

T H A M E S V A L L E Y



S E R V I C E S

S O U T H

**Land off Bilsham Road, Yapton, Arundel
West Sussex**

Archaeological Desk-based Assessment

by Nora Bermingham

Site Code: BRY15/249

(SU 9763 0280)

**Land off Bilsham Road, Yapton,
West Sussex**

**Archaeological Desk-based Assessment
for Gleeson Strategic Land**

by Nora Bermingham
Thames Valley Archaeological Services Ltd

Site Code BRY 15/249

November 2015

revised July 2016

Summary

Site name: Land off Bilsham Road, Yapton, West Sussex

Grid reference: NGR SU 9763 0280

Site activity: Archaeological desk-based assessment

Project manager: Steve Ford

Site supervisor: Nora Bermingham

Site code: BRY15/249

Area of site: c. 11.6 ha

Summary of results: The proposal site lies within an Archaeological Notification Area defined in the Local Plan and more broadly within an area with a varied but at times limited archaeological record. The absence of known archaeological deposits from within the area of the site most probably reflects a lack of development and associated archaeological investigations rather than a complete absence of archaeological features. There have been no below-ground archaeological investigations within the area of the site and few within the immediate area. It is anticipated that it will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. Such a scheme could be implemented by an appropriately worded condition attached to any consent gained.

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Land off Bilsham Road, Yapton, West Sussex Archaeological Desk-based Assessment

by Nora Bermingham

Report 15/249

Introduction

This report is an assessment of the archaeological potential of land off Bilsham Road, Yapton, West Sussex (Fig. 1). The project was commissioned by Ms Rachel Scott of Gleeson Strategic Land, Sentinel House, Harvest Crescent, Ancells Business Park, Fleet, Hampshire, GU51 2UZ, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Site description, location and geology

The proposal site is located on land off Bilsham Road, Yapton, West Sussex and is centred on NGR SU 9763 0280 (Fig. 1). The site was visited on 29th October 2015 (Pls 1 to 12). The site comprises one almost square field and two narrow rectangular fields that form an L-shape. Together these fields form a staggered arrangement. All the fields are cultivated arable fields with hedgerows formed by a low shrubs and/or trees in places. The land in the northernmost field (1) slopes very gently down to the north-east, while the land in the southernmost field (3) slopes gently down to the north-west. The proposal site occupies an elevation of approximately 4m above Ordnance Datum. According to the British Geological Survey (BGS 1996) the underlying geology consists of sedimentary bedrock, specifically Lewes Nodular Chalk Formation, Seaford Newhaven and Culver Chalk Formations, overlaid by River Terrace Deposits. No archaeological finds or features were identified over the course of the site visit.

Planning background and development proposals

Planning consent is to be sought from Arun District Council for a residential development, details of which were not available at the time of writing.

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local

planning authority to assess the significance of any heritage assets that may be affected by the proposal. The

Historic Environment is defined (NPPF 2012, 52) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 128 and 129 state that

‘128. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2012, 52) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2012, 51) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2012, 50) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.’

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

‘131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

‘132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments,

protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

'133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

'134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

'135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 139 recognises that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

'139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.'

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

'141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

The Arun District Local Plan (ADLP 2003) was adopted in 2003, and contains a number of 'saved' policies relating to the historic environment which remain in place although the plan has expired:

'POLICY AREA2 Conservation Areas

'Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting. '

'POLICY AREA16 Ancient Monuments and Sites of National Archaeological Importance

'There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.'

'POLICY AREA17. Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- ii) where the assessment shows that the physical preservation of remains *in situ* is not justified, conditions may be attached to any permission granted that development will not take place until

provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development; and
iii) whenever possible, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.'

Although not yet in force, the new local plan (2013–2028) is expected to be adopted shortly and its principles may also need to be taken into account. Its draft heritage policies are broadly similar in intent:

'Policy DM 33

'Sites of Archaeological Interest

'There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 18.1 (i.e. developments requiring scheduled monument consent) or where developments will have an indirect impact on the settings of those sites listed in Table 18.1, permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

'In all such instances;

'1. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined **and**

'2. where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the local planning authority **or**

'3. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment

'4. preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development;

'5. whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.'

'Policy DM 31

'Conservation Areas

'Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

'New buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings;

'They retain or emphasise the qualities of the townscape or streetscape in the area;

- ‘Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- ‘Building materials which contribute to the character of the area are retained or re-used wherever possible;
- ‘Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- ‘Unsympathetic features are removed and missing features are restored or reinstated;
- ‘High quality soft and hard landscaping is provided;
- ‘Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;
- ‘It retains historically significant boundaries, important open spaces and other elements of the area’s established pattern of development, character and historic value, including gardens, roadside banks and verges;
- ‘It does not harm important views into, out of or within the Conservation area.
- ‘Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:
 - ‘The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
 - ‘It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
 - ‘It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area
- ‘Permission has been granted for the redevelopment of the site
- ‘Developments shall also be consistent with all other local plan policies.’

The Arun District Local Plan (2011–2031) will shortly replace the previous Local Plan. Policies in the emerging local plan are not technically in force but could be considered relevant, in this instance found in Section 16 Building Conservation and Archaeological Heritage:

‘Policy HER SP1: The historic environment

‘The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- ‘a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;
- ‘b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;
- ‘c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and
- ‘d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

‘Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council.

‘The Council will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Council will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

‘The Council will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

‘Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed.’

‘Policy HER DM6: Sites of Archaeological Interest

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

‘In all such instances:

- ‘a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority; or
- ‘b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.
- ‘c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.
- ‘d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.
- ‘e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.
- ‘f. Developments shall also be consistent with all other Local Plan Policies.’

The site does not lie within a Conservation Area and there are no Scheduled Ancient Monuments or locally listed buildings within the 1km radius study area; Local Plan policies related to these therefore do not apply in this instance. There are also no Listed Buildings on the site or any whose setting might be impacted upon by the proposed development. The site is, however, wholly within an Archaeological Notification Area.

The West Sussex Historic Landscape Characterisation classes the site as post-medieval formal planned enclosure.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper '*Standards in British Archaeology*' covering desk-based studies. These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

Yapton is situated on the coastal plain south-west of Arundel and around 3km from the coast. This area is generally noted for its rich archaeological heritage, with a particular concentration of important sites dating to the Bronze and Iron Ages. This part of the coastal plain will have been submerged until the Upper Palaeolithic and was almost certainly periodically re-submerged during the Mesolithic and into the Neolithic: the changing coastline would have proved very attractive to the hunter-gatherer populations of this time (Woodcock 2003, 2). Only a handful of Mesolithic and Neolithic sites are known on the coastal plain compared to dozens on the South Downs and Weald (Gardiner 1984, fig 3.1; Holgate 2003, figs 3.2, 3.3; Drewett 2003, fig 4.1).

Recent research has increased the number of Bronze Age sites known on the coastal plain (Hamilton 2003) including important sites at Yapton (Aldsworth 1983; Rudling 1987) and North Bersted (Taylor *et al.* 2014), while further afield, Selsey for example, has produced several recent finds (Seager Thomas 1998; Kenny 1989; Hammond and Preston 2006).

By the Iron Age, permanent settlement on the coastal plain is well attested, and by the late Iron Age, the area had become a focus of regional power and wealth, with clear evidence of the early Romanizing of the local elites at the *oppidum* of Chichester, and especially the palace at Fishbourne, and the recently excavated rich 'warrior' burial at North Bersted (Taylor *et al.* 2014). This wealth continues into the Roman period, with numerous villas and more minor sites represented in the area, the *civitas* of the Regni (Rudling 2003, fig. 9.1). It is difficult to pinpoint Saxon settlement in the area and a period of decline and withdrawal can perhaps be posited, but only cautiously, as the sites may simply be invisible for a variety of reasons. Perhaps poverty, rather than depopulation, will have played a role in reducing the visibility of

sites of this period, although the accumulating evidence from large-scale excavations suggests that the apparent population shift might be real (e.g., Taylor *et al.* 2014, 166–7). By medieval times, there is little question but that the area was again densely settled and prosperous. Recent large-scale excavations on the coastal plain, to the south-west of the proposed site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Wallis and Ford 2014; Taylor *et al.* 2014). Slightly closer to the proposed site, to the east, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Wallis 2010). A Roman villa site has also been recorded to the west of Angmering (Gilkes 1999).

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER search no. 15219-15-104) on 3rd November 2015 for a radius of 1km around the proposal site. The HER entries were collated to take into account duplicates or sites which have more than one entry and to exclude desk-based research. This resulted in 57 entries within the search radius of which 24 are for listed buildings. The results of the HER investigation are summarized as Appendix 1 and their locations are plotted on Figure 1. The proposal site itself falls within an Archaeological Notification Area. There are no Scheduled Ancient Monuments recorded within the search radius.

Prehistoric

Evidence for prehistoric occupation is represented by one excavated burnt mound and earlier ditch [Fig. 1: 15], both of which produced burnt flint and are of likely Bronze Age origin, and a significant quantity of burnt and worked flint [16]. The latter finds might indicate the presence of a second burnt mound, likely Late Bronze Age in date, at this location. Elsewhere, [18], field walking yielded a large assemblage of burnt and worked flint some of which maybe Neolithic in date. Other Bronze Age finds include a hoard of hand axes, rings and some copper cake [1], and a pottery vessel [4]. The Iron Age is represented by the recovery of a Syrian coin [2] dating to the 2nd century BC, although this is unlikely to have reached Sussex while it was in current circulation: it may be an antiquarian loss.

Roman

Evidence for Roman occupation within the search radius is limited to a possible occupation site [8] identified on the basis of a pottery and tile scatter.

Saxon

There is no archaeological evidence of Saxon activity in the HER within the search radius of 1km.

Medieval

The Parish Church of St Mary [5] was first built in AD 1180 and added to in 1220. This church likely served the medieval village of Yapton now represented by the remains of linear depressions and banks [10] and recorded as a Deserted Medieval Village. Documentary records provide evidence for a manor at Yapton Place [6] during the Elizabethan era. A 14th-century decorated chapel [13] provide additional evidence for medieval occupation. The chapel was out of use by 1551. Two sherds of medieval pottery [16] were recovered during an archaeological watching brief and a single steelyard weight [3] represents a stray 13th-century find.

Post-medieval

Post-medieval occupation is largely represented by historic farmsteads, which can be extant or survive only in cartographic or documentary records. These include 17th-and 19th-century farmsteads at Bilsham [19] and [24], an 18th-century example at Hobbs Farm [26], and several 19th-century examples, [20], [21], [22], [23], [28], [29], [30] and [31]. The search radius also includes a mid-18th-century public house [27]. In 1818 a barge canal, [14], the Portsmouth-Arundel Canal, was constructed in Yapton. Disused by 1833 the canal now survives as an earthwork with the remains of two bridges, [3] and [17], and also surviving. The post-medieval occupation of Yapton Place, the site of the medieval manor of Yapton, and its subsequent 19th-century rebuilding is represented by a surviving dovecote [7]. Evidence for local industry is represented by the site of two brickworks [11] and [12], recorded on 19th and later maps. Finally, historic mapping also records the presence of a park [9] north-east of the village.

Modern and/or unknown

Modern entries of interest are limited to a family air raid shelter [3] built during the Second World War.

Cartographic and documentary sources

The proposal site is situated south of the village of Yapton within the parish of the same name. The place name Yapton, first recorded as Abbiton as late as 1187, derives from the combination of a personal name, in this case a man called Eabba and a settlement or estate (Old English connective -ing- and -tun, 'estate') (Mills 2011,

397). Yapton itself is not mentioned in Domesday Book of 1086 although several places nearby do occur and the survey records that six villani and six cottars held land in 1086 on what was later apparently Yapton Manor (VCH 1997). Similarly, the survey also records woodland on likely manor land and there is a 16th-century reference to oak woodland owned by the lord of Bilsham within the area of the parish. This woodland had all been but cleared by the 19th and 20th centuries.

Three manors, all of which have likely 13th- to 14th-century origins within the older manor of Yapton, are recorded, namely Yapton Shulbrede, Yapton Coverts and Bercourt and Wildbridge. The title Yapton Manor is not recorded after 1621. After this date this title could refer to any of the manors within the parish. It is likely that any medieval settlement was centred on the parish Church of St Mary. The village itself comprised two roads, Main Road and North road linked to the church by two smaller roads. The parish is bisected by the road from Chichester to Climping, mentioned from around 1212, the modern Yapton Road to the north of the site. Documentary records typically reflect the rural setting and agrarian economy of the village at Yapton, which has had little history of note.

A range of Ordnance Survey and other historical maps of the area were consulted at West Sussex Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2). Yapton appears on Saxton's 1575 map of Sussex (Fig. 2) and on Morden's map 1695 (Fig. 3). The manor of Yapton Place is shown on Budgen's 1723 map (Fig. 4) but the first map to show the proposal site in any detail is that of Yeakell and Gardner 1778 (Fig. 5). Here the proposal site occurs across a number of small individual neighbouring fields, all of which are located south of the settlement at Yapton and situated within a well organised agricultural landscape dominated by similar field systems. The proposal site is situated between two roads, one of which links Yapton with Bilsham in the south. This information is repeated in the tithe map of 1839 (Fig. 6). The tithe apportionment records that the fields incorporating the proposal site, namely fields 364 (unclear, this is the most probable reading), 365, 367, 370 and 413, were occupied by William Laker and the owners were Thomas Inigo (Esq.) and Anne Newburgh (Countess). All the fields are described as arable with additional detail provided, such as 'river field' (365), '8 acres tack lee' (367), 'long four acres' (370) and 'twelve acres before Marners' (413).

The First Edition Ordnance Survey 1875 (Fig. 7) shows a degree of re-organisation of the field boundaries in the area occupied by the proposal site. The removal of boundaries in the north and south produced two larger fields linked by a long narrow field, namely the 'long four acres' described in the tithe records. The

westernmost field (245) is partly bounded by a tree belt. The fields are shown as empty apart from a footpath. The situation is largely unchanged in 1898 (not illustrated), apart from the appearance of a footpath crossing the western corner of the northern portion of the site, and the removal in part of a drain that divided the 'long four acres' from the field immediately to the east. Maps published in 1912 and 1938 show no significant change (not illustrated) although the general area outside the site has been subject to increased development. This is also the situation in 1975 (Fig. 8) and in more recent maps published in 1984 and 1992 (not illustrated).

Listed buildings

There are 24 listed buildings within the search area, none of which are immediate to the proposal site (Fig. 1). All are Grade II listed. A summary is provided in Appendix 1. The earliest is represented by the medieval Parish Church of St Mary with most others dating from the 18th or 19th centuries. The proposal will have no direct effect on any listed building and will have no effect on the settings of most of these. Only those at Fig 1: 13, 19, 26 will have lines of sight to the proposed development. The proposed development will bring the edge of the existing village closer to these but will not detrimentally affect the general character of the area. The contribution that their settings make to the significance of the heritage assets will suffer no substantial harm.

Historic Hedgerows

There are no historic hedgerows, as defined by Schedule 1 of the Hedgerows Regulations 1997, on the site.

Aerial Photographs

The aeolian deposits of the coastal plain are not generally conducive to the formation of cropmarks visible from the air (as the absence of any such evidence from the HER search tends to confirm), and the site is on the edge of a built-up area. No aerial photographic collections have therefore been consulted for this study.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within the search radius.

Discussion

There are no known heritage assets within the area of the proposal site. The listed buildings closest to the site will suffer no loss of significance from the proposed development. It remains therefore to determine if there

might be potential for previously unrecorded heritage assets, ie buried archaeological remains, within the proposal site.

Evidence for Roman occupation occurs immediately adjacent to the proposal site in the west and, given this occupation is represented by a find scatter, could extend westwards into the area of the site itself. In general, the proposal site lies within an area with significant medieval and post-medieval occupation and limited evidence for prehistoric and/or Roman occupation. The relatively low frequency of occupation throughout the prehistoric, Roman and early historic periods is most likely a reflection of the lack of development and associated archaeological investigation, rather than a genuine absence. The size of the site (over 11ha) also increases the chances of archaeological remains of any period being present simply by chance.

Cartographic and documentary records show significant medieval occupation with later and post-medieval occupation represented by the parish church, which would have served as a focus for contemporary life, and a small number of farmsteads within the vicinity of the proposal site. Historic mapping also indicates that the proposal site was undeveloped other than as cultivated ground. Consequently, there is potential for below-ground archaeological deposits, if any were ever present, to survive within the area of the proposal site itself.

With no details available on the proposed development (which will be provided at the reserved matters stage), it must be assumed that it carries the potential to damage or destroy archaeological remains, if present.

It is anticipated that it will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. Such a scheme could be implemented by an appropriately worded condition attached to any consent gained.

References

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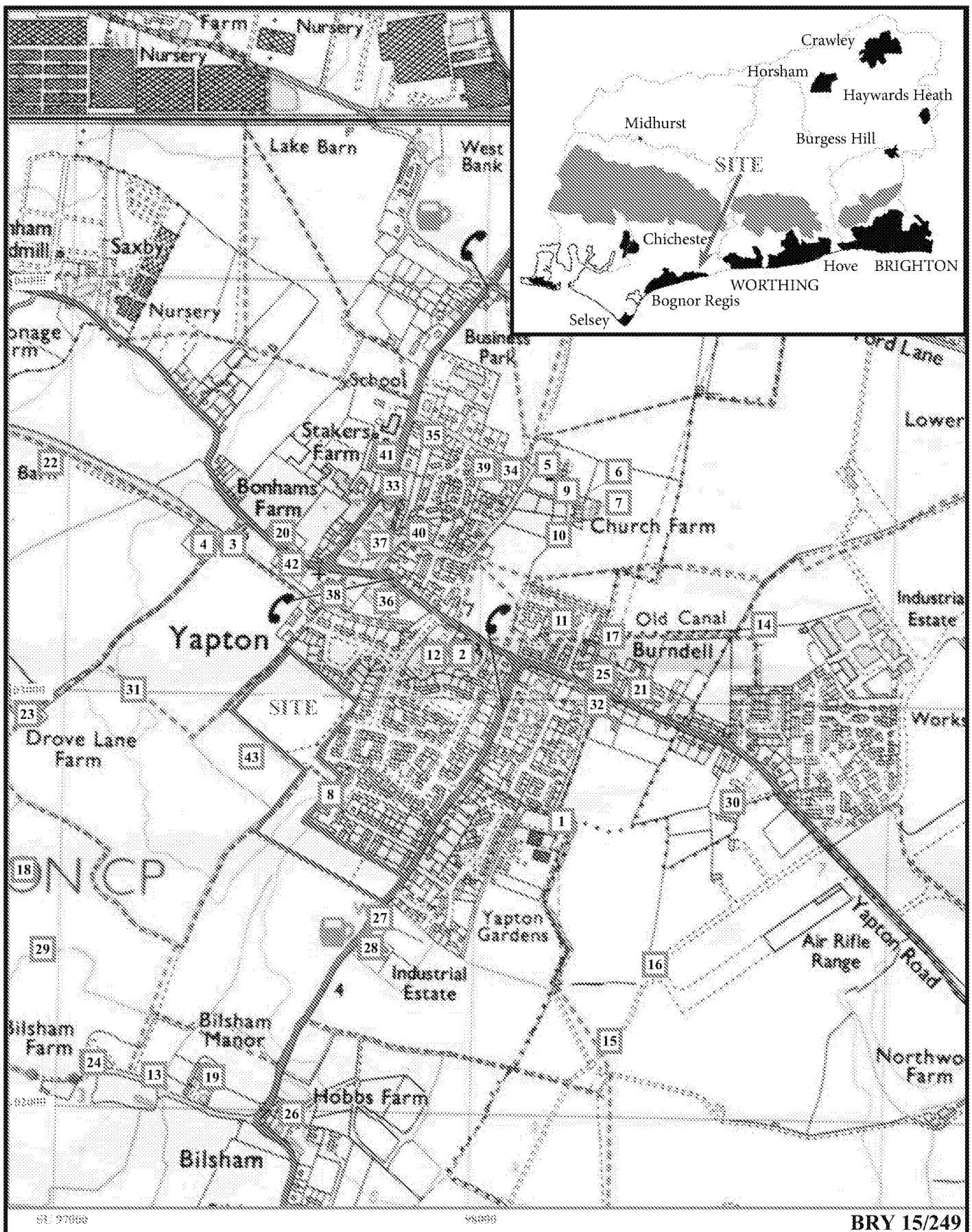
APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

No.	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	MWS2397	982 027	Find spot	Bronze Age	Hoard of 8 socketed axe-heads, rings and copper cake
2	MWS2398	9794 0310	Find spot	Iron Age	Silver tetradrachm of Demetrius II of Syria (146-138 BC)
3	MWS2400	9740 0335	Find spot	Medieval	13th-century Steelyard weight
	MWS7927	97381 03376	Cartographic	Post-medieval	Tack Lee Bridge c. AD 1818-1857
	MWS8120	97503 03375	Structure	Modern	WWII Brick built air raid shelter privately built
4	MWS2402	9736 0337	Find spot	Bronze Age	Late Bronze Age Pot
5	MWS2403	98168 03535	Listed Building	Medieval	Parish Church of St Mary Nave 12th century, Chancel 13th. Restored
6	MWS2405	9828 0348	Documentary	Post-medieval	Evidence for Elizabethan manor at Yapton in times
7	MWS2406	9824 0343	Listed Building	Post-medieval	Dovecote at Church Farm. 17th-century or dates from c. 1800 rebuilding of Yapton Place house
8	MWS2415	9762 0274	Findspot	Roman	Scatter of pottery and at least one tile -occupation site?
9	MWS2423	982 035	Cartographic	Post-medieval	Parkscap shown on OS map of 1813
10	MWS3369	982 034	Earthworks	Medieval	Deserted Medieval Village adjacent to Yapton Place
11	MWS4706	982 032	Cartographic	Modern	Brickworks Opened in 1901 and continued until 1938
12	MWS4707	979 031	Cartographic	Victorian Modern	Brickfield on map of 1896 and as brickworks in 1910
13	MWS5685	9722 0207	Documentary	Medieval	Decorated chapel, out of use by 1551 and later converted into a cottage. Restored c. 1870. Old Bilsham Farmhouse, 18th century
	DWS1070		Listed Building	Post-medieval	
	DWS1058				
14	MWS5754	915 025	Documentary Earthwork	Post-medieval	Portsmouth-Arundel Canal opened in 1822 but out of use by 1833. Survives as an earthwork with at least one bridge
15	MWS6773	98323 02164	Excavation	Bronze Age Post-medieval	A burnt mound with flints of probable Bronze Age date, overlaid a ditch with burnt flint. Finds from topsoil, possible flint core, 5 burnt flints, post-medieval tile
16	MWS6774	98417 02341	Find spot	Neolithic Bronze Age Medieval	3 flint flakes, 55 fragments of burnt flint suggesting likely burnt mound and 2 sherds of medieval pottery and whetstone fragment
17	MWS7928	98303 03152	Cartographic	Post-medieval	Burndell Bridge on Portsmouth-Arundel Canal, 1818-59
18	MWS8492	9653 0248	Findspot	Bronze Age	Field walking produced burnt flint and worked flint
19	MWS9407	97352 02067	Cartographic	Post-medieval	Bilsham Farm 17th-century farmhouse. Bilsham Manor, 17th century.
	DWS1240		Listed Building		
20	MWS9453	97506 03391	Cartographic	Post-medieval	Bonhams Farmhouse 19th-century courtyard farm, 17th century malthouse
	DWS1235		Listed Building		
	DWS1063				
21	MWS9604	98351 03021	Cartographic	Post-medieval	Burndell Farm 19th-century courtyard farm
22	MWS10049	96969 03550	Cartographic	Post-medieval	Denges Barn 19th-century farm or barn. Demolished
23	MWS10099	96919 02975	Cartographic	Post-medieval	Drove Lane Farm 19th-century courtyard farm
24	MWS10400	97076 02103	Cartographic	Post-medieval	Bilsham Farm 19th-century courtyard farm
25	MWS10401	98288 03051	Cartographic	Post-medieval	Site of 19th-century courtyard farm
26	MWS11536	9753 0199	Cartographic	Post-medieval	Hobbs Farmhouse, 18th century
	DWS1241				
27	MWS12311	97772 02454	Cartographic	Post-medieval	The Lamb Inn 18th-century cottage with associated cider house now demolished.
28	MWS12421	97736 02380	Cartographic	Post-medieval	Site of Morners Barn 19th-century courtyard farm
29	MWS12472	9694 0237	Cartographic	Post-medieval	Site of New Barn 19th-century Farmstead
30	MWS12641	98613 02746	Cartographic	Post-medieval	Site of Northwood Farm 19th-century Farmstead
31	MWS12740	97453 02901	Cartographic	Post-medieval	Site of 19th-century outfarm
32	DWS1071	98276 03018	Listed Building	Post-medieval	18th-century Cottage
33	DWS1085	97522 03373	Listed Building	Post-medieval	Bonham's Barn, 18th century with some earlier timbers
34	DWS1059	98072 03555	Listed Building	Post-medieval	Church House, early 18th century
35	DWS1060	97883 03640	Listed Building	Post-medieval	Coachman's Cottage, 16th century, The Twelfth of Never, 18th century
	DWS1242	97895 03640			
36	DWS1080	97702 03268	Listed Building	Post-medieval	Dyers Croft, 1938-9, house, garden wall listed separately
	DWS1081	97703 03292			
37	DWS1076	97730 03368	Listed Building	Post-medieval	Berricourt and Laburnham Cottages, 18th century
	DWS1246	97611 03349			
38	DWS1078	97622 03223	Listed Building	Post-medieval	Old Canal Bridge, c. 1820, Willow Cottage 18th century or earlier
	DWS1233	97825 03392			
39	DWS1072	97994 03570	Listed Building	Post-medieval	Park Lodge, early 19th-century
40	DWS1243	97833 03384	Listed Building	Post-medieval	Rose Cottage, Shoulder of Mutton Inn both 18th century
	DWS1245	97752 03280			
41	DWS1247	97731 03487	Listed Building	Post-medieval	Strakers Farmhouse, early 19th-century
42	DWS1075	97614 03286	Listed Building	Post-medieval	Yapton Evangelical Free Church and School, 1861
43	DWS8515	9791 0314	Designation	n/a	Archaeological Notification Area

Listed buildings all grade II.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 2)
1611	Morden's map of Sussex (Fig. 3)
1723	Budgen's map of Sussex (Fig. 4)
1778	Yeakell and Gardner's map of Sussex (Fig. 5)
1839	Tithe map (Fig. 6)
1876	First Edition Ordnance Survey (Fig. 7)
1898	Second Edition Ordnance Survey (not illustrated)
1912	Third Edition Ordnance Survey (not illustrated)
1937-39	Ordnance Survey (not illustrated)
1975	Ordnance Survey (Fig. 8)
1982	Ordnance Survey (not illustrated)
1994	Ordnance Survey (not illustrated)
2004	Ordnance Survey Explorer 121 at 1:12,500 (Fig. 1)



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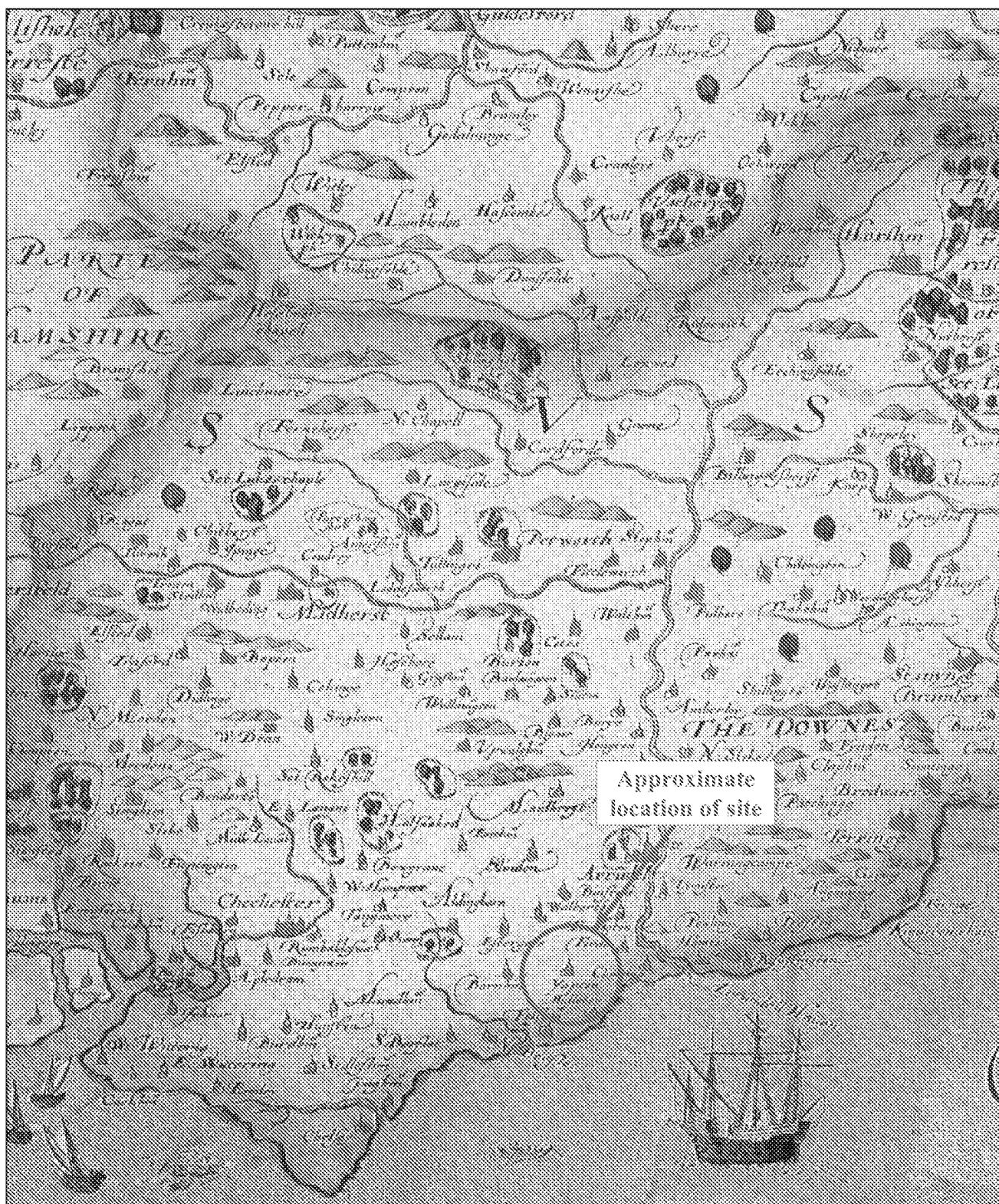
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Figure 1. Location of site within Yapton
and West Sussex showing locations of HER records.

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Figure 2. Saxton's map of Sussex 1575

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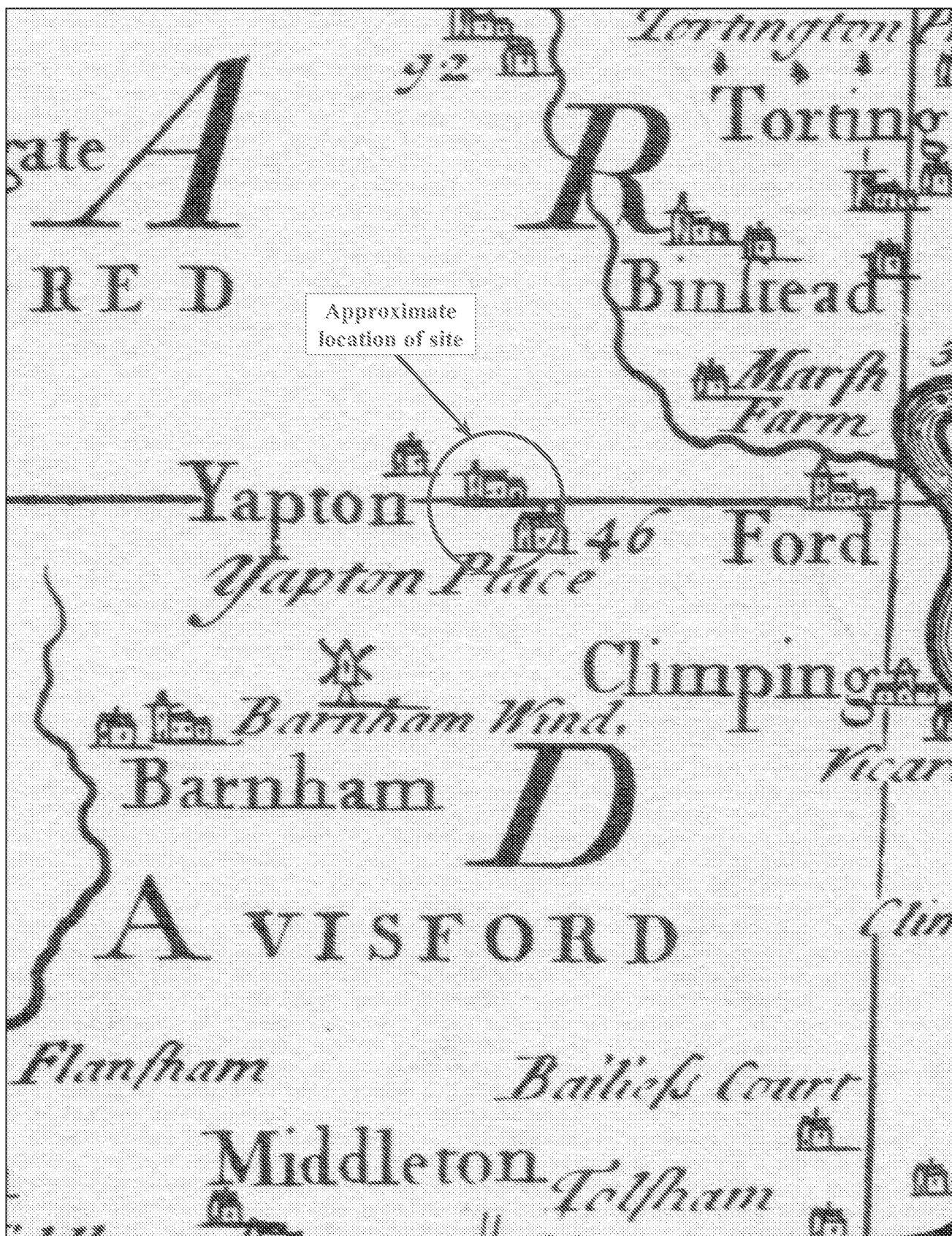
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Figure 3. Morden's map of Sussex 1695

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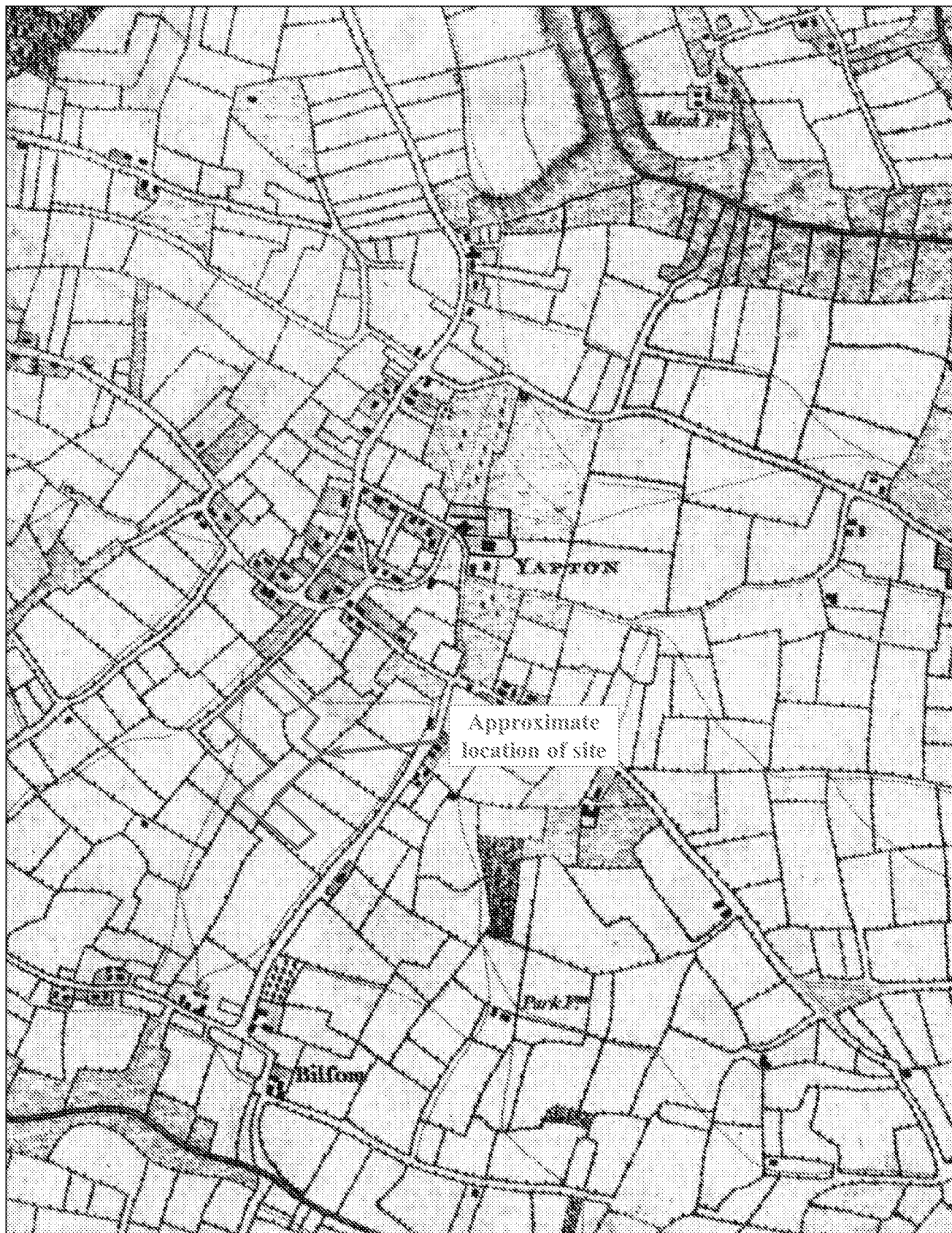
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Figure 4. Budgen's map of Sussex 1723

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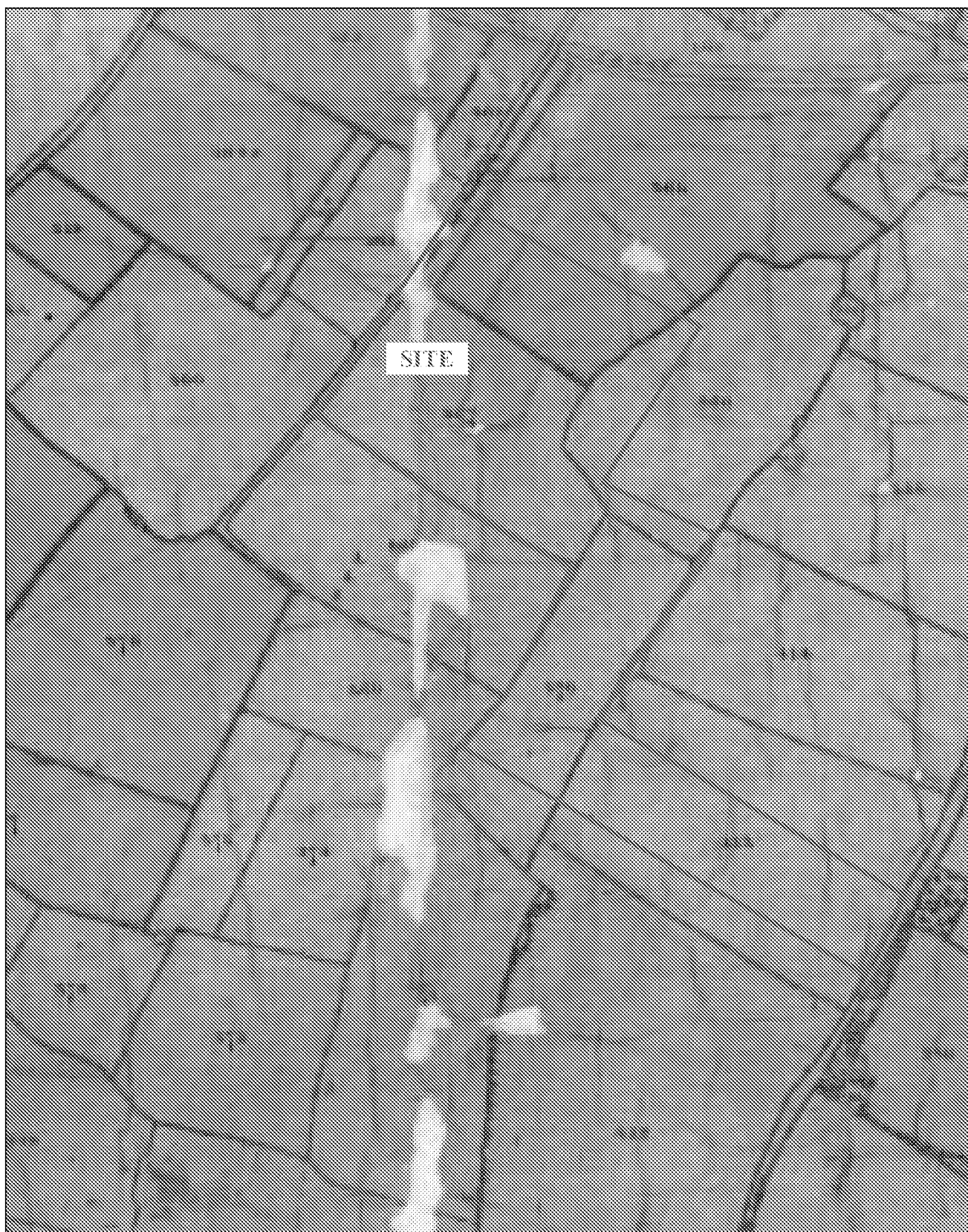
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Figure 5. Yeakell and Gardner's map 1778

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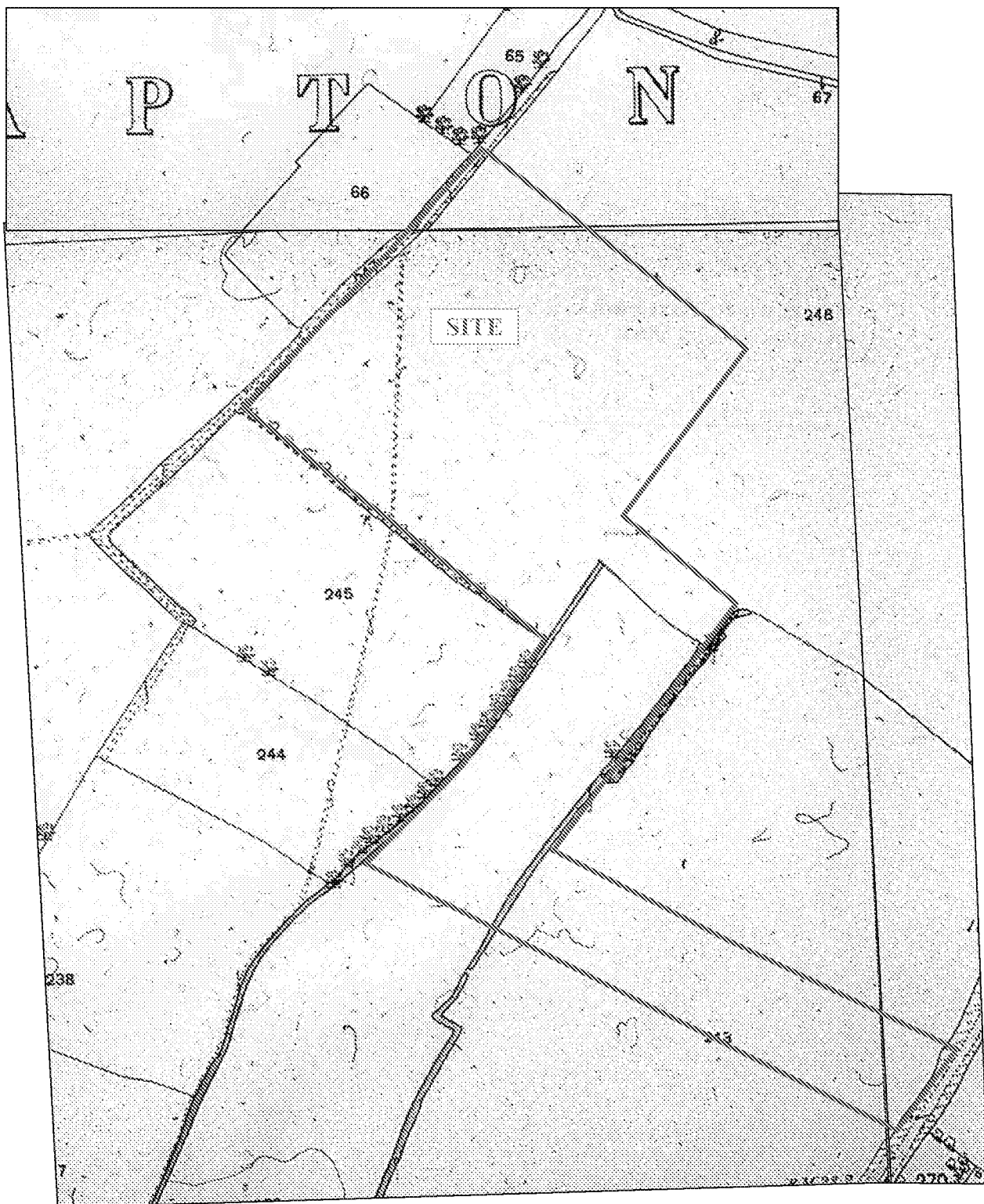
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Figure 6. Tithe Map 1839

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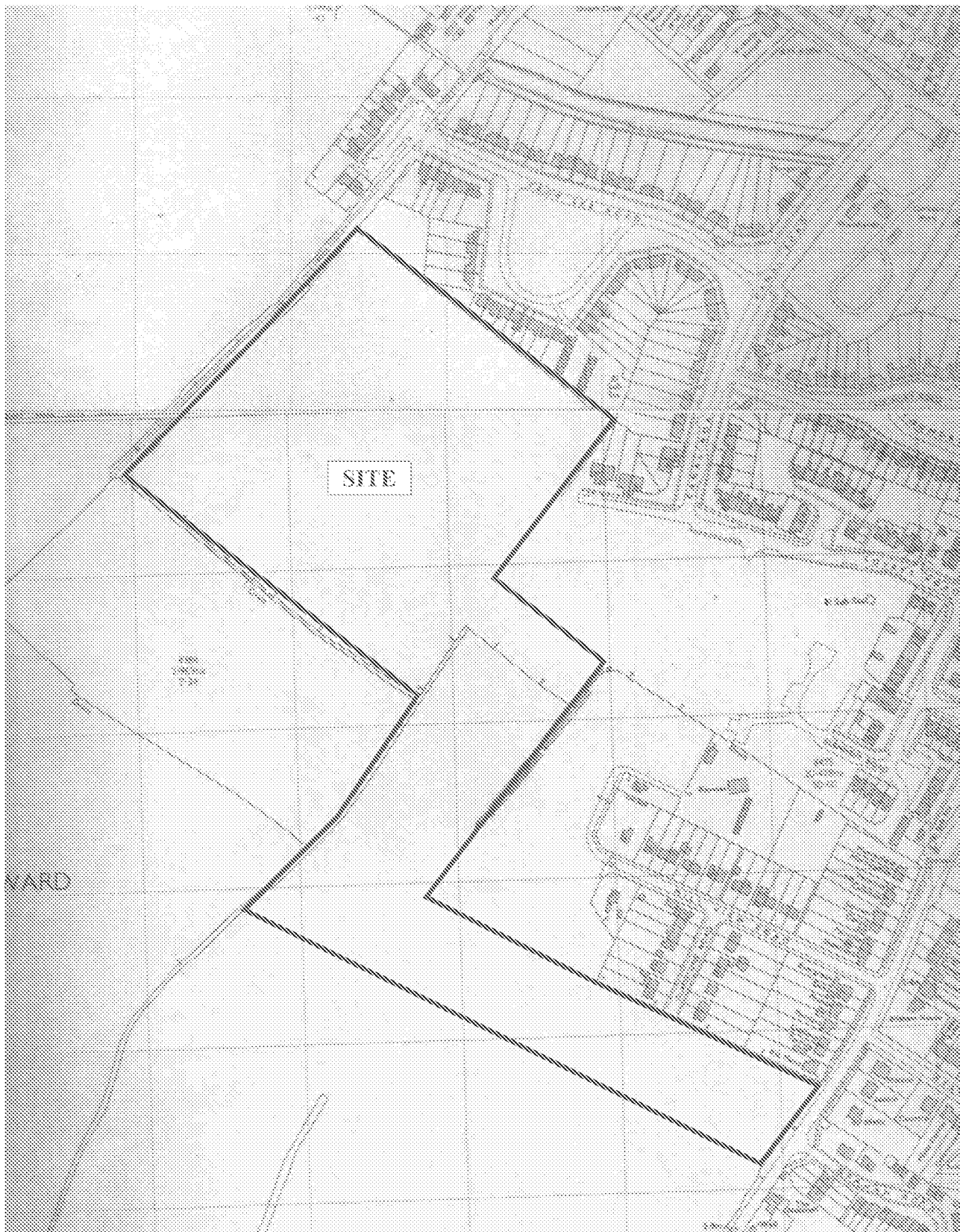
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Figure 7. Ordnance Survey 1875

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Figure 8. Ordnance Survey 1975

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Plate 1: Looking south-east along north-east boundary of field 1



Plate 2: Looking south, from north corner, across field 1



Plate 3: Looking north-west, from south-east, across field 1

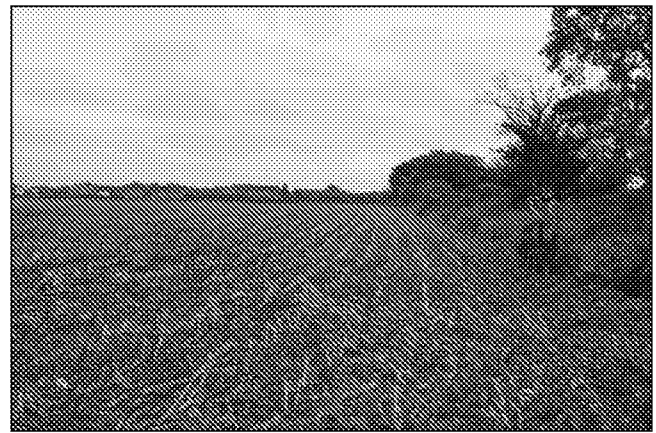


Plate 4: Looking south-east along south-west boundary of field 1



Plate 5: Looking south-east along length of field 2



Plate 6: Looking north-east from junction between fields 2 and 3

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Plates 1 to 6.

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Plate 7: Looking west across northern end of field 2



Plate 8: Looking east across field 2

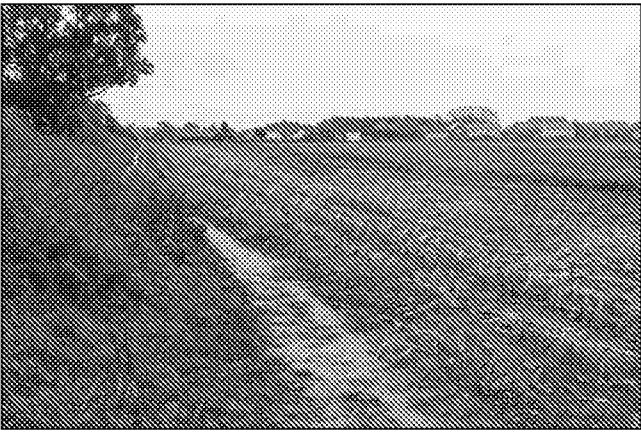


Plate 9: Looking east along north-east boundary field 3

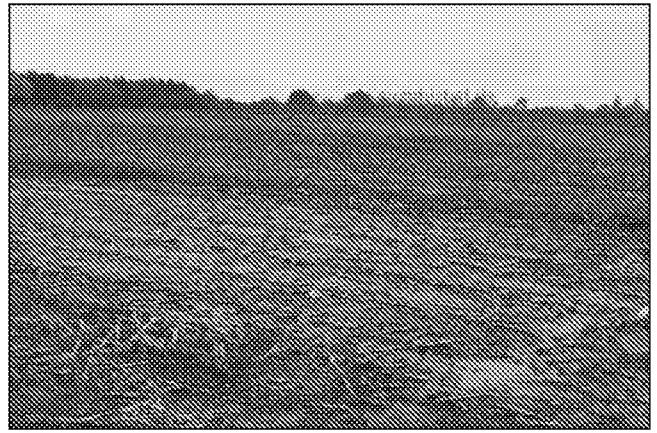


Plate 10: Looking south-east from north corner of field 3



Plate 11: Looking south across eastern end of field 3



Plate 12: Looking east from south-west corner of field 3

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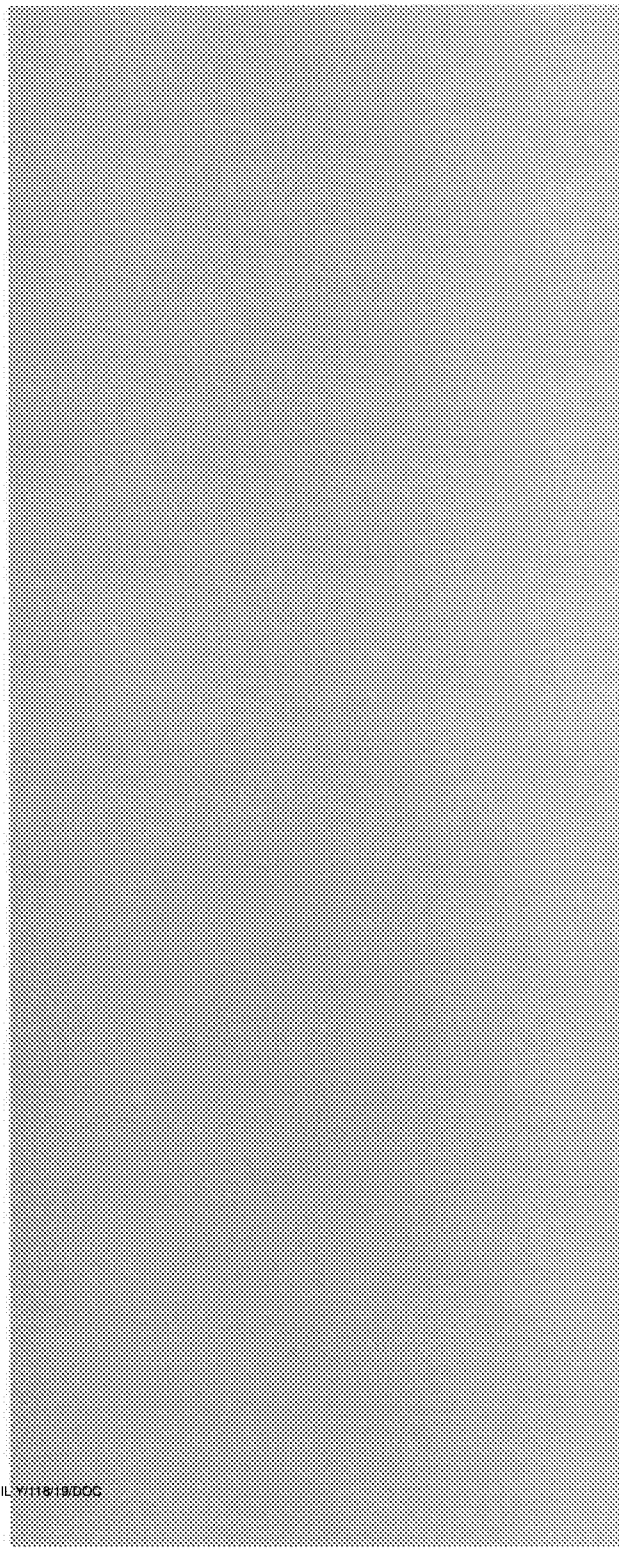
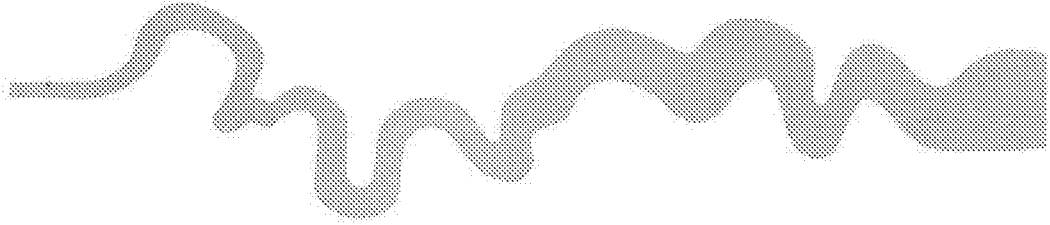
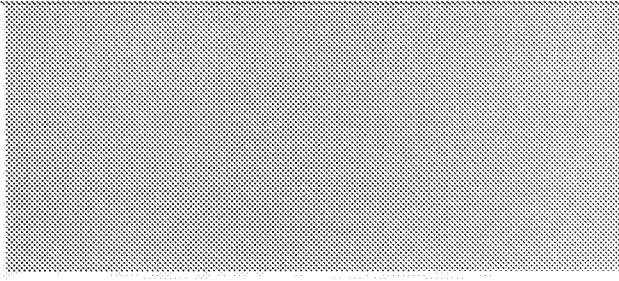
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Plates 7 to 12.

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
 Bronze Age: Late -----	 1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
 Neolithic: Late 3300 BC	 3300 BC
Neolithic: Early 4300 BC	4300 BC
 Mesolithic: Late 6000 BC	 6000 BC
Mesolithic: Early 10000 BC	10000 BC
 Palaeolithic: Upper 30000 BC	 30000 BC
Palaeolithic: Middle 70000 BC	70000 BC
Palaeolithic: Lower 2,000,000 BC	2,000,000 BC
↓	↓



TVAS (South)
77a Hollingdean Terrace, Brighton
Sussex, BN1 7HB

