



HERITAGE STATEMENT

THE STEDDLES NORTH END ROAD YAPTON BN18 0DT

JULY 2020



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To accompany a full planning application for the demolition of the existing dwelling and the construction of 11 no. dwellings, access, landscaping and associated works at The Steddles, North End Road, Yapton

This statement accompanies a full planning application for the demolition of an existing detached dwelling and outbuildings and the construction of a 11 no. dwellings, access, landscaping and associated works at The Steddles, North End Road, Yapton. The statement assesses the potential setting impacts on a number of heritage assets located within the vicinity of the proposed development site.

The Site

The application site is located on the western side of North End Road within the parish of Yapton and the Neighbourhood Plan designated area. It is located within close proximity to the existing settlement policy boundary of Yapton, in an edge of village location close to the primary school and forming a linear pattern of existing development fronting North End Road.

The site benefits from a sustainable location close to a parade of shops and community hall with recreation and sports facilities, primary, secondary and academy education and employment sites all available in the vicinity. The site is occupied by as residential dwelling and associated garden land. The land is within flood zone 1 (least liable to flood). For planning policy purposes, it is situated within designated open countryside.

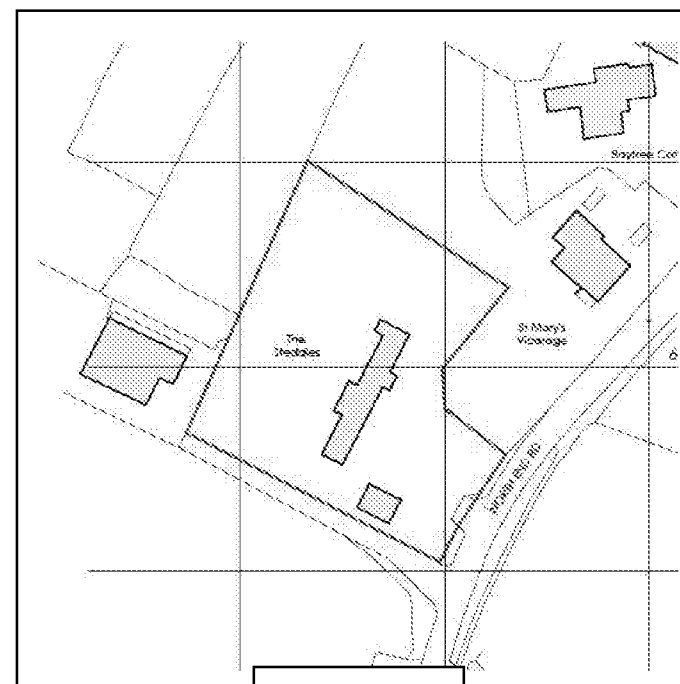


Fig 1. Site Plan

Heritage Considerations

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It is understood that the existing house at The Steddles is formed from a barn conversion carried out in the 1980s (unfortunately the details of this do not appear available on Arun's website) and has since been extensively extended and re-modelled to create a large detached dwelling. In 2016 two separate planning applications (LA Refs: Y/24/16/HH & 52/16/HH respectively) were granted for a ***'two storey front extension, two storey rear extension, replacement dormer window to rear, new hipped roofs to front dormer windows, new garage/carport, replacement greenhouse & revised fenestration'***, with the subsequent application seeking an alternative siting for the previously approved garage and revised fenestration to the extensions.



By virtue of the incremental extensions and changes to the property any original features or character of the building have been eroded and the property now appears wholly domestic. Indeed, the grounds surrounding the property have taken on a residential character and use, mainly laid to lawn with domestic outbuildings. It is therefore concluded that The Steddles no longer contributes to the historic character of the surrounding area and as such has very limited value as a non-designated heritage asset.

Historic England maps all listed buildings and details their list description. The closest building shown listed within the vicinity of The Steddles is known as The Old Cottage and is located approx. 200 metres to the north of the application site along North End Road.

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List Description

The application property is Grade II listed and was listed in 1984 with the following list description:

C18. Two storeys. Two windows. Stuccoed. Tiled roof. Casement windows in moulded architrave surrounds. Modern gabled porch.

The property is situated close to the highway and can be viewed behind a hedge and flint and brick wall forming the boundary with the highway. The property offers an attractive frontage onto North End Road, however the distance between the listed property and The Steddles is significant and they would not be read within the same context. Whilst there are a number of older character properties located within the immediate vicinity the proposed dwellings at The Steddles have been designed to a very high standard and propose a sympathetic palette of natural materials in keeping with the character of the area.

Application site



Fig 2. Location of application site in proximity to listed buildings

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National Planning Policy

The National Planning Policy Framework (NPPF) was revised in February 2019. Paragraph 127 requires that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 relates to Conserving and Enhancing the Historic Environment. Paragraph 192 states: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 193 continues: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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In respect of structures on the National Heritage List for England (i.e. listed buildings), Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) states: 'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Historic England's Good Practice Advice in Planning Note 3: Setting of Heritage Assets (GPAN3; 2nd Edition, 2017) advises that whilst consideration of the contribution of setting to the significance of heritage assets will almost always include the consideration of views, the way in which we experience an asset in its setting is also influenced by other environmental factors from other land uses in the vicinity and by our understanding of the historic relationship between places. In this way, economic, social and historical relationships are also relevant to setting. This is reiterated by the National Planning Practice Guidance (NPPG 18a-013).

Most recently, this has been reinforced by case law in 2018 *Catesby Estates Ltd v. Steer* [2018] EWCA Civ 1697 with a finding that a variety of factors are capable of being taken into account in assessing the setting of a listed building and the impact of proposed development on that setting, and that it is not appropriate to concentrate on physical and visual factors to the exclusion of everything else.

Local Plan Policy

The Arun Local Plan 2011-2031 was adopted in 2018. Chapter 16 covers Building Conservation & Archaeological Heritage, containing a number of relevant policies which relate to the historic built environment including HER SP1 Historic Environment.

Policy HER SP1 states that the Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach in relation to non-listed buildings:

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

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Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

It is considered that the high quality development proposed at The Steddles will comply with adopted Local Plan policy and in addition is in the spirit of the guidance set out in Section 7 Environment of the Yapton Neighbourhood Plan, particularly with regard to Policy E9.

As such the proposals for a high-quality re-development of the site with 11 no. houses are considered appropriate in their context and would not result in harm to the character or appearance of this part of Yapton. As such the proposals comply with Local Plan key policies with regard to development management and heritage considerations, as well as National Planning Policy to deliver a high-quality development which respects and enhances the character and appearance of area while providing much needed housing within Arun District.