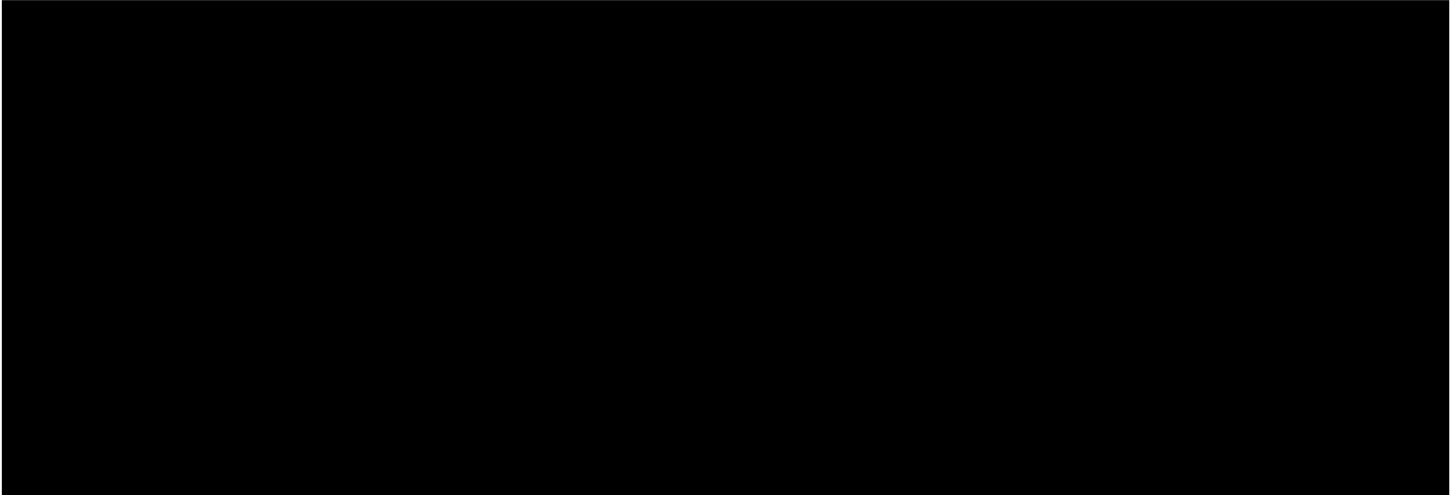



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 October 2020 15:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Y/72/20/RES

Y/72/20/RES

Land at Stakers Farm North End Road Yapton

Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.

The concept of development has already been considered in this location, and I do not revisit this as part of my response.

A comprehensive heritage statement has been provided as part of the application, which is of assistance in reviewing the proposal. I have also undertaken my own map-based assessment to identify the following heritage assets in the local area, including:

Listed Buildings:

Stakers Farm and curtilage listed barns
The Homestead, including attached outbuildings
Yew Tree House

Conservation Area

Yapton: Main Road and Church Road Conservation Area.

Locally Listed Buildings:

Hawthorn House

Lilac Cottages

The site is set back from the roadside development along North End Road and has development on its eastern boundary. The Closest assets to the site include Stakers Farm and curtilage listed barns, The Homestead, including attached outbuildings and the Yapton (Main Road and Church Road) Conservation Area.

The close proximity of Stakers Farm to the application site means that the landscape would appear to be associated with the farms historic use and contributes in some way towards its setting. A modern complex of residential properties is located to the immediate north-west of the Homestead, which provides a suburban buffer between the asset and the site, and influences how the asset is experienced. The site forms part of the setting of the wider conservation area and therefore the village.

The proposed development consists of 70 dwellings along with the associated infrastructure, including open space. The open space is located in the south eastern part of the site which provides some separation between both Stakers Farm (and curtilage listed barns) and the conservation area and the development. Landscaping would help to screen the development, whilst providing some visual separation between it and the conservation area. Any landscaping should be of an appropriate scale in order to ensure that the impact is reduced as the development is completed.

The presence of the modern cul-de-sac style development between the site and The Homestead would mean that the development will not impact upon the setting of the listed building.

Also, of note is a potential issue regarding the landscaping and part of the boundary with the neighbouring listed building (Stakers Farm and barns). It is believed that a stretch of the shared boundary is open and that as a result, some form of walling will be required in order to divide the two sites. As it could be considered to form the curtilage of the listed building, it is assumed that permission would be required from the LPA. Details of the means of enclosure should be provided, ideally in the form of a wall to match the existing.

I note that the heritage statement comments that ‘the assessment of the very slight less than substantial harm weighed up against the public benefits of the scheme in the Officer’s report for the outline application, apply for the reserved matters application for the 70 unit scheme. The reserved matters scheme is in accordance with the outline scheme and therefore, the conclusions for the outline scheme applies to the RM scheme’. It would therefore seem to support the idea that the applicant considers that the development could be described as causing less than substantial harm, but on the lower end of the scale in accordance with paragraph 196 of the NPPF (2019). I have no reason to disagree with this approach.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with 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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