

From: Johnson, Samantha [REDACTED]
Sent: 04 July 2014 17:02
To: Cian Cronin
Cc: Ian Wightman; Kendall, Peter; Martyn White
Subject: RE: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton

Dear Cian

Thank you for sending through the additional information that has been submitted by the Appellant on this case. As I understand it, outline planning consent was refused on the following heritage grounds:

- a. Insufficient information provided on the significance of heritage assets
- b. Substantial harm to the Yapton Conservation Area
- c. Substantial harm to the Grade I listed St Mary's Church

As you will recall, English Heritage, in our response of 6.2.14 (attached again here for your reference) regarded the information submitted with the application in relation to heritage assets to be poor, and inadequate to assess the impact of the development on them as required by NPPF paragraph 128. Because of this, we did not draw any conclusions as to the level of harm that would arise to the assets themselves.

The Appellant has now submitted a lengthy (246 page) document to augment the information submitted with the original planning application. The document however, comprises almost entirely copies of entries on the Statutory List, and extracts from the Historic Landscape Characterisation record held by West Sussex CC, along with some map regression going back to the C19. While this is to some extent helpful, there remains absolutely no analysis of the significance of assets affected, what contribution their setting makes to their significance or an assessment of the impact of the development on identified significance. The HLC maps provided are heavily annotated and the site boundary is not marked on them and it is therefore difficult to interpret them. For this reason, I have not closely examined the entries, but note that many of the

records indicate medieval or post medieval enclosures or field patterns. Should these indeed include the fields of the application site, perhaps associated with historic farmsteads in the area, then English Heritage would expect the significance of them to be properly described and the impacts assessed, including the contribution they make to the setting of the grade I listed church and the Yapton CA.

As you are aware, where harm would arise, whether substantial or less than substantial, NPPF paragraph 132 requires clear and convincing justification for it. In my view, the additional information provided does not alter the position we took in our earlier letter, and I remain unable at the present time to offer a further opinion on the level of harm that would arise to the assets.

Yours sincerely
Samantha

From: Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]
Sent: 19 June 2014 15:39
To: Johnson, Samantha
Subject: FW: Appeal Ref: APP/C3810/A/14/2214829 Land North & East of St Mary's Church Yapton

Dear Samantha,

Further to our previous discussions about this application and appeal I want to draw your attention to the appellants addendum to their statement of case which is attached.

You mentioned previously that should the appellant submit any further information in support of their proposal during the course of the appeal that you would be able to review and provide a comment.

The only further information is this addendum statement of case.

Could you please have a look through this evidence and prepare a response to the Council on whether the applicants have submitted sufficient evidence to meet the requirements of NPPF paragraph 128?

Many thanks,

Cian Cronin

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