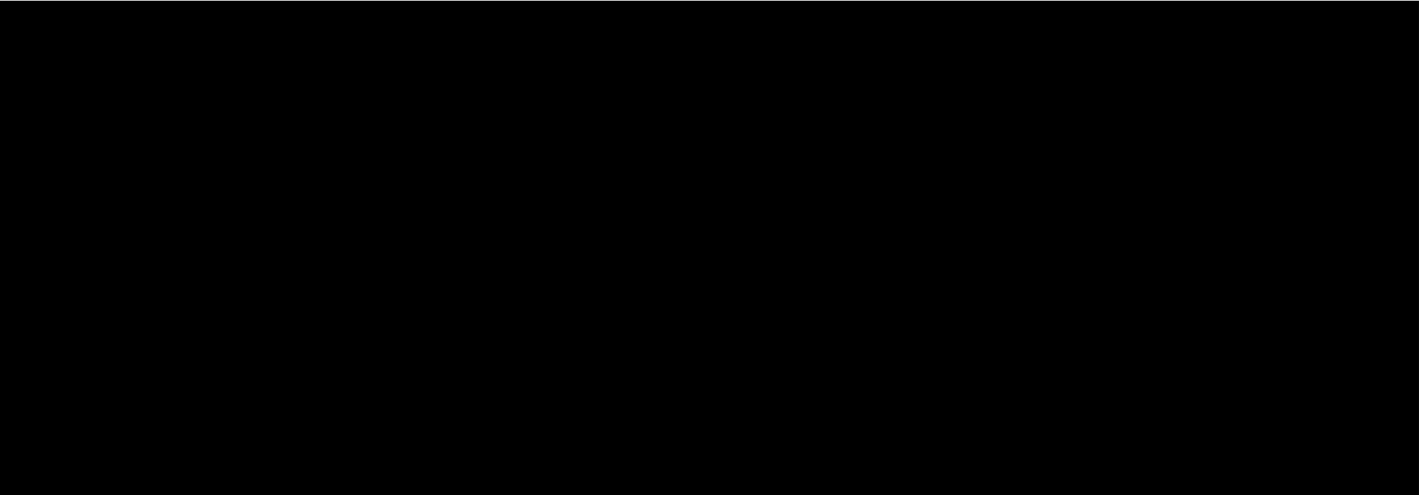


From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 14 December 2020 13:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/127/20/PL

Y/127/20/PL

Land at Main Road Yapton BN18 0EB

Construction of new access to serve residential development.

The proposal forms an area of land at the edge of Yapton village. I note that the application forms part of a strategic housing allocation in the adopted Arun Local Plan 2011-2031.

A desk-based statement has been provided, and my own assessment has identified that three heritage asset types are located within, or close to the site. These are: Listed Buildings, a Conservation Area and non-designated heritage assets (the route of the Arun-Wey canal and Drove Lane). These shall be discussed below.

Listed Buildings

Whilst there are no listed buildings within the allocation site, there are a number within the surrounding area. Of particular note are:

- Bonham's Farmhouse (Grade II) on the northern side of Yapton Lane
- Bonham's Barn (Grade II) on the northern side of Yapton Lane

- The Old Malthouse (Grade II) on the southern side of Yapton Lane
- Yapton Evangelical Free Church and School (Grade II) on the southern side of Yapton Lane
- The Old Canal Bridge on Footpath 157 (Grade II) at the end of The Pines (Road)

Conservation Area:

A small part of the allocation site is located within the Yapton Main Road Conservation Area and the area covered by this application is located immediately adjoining Main Road. The village was developed along this principal route and, together with Church Road and North End Road, there is a variety in the age and style of buildings. Most are two storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area. The contrast between road fronted development and large residences, e.g., Dyers Croft and Beri Court set in their own grounds, also contributes to the character of the area. Boundary treatments and mature landscaping enhance the street scenes and are important features which contribute to the rural character of the Conservation Area.

Also, of historic importance to the growth of the village, a remnant of the former Chichester and Arundel Canal, together with the canal bridge (see above) which survives.

Bonham's Farmhouse and Barn, together with the field entrance to the south with its iron fencing, are attractive and important features at the entrance to the village from the west.

Canal:

The line of the 19th Century canal runs parallel to the B2233, is located close to the current application site. It forms an important reminder of the historical development of the area and is a non-designated heritage asset.

The remnants of the Portsmouth and Arundel Canal are important early 19th Century historic features in the landscape of the coastal plain and are considered to warrant protection and as such are a non-designated heritage asset. I have also been made aware that to the side of Drove lane is also the remains of a former canal bridge structure. Such a feature is of interest and it should be preserved as part of the proposed works.

Drove Lane

Drove Lane, reputedly forms part of an ancient drover's route linking Felpham and the Weald. Its historic use would have consisted the movement of livestock between the coast and the downs, and it is this use which informs its significance.

The junction of the lane with Main Road forms the application site and is utilised as part of the access to the wider strategic development. The northern end of the land has been covered with tarmac which affects its appearance

Proposal

The proposal relates to the construction of new access to serve the aforementioned residential development.

I have reviewed the plans supplied as part of this application and note that a large stretch of the existing estate fencing located at the point of the junction facing on to Main Road will be removed. It would appear that this is in order to facilitate the access arrangements and a proposed

pedestrian pavement. I also note that a smaller section to the east of the junction will also be removed to create a crossing point.

There does not appear to be any reference in the plans or the attached statement which identify that this fencing is to be reinstated next to the new pavement. This is disappointing and harmful as it is considered that this fencing forms part of the established character of the field and this part of the conservation area which also forms the entrance to the village. This approach would leave an isolated stretch of fencing which would no longer undertake its function of enclosing the small field, and would look out of place. It would also leave it vulnerable to being removed, which would cause further harm

It is also interesting to note that a neighbouring development propose to retain such features as part of their proposals, and it is not clear why the same approach cannot be followed here. The proposal is therefore considered to be harmful to the character of the area.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019).

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with 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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