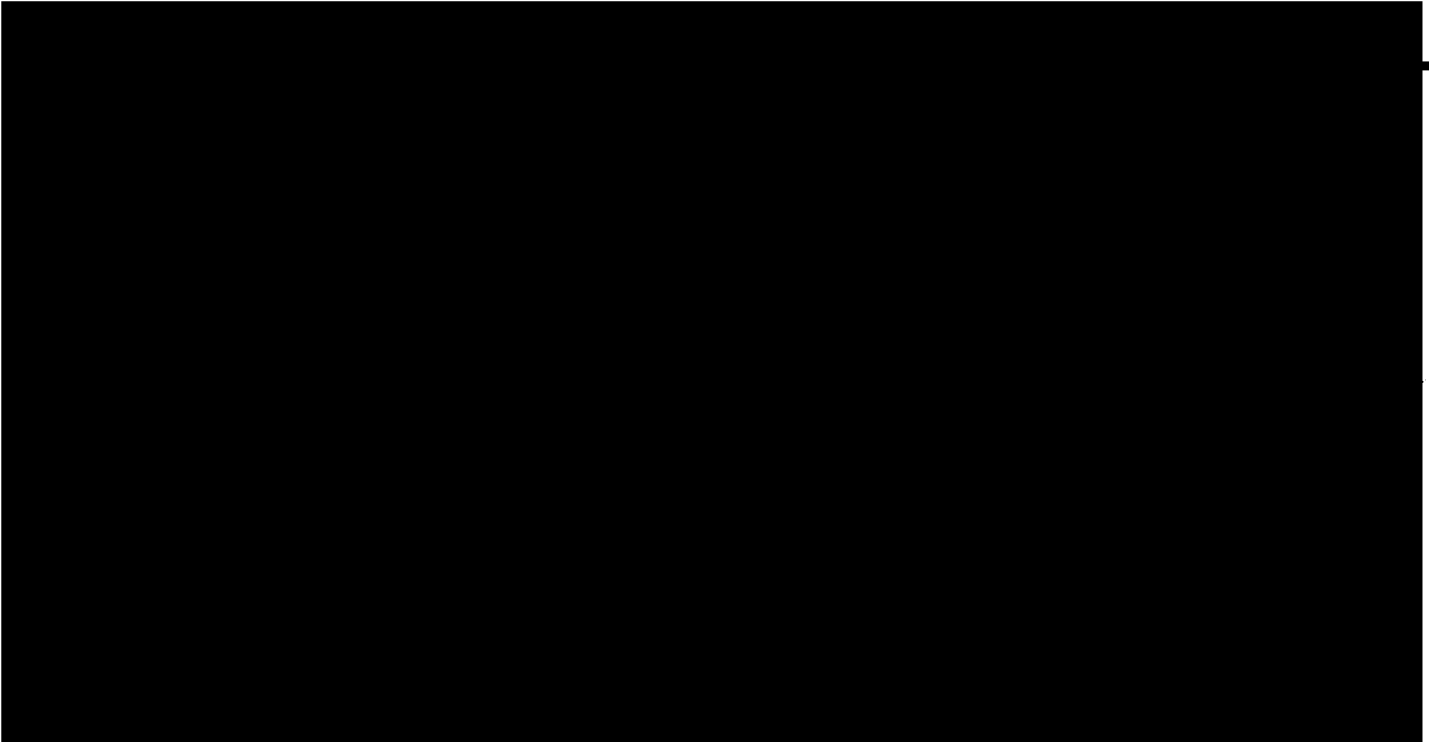




From: Martyn White
Sent: 18 February 2014 16:06
To: Cian Cronin
Subject: Y/99/13

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	Y/99/13
Address	Land to the north and east of St Mary's Church, Yapton
Description	Outline application for up to 250 dwellings.
Case Officer	Cian Cronin

The proposed development is for up to 250 dwellings on land to the North and East of St Mary's Church in Yapton. The church is a grade I listed 12th century church with later additions which is located within the Church Lane Conservation Area. This is one of two conservation areas within the village, both of which were designated in July 1994.

The Conservation Area is based on the Church, the adjoining Church Farmhouse and three substantial houses, including Church House and Park Lodge, both Listed Buildings to the west.

The conservation area description states: 'The loose grouping of buildings contrasts with the second Conservation Area where there is a more closely knit pattern of development. High substantial flint boundary walling and mature landscaping, including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.

Application

There are two fundamental issues with this application:

- The lack of supporting information
- The impact on the heritage assets

The lack of supporting information

Paragraph 128 of the National Planning Policy Framework expects local planning authorities to require that an applicant describe the significance of heritage assets affected as part of an application (including the impact on their setting). It also states 'that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Whilst the application is in outline format, I believe that the level of information provided (in the form of an appendix in the 'Planning Summary, Planning Statement and Design and Access Statement' document) is not sufficient enough to make a thorough assessment of the impacts of the proposed development on any of the heritage assets, including the Grade I listed church.

The impact on the heritage assets

The impact on the setting of the heritage assets from any new development is a key issue. Setting being 'the surroundings in which an asset is experienced'. In this context, it includes not only views of the Church, but also those in and out of the Conservation Area.

The heritage statement describes the surrounding land as being 'featureless arable fields'. However, it is considered that they provide a rural context to both the grade I listed church and the Conservation Area. The church tower provides a local landmark from a number of angles when viewed from the surrounding public footpaths and Ford Lane. It is therefore considered that this contributes positively to its setting and would be lost if it were to be surrounded by this new development.

In addition, the surrounding fields provide views across the countryside to the South Downs National Park as well as both Arundel Cathedral Arundel Castle.

I should point out that my comments are limited due to the absence of adequate information; it is difficult to fully assess the impact of the development on the heritage assets.