

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 28 September 2020 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Martyn White <Martyn.White@arun.gov.uk>
Subject: FW: Y/82/20/RES

Please upload onto Ocella the email below which is a consultation response from the **ADC Conservation Officer** to reserved matters application **Y/82/20/RES** – Land South of Ford Lane, Yapton.

Thanks,

Michael

Michael Eastham
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 28 September 2020 16:37
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Y/82/20/RES

Y/82/20/RES

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

Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way

Comments

I note that outline planning permission has already been granted on the application site, and as a consequence, I do not deal with the issue of development in this particular location.

The 4.5-hectare site is to the immediate north of Yapton village and consists of a single arable field which is bound to the east by a number of mature trees, an open boundary to the north on to Ford Lane, as well as varied development to the south and west. This development includes the Orchard Business Park and a line of housing along North End Road and Church Lane. The site is crossed by two public rights of way which link the site to Church Lane.

A heritage statement was provided as part of the previous application, which has been supplemented this time with further comments from their heritage advisor. The conclusions of these comments have been noted.

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 St Mary's Church (Grade I) and the conservation area.

St Marys Church, which is a Grade I Listed Building is a very attractive, unrestored medieval church. Of note is the Chancel, nave with aisles and tower (to the south west of the nave). The Nave and tower are both C12. The nave has lean-to roofs with later, large dormer windows inserted which have a striking impact upon the elevation. The tower has red brick buttresses and a hipped shingled roof. The church tower is present in the local views, especially along the footpaths that navigate the site. The church 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.

The layout of the conservation area means that the older buildings within the conservation area are located close to some more modern houses and bungalows on the north side of Church Lane. These properties appear to have been built during the C.20 and provide some separation between the conservation area and the site.

Within the conservation area, boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Area. 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 proposal is for the erection of 100 No. dwellings together with public open space and landscaping.

It would appear that the site has been organised so that the new houses are set back from Church Lane and the associated heritage assets through the creation of a new area of open space. The open space appears to continue into the site following the route of one of the existing footpaths so as to make a feature of it.

Such a proposal will have the benefit of moving the housing further away from the conservation area, whilst also forming a pleasant transition area between it and the main part of the development. It also allows for the church tower to remain a feature of views from within the site, whilst not harming the setting of the church which is contained more within the churchyard and surrounding conservation area.

The intention to include a number of areas of open space within the development will have a positive impact upon its character, which will better attempt to reflect this part of the village.

The design of the houses closest to the conservation area and church appear to be based on the designs of properties constructed in the early to mid C20. At present, the development along the northern side of Church Lane are of a similar age in terms of their construction date, so this approach would appear to be acceptable. Further, the designs are somewhat suitable for the character of the wider village, which grew substantially during the C.20. The success of such designs will ultimately depend upon the quality of the materials proposed, which should be carefully considered.

Conclusion

On balance, it is considered that the proposal will have a neutral impact upon the various heritage assets/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 approach to the design of the properties.

The application is considered to not cause harm to the significance of the heritage asset 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).

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons

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