



Built Heritage Statement

In respect of
Land at Yapton

On behalf of
Landlink Estates Ltd.

CgMs Ref: JCH00223
November 2017

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1.0 INTRODUCTION

This Built Heritage Statement has been researched and prepared by CgMs (part of the RPS Group) on behalf of the Landlink Estates Ltd, to support and application for a proposed residential development on land south west of Yapton village. The Site is east of and adjacent to Drove Lane and south west of Main Road and is henceforth referred to as 'the Site'.

The Site is located to the south/southwest of the village of Yapton, West Sussex and to the south west of Main Road (B2233) which forms a main road through the village. The Application Site is adjacent to another site which is not included in this application. The wider site is formed of three separate fields, two of which are arable fields and the other is grassland. The north west boundary is formed by the lane leading to Drove Lane Farm (Drove Lane). To the east and south east, the Site is bounded by residential development. To the south, the Site is bounded by other fields with planted edging including mature trees. There are no buildings on the Site and it falls within the administrative boundary of Arun District Council.

There are no designated or non-designated heritage assets located within the Site, but desk-based research has identified a number of heritage assets which lie within a 1km search radius from the Site. The setting and significance of these heritage assets may be affected by the proposed development. Therefore, this report explains the significance of these heritage assets, including consideration of their setting, and demonstrates the impact, if any, that the proposed development might have upon that significance. This meets the requirement in Paragraph 128 of the National Planning Policy Framework (NPPF).

This report makes reference to the relevant legislative framework, as well as national and local planning policy and guidance. In addition, relevant Historic England guidance has been consulted to inform the judgements made. Furthermore the assessment has been based on the findings of detailed historical research, a site assessment conducted from publicly accessible locations around and within the Site, map progressions, and the application of professional judgement.

The findings of this heritage statement are based on the known conditions at the time of writing, and all findings and conclusion are time limited to three years from the date of this report. All maps, plans and photographs are for illustrative purpose only.

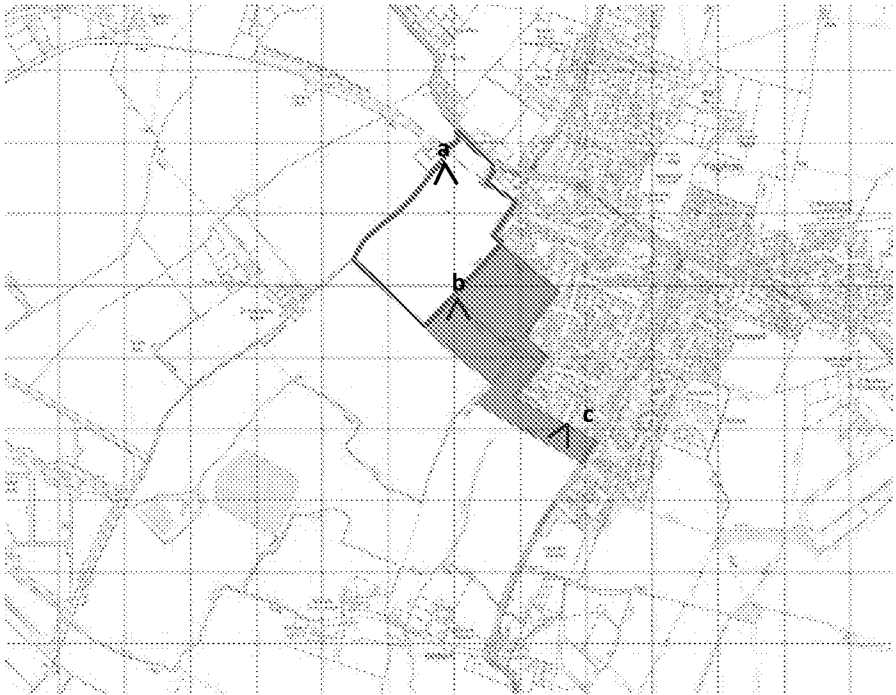


Figure 1: Site map with the red line boundary of the Application Site



Figure 2: View B (in Figure 1) looking south east into the Site, showing established planted edge



Figure 3: View C (in Figure 1) looking south into the Site along public footpath



Figure 4: View A (in Figure 1) looking south east into the Site from Drove Lane

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets, which possess a statutory designation (for example Listed Buildings, Conservation Areas, and Registered Parks and Gardens); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List.

Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the LPA shall have special regard to the desirability of preserving the Listed Building or its setting, or any features of special architectural or historic interest that it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting. A particularly appropriate example of upholding a S56 is in the case of West Coast Energy's proposal for five wind turbines to be installed within the setting of the Grade I listed Barnwell Manor, Northamptonshire. The National Trust advocated that the proposals would have an adverse impact upon the heritage asset's setting and, reinforced by local opposition, the proposal was rejected by East Northamptonshire District Council in 2010. The developers won an appeal for four turbines, however, this was overturned at the High Court. A subsequent Appeal to overturn the High Court ruling was dismissed in February 2014.

In addition, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas.

National Planning Policy

National Planning Policy Framework (NPPF) (Department of Communities and Local Government (DCLG), March 2012)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans, respectively. Such Plans consequently reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' that is expected to run through the plan-making and decision-making process. Nonetheless, NPPF Paragraph 14 states that the presumption in favour of sustainable development is only applied unless certain specific policies indicate that such development should be restricted; these include policies protecting sites identified as: designated heritage assets; Areas of Outstanding Natural Beauty (AONBs); Sites of Special Scientific Interest (SSSIs); and the Green Belt.

The NPPF defines a heritage asset 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"*. The definition of a heritage asset includes 'designated' heritage assets: *"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation"*. In addition, other 'non-designated' heritage assets identified by LPAs are included in a Local List.

Section 7 *Requiring Good Design* reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. NPPF Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12 *Conserving and Enhancing the Historic Environment* contains NPPF Paragraphs 126-141, which relate to development proposals that have an effect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- the desirability of new development in making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.

In order to determine applications, NPPF Paragraph 128 states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made to their setting. The level of detail provided should be proportionate to each heritage assets' significance and sufficient to understand what impact will be caused upon their significance. This is supported by NPPF Paragraph 129, which requires LPAs to take this assessment into account when considering applications.

NPPF Paragraphs 132-136 consider the impact of development proposals upon the significance of a heritage asset. NPPF Paragraph 132 emphasises the need for proportionality in decision-making and identifies that, when a development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its significance, with greater weight given to those assets of higher significance. NPPF Paragraph 134 states that, where less than substantial harm will be caused to a designated heritage asset, the harm should be weighed against the public benefits of the development proposals, which include securing the heritage asset's viable optimum use.

In relation to Conservation Areas, it is acknowledged in NPPF Paragraph 138 that not all aspects of a Conservation Area will necessarily contribute to its significance. This allows some flexibility for sustainable development to take place in or near Conservation Areas, without causing harm to the overall heritage asset's significance.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (PPG) (DCLG)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, *'it is the degree of harm, rather than the scale of development that is to be assessed'*. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as *'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'*. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Importantly, the guidance states that if *'complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.'*

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

Outlining Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in their own advice and guidance through the planning process, the document is commended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with the NPPF and PPG, the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. Guidance within the document describes a range of 'heritage values' that constitute a heritage asset's

significance to be established systematically; the four main heritage values include: aesthetic, evidential, communal or historical. The document emphasises that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

Overview: Historic Environment Good Practice Advice in Planning

In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets. A fourth document entitled 'GPA4: Enabling Development' has yet to be adopted.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA3: The Setting of Heritage Assets (March 2015)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and,
5. The final decision about the acceptability of proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.3 LOCAL PLANNING POLICY & GUIDANCE

The Site falls within the administrative boundary of Arun District in West Sussex. Hence, the development plan for this district applies. The Development Plan for the Arun district is a set of documents which include the 'saved policies' of the adopted Arun District Local Plan 2003 and the Yapton Neighbourhood Development Plan 2014-2029 (adopted 2014). These documents set out policies which provide a framework for development in the district against which planning applications are determined. The local authority is currently in the process of preparing a new local plan for the district; the Arun District Local Plan 2011-2031.

Yapton Neighbourhood Plan 2014 - 2029 (Adopted 2014)

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. The government introduced the community right to neighbourhood planning through the Localism Act, enabling local people together with the local authority to produce their own neighbourhood plan, which reflects their particular needs and priorities. An adopted neighbourhood plan must be considered alongside the local plan by planning officers when making a decision on development applications.

The Yapton Neighbourhood Plan 2014-2029, was adopted in March 2014 and included the following policies relevant to the site:

Policy E8: Conservation Areas

Within the Church Lane and Main Road/Church Road conservation areas development proposals will be required to preserve or enhance the character of those areas. Development proposals and extensions and alterations to existing buildings and structures will be expected to:

- be suitably designed for the context within which they are set; and
- ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and
- use traditional and vernacular building materials to respect the context of the development concerned.

Planning permission will not be granted for development that would result in the loss of either listed buildings, or the buildings or structures of character set out in Appendix 1 and Appendix 2 of the Plan.

Policy E10: The Former Portsmouth and Arundel Canal

Proposals that would result in the loss of the remaining structures and/or visible features of the former Portsmouth and Arundel Canal will not be permitted.

Supplementary Planning Documents

Buildings or Structures of Character (adopted in September 2005)

The Arun District Council has adopted a list of buildings and structures of character. The list is non-statutory, but will be a material consideration that the Council will take into account when considering planning applications. There are twenty nine locally listed buildings within Yapton that fall under Policy GEN22 of the Arun Local Plan 2003, however this policy will be replaced by Arun Local Plan 2011-2031 policies.

Policy GEN22: Buildings or Structures of Character

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.

Emerging Arun Local Plan 2011-2031

The saved Local Plan policies will gradually be replaced by new policies contained in a new Local Plan for Arun District. The examination of the Local Plan 2011-2031 is still open, adoption of the plan is anticipated April 2018. The emerging policy within the draft Local Plan relating to the setting of listed buildings are the following:

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:

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

Policy HER DM1: Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- Preserve or enhance the historic character, qualities and special interest of the buildings;
- Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- Protect the special interest of buildings or architectural or historic interest; and
- Protect, and where possible enhance the setting of the building.

Policy HER DM3

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

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. They retain or emphasise the qualities of the townscape or streetscape in the area;
- c. 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;
- d. Building materials which contribute to the character of the area are retained or re-used wherever possible;
- e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- f. Unsympathetic features are removed and missing features are restored or reinstated;
- g. High quality soft and hard landscaping is provided;
- h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;
- i. 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;
- j. It does not harm important views into, out of or within the Conservation Area.

2.3 LOCAL PLANNING POLICY & GUIDANCE

HER DM5: Remnants of the Portsmouth and Arundel Canal

Development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT: YAPTON, WEST SUSSEX

Yapton - West Sussex

It is thought that a settlement has occupied the land that is now Yapton since pre medieval times. Suggestions have been made that its history dates back to the Bronze Age, as evidence of early Bronze Age settlements have been discovered in the southern half of the parish. The name Yapton derives from two words; 'Eppa' and 'ton', Eppa being one of the two priests left in Sussex in c. 681AD by the Bishop St. Wilfrid (the bishop that brought Christianity to Sussex). It is thought that early settlements in Yapton focused around the parish church, as medieval earthworks have been discovered that closely resemble housing plots. Due to Yapton's location, and due to the fertile soil, these early settlements would have been mostly agricultural.

Prior to the seventeenth century, Yapton remained a small agricultural settlement and its dwellings were loosely scattered along the two main roads through the town, Main Road and North End Road. These two roads linked the small concentration of houses and dwellings scattered along the main routes to the local Parish church of St. Mary. Linking Main Road and North End Road to the church, Church Lane and Church Road were also scattered with residential dwellings. Church Road and Church Lane had approximately forty five properties in the areas during the seventeenth century. The earliest known secular building within Yapton was a timber framed Coachman's cottage along Church Lane, as was built in the sixteenth century.

Yapton's strong connection with agriculture continued for many centuries after the medieval period due to the fertile and rich soil of the Sussex Plain. Yapton's economic growth and population growth remained fairly low during the seventeenth century, with the main source of income and employment for local residents coming from working the land. This reliance

on the land meant the village could not sustain an increase in its population. Thus, development and population increase remained slow and new residents coming to the village remained limited.

During the middle of the nineteenth century, there was a new industrial focus with Yapton. This included a new business that would take on a leading role in Yapton's development. Started by John Sparks in 1850, The Sparks Engineering Works leased out farming and agricultural equipment to local farmers along with crew members to operate that equipment. The Sparks Engineering works were the village's main employer from 1860 to 1924. At some point between these dates, it was also discovered that Yapton was sitting on a layer of clay, suitable for brick-making (M. Beswick). The Brickfields were consequently constructed along the south side of Burndell Road by the Sparks business (area coloured green in Figure 6). The corner of the Bilsham Road and Burndell Road was consequently named Sparks Corner. The fields could produce 800,000 bricks per year and a light railway was constructed between the Brickfields and Church Farm.

From the mid-nineteenth century, the wealthiest families in the villages lived in the larger properties located along Church Road, Church Lane and North End Road. These included; Park Lodge, Yapton Lodge, Yew Tree House and Stakers Farmhouse. The Sparks Family owned Yapton Lodge whilst they were successful within the village. The sales particulars of 1931 (See Figure 6) illustrates the proximity between Yapton Lodge and the Brick Works to the south. Towards the end of the nineteenth century and toward the beginning of the twentieth century, smaller properties began to be built throughout village, the first being the three cottages in Bilsham and Burndell Roads. It is thought that these were constructed by the workers of the Sparks Engineering Works.

Yapton's population remained relatively low and urban development continued to move at a slow pace until the turn of the twentieth century. After World War Two, the population of the village almost doubled between 1931 and 1951. This large increase population was due to the extensive post-war development that was occurring through the rest of the country. During this period of development, Yapton saw the erection the Foundry and Tack Lea Council Estate as well as the addition of the Mill View, Gladstone Roads, Park Road and Park Drive.

As the village population grew larger, it saw more extensive development built throughout the twentieth century. Residential estates were constructed along Burndell Road and south of the old Arundel and Portsmouth Canal. The grade II listed canal bridge was incorporated into one a section of the new development along The Pines. To the east of Yapton, an airfield was constructed along with a large industrial estate. Development within the village spread eastwards towards Burndell.

Historically, the Portsmouth and Arundel Canal formed a crucial link between Portsmouth and London in terms of industry and canal section from Arundel to Chichester was the final section to be built. The section of the canal that passes through the Yapton was constructed some time between 1817 to 1823. Although there is no evidence of a large basin within the village for distribution there appears to be evidence on the early OS map of 1860 of for a small basin/stopping point, situated close to the north end of Bilsham Road.



Figure 5: Postcard c. 1912 showing Coachman's Cottage (right) and Twelfth of Never (left).

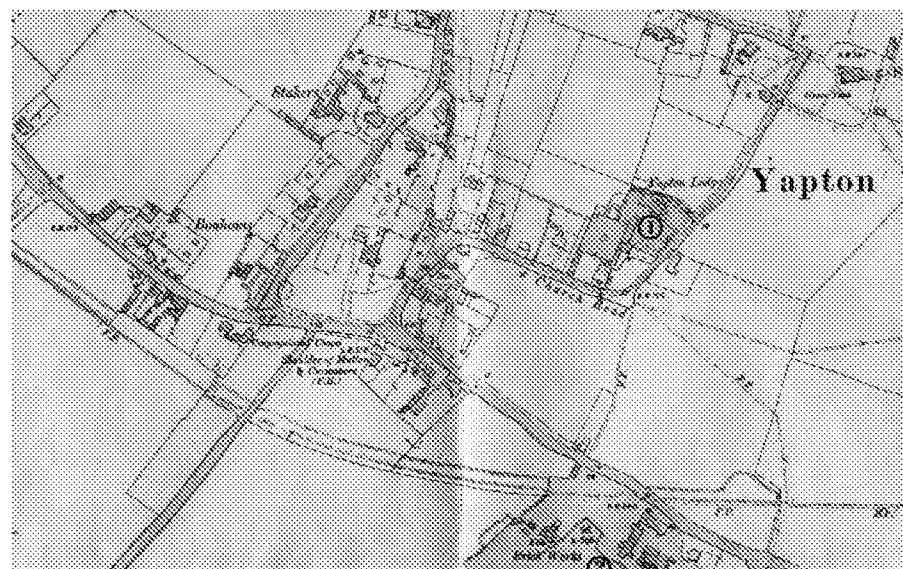


Figure 6: Map of Yapton included in the sales particulars for Yapton Lodge 1931.



Figure 7: Bridge over what was once the course of the Portsmouth and Arundel Canal during the 19th century

3.3 HISTORIC MAP PROGRESSION: YAPTON



Figure 8: 1841 Tithe Map

The tithe plan of 1841 a small cluster of built form to the north of the Site. The plan shows a double cottage and garden on the plot of what is now the Yapton Evangelical Church and a cottage to its west. To the north of these cottages is the Black Dog Inn and the Laburnham Cottages. A building sits on the plot to the west of the Laburnham Cottages. Bonhams Farm (including Bonham Farmhouse and Barn) can also be seen to the north of the site. The canal runs through the north/north west corner of the site. There does not appear to be any built form within the site boundary.

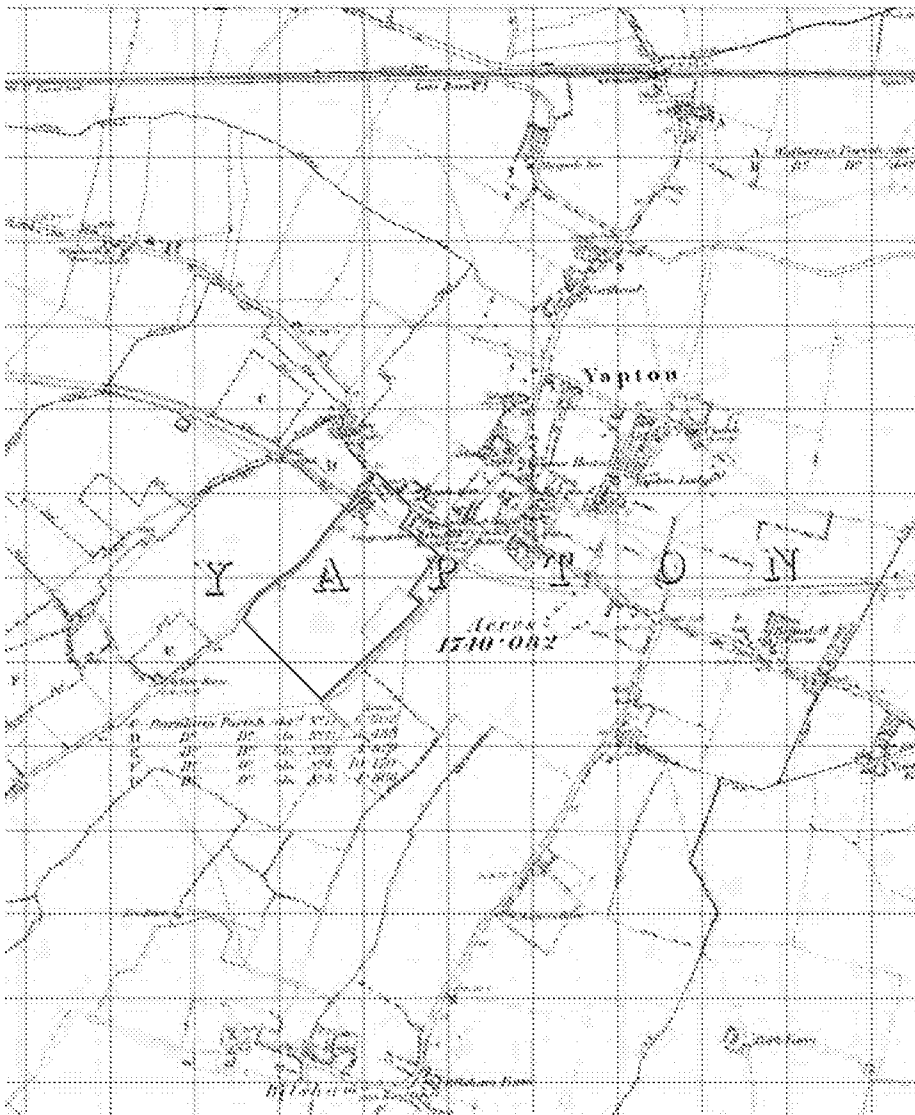


Figure 9: 1880 Ordnance Survey Map - Yapton, 1:10,560

The OS Map of 1880 shows the small village of Yapton largely occupied by large detached properties surrounded by planted plots, with the a larger concentration of dwellings located along Yapton Road and Church Lane. A Congregational Chapel has been constructed on the site of the double cottage and garden, located to the north of the Site. The Shoulder of Mutton is also a new addition since 1841. The Black Dog Inn is located on the corner of Main Road and North End Road. The village parish church sits toward the north east of the village, along with the vicarage and Yapton Lodge. To the south of the site, in Bilsham, Bilsham Farm and a manor house can be seen on the OS map. In 1880, Yapton consisted of a Boys & Girls School located in the north west of the Village along North End Road. There is no development indicated on the Site. 'White Barn' is shown to the south west of the site, on what is now Drove Lane Farm.

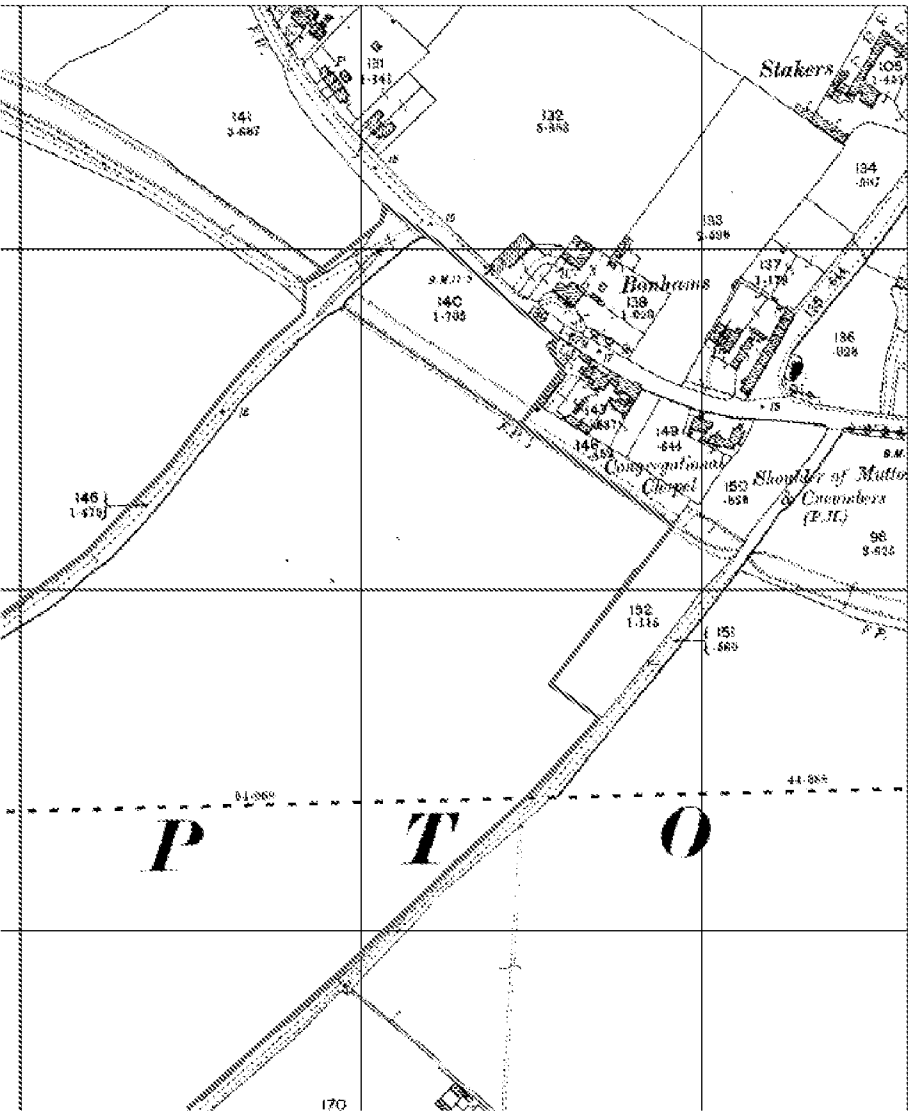


Figure 10: 1897-98 Ordnance Survey Map - Yapton, 1:2,500

The 1897-98 OS Map shows that The Malthouse and the adjacent building were likely connected at this time. With an number of ancillary buildings, likely related to agricultural use. There is no development on the Site. The Congregational Chapel appears as a grouping of buildings within a tight boundary to the west.

3.3 HISTORIC MAP PROGRESSION: YAPTON

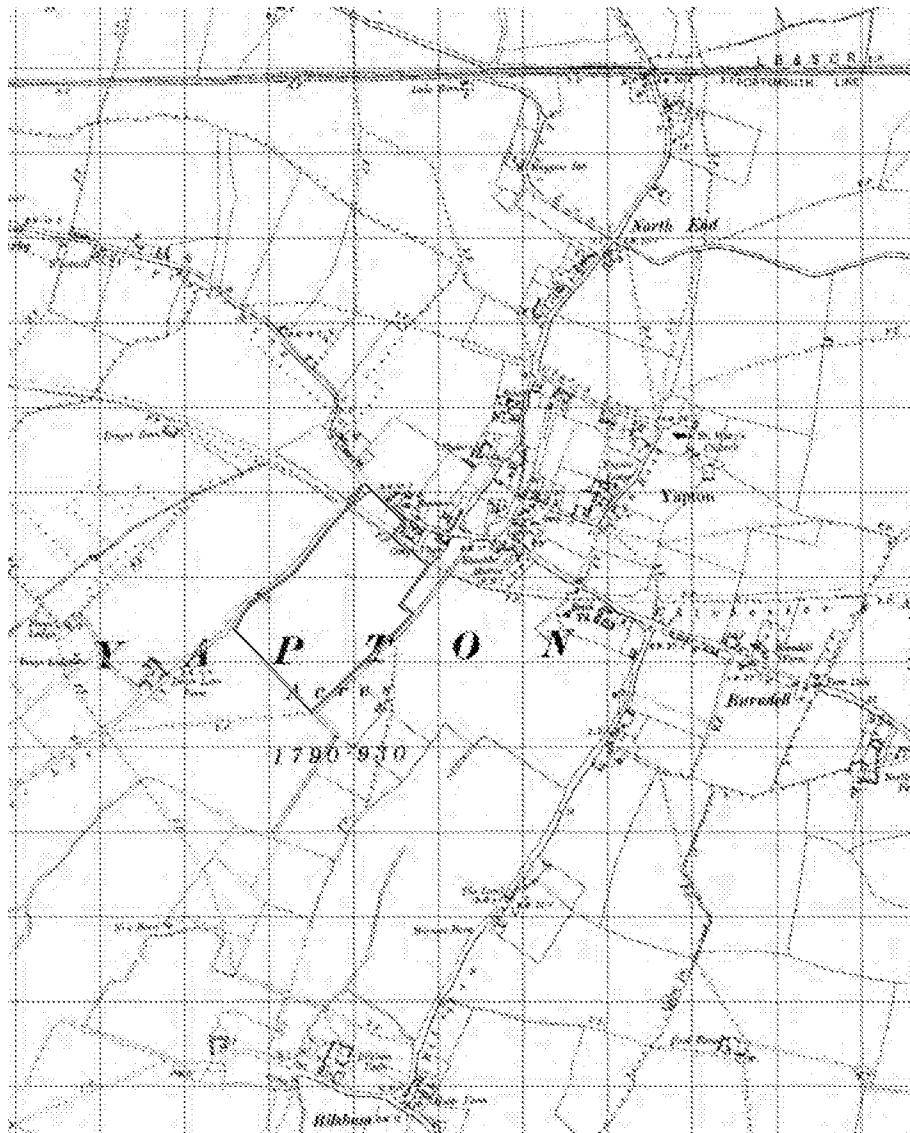


Figure 11: 1899 Ordnance Survey Map - Yapton, 1:10,560

By 1899, little change within the centre of the village is evident. Within the parameters of the Site, no changes are apparent. The only changes of note are the addition of the Sparks' Brickyard, along the south side of Burndell Road on the corner adjoining Bilsham Road. 'White Barn', located to the south west of the Site, now consists of more farm buildings. The name Drove Lane Farm first appears on this OS map.

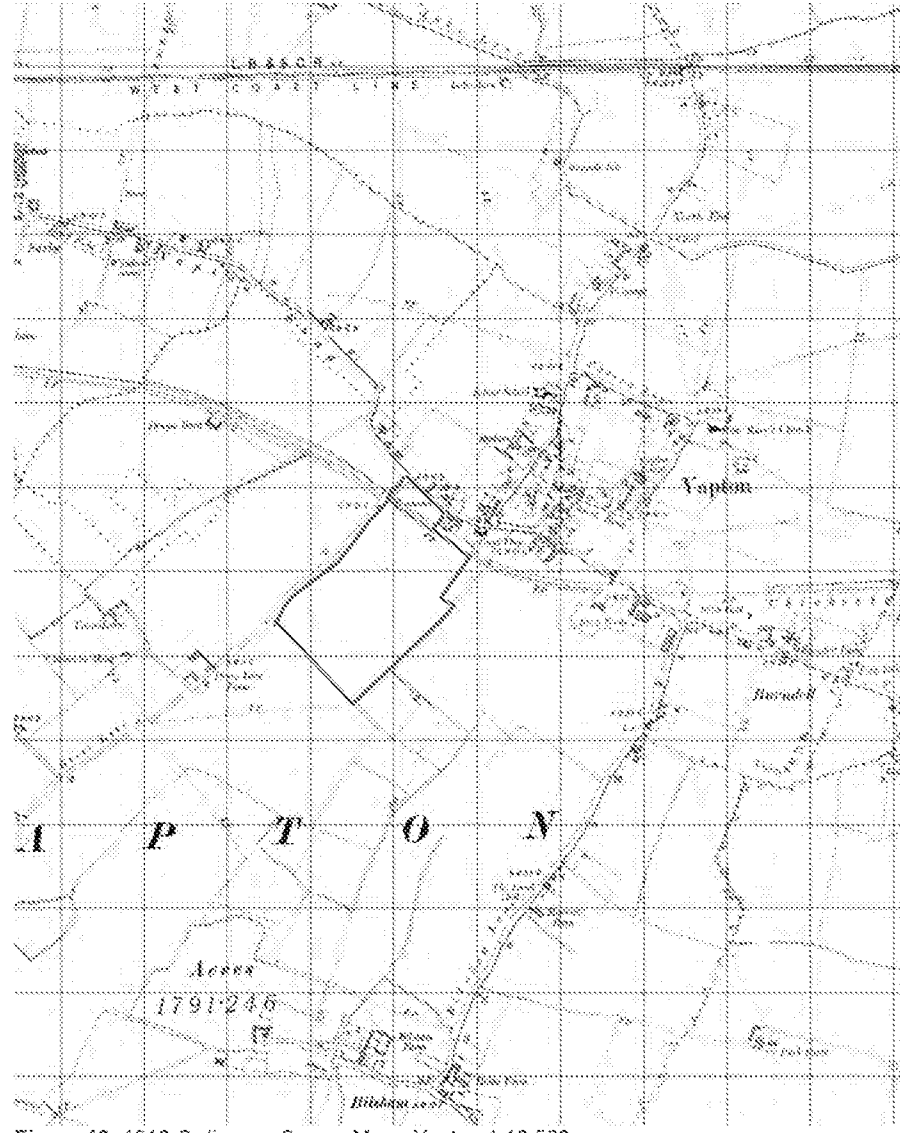


Figure 12: 1913 Ordnance Survey Map - Yapton 1:10,560

The 1913 OS maps shows the Brickyard has grown a small amount in size. Overall, there is no distinctive change in the development of the village.

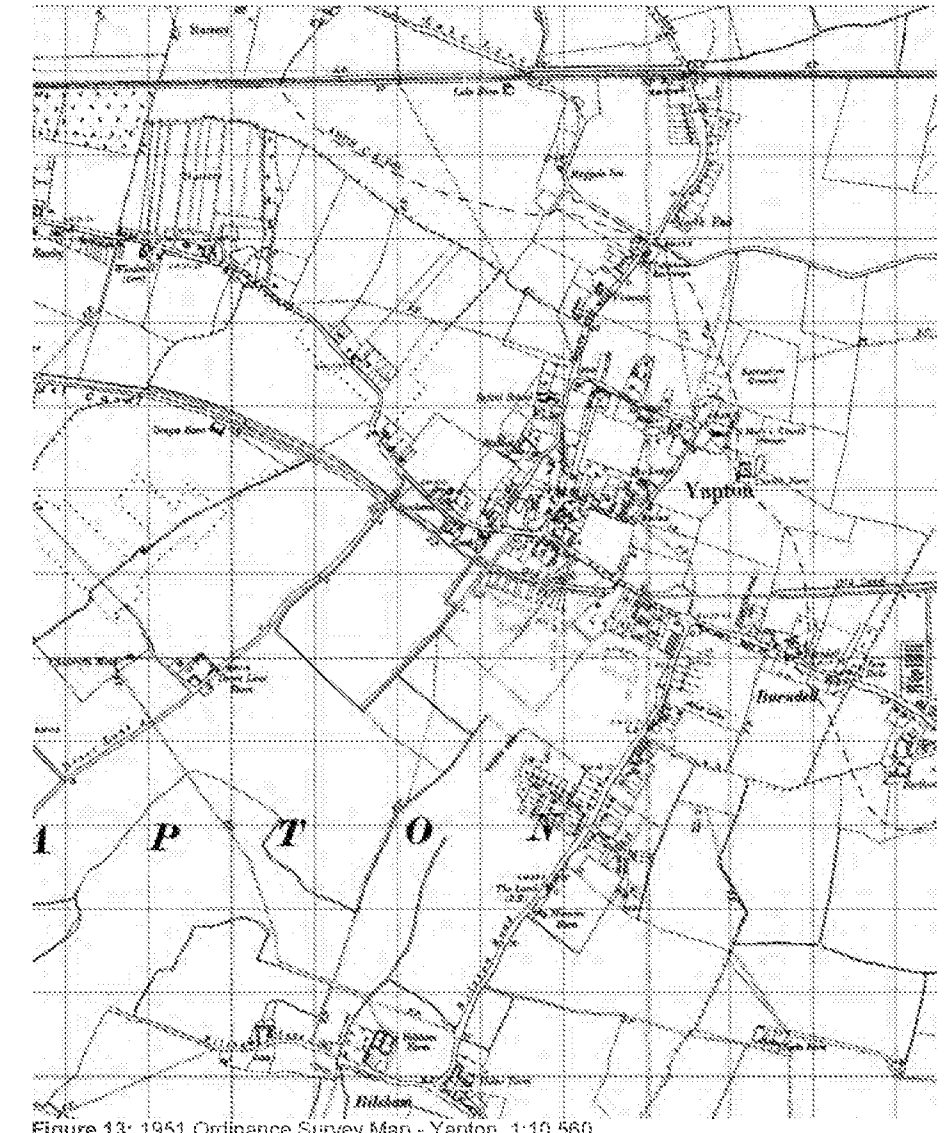


Figure 13: 1951 Ordnance Survey Map - Yapton, 1:10,560

By 1951, increased in development is evident in Yapton and its surround areas. Development has spread southward along Bilsham Road, with a number of detached properties appearing on the OS map. It appears that a network of roads has begun to be laid in the area directly north-east of the site, in preparation for future development. This area has also been redeveloped with a dozen moderately sized detached properties along the edge of the Old Arundel Canal. The old Sparks' brickyard has been redeveloped with residential properties consisting of terrace houses and larger detached properties.

3.3 HISTORIC MAP PROGRESSION: YAPTON



Figure 14: 1975 Ordnance Survey Map - Yapton, 1:2,500

The 1975 OS Map shows a significant amount of development has taken place. The Malthouse is no longer connected to the building to its right. Tyrolean Lodge has been constructed between the Yapton Evangelical Church and The Malthouse. This OS Map also demonstrates the start of development of Tack Lee Road and the arrangement of a relatively loose grain of residential development to the south, with semi-detached dwellings accommodated on long plots which are setback from the street edge.



Figure 15: 1980 Ordnance Survey Map - Yapton, 1:10,000

Within the space of less than thirty years, the small, secluded village of Yapton has increased residential development, especially to the east of the site and along Bilsham Road. The new road, seen on the 1952 OS map, now functions as a road through a residential neighbourhood, incorporating the old canal bridge. New development is also clear to the north of Bilsham Road and Burnham Road. The open space in the older area of Yapton remains. Plant nurseries have been incorporated to the north of the village to the rear of newly built detached residential properties. A scout hut has been built to the west of the site on Drove Lane. There is no change apparent within the boundaries of the Site.

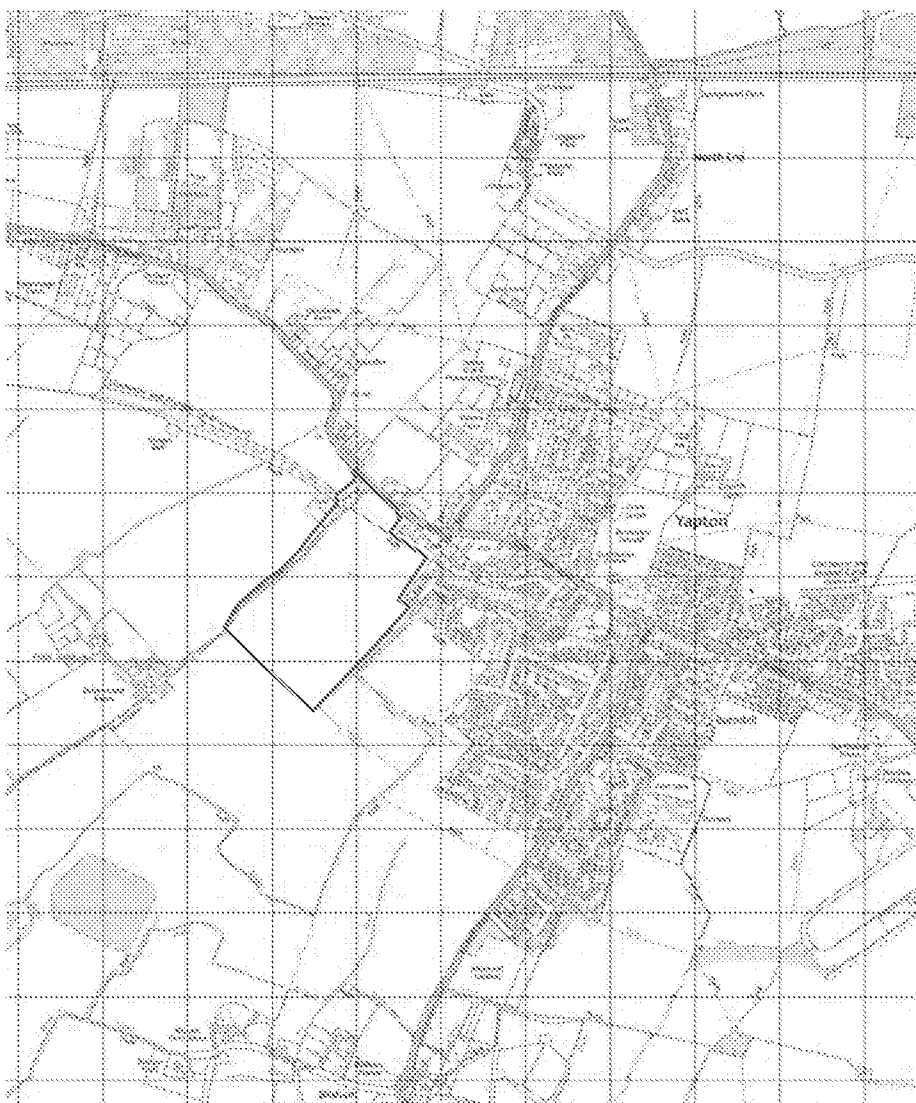


Figure 16: 2017 Ordnance Survey Map - Yapton, 1:10,000

The 2017 OS map illustrates a clear pattern of recent residential development to the south Yapton Road. Development of the open space in between Church Road, Church Lane, Main Road and North End road has taken place with the only open space within the village being the village green at the top of Bilsham Road. There has been new development on the site of the old industrial estate along the east side of Bilsham Road, where the space has been developed into a residential area. The site remains consistent with what is shown on the 1980 OS map. However, urban development in the south section of the estate to the east of the site demonstrates a lighter grain than the development in the older part of the village.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

The Site is located within Yapton, West Sussex. It is situated to the south west of the centre of the village, south west of Main Road and to the south east of Drove Lane. It is bounded by residential development to the east and to the north. The Site consists of a field currently in arable use. The field is associated with Drove Lane Farm located on the north-west boundary. The field boundaries consist of mature trees and hedges.

The north corner of the Site is located within Yapton's Main Road/Church Road Conservation Area. There are no further designated or non designated built heritage assets within the Site. There is small cluster of built heritage assets close to the northern boundary of the Site. These will be assessed in Section 4.2.

The assets have been scoped for the whole SD7 site including the adjacent parcel to the south-east boundary. A 1km search radius from the Site and adjacent development site has been used to identify designated and non-designated built heritage assets which may be affected by development on the Site. Twenty-eight designated heritage assets and two conservation areas were identified. An on-site assessment has established that eighteen of these designated assets and one conservation area will not be affected by the proposed development as they have no inter-visibility with the Site, are masked by intervening development and hold no functional or historic relationship with the Site. These include: The Homestead (including attached outbuildings), The Parish Church of St. Mary, Stakers Farmhouse, Hobbs Farmhouse, 19 Burndell Road, Park Lodge, The Shoulder of Mutton Inn, Dyers Croft, Wall to Dyers Croft, Coachman's Cottage, The Twelfth of Never, Berricourt, Willow Cottage, Church House, The Old Cottage, Rose Cottage, Yew Tree House, Manorial Dovecote at Church Farm and the Church Lane/Church Road Conservation Area.



Figure 17: View B (in Figure 18) looking south toward southern boundary showing planted edges and a horizon predominantly comprised of trees.



Figure 18: Aerial image and layout of the Site outlined in red, and showing the adjacent development site outlined in amber



Figure 19: View C (in Figure 18) looking south west towards southern boundary showing a horizon comprised of planting



Figure 20: View A (in Figure 18) looking north from southern boundary back towards the built form along Yapton Road

4.2 STATUTORILY LISTED BUILDINGS

Bonham Farmhouse and

Bonham's Barn

Listed: Both Grade II

List Entry Number: 1274490 (Bonham Farmhouse), 1237904 (Bonham's Barn)

The existing buildings known as Bonham's Farmhouse and Bonham's Barn both appear on the earliest 1876 map of Yapton Road in much the same position as they are found today. They are listed separately but recognised for having group value and are representative of rural patterns of development as well as being attractive. Constructed in the early nineteenth century, Bonham Farmhouse is a two storey large detached property, with a large, steep pitched slate roof. It is of a mainly Regency style, with a Victorian bay window on the western side of the property. The building sits within its own plot, set back from the road (B2233) with private driveway. The barn is an early addition to the site, built to the north in the middle of the eighteenth century. The barn is a single storey U-shaped building with restored timbers and has group value with the farmhouse.

Recognised for their group value, the principal significance of the farmhouse is related to its architectural and historical interests. The principal significance of the barn is related to the reuse of seventeenth century timbers and its association with agricultural use.

They are linked with the open plot of the development site in the Conservation Area Appraisal and identified as being of rural character. The pitched slate roof of the Farmhouse is visible from the development site. Its immediate setting is related to the farmhouse and the wider setting is a minor contributor to its significance.

The arterial nature and volume of traffic on Main Road and Yapton Road partially severs the context of the existing listed buildings from a functional relationship to Drove Farm on the south side of the road. The Farmhouse appears to have been established with a strong relationship to the road as a threshold to the historically associated farm land and barn behind it. The 1841 tithe plan shows a grouping between the farmhouse and the land to the south within the Conservation Area. The 1841 tithe plan records this piece of land as 'meadow before house, pasture', showing the grouping of assets separated by the road at this time.

The Farmhouse is screened from the street by a tall hedge and currently appears to have a domestic garden in the curtilage of the house which is appropriate to its purpose-built use as a dwelling.

For the purposes of assessment, the significance of the barn is best understood in relation to the Farmhouse and the historically associated land to the north-east. The proposed development is not likely to be appreciable from the setting of the barn and will have no impact on the significance of the listed barn.



Figure 21: Bonham Farmhouse



Figure 23: View of Bonham Farmhouse looking north-east through the Main Road/Church Road Conservation Area

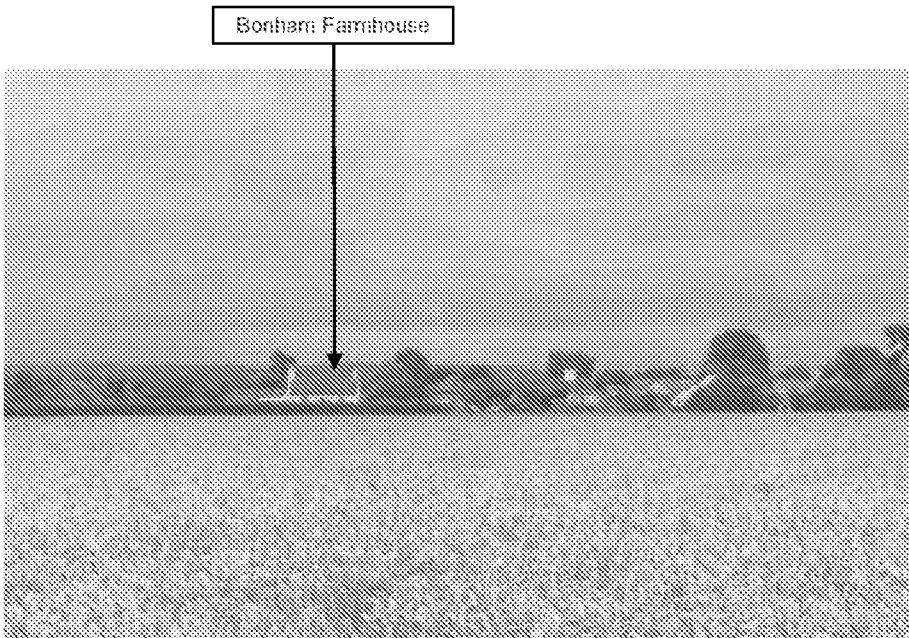


Figure 22: View of Bonham Farmhouse looking north from the southern boundary of the Site

4.2 STATUTORILY LISTED BUILDINGS

Laburnham Cottages

Listed: Grade II

List Entry Number: 1274600

Laburnham Cottages are located on the corner of Main Road and North End Road. They are set back from the roads and have a secluded plot behind foliage and the inn. They form an L-shaped layout and were constructed in the mid-eighteenth century. Both are two storey with and are of four window range, they are constructed of red brick with the south side stuccoed with tile roofs. Their significance derives from their age and their association with the early development of Yapton. The tithe map of 1841 shows a similar building footprint on what is now open land.

The cottages' significance derives principally from the age of the fabric of the buildings and its modification over time in a residential context. The setting of the buildings is a minor contributor to its overall significance as it helps to illustrate the historical development of Yapton.

Although proximate to the development site, the cottages have very limited inter-visibility with the proposed development site. The designated asset backs on to an empty plot which fronts onto Yapton Road and afford visual connection to the Old Malthouse and Bonham's Farmhouse. The cottages are heavily modified and share inter-visibility with Bonham's Farmhouse and the Old Malthouse. Although they are not currently recognised for having group value, they share a common period of eighteenth century establishment which demonstrates the pattern of early development in this part of Yapton.

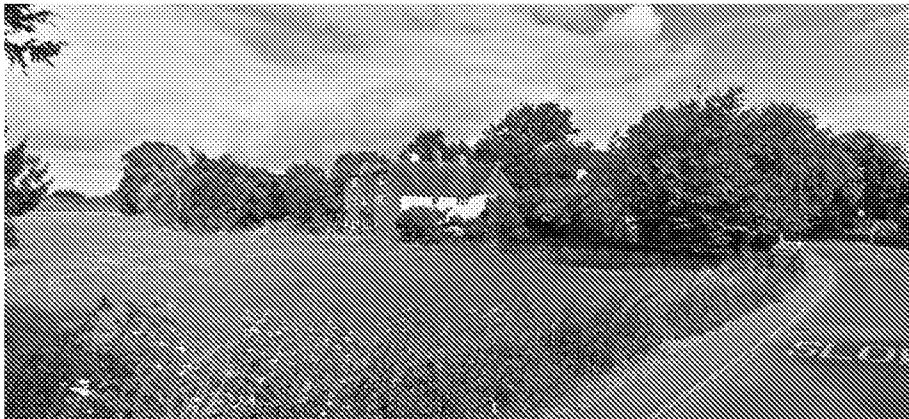


Figure 24: View of the Laburnham Cottages from Main Road, looking north.



Figure 26: Aerial image of the Laburnham Cottages (circled in red). Source: Bing Maps



Figure 25: View of the Laburnham Cottages from Main Road, looking north

4.2 STATUTORILY LISTED BUILDINGS

Old Canal Bridge, on footpath 157

Listed: Grade II

List Entry Number: 1237839

Constructed in 1820, the canal bridge formed a crossing of the Portsmouth and Arundel Canal. Constructed of red brick, this single arched hump back bridge is a substantial survivor of the former canal. The Canal Bridge is a well formed structure with red bricks, laid in a garden bond, with strong symmetry. It is aligned as a crossing over the canal which would have once run beneath its arch.

The bridge's principal significance lies within its ages and its rarity a surviving built form remnant for the former canal.

The setting of the Canal Bridge has been eroded by recent residential development to the point that it offers nothing to the significance of the designated heritage asset except a basic concession to legibility as a road now passes beneath it. The retention of the passage beneath the arch for pedestrians and vehicles is, however, substantially diminished from its purpose-built function as a canal crossing. The development will be visible from the top of the canal bridge, however the proposed development will have no impact on the significance of this designated asset which is currently experienced in a residential context largely modern.



Figure 28: The Old Canal Bridge, running over the old Portsmouth to Arundel Canal



Figure 29: Atop of the Old Canal Bridge



Figure 27: View eastward through the canal bridge, demonstrating how the setting had been eroded by the recent development

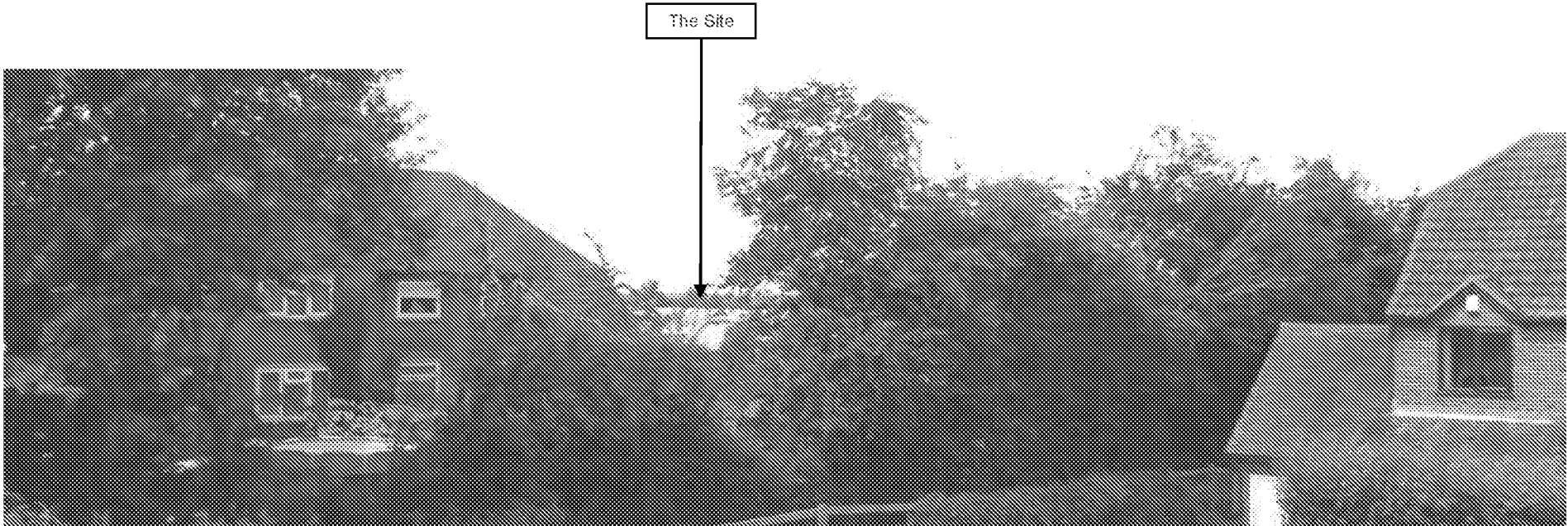


Figure 30: A view of the western section of the Site (Site B) through a separation in foliage from on top of the Old Canal Bridge

4.2 STATUTORILY LISTED BUILDINGS

The Old Malthouse

Listed: Grade II

List Entry Number: 1222553

Constructed in the seventeenth century, the Old Malthouse is a two storey residential property along the southern side of Main Road. The building originally formed part of a larger dwelling, incorporating the property to its right, as seen by the scarring on the gable end. The two properties were separated some time between 1951 and 1975.

Its principal significance derives from its history of use as a malthouse and its location close to the historic canal. The wider setting is a minor contributor to the significance of the listed asset.

The Old Malthouse is orientated to Yapton Road and appears with this relationship in the earliest available OS map of 1880. However, the location near the canal to the rear of the building is a typical location for maltings which are often established near significant infrastructure which provides convenient access to a distribution network. The Old Malthouse presents today as a modest, two storey residential building with a single hipped roof which effectively adds another storey in height. It has had minor development in the curtilage to the south west and garaging added at the street edge. The Malthouse has not been inspected internally and it is not clear whether any features related specifically to malting remain. As it predates the canal construction, the building may have been adapted to a malthouse because of its proximity to a distribution network.

The roof is visible in views from the Site. There is an accretion of ancillary buildings in the curtilage of the Malthouse. The wider setting is closely aligned to the building's proximity to the canal distribution network. Its principal historic interest is related to its age and adaptation to a malthouse.

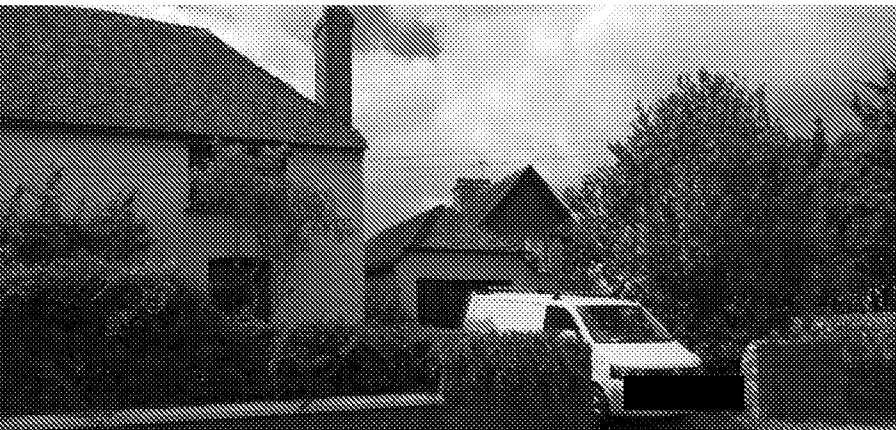


Figure 31: Detail of the Old Malthouse

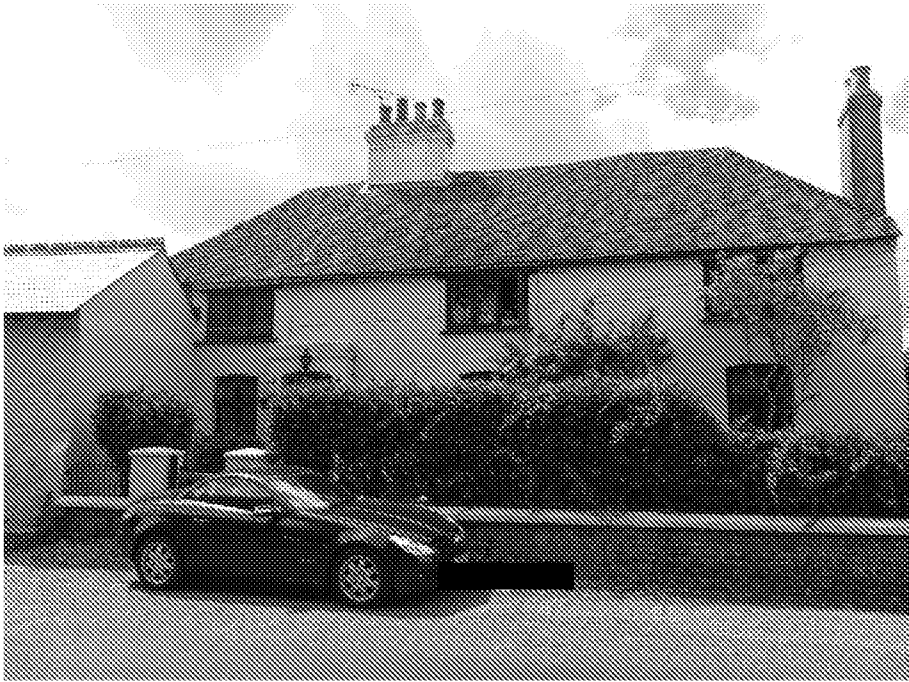


Figure 32: The Old Malthouse



Figure 33: Out building of the Old Malthouse, with Old Malthouse to the rear



Figure 34: View of The Old Malthouse, looking north from the southern boundary of the Site

4.2 STATUTORILY LISTED BUILDINGS

Yapton Evangelical Free Church and School/Hall Attached

Listed: Grade II

List Entry Number: 1237819

The Yapton Evangelical Free Church was constructed in two phases, the church was constructed in 1861. The church sits within a large open plot with green space behind and adjacent to a carpark. The church building has been built in two distinct phases, both of which consist of simple rectangular plans with gabled roof. They both address the street and do little to engage with the land to the south which is historically associated with agricultural use. The church building sits on a perpendicular axis to the street with the school house/hall aligned to be roughly parallel to the street. The intersection of the buildings is somewhat haphazardly arranged below the existing ridge lines and each module displays slightly different window detailing. The building's orientation is further emphasised with the decorative treatment which is only evident on the street-facing elevations. Flint snecking has been used to decorate the principal elevations in an attractive and inventive manner. The elevations to the side and rear are plain stucco and, although tidily arranged, are not intended as presentation elevations. What might have once been a belicote has been modified to become a concrete chimney which appears to be having some effect on the structure of the gable end wall at the school house/hall. This is visible but not prominent from the centre of the proposed development Site.

The principle significance of the Evangelical Church derives from its commercial value from its use and historical and aesthetic values. It has a historically tight curtilage (as shown in Figure 9 and 10) which is orientated towards Yapton Road. The wider setting is incidental to its heritage significance.

The curtilage of the church is predominantly gravelled carpark to the side and rear with modest landscaping to the principal elevations. There is no extant evidence of a church graveyard, garden or perimeter wall to define a historic curtilage. The church is visible from the Site but turns its back to it and has a strong orientation to the street.

A planning proposal (Y/11/16/L) was approved and accepted by the local authority on 25 April 16 for the extension of the Yapton Evangelical Church to the south with a single storey. The extension is yet to be constructed.



Figure 35: Yapton Evangelical Free Church and School/Hall attached



Figure 36: View from the Yapton Evangelical Free Church looking into Site B, over the previous route of the Old Arundel to Portsmouth Canal which lies below existing ground level

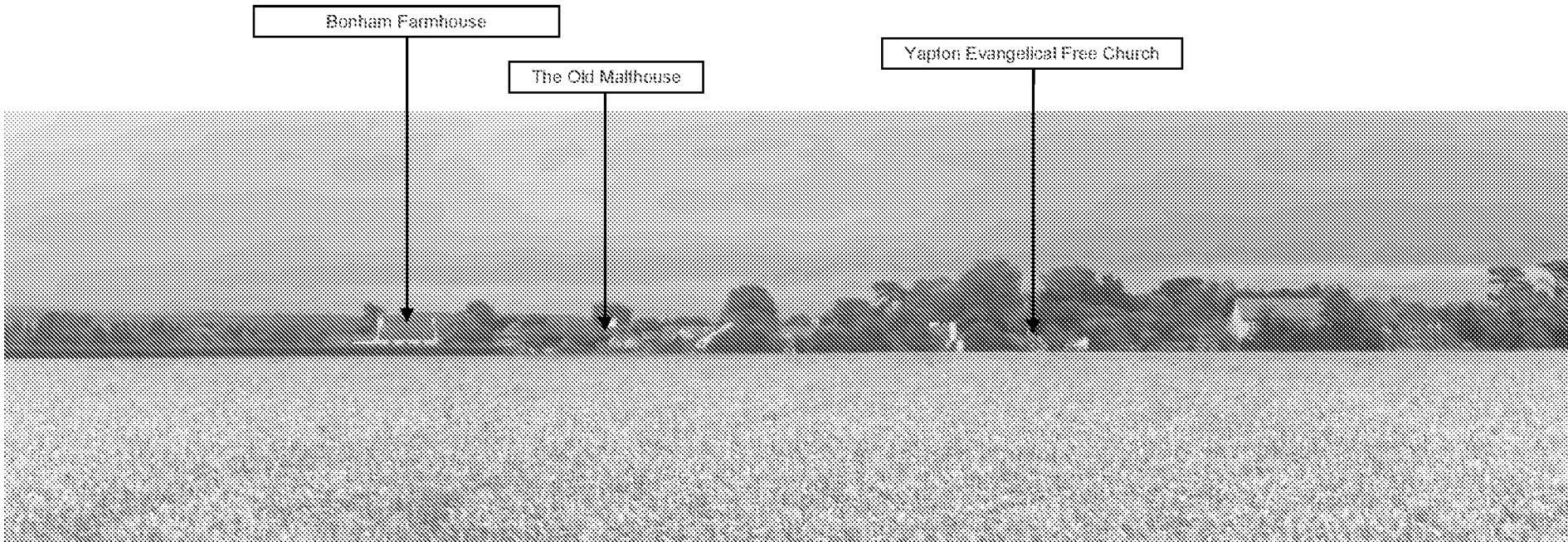


Figure 37: View the Yapton Evangelical Church, looking north from the southern boundary of the Site

4.2 STATUTORILY LISTED BUILDINGS

Bilsham Manor, Chapel and Bilsham Farmhouse

Listed: All Grade II

List Entry Numbers: 1274593 (Bilsham Manor), 1222544 (Chapel), 1237749 (Bilsham Farmhouse)

Bilsham Manor, the Chapel and Bilsham Farmhouse collectively have a group value, however all were constructed at different times. The manor has two sections, the north wing is a seventeenth century building with two storeys constructed from red brick. The south wing is an eighteenth century addition with two taller storeys.

The Chapel is the older asset within the group, established in the fourteenth century. The chapel is faced with flints and red brick. It is now converted into a residential dwelling.

The L-shaped farmhouse is likely to have originally been two cottages, constructed in the eighteenth century. The building has a tiled roof and has two nineteenth century gabled dormers.

The significance of these buildings, is principally related to their group value, age and association with the agricultural history of the area.

Bilsham Manor sits to the south of the Site and, although seemingly proximate to the southern boundary in a plan view, has almost no inter-visibility with the Site. The listed building belongs to the grouping of designated heritage assets associated to Bilsham Farm on Bilsham Lane, including the chapel and the farmhouse. The assets are not formally recognised for their group value but are likely all associated to the historic operations of the manor.

Defined by their domestic gardens and ancillary buildings, the wider setting makes no contribution to the significance to each building.

The Chapel and the farmhouse are slightly more visible from the middle of the Site, however they are not prominent in the horizon (Figure 41). The buildings do not break the tree line, nor do they reveal any of the ancillary structures that contribute to their immediate setting. The setting of each building has been modified over time with the Chapel being adapted to residential use and ancillary buildings informing the extent of the setting for the manor house and the farmhouse. All three buildings are experienced in settings defined by ancillary structures, presumably related to agricultural activity, and tall dense hedging visually separates all three buildings from the proposed development Site. The Site will remain further separated by crop fields that are not included in the development proposal.

A large grass planted bund to the north of Bilsham Lane contains a reservoir which sits more prominently in the landscape than these designated assets. The bund has no heritage designation or significance but represents part of the rural landscape modified to accommodate development.



Figure 38: Bilsham Farmhouse



Figure 39: Bilsham Manor Chapel



Figure 40 Bilsham Manor showing two distinct phases of development

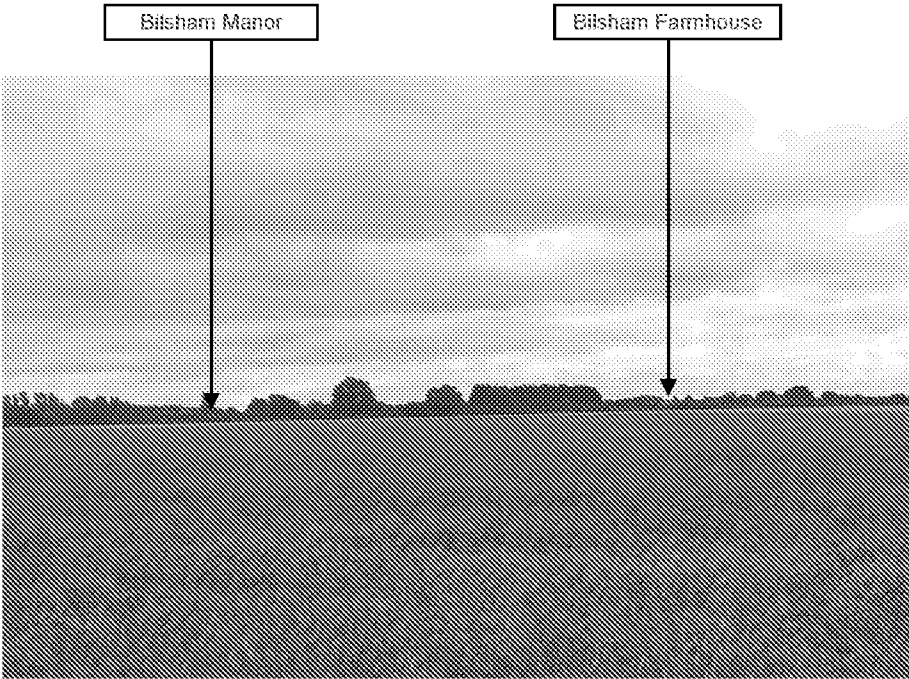


Figure 41 View of Bilsham Manor (left) and Bilsham Farmhouse (right) from the southern boundary of the site (Site B). The Chapel is located in between both assets, but cannot be seen from the Site

4.2 STATUTORILY LISTED BUILDINGS

Barnham Windmill

Listed: Grade II

List Entry Number: 1276729

Known locally as the John Bakers Mill, this four storey flint and stone tower mill with a stage at first floor level is a prominent feature on the West Sussex horizon. Constructed in 1790, the windmill had two sails and two spring sails. These were replaced with four patent sails carried on a cast iron wind shaft in 1890. In 2009 a planning application (BN/10/07) was accepted by Arun District Council to convert the windmill into a residential property.

The windmill is appreciable from a wide area and its principle significance is related to its age, form and purpose-built use as a mill. The wider setting makes negligible contribution to its heritage significance.

The Barnham Windmill has been a prominent feature in the wider landscape since its construction in 1790. It still produces grain associated to bakery use although its now relies on electricity for operation. The height and scale of the windmill make it a prominent feature in the landscape which can be experienced from a number of locations on the Site. Its immediate setting includes a number of smaller buildings which are not perceptible from the Site. Its significance is related to the age and size of the windmill and the fact that it remains in operation. The windmill will remain appreciable from various parts of the proposed development and therefore any impact on its significance is considered negligible.



Figure 42: View of Barnham Windmill from Main Road looking south along Yapton Road



Figure 43: View of Barnham Windmill looking east

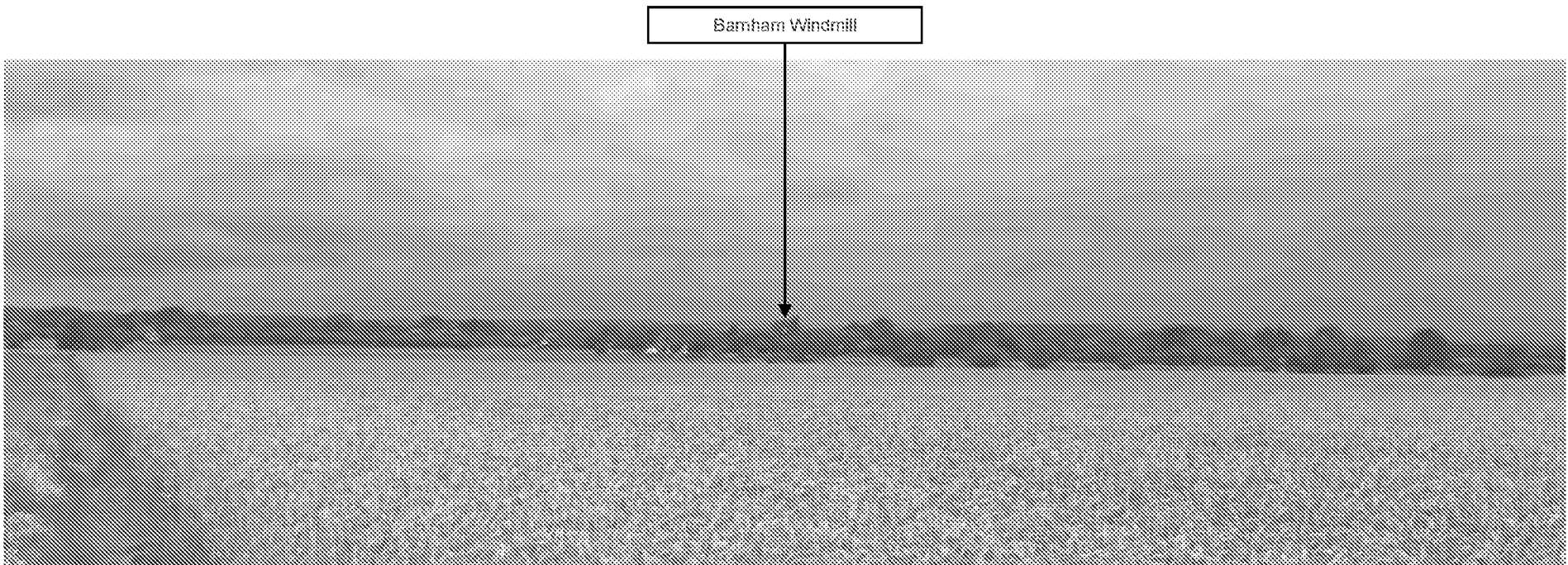


Figure 44: View of Barnham Windmill looking east from the southern boundary of the Site.

4.3 CONSERVATION AREAS

Main Road/Church Road Conservation Area

Main Road/Church Road Conservation Area was first designated in July 1994. The Supplementary Planning Guidance for Conservation Areas was adopted in October 2000 by Arun District Council.

The Main Road/Church Road Conservation Area is located along, and incorporates, three main roads in and out of the village; Main Road, Church Road and North End Road. There are fourteen listed buildings within the Conservation area and no locally listed buildings.

The Conservation Area generally comprises of two-storey residential housing, mainly in brick and flint or stucco. These large residential detached properties generally have natural slate or plain clay tiles for roofs, which seems to be the predominant materials in the area. The detached dwellings date mainly from the seventeenth and eighteenth centuries with some highly quality architectural embellishments. There are two assets (The Evangelical Church and the Old Canal Bridge) that date from the early nineteenth century.

Significance

The significance of the Main Road/Church Road Conservation area is considered to derive mainly from the rural and historic character of the area which is represented by a loose grain of development and the types of buildings which dominate the area. The Conservation Area recognises aspects of the village when agriculture was the main economic driver. Its significance also derives from the presence of the historic Arundel and Portsmouth Canal. The canal bridge demonstrates the historical growth and development of the village which is of particular interest due to the increase in growth in the late nineteenth century.

Setting of the Site, and the contribution it makes to the significance of Main Road/Church Road Conservation Area

The Site is located to the south of the Conservation Area, with the north-west section of the site edging its way inside the Conservation Area to the edge of Main Road.

The Conservation Area and the Site both share the small section of land that contains remnants of the old Arundel and Portsmouth Canal. This field still has iron agricultural fencing as its boundary with modest decorative gates in the middle. The Conservation Appraisal links this unbuilt plot to Bonham's Farmhouse and Barn. This is recorded as 'meadow before house, pasture' on the 1841 tithe plan. The plan shows the grouping of assets separated by the road at this time.

Moving further south, the small field to the west of the Conservation Area and to the north of the Site, are separated and screened by tall hedging and foliage limiting visibility to Drove Lane Farm.

Overall, the small portion of contained Site within the Conservation Area is considered to be a minor contributor to its overall significance.

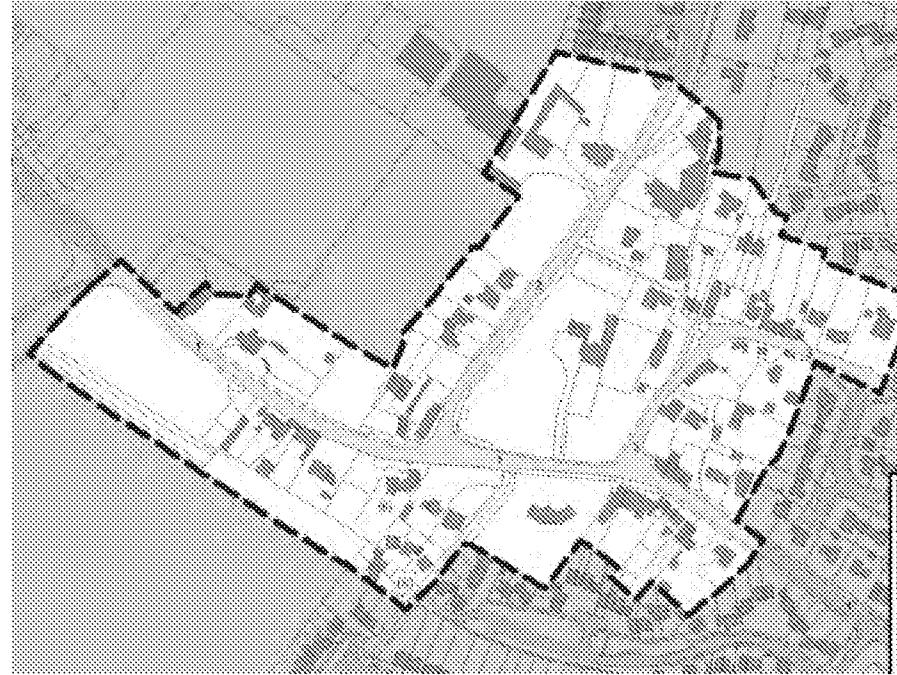


Figure 45: Main Road/ Church Road Conservation Area Map



Figure 46: Views looking East, into the Main Road/Church Road Conservation Area.



Figure 47: Views looking south into the Main Road/Church Road Conservation Area and Site



Figure 48: Views looking southeast towards the site and into the Main Road/Church Road Conservation Area.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS

The Site, is adjacent to another development site which is immediately adjacent to the late twentieth century residential development towards the south end of Yapton. The Site is bounded by Drove Lane to the west and Main Road to the north with the eastern boundaries abutting residential development and the south boundary leading into crop fields.

The proposed development area includes a small section of the conservation area, which will accommodate a new emergency access road for occasional use and a new junction from Drove Lane into the development site. The principal access road will be five metres wide and the emergency access road will be three metres wide. The hierarchy of road widths is designed to control frequency of use and to avoid increasing turning traffic from Main Road.

The proposed masterplan identifies a variety of dwelling buildings with key buildings used to punctuate corners to aid way finding and add interest to the built form in the locality. The dwellings are a mix of detached, semi-detached and series of not more than four houses indicating a medium density of occupation. At this point in the design process, it is assumed that the dwellings will not exceed two storeys in height and that the key buildings will not exceed three storeys plus roofs. Common open spaces are also provided for community use and for spatial relief in the proposed townscape.

The proposed street development avoids a rectilinear layout and follows a gentle arrangement of slightly curved streets. The existing field boundaries are maintained with existing hedge planting which supports the rural character and scale of the local area. The public footpath access is maintained across the site and opportunities are taken to connect into existing roads such as Bilsham Road and Gladstone Road to the south east and Main Road to the north which ensures connection to the existing community and infrastructure.

The location of the Site represents a logical point of extension to the late twentieth century residential development pattern that repeats the recent approach to development in the village.



Figure 49: Masterplan of the Land of Yapton, provided by Landlink Estates

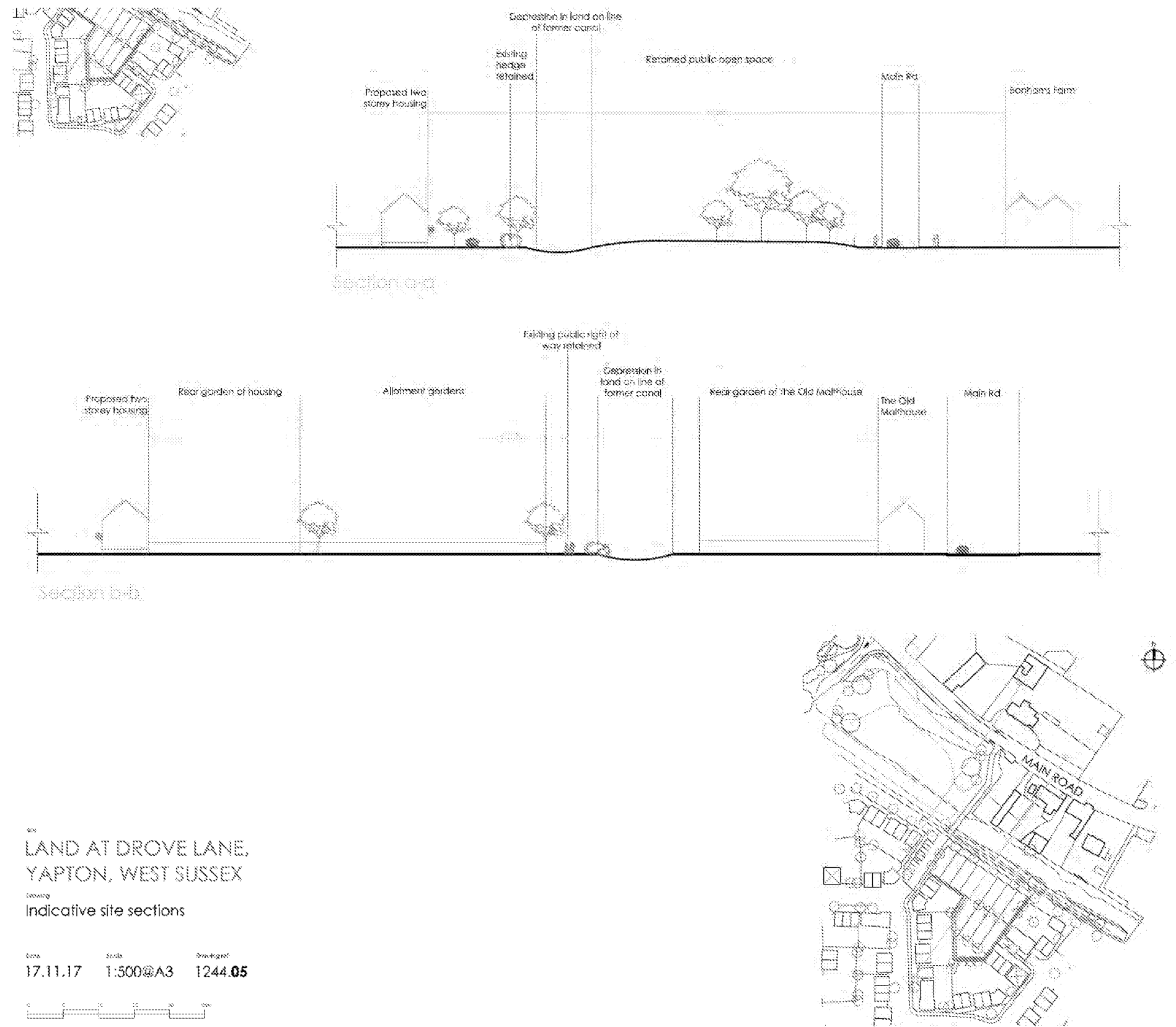
5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS

The proposed sections for the site demonstrate that a great deal of spatial relief is maintained around the canal depression and the Old Malthouse.

The combination of the Old Malthouse and the canal have some historic interest in terms of how they would have functioned together, giving this relationship some primacy in the local landscape.

The proposals arrange allotment gardens to the south of the canal which will maintain the relationship and legibility of this relationship.



5.2 ASSESSMENT OF IMPACT

Conservation Area & Listed Buildings to the North

The application Site includes a portion of land which is included in the Conservation Area boundary and is proximate to three designated assets. Other aspects of setting have been considered and are unaffected.

The small part of the Site included in the Conservation Area is proposed to be retained almost in its entirety. A new emergency access road is proposed on the eastern boundary which will be three metres wide. This is not considered to have an impact on the significance of the conservation area or other heritage assets in the area as it will be reserved for emergency use and limited to occasional use. The new traffic crossing is considered a minor intervention and will not adversely impact on the setting of the adjacent Old Malthouse which has experienced a range of built accretions within its immediate curtilage. A new junction from Drove Lane into the proposed development transects the corner of the conservation area, which has a minor impact on the intactness of the existing site contained within the Conservation Area. Planting acting as a screen to the edge of Bonham's Farmhouse and the current volume of fast traffic on Yapton Road and Main Road means that the proposal has negligible impact on the grouping of the listed farmhouse and barn.

The emerging Arun Local Plan policy HERSP1 requires that development proposals must preserve or enhance the character or appearance of the conservation area and listed buildings including their setting. It is considered that the proposed intervention to Main Road will have negligible impact in this regard as due to the visual screening afforded by existing planting, the high volume of fast traffic currently using the road and that the proposed is designed for only occasional emergency use.

The proposal ensures that public accessibility to the Site is maintained with the existing footpaths being retained and permeable edges to the proposed development. The relatively loose grain of the proposed dwellings is similar to the twentieth century pattern of development and does not detract from the eighteenth century pattern of development represented by the designated heritage assets which have retained some intervisibility along Yapton Road.

Although not wholly in the designated Conservation area, the proposed development is considered to comply with the Yapton Neighbourhood Plan Policy E8: Conservation Areas, which requires that development be suitably designed for the context within which they are set, and ensure that the scale and massing of building relate sympathetically to the surrounding area. Further to this policy, it is expected that materials and detail will be able to take appropriate account of the traditional and vernacular context during design development stages

Canal Bridge

The twentieth century residential development has eroded the setting of the listed canal bridge and the proposed development is not considered to have any impact on the significance of this designated asset. This is considered to be compliant with HER SP1 which require that for statutory listed buildings development proposals must preserve the building, its setting and any features of value it possesses.

Listed Buildings to the South

Low level, landscaped areas at the edge of the proposed scheme offer a sense of spatial and visual relief from within the site and increase the visual amenity within the development to reference the agricultural history of the area.

Hedging is retained on the site to follow the existing and historic field pattern which retains legibility of the historic form and serves to enhance a sense of rural character within each part of the proposed development.

The designated heritage assets to the south are not easily appreciable with rooflines sitting below the horizon and blending into established tree lines.

The setting of these assets is limited to more immediate environs and therefore the proposed development is considered to have no impact on their significance.

Barnham Windmill

The western edges of the application site and the public open spaces in the centre will offer occasional, distant views of Barnham Windmill which are currently present on site. This is considered equivalent to the current experience of the windmill which is partially obscured by mature trees and reveals itself only in kinetic views.

The proposed development is not considered to impact the significance of Barnham Windmill as the asset is prominent from many locations.



Figure 50: View of the proposed location for a new emergency entrance/exit near the parked cars.



Figure 51: View from public footpath on the Site with Bonham's Farmhouse and the Old Malthouse behind

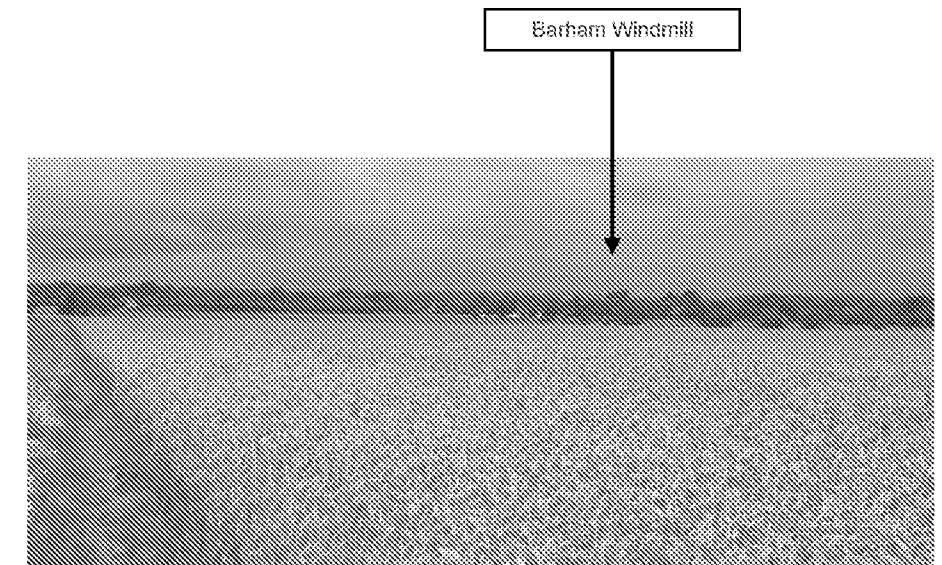


Figure 52: View of Barnham Windmill from the southern boundary of the Site

6.0 CONCLUSIONS

The proposed development is not considered to cause any harm to the significance of the identified designated and non-designated heritage assets. The small portion of land in the conservation area is retained almost in its entirety with only a new emergency access proposed to the east boundary. The immediate area has experienced similar residential development in the twentieth century which has retained the legible pattern of 18th century development. The proposed development of the Site represents no impact on the fabric of the identified heritage assets and, at most, negligible impacts on the setting of some assets that does not affect their heritage significance.

The assessments of impact have been made with due regard to national, regional and local policy requirements and guidelines and the proposed development can demonstrate compliance with each of these tests.

APPENDICES

APPENDIX A: HER MAP



APPENDIX B: STATUTORY LIST DESCRIPTION

Bonham Farmhouse

List Entry Number: 1274490

County: West Sussex

District: Arun

Parish: Yapton

Listed: Grade II

Date first listed: 21-Mar-1994

Details:

SU 90SE YAPTON MAIN ROAD 15/379 (north side). Bonhams Farmhouse. II. Early C19. Two storeys. Three windows. Stuccoed. Long and short quoins. Slate roof. Glazing bars intact. Porch with iron columns and tent-shaped canopy. C19 addition on ground floor only to the west comprising one bay of three windows.

Bonham's Barn

List Entry Number: 1237904

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 21-Mar-1994

Details:

SU 90 SE YAPTON MAIN ROAD / YAPTON ROAD 15/10019 Bonham's Barn. GV II. An intact mid C18 barn reusing some earlier timbers with two attached early lean-to's, one a cart shed the other reputed to have been a horse-powered 'engine house' for threshing corn. It has group value with the former farmhouse.

Old Canal Bridge, on Footpath 157

List Entry Number: 1237839

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 11-Sep-1986

Details:

SU 90SE YAPTON Old Canal Bridge, SP 811 on footpath 157. II. Former canal bridge C1820. Brick, mostly Flemish bond. Single arch humped back bridge with parapets and retaining walls. A substantial structural survival of the former Portsmouth and Arundel Canal built between 1817 and 1823, abandoned in mid C19. Believed to be only surviving structure remaining of the canal. See P.A.L. Vine West Sussex Waterways pp 32-35.

The Old Malthouse

List Entry Number: 1222553

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 20-Sep-1984

Details:

SU 90SE YAPTON MAIN ROAD 15/378 (south side). The Old Malthouse. II. C17. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Casement windows. C19 stuccoed porch.

Laburnham Cottages

List Entry Number: 1274600

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 20-Sep-1984

Details:

SU 90SE YAPTON MAIN ROAD 15/380 (north side). Laburnham Cottages. II. L-shaped building. C18, much altered since. Two storeys. Four windows. Red brick, south fronted stuccoed. Tiled roof. Casement windows. Gabled projection at east end.

Yapton Evangelical Free Church and School/Hall Attached

List Entry Number: 1237819

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 20-Sep-1984

Details:

SU 90SE YAPTON MAIN ROAD 15/377 (south side). Yapton Evangelical Free Church and School / Hall attached. II. Dated 1861. The church and the school or hall form an L. One storey. Five windows. Faced with flints with stuccoed dressings and quoins. Slate roof. Narrow round-headed windows. The school or hall wing to the west has a gabled central projection with a larger window of two lights.

Bilsham Manor

List Entry Number: 1274593

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 05-Jun-1958

Details:

SU 90SE YAPTON BILSHAM LANE 15/359 5.6.58 Bilsham Manor. (Formerly listed as Bilsham Farmhouse). II. Two sections. North wing C17. Two storeys. Four windows. Red brick, covered with ivy. Tiled roof. Casement windows. South wing C18 and of higher elevation. Two storeys. Three windows. Stuccoed, covered with ivy. Slate roof. Sash with glazing bars. Porch with flat head.

The Chapel

List Entry Number: 1222544

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 05-Jun-1958

Details:

SU 90SE YAPTON BILSHAM LANE 15/360 5.6.58 The Chapel. II. A C14 chapel, formerly used as a store-shed, now restored and converted into a house. Two storeys. Four windows. Faced with flints with red brick

APPENDIX B: STATUTORY LIST DESCRIPTION

dressings and quoins Tiled roof. Modern windows, except one C15 pointed window of two lights in east wall.

Old Bilsham Farmhouse

List Entry Number: 1237749

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 20-Sep-1984

Details:

SU 90SE YAPTON BILSHAM LANE 15/361 Old Bilsham Farmhouse. II. L-shaped building, probably two cottages originally. C18. Two storeys and attic. Four windows. Two C19 gabled dormers. Faced with knapped flints with red brick dressings, quoins and stringcourse. Tiled roof. Casement windows.

Barham Windmill

List Entry Number: 1276729

County: West Sussex

District: Arun

Listed: Grade II

Date first listed: 05-Jun-1958

Details:

SU 90 SE BARNHAM YAPTON ROAD 15/435 5.6.58 Barnham Windmill II Built in 1790. Tower type. Faced with tarred stucco. Domed cap of copper sheets Sweeps and fantail missing. Lunette windows. Machinery intact. Still used in connection with a bakery, but worked by electricity.

APPENDIX C: REFERENCES

References:

A P Baggs and H M Wame, 'Yapton', in A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, including Arundel, ed. T P Hudson (London, 1997), pp. 245-261.

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