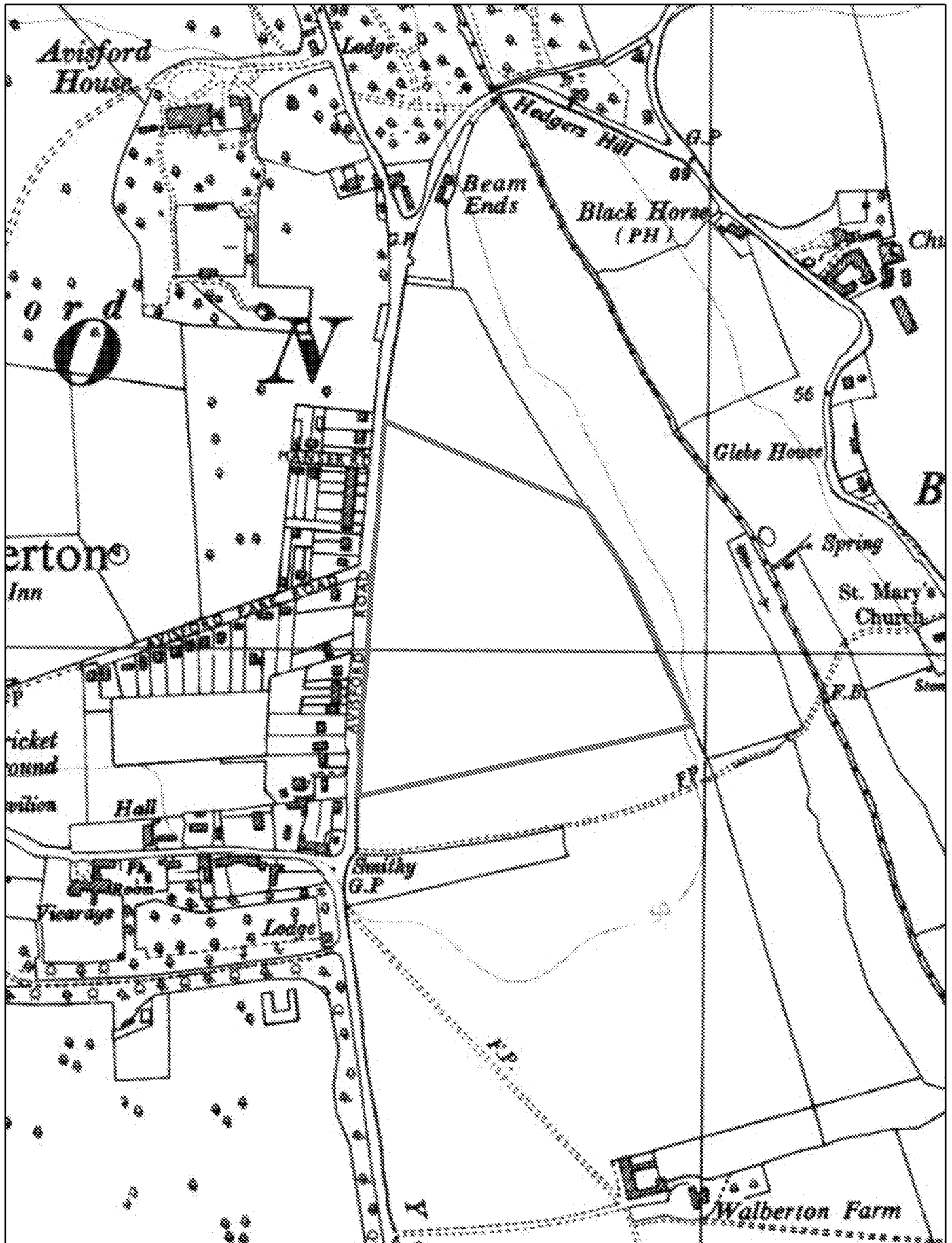


Figure 8. Extract from the Ordnance Survey 6 inch map of 1961



Study Site

0 250m

Lanpro»

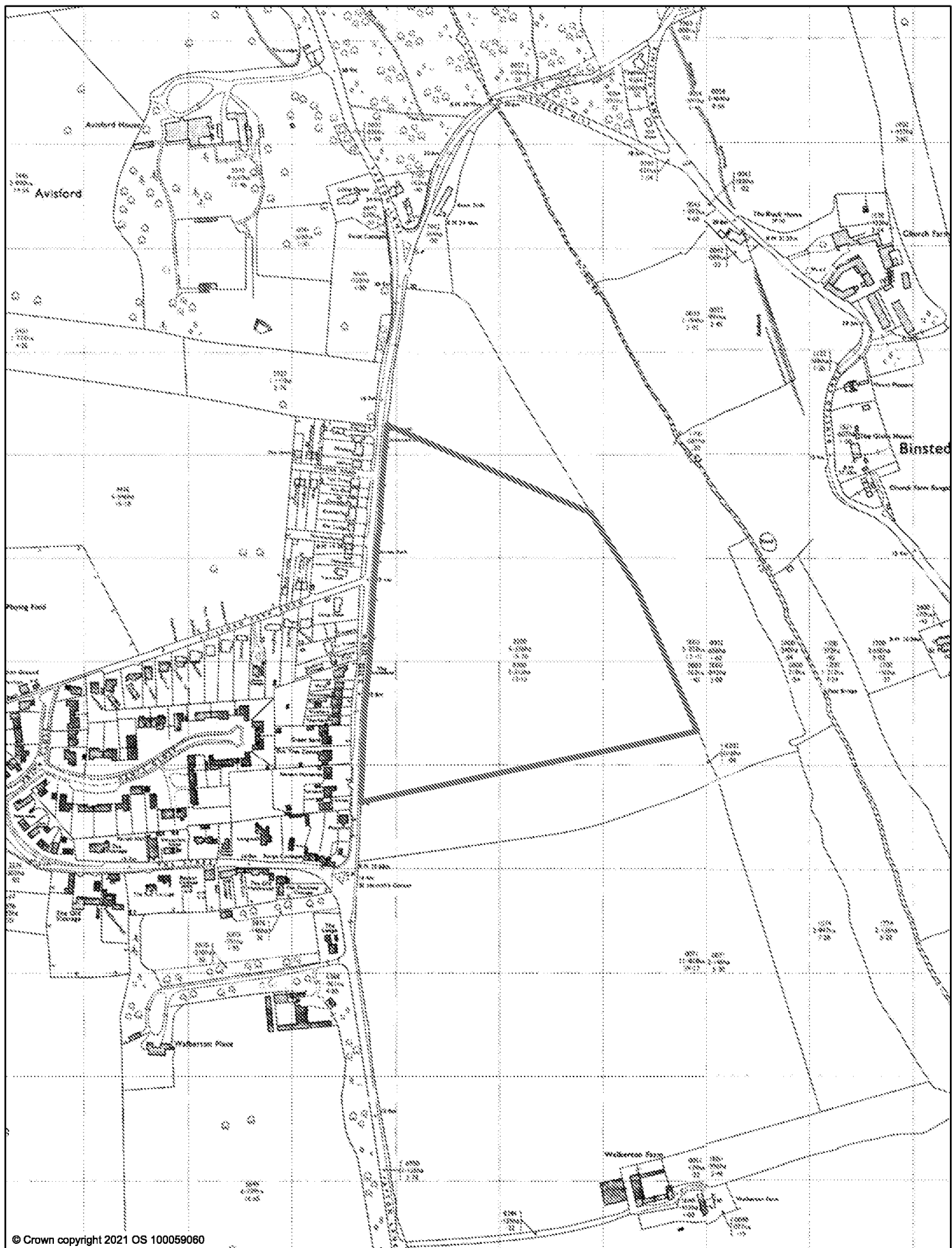


Figure 9. Extract from the Ordnance Survey 1:2500 scale map of 1974



 Study Site

0  250m

Lanpro



Figure 10. Aerial photograph of the study site (Google Earth 2020)



 Study Site

0  250m

Lanpro»

Plates



Plate 1. View north-west over the study site



Plate 2. View west along the study site's southern boundary to Walberton



Plate 3. View northeast over the study site



Plate 4. View south over the study site



Plate 5. View southeast over the study site



Plate 6. View southwest over the study site



Plate 7. View south southwest over the study site



Plate 8. View north over the study site



Plate 9. View east along The Street towards Blacksmith's Corner (east end of Walberton Village Conservation Area)



Plate 10. View northeast over The Street to Forge Cottages



Plate 11. View west along The Street from Blacksmith's Corner



Plate 12. View east towards Saint Mary's church from Binsted Valley



Plate 13. View north towards Saint Mary's church from its churchyard



Plate 14. View west towards the study site from Saint Mary's churchyard



Plate 15. View southeast to Avisford Park Hotel



Plate 16. View northeast to Avisford Park Hotel



Plate 17. View northeast to Nos 1 to 3 (Swiss Cottage)



Plate 18. View south to Beam Ends



Plate 19. View northeast to Church Farmhouse

Norwich:

Brettingham House
98 Pottergate
Norwich
Norfolk
NR2 1EQ

Chelmsford:

The Aquarium
101 Lower Anchor Street
Chelmsford
Essex
CM2 0AU

York:

Blake House
18 Blake Street
York
YO1 8QG

London:

70 Cowcross Street
London
EC1M 6EL

Manchester:

Peter House
Oxford Street
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Cambridge:

33/35 Regent Street
Cambridge
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