

From: Simon Davis
Sent: 18 August 2017 10:08
To: Planning Scanning
Subject: FW: P1401 - Y/44/17/OUT Stakers Farm, Yapton

Application Correspondence

From: Sam Sykes [REDACTED]
Sent: 17 August 2017 17:02
To: Simon Davis
Subject: P1401 - Y/44/17/OUT Stakers Farm, Yapton

Dear Simon,

To come back to you about the progress meeting, this is not necessarily required however we would wish to have your comments on the application as it stands outlining your views and any concerns you might have.

On a separate matter we have seen the Conservation Officer's comments and would like to take the opportunity to respond.

Harm - The Conservation Officer quotes para 132 of the NPPF in relation to substantial harm but concludes that the effects of the scheme amounts to less than substantial harm and so the planning balance text of NPPF para 134 remains the relevant test. That is, the harm (such as it is) should be balanced against the public benefits. The heritage report that accompanied the planning application comes to the same conclusion. That is, there is an effect but that it is negligible and as such considered to be significantly less than substantial.

Stakers Farmhouse – In summary the Conservation Officer concludes that the scheme will result in the loss of farmland which is essential to the understanding of the historic function of the building and the importance of the wider landscape. Our heritage consultants have considered this and do not contend that the farmland has a historic functional relationship with the farmhouse but the farmland as it is today has limited visual contribution to the significance of the farmhouse. The older and more recent farm buildings to the rear of the farmhouse will be retained and it is this relationship which is considered to be of greater importance. These buildings have a greater contribution to the appreciation of the house as a former farmhouse than the farmland. The scheme also retained a generous buffer which means that the new scheme will be offset from the farmhouse to a relatively large degree and so the house will still be experienced as a former farmhouse set within an area of open space. Furthermore, the setting of the farmhouse has already been eroded to a significant degree by the development of the Croft to the North and the modern agricultural buildings to the west. Bonham's Field development will further erode this setting.

The Homestead – The Conservation Officer concedes that the only effect will be in views from the rear first floor windows. Our Heritage Consultants contend whether that is actually the case. The area to the rear of the Homestead is a courtyard surrounded by a relative new two storey residential block. It is unlikely therefore that views of the site would be possible over the residential development and if there are views, the view of the wider farmland would be in the context of a view across the roof of an urban/sub-urban area. Furthermore, the courtyard area is tarmac and has many cars parked in it and is definitely urban in character. As a consequence, the relationship between the Homestead and the wider farmland has already been severed and our proposed scheme will have no further detrimental effect. Therefore, our proposed scheme has no effect on the significance of the Homestead.

The Conservation Area – The Conservation Officer concedes that there will be an aesthetic effect on the Conservation Area but that there *may* be some traffic effects and a higher use of local facilities and services. The Officer states that these effects may not harm the Conservation Area per se. Our Heritage Consultants agree that

this is absolutely correct as this is not a harmful effect. The point about the ambience is vague and even if such an effect is a heritage impact, this would equate to an effect very low on the less than substantial range but in our view this equates to no effect at all.

In conclusion, we are strongly of the view that there remains only a minor impact on heritage assets and that this impact is significantly less than substantial. The significant benefit of providing new, sustainably located homes with a large area of public open space alongside the potential gifting of land to Yapton C of E Primary School and ecological enhancements are considerable benefits of the scheme which would clearly outweigh the negligible (and considerably less than substantial) harm. As such the proposal is considered to be acceptable in heritage terms and passes the tests as set out within the NPPF.

I trust this is clear yet should you have any queries please do not hesitate to contact me.

Kind Regards

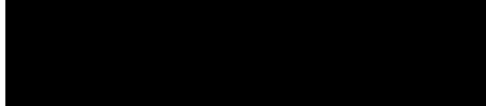
Sam Sykes BA(Hons) MSc IP
Senior Planner

ECE Planning

Collaboration with Sandy Rendel Architects scoops two RIBA regional awards. Click [here](#) to read more.



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 09 August 2017 12:52
To: Sam Sykes
Cc: Chris Barker
Subject: RE: P1401 - Y/44/17/OUT Stakers Farm, Yapton

Dear Sam,

Thank you for your comments. I have advised WSCC Highways of your position and will wait and see how they respond.

As regards a potential meeting, given that my caseload is currently at 78 applications, my time is very limited at the moment. If you can provide a list of items you wish to discuss, then I can advise whether I would be willing to set up a meeting.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Sam Sykes [REDACTED]
Sent: 02 August 2017 11:12
To: Simon Davis
Cc: Chris Barker
Subject: P1401 - Y/44/17/OUT Stakers Farm, Yapton

Dear Simon,

Thank you for sending the comments through.

I see that no objection has been raised by WSCC and that the request is simply for clarification. We trust therefore that the following comments provide comfort that the link has been considered through the design process.

With regards to linking the site with the Bonhams Field site to the south, this would be reliant on providing a link through land not within the ownership of either our client and is subsequently not a possibility. Furthermore, as far as I can tell that application has not yet been permitted since it is subject to the signing of the s106 agreement.

In relation to the link to North End Road, I understand you are the Case Officer dealing with application ref Y/33/17/PL. Our clients have confirmed that should this application be permitted then a cycle and pedestrian link could be accommodated through to the site allowing access onto North End Road. This of course depends upon the determination of that application.

Notwithstanding these comments, it remains our view that the proposed residential units would be sustainably located within a close proximity of shops, services and facilities in the absence of any pedestrian link. Distances to bus stops, schools, the doctors surgery, village hall and parade of shops would be located within a reasonable walking distance of the proposal. In this respect, the pedestrian link is not essential for the determination of the application.

We wish to set up a progress meeting with you regarding this application and to discuss some of the comments received to date. With this in mind, please could you let me know your availability for week commencing 14th August.

I look forward to hearing from you.

Kind Regards

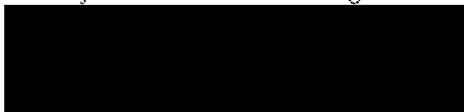
Sam Sykes BA(Hons) MSc IP
Senior Planner

ECE Planning

Collaboration with Sandy Rendel Architects scoops two RIBA regional awards. Click [here](#) to read more.



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP



ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
