

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 November 2020 11:29
To: Planning Scanning
Subject: FW: Y/106/20/PL

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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 25 November 2020 10:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/106/20/PL

Please upload onto Ocella the email below which is a consultation response from the **ADC Conservation Officer** to planning application **Y/106/20/PL** relating to Land South of Ford Lane and East of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 25 November 2020 10:12
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Y/106/20/PL

Land to the south of Ford Lane East of North End Road Yapton BN18 0DS

Construction of 3 dwellings as temporary sales area & sales office including access, parking and landscaping. This application affects a Public Right of Way.

Comments

I note that planning permission has already been granted on the application site, and that this application only relates to a small part of it. As previously identified, there are a number of heritage assets in close proximity to the site, including, but not limited to:

Listed Buildings:

- St Mary's Church (Grade I)
- Church House (Grade II)
- Park Lodge (Grade II)
- The Old Cottage (Grade II)

Locally Listed Buildings:

- 1 & 2 Church Cottages
- Little Orchard
- Yapton Lodge

Conservation Area

- Yapton: Church Lane Conservation Area

Of specific interest to this application are St Mary's Church (Grade I) and the conservation area. St Marys Church, which is a Grade I Listed Building is a very attractive, unrestored medieval church. Of note is the Chancel, nave with aisles and tower (to the south west of the nave). The Nave and tower are both C12. The nave has lean-to roofs with later, large dormer windows inserted which have a striking impact upon the elevation. The church tower is present in the local views, especially along the footpaths that navigate the site. The church is considered to be of architectural and historic interest.

The Church Lane Conservation Area covers a small and tightly defined area around the church and contains a limited number of houses. It is noted that it coincides with the medieval village location and includes two large, early 19th century houses, and some cottages of similar date and formal appearance. Within the conservation area, boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Area. It is considered that the conservation area is of architectural and historical significance.

The other heritage assets which have been identified based on a map-based assessment are located so as to not be directly affected by the proposed development. They are characteristic of the village and of architectural and historic significance.

The Proposal

The current applicant relates to the temporary commercial use of 4 previously approved dwellings as a sales office and show homes as well as access, parking and landscaping. These buildings and associated landscaping are located some distance from the various heritage assets in the northern section of the site. The impact of the development has already been assessed and it is

considered that developing this part of the site first as the sales area will not cause harm to the heritage assets.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or 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)

T: 01903 737717

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