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22 June 2020

Our Reference: 161839_JT

Sent by email only

Dear Craige

Re: Ford Lane, Yapton ADC ref. Y/19/20/RES – resubmission & possible heritage implications

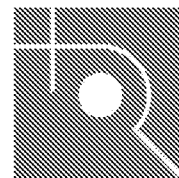
Further to our conversation last week and my continued assistance to you on heritage matters with the above site, we write in order to provide you with our professional advice and reassurance with regards the proposed changes you have made to the masterplan design and layout and how they do not give rise to any impact on the designated heritage assets in the vicinity.

Baseline

We were responsible for the production of the Heritage Statement that accompanied your recent reserved matters application at the site (TOR January 2020). The following conclusions regarding the potential impact of the proposal on built heritage assets were outlined in section 5 as:

“The detailed proposals as presented in this reserved matters application preserve the qualities of the site that are of value to the designated heritage assets to the south on the edge of the historic centre of Yapton. For St Mary’s Church, the appreciation of the church in its rural setting on the edge of the modern village in views from the footpath across the site is preserved as part of the new framework of landscaped open spaces within the development. The informal areas to the south and east of the site provide a significant physical and visual buffer between the new development and the church group, and the footpath is framed by the central space and the southern development edge.

The value of the site area to the Church Lane conservation area is limited to its role as part of a rural setting to the modern village that dominates the small historic building group. The development proposals reflect the village character, with a preponderance of open space and landscape planting providing new landscaped areas, the reinforcement of site boundaries, and visual screening of some existing development.”



The ADC conservation officer endorsed our heritage assessment and offered the following comments on its effectiveness as it had *“assessed the significance of the heritage assets and the potential impact of the development upon them.”* They offered the following comments to the likely impact of the reserved matters proposals *“On balance, the development would have a neutral impact upon the various heritage assets and their settings. This is in part due to the location of the area of open space in the southern section of the site, along with a more considered design of the properties. The application is considered to not cause harm to the significance of the heritage asset(s) or their setting.”*

Resubmission amendments

The main changes are two terraces being located further east, resulting in more detached houses to the west and the four houses in the south west corner rotated to face onto North End Road. There are no fundamental design changes to the resubmission package that would change our original assessment, its conclusions or lead to possible concern in light of the conservation officer comments outlined above. The changes maintain the road layout with the built form primarily in the same location.

Other matters

As you are aware the site has recently been the subject of archaeological evaluation, with the work undertaken by Pre-Construct Archaeology and monitored by James Kenny, ADC archaeology advisor. The report is currently being produced with further focussed excavation by record (mitigation) prior to construction commencing likely in a localised area on the west of the site. Further details of these works are yet to be agreed but should be factored into any construction programme for the site.

We trust this is satisfactory and serves as reassurance to you as you progress with your resubmission of the reserved matters application at this site.

Yours sincerely,



John Trehy BA MCIfA
Technical Director – Heritage