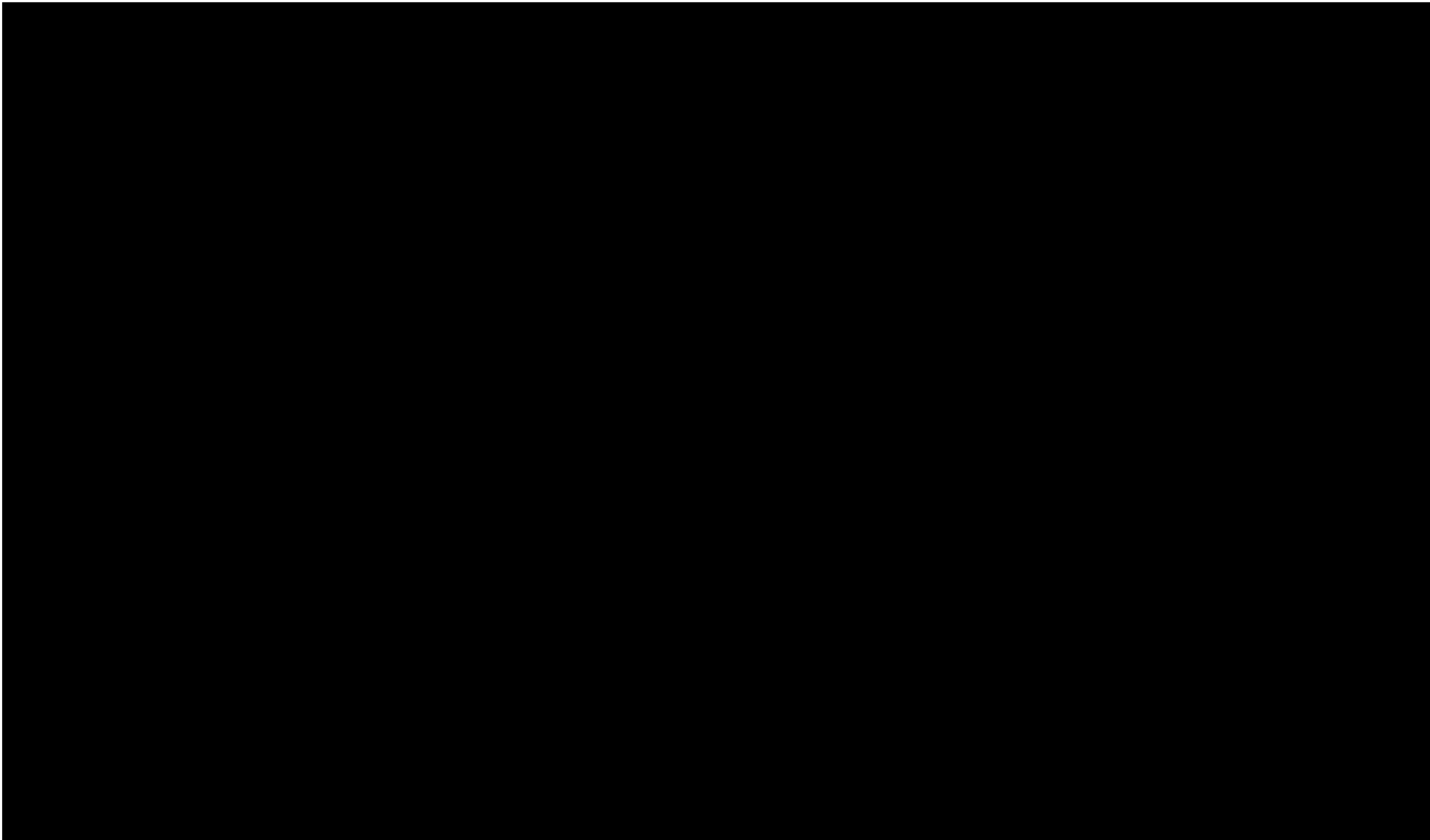




From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 11 February 2022 17:50

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Y/186/21/PL

Y/186/21/PL

Bonhams Field Main Road Yapton BN18 0DX

Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings

The majority of the site is located outside, but immediately adjoining the Yapton (Main Road and Church Road) Conservation area. The Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide 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 Berri Court set in their own grounds, also contributes to the special character of the area.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features which contribute to the rural character of the Conservation Areas. Chimneys are also important features on the skyline. It is considered that there are many identifiable features which could be incorporated into a modern development in this location.

There are also a number of Listed Buildings in close proximity to the application site. The closest being Bonhams Barn and nearby farmhouse (both Listed Grade II), which together with attractive brick walling (to the southern boundary of the development site), and the small field with its iron fencing to the south of Main Road, are attractive and important features.

The location of the development at the entrance to both the village and the conservation area, along with a significant number of heritage assets (designated and non-designated heritage assets) means that development in this site will be fully visible.

The Proposal

The application is for a revised scheme at Bonhams Field. Planning permission has already been granted for development on this site and I do not propose to reassess the entire scheme at this time. However, it is worth remembering that I previously identified that the proposal would cause less than substantial harm.

The application as proposed would only relate to one parcel of the site. This area is located to the northern half and would be surrounded by the remainder of the previously approved (and unaltered) scheme, including those that front on to Main Road. These additional buildings would appear to be screened by the unaltered element of the previous approval and not be seen in the context of the assets.

It would appear that in altering the layout of this part of the development site that the applicant is able to provide an additional 16 units. This appears to be achieved either through the subdivision of plots, or the provision of additional units.

A heritage statement has been provided as part of the application which identifies that 'In summary, it is considered that the proposed position of the increased housing numbers within the development scheme, would result in a negligible impact on the heritage significance of Bonham's House and Barn'. This implies that there would indeed be some harm. However, this has already been established as part of the assessment of the entire development.

Based on the information provided, I am of the opinion that this scheme as proposed would not cause any further harm. This is based on the fact that the location of the parcel of land would effectively be screened from the heritage assets by the remainder of the site e.g. units 1-7, 19-21, 36-41, 42-56 and that no new buildings would be encroaching closer to either the CA or the listed buildings than already approved. As usual, the success of the scheme will depend upon the quality of the materials used.

Conclusion

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

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