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Subject: LY/21/18/WS - Northern Section of the Lyminster Bypass

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The proposal is for a 1.1km stretch of road which extends from the existing A284 Lyminster Road (approximately 600m south of the A27 Crossbush junction) to the privately developed section of the Lyminster bypass at Toddington Nurseries.

The site is located on agricultural land approximately 100m to the east of the Lyminster village of Lyminster, and to the west of the settlement of Poling. It is largely flat with a number of hedgerows located within it.

Whilst the site does not contain any nationally designated heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens, there are a number of assets within the local vicinity. These consist of Conservation Areas, a number of Listed Buildings and Locally Listed Buildings.

There are two Conservation Areas; Lyminster Conservation Area and Poling Conservation Areas. Lyminster Conservation Area is located to the west of the site and covers the historic core of the village including the grade I listed church and 6 grade II listed buildings. The built character consists of a mixture of farmhouses and more grand residential properties including Lyminster House. Traditional agricultural buildings are constructed in flint with red brick dressings, with high grade homes built in brick or stucco exteriors. Of note is the grade I Listed Church. The conservation area is therefore of high significance

Lyminster retains its rural and agricultural nature, adjoining an agricultural landscape which contributes to its significance. Lyminster Road runs through the conservation area and is very busy. Such a road is considered to have a negative impact upon the conservation area through the level of traffic and associated noise. The proposed development is located to the east of the village, which is screened from view by vegetation or development. As a consequence, it is considered that the proposal will not harm the conservation area or the listed buildings. It should also result in a reduction in traffic through the Conservation Area.

Poling Conservation Area is located to the east of the site and is split in to two separate areas. Of significance is the grade I Listed Church, along with the fact that it is a small area with an agricultural character, and rural setting. Its setting contributes to its significance, as do the various listed buildings which are located within the Conservation Area. The location of the conservation area in respect to the development site, along with vegetation screening mean that it is not considered that the proposal will harm the conservation area or the listed buildings.

Of the number of listed buildings in the local area (outside the conservation areas), a number are of significance including St Johns priory in Pooling which due to its architectural and historic interest make it of high significance, Brook Lawn, Calceto and the 6 Bells Public House in Lyminster, which are also of significance. It is considered that the proposal will not harm the significance of these assets.

The assets located closest to the application site are that of The Old Vicarage and Vicarage Cottage. These assets are identified by the LPA as being Locally Listed. These properties are thought to be of late 19 century construction and

constructed in the local vernacular style. The name implies that the buildings were associated with the church which is located more towards the western side of the conservation area, as opposed to the neighbouring fields. The significance of such buildings therefore relates more to their historic or architectural appearance. It is considered that as the assets are the closest to the proposal, there is potential for the development to affect their significance. It is acknowledged that the assets are located close to an existing busy road, but the proposal will ensure that this negative feature relocates from one side of the asset to the other. Screening and acoustic fencing will reduce the impact to an extent, but may be visible. Such a scheme should be prepared to reduce the impact of the fencing. It is considered that on balance the harm will be neutral.

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