




From: Martyn White
Sent: 18 May 2018 15:45
To: David Easton
Subject: FW: Y/92/17/OUT

David – here are my comments – please let me know if you would like to discuss:

The proposal forms an area of land at the edge of Yapton village. I note that the application forms part of the potential strategic housing allocation in the emerging Arun Local Plan 2011-2031 (ALP).

The proposal has the potential to affect three heritage asset types: Listed Buildings, Conservation Area and the route of the Arun-Wey canal. As a result development needs to take into account the impact that it will have on them. Whilst only a small area of the site is located within the conservation area, development has the potential to affect its setting.

The NPPF in paragraph 128 requires that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

I note that a heritage statement has been provided as part of the application, and that the concept of development is under consideration due to the nature of the outline application. The heritage statement provides more information related to the impact upon the setting of the listed buildings. Having read the document, it is considered that there is not much information related to the other two assets, and this should be provided for a full response to be provided here.

It is considered that more detailed information should be provided with regards to the impact of the proposed development on the conservation area and its setting – it is not clear if any consideration has been given to the views to or from the site. For instance when travelling in to the conservation area, will development be visible from the carriage way? The sectional information implies that there may be some impact? The character of the area is derived from the low density form of development, which maintains a rural characteristic.

It is questioned if there will be sufficient screening etc. to mitigate any impacts? It is not clear from the Heritage statement if this is the case.

In addition, it is not clear if full consideration has been given to the impact of development via the new access and emergency access road. How will a new road and access road, along with the associated infrastructure affect the character of the area, where there currently is one small lane, with a limited number of street lights? Also how will the roads impact the route of the canal?

It is considered that further information is required in order to answer these questions, and for a full response to be provided.