

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	Y/91/17/OUT
Address	Land at Bilsham Road Yapton
Description	Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan
Case Officer	Mr D Easton
Date	30 th January 2018

I visited the site on 16th January 2018

The proposal is outline for up to 250 houses, as per the details supplied. The proposal site sits within a well-documented historic landscape, and adjacent to including the Main Road/Church Road Yapton Conservation Area. A number of Listed buildings are within 1km of the proposal site, notably and most proximal are to the North East. Namely Grade II Listed; The Old Canal Bridge on footpath 157, The Evangelical Free Church and School Hall and The Old Malthouse.

The proposed location and landscaping of 'Green Infrastructure' marked on the submitted plans would mean that the development would largely be concealed from view, although there would be inevitable egress of light (both street and domestic), and increased traffic at the proposed access point to Bilsham Road.

The proposals do not affect any historic structure above ground (eg historic walls or other boundaries), however there is archaeological evidence for occupation, a which is detailed in the application and other expert responses.

From a heritage perspective, there is no objection to the proposal in general terms, provided that final designs remain low and well screened and from the listed buildings to preserve their setting – It should be noted that the enjoyment of a historic asset includes matters of setting relating to noise.

Clare Dales
Principal Conservation Officer
Arun District Council