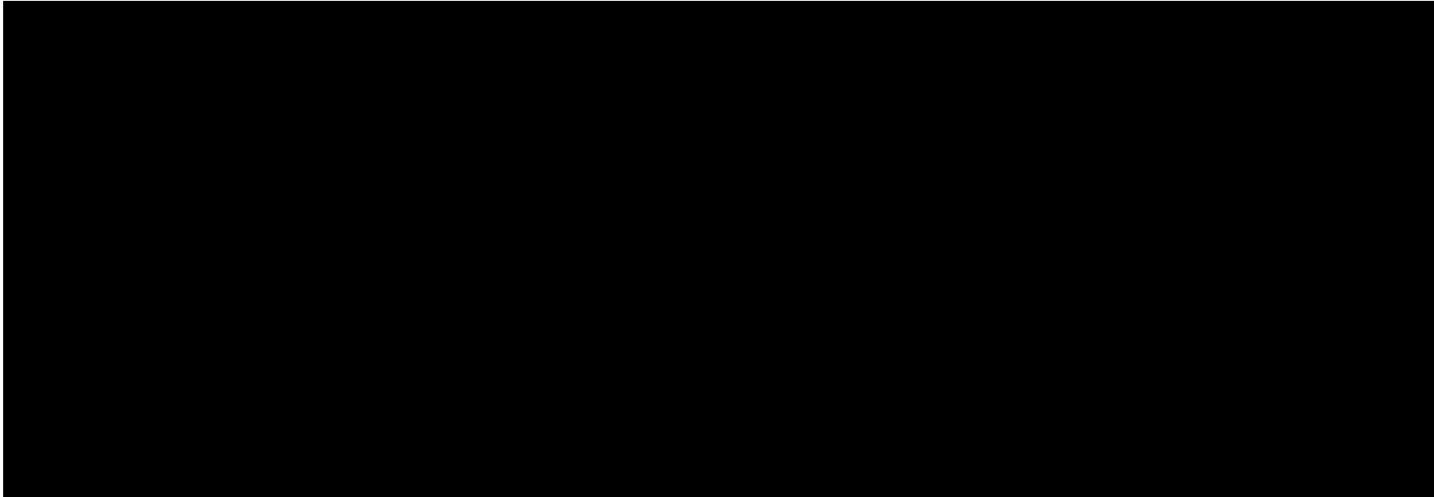



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 October 2020 17:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/98/20/PL

Y/98/20/PL

Bonhams Field Main Road Yapton BN18 0DX

Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

A map-based assessment has identified the following heritage assets in close proximity to the site:

Listed Buildings

- Bonhams Barn (Grade II)
- Bonhams Farmhouse (Grade II)
- The Old Malthouse (Grade II)
- Evangelical Church and School Hall (Grade II)
- Laburnham Cottage (Grade II)
- Stakers Farmhouse (Grade II)

Conservation Area

- Yapton (Main Road and Church Road) Conservation area

Bonhams Barn (Grade II) and Bonhams Farmhouse (Grade II)

Bonham's House and Barn lie closest to the application site, sharing a boundary with the development site and are therefore discussed together. Historically these comprised Bonham's Farm farmhouse and its associated barn. Bonhams House is an early C19 former farmhouse of two parallel ranges; East range dated 1727 Two storeys Seven windows faced with knapped flints with red brick dressings and quoins. Tiled roof C19 gabled porch, Stone with the date 1727 and the initials B West, and a 'west' wing of C19 construction in matching materials.

Bonhams barn would have been associated with the adjacent farmland and this setting has remained unchanged. The barn has been converted into residential use, with the principal elevation now facing east towards Bonham's House. The barn is mainly screened from Main Road and is accessed from a separate driveway.

It is considered that Bonham's House and Barn are of architectural and historic significance.

The Old Malthouse

The Old Malthouse lies to the south of Main Road further east along the road. It is described in its listing as '*C17, two-storeys, three windows, painted black, tiled roof and casement windows*'. It fronts directly on to the main road and forms an attractive part of the street-scene. It is of architectural and historic significance.

The Evangelical Church

The Evangelical Church is noted as dating back to 1861. It is a detached building which sits back from the junction of Main Road and North End Road. The materials are a mixture of slate and flint and there is an attractive low flint wall fronting onto Main Road. The significance of the building derives from its age and the aesthetic treatment of its principal elevations.

Laburnham Cottages

Laburnham Cottages appear as four separate residences within the larger building which has brick/painted elevations with clay tiled roofs. Whilst the building faces onto Main Road however, it is set quite far back from the highway with mature screening along the access road and front boundary. It is also visible from the site itself. It is of aesthetic (fortuitous) significance.

Stakers Farmhouse

Stakers Farmhouse is an early C19 building of two storeys and attic with two dormers. It is Stuccoed and has a stringcourse. The roof is tiled, and there is a later C19 square stuccoed porch. It is of architectural significance.

Yapton (Main Road and Church Road) Conservation area

The majority of the site is located outside, but immediately adjoining the Yapton (Main Road and Church Road) Conservation area. The Conservation Area is based on Main Road and the southern end of Church Road. The village developed along this principal route and, together with Church Road and North End Road, there is a wide variety in the age and style of buildings. Most are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

The contrast between road fronted development and large residences, e.g. Dyers Croft and Berri Court set in their own grounds, also contributes to the special character of the area.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features which contribute to the rural character of the Conservation Areas. Chimneys

are also important features on the skyline. It is considered that there are many identifiable features which could be incorporated into a modern development in this location.

Of note is Bonhams Barn and nearby farmhouse (both Listed Grade II), which together with the field to the south of the road (with its iron fencing), are attractive and important features at the entrance to the village from the west.

The location of the development at the entrance to both the village and the conservation area, along with a significant number of heritage assets (designated and non-designated heritage assets) means that development in this site will be fully visible.

The proposal

This application seeks permission for the erection of 75 dwellings with associated parking, public open space and the creation of a new vehicular access. A previous scheme has already been granted consent at outline and reserved matters (but for a smaller number of units). I therefore acknowledge that the concept of development in this location has already been considered and is not for discussion as part of this application. However, the current application relates to a revised scheme and covers detailed design elements.

Having taken the opportunity to review the outline planning application, it appeared at that point that the information supplied carefully considered the character and appearance of the conservation area, i.e. smaller terraced housing in a mixture of styles that are more reflective of the village.

Whilst it is understood that this information was provided for indicative purposes only, it nevertheless sets an example of the type of scheme that was being proposed (and considered acceptable by the LPA, when consent was granted). The previously approved and the current application appear to be a revision to the indicative layout and house types considered at the outline application stage.

It is not fully clear how the elevations proposed reflect the older more characterful properties within the village, and in fact the part of the conservation area which is located closest to the development site. They appear to be a mixture of more standard housing types that have been taken from a typical sub-urban development. This is unfortunate, as there is a great opportunity to provide for a high-quality development reflecting the local character of the village, at this key edge of settlement site.

For instance, plots 55-60 are essentially modern terraced houses, that could be built anywhere. However, it is noted that they do have brick elevations with a clay roof, which if constructed using appropriate materials, could be more acceptable. The use of traditional materials (as opposed to standard ones) would also help to soften the impact of the building. Details such as the materials, style of windows and the position of the windows in their openings (which create shadow lines) will help to improve the appearance of the buildings.

The site plan creates the feeling of a modern housing estate which fails to successfully integrate into the existing built form and historic grain of the village as can be seen in the conservation area. This is unfortunate, and is out of character, especially for a key edge of village location such as this.

Good design should not be screened but enhanced through carefully prepared landscaping schemes. The current proposal maintains the open space around two of the closest listed buildings, which is positive. This open space should be such that there is an acceptable distance between the closest new homes and the various heritage assets. Likewise, it should be carefully

landscaped so as to not create a sub-urban character. It is suggested that mature trees are incorporated into the open space in order to ensure that the impact on the setting of the heritage assets is minimised. If the layout and detail of the open space is considered to be acceptable, please ensure that these trees should be of relevance to the local area.

The street-scene provided for the element of the scheme fronting on to Yapton Road indicates that a good number of properties would be visible from the road, the conservation area and in the context of the listed buildings. Their size, and height, when compared to the listed buildings, will mean that they would appear to be somewhat larger than some of these assets, and clearly visible in their context. This is unfortunate and harmful to the settings of the listed buildings.

The provision of a number of trees in the open space will reduce the impact of these units, but it is thought that the houses will still remain fairly dominant in the street-scene. This is unfortunate and harmful.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
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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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