

**From:** Lucy Harding  
**Sent:** 20 March 2017 10:15  
**To:** Planning.Responses  
**Subject:** FW: Land north of Bonhams, Yapton - Y/1/17/OUT

Good morning,

Please could this consultation response be placed onto the system and web for me?

Many thanks,  
Lucy

Lucy Harding BA, MSc | Principal Planning Officer, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

**From:** I [REDACTED]  
**Sent:** 17 March 2017 12:07  
**To:** Lucy Harding  
**Cc:** David Innes; Martyn White  
**Subject:** Re: Land north of Bonhams, Yapton - Y/1/17/OUT

Lucy,

Please find comments attached. As you will see I have objected to the proposal based on harm to setting of heritage assets. I have also made some comments about the design which I think reads more as townscape than a village extension. If the principle of the scheme is found acceptable and you need some assistance to discuss design and layout, please let me know.

Ian

**Ian Wightman**  
Senior Historic Buildings Adviser  
Conservation & Design  
Chichester District Council

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**ADC Planning Consultation  
Response from the Historic Buildings Adviser**

|                           |                                                                                                                                                                                                                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | Y/1/17/OUT                                                                                                                                                                                                                                                                             |
| <b>Address</b>            | Bonhams Field, Main Road, Yapton, BN18 0DX                                                                                                                                                                                                                                             |
| <b>Description</b>        | Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area. |
| <b>Case Officer</b>       | Lucy Harding                                                                                                                                                                                                                                                                           |
| <b>Site Visit</b>         | Yes                                                                                                                                                                                                                                                                                    |

**Advice to planning: proposal not capable of support**

This scheme occupies an area of agricultural land which informs the setting of Yapton Conservation Area (Main Road) and a number of listed buildings. These include Stakers to the north east, Bonhams, Bonham's Barn and Laburnham Cottages and the Old Malthouse to the south. As former agricultural buildings and farm houses, the relationship with the landscape is an intimate one and one that informs their appreciation. As para 1.6 of the heritage statement suggests, 'the open farm land of the site adds to the significance of the listed buildings as a reflection of their original setting'.

Whilst these buildings now have a more closely defined residential curtilage and do not have a working relationship with this land, this does not negate their historic relationship with it and therefore the importance of the setting beyond which still informs their experience and appreciation. This includes views of the buildings from the public highway, but also from within the curtilages of the heritage assets themselves. It is important to remember that impact on setting is not determined by public amenity and that limited or private views also carry great weight.

As the guidance on setting also clearly advises, setting can be harmed by a number of impacts and is not just about views. Noise, light spill from streetlights and cars as well as increased activity, will all have an affect. Change is also a consideration. As historic mapping clearly shows, the land here has been agricultural and relatively unchanged for a significant amount of time and as such will inform our experience of the place, especially for local people. Similarly, the change of land use can be harmful if it takes on an inappropriate character.

The introduction of 56 dwellings therefore has to have an impact and given the site's history and previous use, its transformation must be considered to represent a level of harm. This is especially so if the land contributes to the significance of the listed buildings as suggested by the heritage statement. In this instance the potential for suburban character could represent a further level of harm which would not be appropriate here. Unfortunately the heritage statement does not follow this line of thought through, so the suggestion that there is an 'overall negligible adverse effect' is very difficult to subscribe to and we cannot agree with it.

Whilst such harm is likely to amount to 'less than substantial harm', in as much that the primary significance of the heritage assets have not been lost, it is nevertheless harm and therefore the appropriate public benefit tests must be applied. The conservation of heritage assets and their settings must be given 'great weight' as has been established in case law and to which the statement also refers.

Notwithstanding this view, the scheme would benefit from a number of amendments.

The entrance to the site has one house proposed on the corner and then open space and low level buildings before the development increases in scale and density. Given that there is a strand of development along the main road, the integration of the development into the existing built form and historic grain could be better expressed here.

The retention of open land to the east of Bonhams is positive and the approach of creating two barn-like developments beyond is preferable to two storey housing. Where this approach suffers is in the orientation of the 'barns'. The southern barn should be rotated so that parked cars are concealed from views northwards. This part of the scheme would also benefit from access being created further north so that cars and their headlights are less visible leaving the site. The gardens should also be reconsidered to mitigate the potential suburban effect.

The main house designs will also need to be more restrained in parts than as shown. The scheme would benefit in places from well-designed terraces which provide a level of understated consistency. It is suggested that the range of materials, heights and styles will make the scheme 'vibrant and varied', however given the site's semi-rural character, this may not be completely appropriate. The visualization provided, which whilst likely to be schematic, shows dwellings changing in height, form and appearance at every opportunity which is not always necessary or convincing as a means for creating a sense of natural growth.

At present, the design, scale and layout of the buildings appears mindful of a Poundbury-type development, though unlike Dorchester, the extension here is to a village and not a town. There is not the density in the existing setting to support such an approach and so if the principle of development was found to be acceptable, further consideration should be given to mitigating potential harm through layout and design and better integrating the scheme.

**Ian Wightman**  
Senior Historic Buildings Adviser