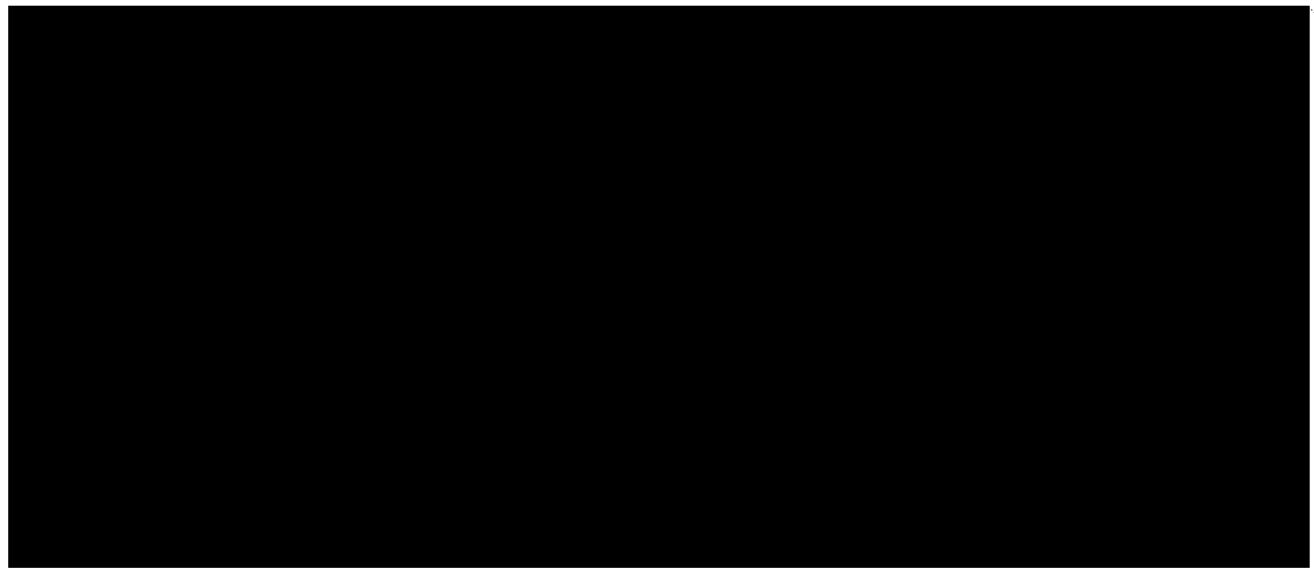
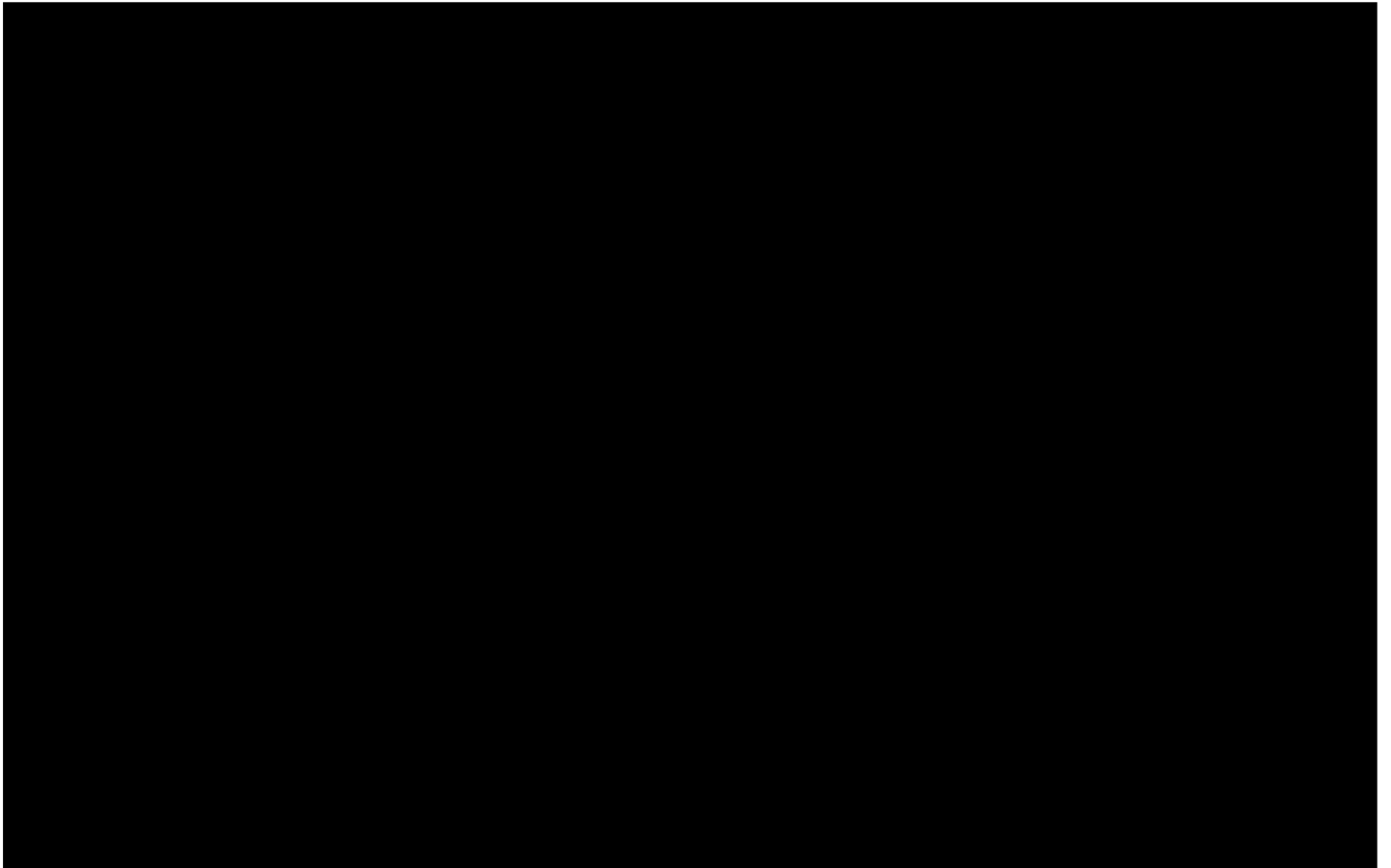




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 19 November 2021 17:17
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: WA/80/21/OUT

WA/80/21/OUT

Land East of Yapton Lane Walberton BN18 0LJ

Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan

A comprehensive Heritage Statement has been prepared as part of the application, alongside one related to archaeology. These comments relate only to the built historic environment. Separate comments will be supplied by the council's archaeological advisor.

Whilst the heritage statement identifies that a large number of assets are located within the defined 1km buffer, the decision has been made to focus on a reduced number of heritage assets. I have also undertaken my own desk-based assessment which has identified the following as being potentially affected:

- Walberton Village and Walberton Green Conservation Areas
- Forge Cottages, grade II Listed Building - grade II listed building
- The Church of St Mary, Binsted Lane - grade II* listed building (the listing was amended to II* on the 28 June 2021)
- Avisford Park Hotel - grade II listed building
- Nos 1 to 3 (Swiss Cottage) - grade II listed building
- Beam Ends (now identified as Quince Cottage) - grade II listed building
- Church Farmhouse - grade II listed building
- The Glebe House - grade II listed building

Non-Designated Heritage Assets

- The Black Horse Public House, Binsted Lane
- The Old Rectory, Binsted Lane

Walberton Village and Walberton Green Conservation Areas

Of the two conservation area in the parish, the closest to the development site is the Walberton Village Conservation Area. The Walberton Village Conservation Area is linear in nature, following the line of The Street from the junction with Tye Lane at the west towards the junction with Yapton Lane at the east, along with Church Lane which extends towards the south-west as far as the parish church. The boundary of the conservation area in this conservation area is primarily to the rear boundaries of the various properties.

The character and appearance varies along the conservation area such that it can be divided up into a number of smaller character areas. At its eastern end The Street meets at the junction with Yapton Lane, and is referred to as 'Blacksmiths Corner'. This, eastern end of the conservation area is largely enclosed: The northern side of the road is dominated by flint walling which abuts the road (and its associated vegetation and trees) and 'Forge' cottages at its very eastern end. The southern side of the lane is largely defined by a range of brewery cottages, and the Old Malt House, which also front straight on to the road. The result is a narrow road contained by the cottages and treed boundary walling which channel the views both eastwards and westwards.

Whilst the junction with Yapton Lane is more open, it is considered that the planting on the eastern side of the lane helps to ensure that the sense of enclosure is retained. This planting also helps remove views of the wider landscape from within the Street itself.

As the village has continued to develop, most recently to the north, it is considered that views fall within the conservation area. Due to the presence of the more recent development, the contribution of setting to the significance of this asset is principally derived from a limited number of interfaces between it and the adjacent agricultural landscape. Whilst these are largely to be found to the south of the conservation area, such as adjacent to the church of St Mary's, other fields to the east are also reflective of the historic agricultural setting. The latter forming part of the arrival and exit to the conservation area from Yapton lane. The conservation area is considered to be of architectural or historic significance.

Forge Cottages

Forge Cottages consists of a terrace of houses which are faced with brick and flints, now painted with multi-paned casement windows, clay tiled roofs and chimneys. Beyond the south east wing of one window-bay was the forge building, which is now a shop.

The terrace is located at the eastern end of the conservation area on the northern side of The Street, at its junction with Yapton Lane. The front elevation faces south onto The Street, and forms the elevation that is appreciated from the public domain. The building is considered to be of historic, architectural and aesthetic (fortuitous) significance.

Whilst the site is located approximately 33m to the east and north of this asset at its closest Point, it has no direct historical functional relationship to the site. Views towards the study site are also limited by the roadside hedging and tree planting to the closest boundary. As a result, it does not form part of the buildings immediate setting.

The Church of St Mary, Binsted Lane

The recent review of the listing has included a comprehensive description which greatly assists the reader. It is a Church, of C12 origins, with later modifications, including a mid-C19 restoration scheme undertaken by TG Jackson. The two-cell church is covered by pitched roofs with a small bell tower at the west end. There is evidence for various phases of stonework and masonry repairs. Attached to the south elevation is a mid-C19 timber porch with a brick plinth and fretted bargeboards. Internally, the chancel and nave are one uninterrupted space and elements dating between the C12 and mid-C19.

The revised listing description helps to identify that it is of architectural, historical and group interest, for the following reasons:

- Architectural interest for its retention of significant medieval fabric (including round-arched windows, a well-carved font and piscina, and the relatively rare survival of a section of C12 wall painting); as well as for the Victorian restoration, which has been carefully considered and sympathetically carried out, and includes good-quality craftsmanship.
- The historic interest is as a result of that fact that it is a church of mid-C12 origins which, despite later modifications and additions, retains evidence of its early two-cell proportions; and for the involvement of the nationally-important architect, TG Jackson who was well known for his ecclesiastical designs and restorations, of which this is a very good example of his work carried out a relatively early point in his architectural career. 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.
- It is also of group value with the Glebe House (Grade II) and Church Farmhouse (Grade II) to the north.

The church is set back from the Binsted Lane, within a small walled churchyard. This contains limited planting along its eastern side, while its western side sits at height above the Binsted Valley. 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.

The immediate setting is considered to be its historic plot (with its graveyard, associated monuments, planting and boundary walling) and the adjacent lane. Its topographical location set in 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.

Views of the church itself are largely derived from within the church grounds or on the approach along the Binsted Lane, notably from the north are of particular note. Oblique views from fields and the upper slopes of the valley are also of note, whereas, more distant views from the west are however largely hidden by intervening planting along the western side of the valley.

This asset is located approximate 250m to the east of the eastern most boundary to the site. Due to the topography 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 site and church share no direct functional relationship between one another. As a result, the site is considered to play a negligible role in the wider setting to the asset and forms no part of its immediate setting.

Avisford Park Hotel

Avisford Park is identified as a former C19 country house, probably built by Admiral Sir George Montagu on the site of an earlier building. It is two storeys and attic with stuccoed elevations, including a rusticated ground floor, stringcourse, cornice and parapet, and a slate roof. From 1928-1974 the building operated as a school, after it was significantly enlarged as a hotel (in 1975), and it remains in this use today. Additional building ranges have also been introduced into its grounds, alongside an access road, surface car parking and golf course. Despite the various alterations, the building is considered to be of architectural and historical significance.

The later development, including that within the grounds has, as identified in the heritage statement, 'significantly altered the houses contemporary setting reducing its contribution to the significance of the asset'. The wider setting has also been impacted as a result of the more recent development between the historic core of the village and the building.

This asset is located approximately 326m to the north-west of the study site. However, views to and from the site are limited as a result of topography and intervening planting and more recent development. As a result, the 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)

Swiss Cottage is located on Yapton Lane and its junction with Hedgers Hill. It is an L-shaped mid C19 building in imitation of a timber-framed building. It consists of a terrace of three houses, all two storeys. The ground floor elevation is faced with cobbles set in galletting, whilst above are red and white bricks with ornamental panels of timbering. The north west wing is tile-hung with a gable over with scalloped bargeboards. Tiled roof and casement windows. South wing has three gabled dormers and three porches with sloping tiled roofs. The houses are set in mature garden plots and have principal elevations facing towards the road. It is of historic and architectural significance as an example of a mid-19th century house

The building is located approximately 220m to the north of the northern boundary to the site. However, as identified in the heritage statement, due to distance, relative location, topographical situation, intervening planting and development, views to and from these assets to the site are not

possible. Swiss Cottage has no visual, or historical functional relationship with the site. The setting to of the building is primarily derived from its historic plot, associated gardens and planting and the relationship with the adjacent road. As a result, the study site plays no role in the contribution of setting to the significance of Swiss Cottage

Beam Ends (now identified as Quince Cottage)

Quince Cottage is located just off Yapton Lane and its junction with Hedgers Hill. It is 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 painted brick. Two storeys under a thatched roof with a chimney. later addition to their rear elevations. Multi-paned casement windows.

The building is set in a mature garden and the principal elevation faces towards the road. It occupies a more open topographically position set towards the upper slopes of Hedgers Hill. Views might be possible from the rear, but these appear to fall primarily to the south-east towards Binsted and blocks of planting. It is of historic and architectural significance as an example of a 16th century cottage.

The setting is primarily derived from its historic plot, associated gardens and planting and the relationship with the adjacent road. The elevated position with views towards the Binsted Valley, also adds to an understanding and appreciation of its historic situation.

The building is located approximately 210m to the north of the northern boundary to the site. However, as identified in the heritage statement, due to distance, relative location, topographical situation, intervening planting and development, views to and from these assets to the site are not possible. Also, there does not appear to be any direct historical or functional relationship with one another. The heritage assessment identifies that the site plays a negligible role in the contribution of setting to the significance Beam Ends, and I have no reason to disagree with this assessment.

Church Farmhouse, a grade II listed building

Church Farmhouse is identified as being an C18 farmhouse of two storeys and attic (with two dormers) it is of red brick construction with a hipped tiled roof. Front doorway is accessed up five steps with iron handrail and banister on each side and there is a flat hood on brackets and door of six fielded panels. It is set back from Binsted Lane (on its eastern side) and forms part of a complex of farm buildings which are located to its south and east. It is considered to be of historical, architectural and aesthetic interest as an example of an C.18 farmhouse.

The assets principal elevation faces west over a garden plot with hedging and mature trees to the garden boundaries, whilst to the south the adjacent farm buildings contain the asset and views to and from it. The result is that more distant views are largely restricted which means that it is thought that the setting of the asset is primarily derived from its historic garden plot, associated planting, and its interrelationship both visually and functionally with the wider farmstead and associated historic farm buildings.

This asset is located approximately 350m to the north-east of the north-eastern boundary to the study site. 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. The distance, relative location, topographical situation, intervening planting and development (including the golf course) mean that views to and from this asset to the study site are limited. As a result, the study site plays a negligible role in the contribution of the setting to the significance of this asset and forms no part of its immediate setting.

The Glebe House

Glebe House is a detached house from the 18th century or possibly earlier. It is two storeys, painted brick with a stringcourse. Hipped thatched roof and modern casement windows. It is set back from the lane and aligned north south with its principal elevation facing west. It is of architectural and historical significance.

It sits within a large well planted garden plot, with a large arable field beyond its eastern boundary. As identified in the heritage assessment (and identified by a site visit), to the west of the house is the Binsted Valley, which sits between the asset and the site, with intervening blocks of vegetation and trees to the western slopes of the valley. This has the impact of masking and filtering views to the majority of the southern portion of the site. As a result, it is considered that the setting of the building is primarily its historic garden plot, and associated planting.

The Proposal

The proposal is for the development for up to 75 dwellings on a site currently in agricultural use. The northern, western and eastern boundaries include existing tree planting and hedgerows, whilst a small watercourse runs beyond the eastern boundary on the site, through the neighbouring golf club.

The site lies adjacent to the eastern boundary of Walberton village. The Avisford Park Golf Club lies adjacent to the northern and eastern site boundaries. Just beyond the eastern boundary is the hamlet of Binsted where the development is dispersed and serve predominantly by one lane.

It is clear that the proposed development will not have an impact on the physical structure of the assets identified in this commentary. However, there is the potential for the settings to be impacted upon.

Walberton Village Conservation Area

Whilst the site is not located within the Walberton Village conservation area, it is located adjacent to the north-eastern corner of it. The majority of the site is set away from the conservation area by intervening modern housing development and Yapton Lane, which provides the boundary between the village and the surrounding fields and countryside. Whilst the fields to the south of the conservation area clearly part of its immediate setting, the site could form part of the wider rural setting to the conservation area. As identified within the heritage statement, the only aspect of the conservation area that has any potential to experience a change is the very eastern most part where it effectively terminates at the junction with Yapton Lane at Blacksmith's Corner.

It is noted that existing boundary planting to the adjacent field intercepts views from within the conservation area, while the field next to Blacksmiths Corner will remain undeveloped. However, views towards the conservation area when travelling along Yapton Lane include the site and agricultural fields.

As identified within the heritage statement, the development would result in a change to the established baseline conditions within the 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. The site is also raised above the level of the road and the conservation area, which would mean that any development would naturally be more prominent, especially that part which is located closer to the road.

The heritage statement considers that only tentative oblique views from the junction north-east will be experienced as a recognisable change as a result of development within the site. Whilst the nature of the change will, however, be reduced by the retention of associated boundary treatments, I am concerned that the proposed houses will come close to the road and that the existing hedgerow will not be sufficient to ensure that the houses are not seen when looking along Yapton Lane in either direction. This hedgerow would appear to be the height of one storey of a building, which would leave the remaining first floor and roof potentially clearly visible. This would be in contrast to the current situation where there is modern development on one side of the road, and none on the other. As such the views would clearly be impacted.

The landscape concept plan identifies that the existing boundary treatments and planting will be largely retained and potentially strengthened. The only significant change will be the creation of an opening to provide for the means of access to the site. Whilst covering a small area, there is potential for such a feature to have a dominating impact based on the design features required of a modern junction. However, if such features could be kept to a minimum, the impact would be greatly reduced. Further, the layout of the development should be such that there is not the opportunity for trees to be removed by future occupants as a result of overshadowing.

There is potential for the development to impact upon a small part of the historical agricultural setting of the conservation area, which could potentially be harmful. Such harm would ultimately, be at the lowest end of the category of 'less than substantial harm'.

Forge Cottages

The contribution of setting to the significance of Forge Cottages is derived principally from its immediate context and association with its historic plot, and the adjacent part of The Street. These features will remain unaffected by the proposed scheme, and as a result, any impact is limited to a change to the wider agricultural landscape. The heritage statement helpfully identifies that the site has no direct historical or functional relationship to this building, and as a result, the contribution this wider setting makes to the asset's significance is considered to be negligible. As a result, the contribution of the site to the significance of this asset is such that the development of the site would not result in harm to its significance.

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

Nos 1 to 3 (Swiss Cottage), Beam Ends, Church Farmhouse and The Glebe House are separated from the site by adjacent planting and built form as well as intervening fields, golf course and the Binsted Valley. Their significance is largely derived from their historic, architectural and aesthetic interest as period buildings, with their setting being their immediate context (i.e., historic plots, 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. As a result, the contribution of the site to the significance of this asset is such that the development of the site would not result in harm to its significance.

Avisford Park Hotel

The contribution of setting to the significance of Avisford Park Hotel is primarily derived from its historic grounds, including historic planting and structures, such as its listed gate house. The proposed scheme will have no impact on the physical structure of this asset or its immediate setting.

The site is not considered to make a meaningful contribution to the significance of these assets through forming part of their immediate setting. 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 site 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 from the proposed development.

St Mary's Church

The contribution of setting to the significance of St Mary's Church is primarily derived from 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. Key views towards the chapel include that from the north when travelling down Binsted Lane.

The distance of the site from the church with the course of the Binsted Valley and associated tree planting separating them will ensure that the immediate setting of the church will be unaffected by the proposal. As a result, there will be no effect on its immediate character or setting ensuring that its significance is unharmed. Therefore, any potential effect is restricted to a change to the wider agricultural landscape beyond the asset. As identified in the heritage statement, the site has no direct historical or functional relationship with the church. Nor does it form part of any key views to or from the site as a result of the intervening vegetation and trees.

Whilst medium and long distant views between the site and the asset site are largely restricted by intervening tree planting, which help to ensure that views to and from the church are completely or largely indiscernible, the development may result in views towards the church from the site itself encompassing elements of the proposed development.

Further, it is not clear if the potential impact of the proposed route of the A27 By-pass has been considered as part of the assessment. The introduction of a cumulative assessment should be considered.

As identified in the heritage statement, 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. It is not clear if further landscaping has been considered in an attempt to mitigate this impact. However, such a change is not believed to be sufficient enough to reduce the contribution of setting to the significance of this asset. As a result, on balance, 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.

Conclusion

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 setting to the assets.

Where perceived harm might arise, this is restricted to a change in the established land use within the wider landscape context of the conservation area. Any change is considered to be negligible, and on balance, would only impact on more oblique views from the conservation area, which could be considered as part of a carefully considered landscaping scheme. Therefore, on balance, the proposed application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



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

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