[redacted]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 November 2021 08:34
To: Planning Scanning
Subject: FW: Y/141/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST
[redacted]

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From: Martyn White [redacted]
Sent: 01 November 2021 16:54
To: Simon Davis [redacted] Planning.Responses [redacted]
Subject: Y/141/21/PL

Y/141/21/PL

Land East of Drove Lane Yapton BN18 0EB

Temporary Sales Cabin & associated landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Main Road/Church Road Conservation Area, affects a Public Right of Way & is in Strategic Site SD7 (Zero Rated) as other development.

Whilst a heritage statement has been supplied as part of the application it relates to the large housing development as opposed to the current proposal. This is disappointing and of limited assistance. My own desk-based assessment has identified the following heritage assets:

Listed Buildings

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

- Bonham's Farmhouse
- Bonham's Barn
- The Old Malthouse
- Yapton Evangelical Free Church and School

- The Old Canal Bridge on Footpath 157

Conservation Area:

A small part of the allocation site is located within the Yapton Main Road Conservation Area. 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.

Whilst boundary walling (mainly in flint) and mature landscaping enhance the street scenes, there are stretches of estate style fencing in the western part of the conservation area and part of the site. Bonham's Farmhouse and Barn, together with the field opposite are attractive and important features at the entrance to the village from the west. Also, of historic importance to the growth of the village, a remnant of the former Chichester and Arundel Canal, together with the canal bridge survives.

Canal

The line of the 19th Century canal is located within the northern part of the 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. 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 of interest and it should be preserved as part of the proposed works.

Drove Lane

Drove Lane which forms the western boundary for the site is reputedly part of an ancient drover's route linking Felpham and the Weald. Its historic use informs its significance.

The Proposal

The application is for a temporary sales cabin and associated landscaping. Whilst details of the advertising have been included, I am working on the basis that these are not assessed as part of this application, but as part of Y/142/21/A instead. The proposed temporary sales cabin will be located away from the main road and partially screened by the existing hedgerow that divides the small meadow area (and former canal) from the larger part of the proposed residential development.

The sales cabin is a fairly simple structure with glazing on the principal elevation (it would appear that it is of a standard design used by the company). The current reserved matters application indicates that the area covered by this application would be retained as amenity type grass.

A scheme of landscaping has also been provided for both the sales cabin as well as an area at the junction of Drove Lane with Main Road. The current plans for the reserved matters application show that the planted areas will ultimately be grassed, it is therefore assumed that this planting will temporary, and amore naturalistic landscaping scheme installed. Is this correct?

I am of the opinion that based on the fact that the sales unit and the associated landscaping is to be installed on a temporary basis that more mature planning should be used in order for it to have any significant positive impact for the time that it is to be present.

Conclusion

I am of the opinion that the sales cabin itself would not cause harm. This is on the basis that it is to be present for a time limited period. The application is therefore 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

[redacted]

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