

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 23 FEBRUARY 2021

<b>SUBJECT:</b> Walberton Village and Walberton Village Green Conservation Area Character Appraisals
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<b>DATE:</b>	February 2021
<b>EXTN:</b>	x 37717
<b>PORTFOLIO AREA:</b>	Planning Policy and Conservation

### EXECUTIVE SUMMARY:

Arun District Council has 29 Conservation Areas within its Local Planning Authority Area (LPAA). In order to be able to fully preserve and enhance its Conservation Areas, the Council will prepare individual Conservation Area Character Appraisals. These appraisals define what is special, and therefore worthy of protection, as well as what detracts and could be enhanced. They also review the existing boundaries of the Conservation Areas and recommend where there is potential for them to be amended. Appraisals assist the determination of planning applications, but also form part of an appropriate heritage evidence base in the preparation or review of a Local Plan.

Two separate Conservation Area Character Appraisals have been prepared for the 'Walberton Village' and 'Walberton Green' Conservation Areas, and this report seeks agreement to publish them for public consultation.

### RECOMMENDATIONS:

It is recommended that: -

1. The Planning Policy Sub-Committee agrees that the Walberton Village and Walberton Green Conservation Area Character Appraisals are published for a six-week period of consultation.
2. The Cabinet Member for Planning in consultation with the Chairman of the Planning Policy Sub-Committee and the Group Head of Planning, be given delegated authority to agree minor editorial changes prior to publication.

## **1. BACKGROUND:**

- 1.1 Conservation Areas were introduced through the Civic Amenities Act of 1967. 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”.
- 1.2 The current Act governing the designation and protection of conservation areas is the Planning (Listed Buildings and Conservation Areas Act) 1990. The Act requires local planning authorities to:
- Keep its Conservation Areas under review;
  - Prepare policies and proposals for the preservation and enhancement of the character or appearance of its Conservation Areas; and
  - Pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area in exercising its planning function.
- 1.3 The NPPF advises that Local Planning Authorities should ensure that an area justifies such status because of its special architectural or historic interest.
- 1.4 Arun District Local Planning Authority Area currently has 29 Conservation Areas.

### **Arun Conservation Area Management**

- 1.5 To better manage its Conservation Areas, and meet its duty under the Act, the Council has identified a management framework consisting of:
- District wide Conservation Areas management plan (2014)
  - Preparation of individual Conservation Area Character Appraisals
  - Preparation of individual management plans, if required
  - Identification of further Conservation Areas

### **Conservation Area Character Appraisals**

- 1.6 In order to fully protect a Conservation Area, the local planning authority should demonstrate a clear and concise understanding of what makes its Conservation Areas special. This derives from an assessment of those elements that contribute or detract from it. This assessment is known as a Conservation Area Character Appraisal.
- 1.7 Conservation Area Character Appraisals should:
- Define what it is about the character or appearance of the area which should be preserved or enhanced;
  - Make a clear assessment of the area's negative features, and identify areas for enhancement;
  - Carry out a review of the boundary – to assess if the boundary should be increased or reduced;
  - Assess the need for any additional planning controls to restrict permitted

- development;
- Improve the communities understanding of the area.

- 1.8 Conservation Area Character Appraisals identify the distinctive character of the most important parts of the district, they link with an objective of the Local Plan which is to “protect and enhance Arun’s outstanding landscape, countryside, coastline, historic, built and archaeological environment, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity”.

### **The Walberton Village and Walberton Green Conservation Area Character Appraisal**

- 1.9 The Walberton Village and Walberton Green Conservation Area Character Appraisals are being prepared as part of a rolling programme of work for the existing Conservation Areas. Further appraisals will be presented to this committee for consultation and subsequent approval.

### **Key findings of the Appraisal**

#### Walberton Green Conservation Area

- 1.10 Walberton Green is a semi-rural area located on the edge of the village (being a reminder of the fact that it was once separate from the main part of the village). The green is an important element of the area with development fronting on to it, whilst also providing an important recreation facility for the community.
- 1.11 Other key points to note about the Conservation Area include:
- Historic features such as the memorial arch and the fingerpost are important streetscape features
  - Low density development fronts onto the green
  - There are a number of historic properties, especially Barrack Row
  - Properties are small scale, two storeys
  - The area has a rural character as identified by the density scale and appearance of the properties, and lack of sub-urban elements such as street lighting and excessive amounts of paving etc.

#### Walberton Village Conservation Area

- 1.12 It is considered that the special character and significance of the Walberton Village Conservation Area is derived from the following: and it is this character which must be preserved and enhanced:
- The linear form and layout of the village along historic routes
  - Development fronting on to the street
  - The fine collection of listed buildings
  - The use of traditional building materials, creating a uniformity of place
  - The survival of original architectural details and decorative features
  - Small scale, domestic nature of the properties
  - The extensive uses of traditional boundary treatments including stone walls,

which contribute to the village's rural character, reinforce the linear form, and interlink the buildings and spaces

- The mix of uses including residential, retail, office and a public house.

## Public Consultation

1.13 It is proposed to consult with the residents of the Conservation Area to seek local opinions, expertise, and knowledge. This will involve a six-week period of public consultation. Once the consultation period has finished, all of the comments received shall be summarised and reported back to members, along with a revised appraisal for adoption. Following adoption, the document will be a "material consideration" in deciding planning applications and other consents.

## 2. PROPOSAL(S):

To approve the draft Walberton Village and Walberton Green Conservation Area Character Appraisals for a period of public consultation.

## 3. OPTIONS:

The following options are available to Members:

1. To agree the two Conservation Area Character appraisals for public consultation, or
2. Not agree the two Conservation Area Character Appraisals for public consultation.

## 4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	x	x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		x
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	x	
Legal	x	
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability		x
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x

## 6. IMPLICATIONS:

FINANCIAL: The main cost arising from these proposals is the cost of officer time. There

are no other significant financial implications.

LEGAL: The Council is placed under a statutory duty by the Planning (Listed Buildings and Conservation Areas) Act 1990 to undertake periodic reviews of Conservation Areas.

#### **7. REASON FOR THE DECISION:**

To enable the draft appraisals to be published for public consultation so that all interested parties may review the contents and provide any comments that they may like to make before they are adopted. Up to date evidence supporting the Conservation Areas will help with developing policies for the local plan update and in the determination of planning applications in a way that protects and conserves heritage.

#### **8. BACKGROUND PAPERS:**

- Draft Walberton Village and Draft Walberton Green Conservation Area Character Appraisals: [the draft reports can be viewed here](#)
- Conservation Areas Supplementary Planning Guidance Note (SPG); this SPG contains an existing description for the two conservation areas <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n1722.pdf&ver=1371>