

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

Application Number	Y/92/17/OUT
Address	Land east of Drove Lane Yapton BN18 0EB
Description	Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area
Case Officer	Mr D Easton
Date	30 th January 2018

I visited the site on 16th January 2018

The proposals are for up to 300 dwellings, as detailed in the application pack.

The proposal site sits within a well-documented historic landscape, including the Main Road/Church Road Yapton Conservation Area. Adjacent to the proposal site, to the North East are the Grade II Listed; The Old Canal Bridge on footpath 157, The Evangelical Free Church and School Hall and The Old Malthouse. Opposite the main proposed vehicular access is the Grade II Listed Bonhams Farm House.

The proposals would have an impact on the setting of the listed buildings as detailed above, and on the Conservation Area. Views both in and out of a Conservation Area are material considerations, and the proposal would be to the detriment of this enjoyment, especially from footpaths crossing the proposal site, and from the path following the course of the Chichester and Arundel Canal.

It is accepted that 'Green Infrastructure' as noted on the submitted plans would go some way to shield the proposed development from the listed assets and the wider Conservation Area, but would have a negative impact upon its setting and wider enjoyment and does erode the SW extent of the Conservation Area. In particular, the proposed vehicular access to Main Road would intrude into the setting of the Listed Bonhams and the Conservation Area through which it passes. The character of Drove Lane would be eroded by the introduction of visibility splays, together with proposed widening of Drove Lane.

From a heritage perspective, there are objections to the proposal in general terms, relating to the relationship of the proposal site to the Listed Buildings, historic landscape and Conservation Area as described above. It should be noted that the

enjoyment of a historic asset includes matters of setting relating to noise, light egress and the effects of traffic movement.

Clare Dales
Principal Conservation Officer
Arun District Council