

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 04 November 2024 10:41  
**To:** Planning Scanning  
**Subject:** FW: F/15/24/RES

Conservation Officers response

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**From:** Martyn White <[Martyn.White@arun.gov.uk](mailto:Martyn.White@arun.gov.uk)> **On Behalf Of** Conservation Officer  
**Sent:** 01 November 2024 16:28  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Jessica Riches <[Jessica.Riches@arun.gov.uk](mailto:Jessica.Riches@arun.gov.uk)>  
**Subject:** F/15/24/RES

**F/15/24/RES**

*Land at Ford Airfield Ford*

*Approval of reserved matters (layout, scale, appearance and landscaping) following outline permission F/4/20/OUT for phase reserved matters 1 (North), for the erection of 340 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works.*

**Recommendation: Further information required**

A map-based assessment has identified the following heritage assets

Designated Heritage Assets

- Atherington House (and Ford Place and Southdown House and The Lodge) (grade II & c. 200m to the east of the Site),
- Yapton: Church Lane Conservation Area/ Various Listed Buildings

Atherington House

Atherington House is a Grade II 18th century house of 17th century origin (approximately 200m to the east of the site). Located to the south of Ford Lane, it is a large 'L-shaped house', now sub-divided to create four smaller homes. Whilst the interior may contain some C17 elements, the exterior is identified as being C18. Two storeys and attic, with modern dormers. Elevations of red brick and grey headers with some panels of squared knapped flints and a brick stringcourse. Hipped tiled roof and eaves cornice with heavy brackets. Four windows face west, whilst four windows face north. Porch in angle of the L. It is considered to derive its significance from its architectural and historical interest.

The setting of the listed building comprises of its garden and Ford Lane onto which it faces on its north elevation and land to its western side. The garden is enclosed with tall trees and high vegetation which allows for very limited glimpsed views out to the south. There are views out to the west from the house across an arable field, the western half of which is within the site boundary area. There are also opportunities to view the listed building from the site – for instance from the western boundary on the route of the former canal. These fields forms part of the setting of the house.

Yapton: Church Lane Conservation Area/ Various Listed Buildings

Located to the west of the site is the Yapton: Church Lane Conservation Area and 19 Listed Buildings (within 1km of the Site). The conservation area is characterised by the church and its churchyard, Church Farmhouse, and three large houses. It is described in the Arun Conservation

Areas SPG as a loose grouping of buildings with high substantial flint boundary walls, mature landscaping including many substantial trees which enhances the rural character of the area which forms its setting.

All of the listed buildings, bar two, appear to be located within the built-up area of Yapton, and as a result it is within that area that their settings are contained. The result is that the site is beyond the setting of these buildings.

The two buildings which warrant further consideration are those close to the site, or of a high-grade listing. These are the Manorial Dovecote at Church Farm, Yapton (Grade II), and the Parish Church of St Mary, Yapton (Grade I).

The Manorial Dovecote at Church Farm is identified in the listing description as a circular structure of flint with red brick quoin-shaped pattern at regular intervals and cornice of three courses of brick. Conical tiled roof with hipped dormers. Cupola for bird entry missing. The small size of the dovecote indicates use solely for the Lord of the Manor. This dovecote appears to be identified in a lease dated 17 October 1667 for a 'capital message with dove house, in Yapton'. It is considered to derive its significance from its architectural and historical interest.

The building is located within the garden of Church Farm, and it is within this area, along with the farm complex of Church farm that forms the setting. The site is considered to be beyond the setting of the listed dovecote.

The Parish Church of St Mary is a grade I Listed Building. It is located within the boundary of the Yapton: Church Lane Conservation Area and lies on the north-eastern edge of the built-up area of Yapton. The listed building description identifies that it is of chancel, nave with aisles and tower to the south-west of the nave. Nave and tower C12 and a C.13 Chancel. The nave has lean-to roofs with later dormer windows inserted. The tower has red brick buttresses and a hipped shingled roof. It is considered to be a very attractive unrestored medieval church. The Church derives its significance from its architectural, historical and archaeological interest.

The setting of the church comprises its churchyard and the other nearby buildings that are within the conservation area, along with the lane to its front.

Whilst the church is largely screened from the countryside to the east, there are opportunities to view the tower from certain points in the surrounding countryside. The fields are therefore considered to form the agricultural context of not only the church but also the Conservation Area.

The clear line of mature trees which surround part of the conservation area are clearly visible from the fields that surround the heritage assets. They help to maintain a rural context and link the conservation area to the surrounding fields. This is in contrast to the areas of the rural-urban fringe around Yapton where there are opportunities to view what I would term modern development. The fields therefore have a beneficial contribution to the significance of the church and Conservation Area

### **The Proposal**

The proposal relates to the approval of reserved matters for what is identified as reserved matters phase 1. This is a northern parcel which borders both Ford Lane and agricultural fields to the west. This application is for the erection of 340 dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works

This application follows the grant of outline permission. I have reviewed the plans and note the following area of interest:

#### Western boundary and landscaping

The north-western portion of the site will consist of a large area of housing identified as the St Marys Meadow character area. This part of the site is close to the Yapton Church Lane Conservation Area, which is characterised by the church and its churchyard, Church Farmhouse, and three substantial houses. The conservation area is described as a loose grouping of buildings with high substantial flint boundary walls, mature landscaping including many substantial trees that enhance the rural character of the area, which forms its setting. Whilst the church is largely screened from the wider countryside to the east (i.e. the direction of the application site), the countryside forms the agricultural context of both the church and the Conservation Area. As such, the fields form part of their wider setting.

This area of housing will be located to the west of a thick line of tall trees and will be created thorough the division of an existing field into two. The area of farmland closest to the conservation area/listed buildings will create a buffer type space between the heritage assets and the development. The division of the site will result in the creation of a new boundary line, which will need to be carefully considered as part of the landscaping.

Whilst the housing in the character areas attempts to meet the requirements of the design code, it is important that the landscaping for the western boundary is appropriate.

As with other areas of the site, I would be looking for the boundary to consist of native species which are typical of the rural character of the locality. I also believe that the trees should also be more mature on planting for a more instant impact, which will help to ensure that the remaining setting of the listed building is not impacted. The planting schedule will need to be prepared in agreement with our Parks and Landscape Office who has the technical knowledge on this detailed issue.

#### Heritage Statement

Whilst a heritage statement has been provided as part of the outline application, this was prepared Based on the level of information available at that time. As this current application is clearly much more detailed and the detailed layouts, landscaping and boundary treatments have been prepared, I am of the opinion that a new heritage statement should be prepared to accompany this current set of proposals.

**Martyn White**  
**Principal Conservation Officer, Planning**

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