

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 19 May 2021 15:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/48/21/PL

Please upload onto Ocella the email below which is the consultation response from the **ADC Conservation Officer** to planning application **Y/48/21/PL** – Land South of Ford Lane and East of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 19 May 2021 14:51
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Y/48/21/PL

Y/48/21/PL

Land south of Ford Lane East of North End Road Yapton BN18 0DS

Construction of temporary vehicular access off North End Road for three years to allow safe access to the affordable units throughout the remaining period of construction within the application site following Y/82/20/RES.

I note that planning permission has already been granted on the application site, and that this application only relates to a specific part of it. As previously identified, there are a number of heritage assets in close proximity to the site, including, but not limited to:

Listed Buildings:

- St Mary's Church (Grade I)

- Church House (Grade II)
- Park Lodge (Grade II)
- The Old Cottage (Grade II)

Locally Listed Buildings:

- 1 & 2 Church Cottages
- Little Orchard
- Yapton Lodge

Conservation Area

- Yapton: Church Lane Conservation Area

Of specific interest to this application are The Old Cottage and Yapton Lodge. The Old Cottage is a Grade II listed building which lies to the west of the site and fronts onto the western side of North End Road. The Old Cottage is identified as being an C18, two storey detached house. It is stuccoed and has a tiled roof along with casement windows in mounded architrave surrounds. It has a modern gabled porch and is of aesthetic significance.

Yapton Lodge adjoins The Old Cottage and has been identified by the Council as a Locally Listed Building or Structure of Character, and as such is a non-designated heritage asset.

St Mary's Church (Grade I) and the conservation area are also close to the site. St Marys Church, is a very attractive, unrestored Grade I medieval church which is considered to be of architectural and historic interest. The Church Lane Conservation Area covers a small and tightly defined area around the church and contains a limited number of houses. It is noted that it coincides with the medieval village location and includes two large, early 19th century houses, and some cottages of similar date and formal appearance. It is considered that the conservation area is of architectural and historical significance.

The other heritage assets which have been identified based on a map-based assessment are located so as to not be directly affected by the proposed development. They are characteristic of the village and of architectural and historic significance.

The Proposal

The current application relates to the provision of a temporary access to the development site for a period of three years. This is to allow the occupation of some of the affordable homes within the site at the same time as the open market units. The proposed access is located some distance from the various heritage assets in the south-western section of the site. The impact of the development (as a whole) has already been assessed and it is considered that developing this part of the site first as a temporary access will not cause harm to the heritage assets.

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).

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