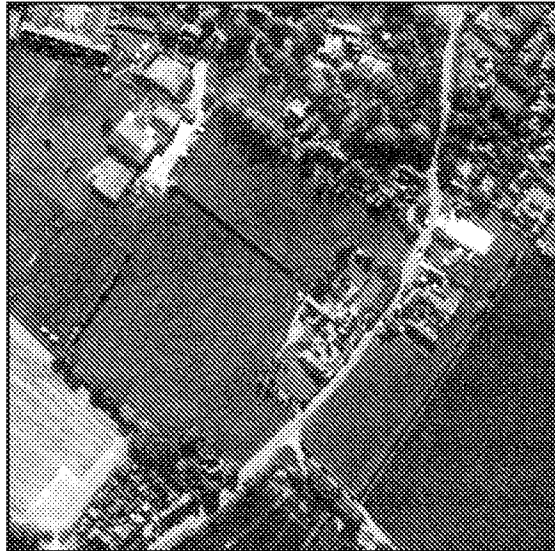


DEVELOPMENT ARCHAEOLOGY SERVICES LTD.

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY OF PROPOSED DEVELOPMENT AT BONHAMS FIELD, YAPTON, WEST SUSSEX.

[Site Centred at approximately
National Grid Reference SU 9756 0345]

PREPARED FOR SEAWARD PROPERTIES LTD.



By

Neville Hall & C. A. Pine MA BSc

July 2016

© DAS 2016

Contents

Summary

- 1.0** Introduction
- 2.0** Site location and description
- 3.0** Objectives and methods
- 4.0** Planning background
- 5.0** Archaeological and historical background
- 6.0** Site-specific search/investigation results
 - 6.1** Documentary information
 - 6.2** Aerial Photographs
 - 6.3** Site visit
- 7.0** Assessment of archaeological potential
- 8.0** Impact on archaeological resources
- 9.0** Suggested Mitigation
- 10.0** HER Data summary
- 11.0** Acknowledgments
- 12.0** Bibliography

Illustrations

- Figure 1:** General site location at a scale of 1:25,000.
- Figure 2:** Site location at a scale of 1:2,500 [extract from Architects plan].
- Figure 3:** Extract from the tithe map for the parish of Yapton of 1841.
- Figure 4:** Extract from the First Edition six inch to 1-mile scale O.S. map of 1880, map sheet no. Sussex 62SE.
- Figure 5:** Extract from the Second Edition six inch to 1-mile scale O.S. map of 1899, map sheet no. Sussex 62SE.
- Figure 6:** Extract from the Third Edition six inch to 1-mile scale O.S. map of 1914, map sheet no. Sussex 62SE.
- Figure 7:** Extract from the Fourth Edition six inch to 1-mile scale O.S. map of 1939, map sheet no. Sussex 62SE.
- Figure 8:** Extract from the Provisional Edition six inch to 1-mile scale O.S. map of 1951, map sheet no. Sussex 62SE.
- Figure 9:** Extract from the 1:10,000 scale O.S. map of 1967, map sheet no. SU 90 SE.
- Figure 10:** Extract from the 1:10,000 scale O.S. map of 1980, map sheet no. SU 90 SE.
- Figure 11:** Cultural heritage sites within a 0.5km radius of the assessment site at a scale of 1:10,000.

Appendices

- Appendix 1:** Extracts from the West Sussex County Historic Environment Record [HER] and the National Heritage List of Historic England

Summary

- *This pre-planning application archaeological desk based assessment study has been prepared for Seaward Properties Ltd. in advance of proposed new development on land at Bonhams Field, Yapton, West Sussex.*
- *From previous experience of working within the Lower Sussex Coastal Plain, evidence for Bronze Age, Iron Age and Roman-British archaeological activity and finds are not uncommon. It could be anticipated that similar such finds may be encountered on this assessment site. The West Sussex Historic Environment Record has designated an Archaeological Notification Area in Yapton, which includes a portion of the south-eastern area of the assessment site and the area of Bonhams Farm.*
- *A Bronze Age pot was found to the south-west of the assessment site in 1951 and although no archaeological activity or finds from either the Iron Age or Romano-British periods have been found in the immediate locale of this site, it is possible that they may also be found here; though the potential for archaeological activity and finds from the Bronze Age, Iron Age and Roman periods to be found on this assessment site is considered to be **low**.*
- *Although the settlement of Yapton would appear to have had late Anglo-Saxon origins from place name evidence; no evidence for any archaeological activity or finds from this period have been found within the vicinity of the assessment site, so the potential should be considered to be **low**.*
- *Although a steelyard weight has been found to the south-west of the assessment site, this is considered to be an isolated find and not indicative of associated settlement activity from the medieval period. So the potential for medieval archaeological activity and finds to be made on this assessment site should also be considered to be **low**.*
- *The map regression, which was undertaken for this study has identified several removed post parliamentary enclosure field boundaries within the area of the assessment site along with an outbuilding at the rear of Bonham's Farm and a cottage with a rear barn on the Main Road frontage within the south-eastern portion of the assessment site. So the potential for post-medieval archaeological activity and finds to be found on this assessment site is considered to be **moderate to high**.*

- *It is considered that there will be **low impact** from development on the identified low archaeological potential from the Bronze Age, Iron Age, Romano-British, Anglo-Saxon and medieval periods and **high impact** from development on the identified high potential from the post-medieval period.*
- *There are a number of Grade II listed buildings located proximal to the assessment site. This includes the early 19th century Bonhams Farmhouse and the mid-19th century Bonhams Barn, which are both situated to the immediate south-west of the assessment site. In close proximity to the assessment site are: The Homestead, North End Road, an 18th century house to the north-east of the assessment site; Stakers Farmhouse, North End Road, an early 19th century farmhouse, also to the north-east of the assessment site; Laburnham Cottages, Main Road, an 18th century house, located to the immediate east; the Old Malthouse, Main Road, a 17th century malthouse building, situated to the immediate south and the Yapton Evangelical Church and schoolroom, Main Road, dating to 1861, to the south-east. The settings of these buildings in relation to the assessment site will be material considerations in respect to any decisions concerning proposed development within the area of this assessment site.*
- *It is considered that there will be a **moderate to possibly high impact** from any proposed development within the area of the assessment site on the settings of the Grade II listed Bonham's Barn and Bonhams Farmhouse, on the Grade II listed Old Malthouse and on the Grade II listed Laburnham Cottages and a **moderate impact** from any proposed development within the area of the assessment site on the settings of the Grade II listed The Homestead, Stakes Farmhouse and the Yapton Evangelical Church and school room.*

1.0 Introduction

- 1.1 This pre-planning application archaeological desk-based assessment study was commissioned by Seaward Properties Ltd. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of proposed new development on land at Bonhams Field, Yapton, West Sussex. This will form the basis for a decision making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.

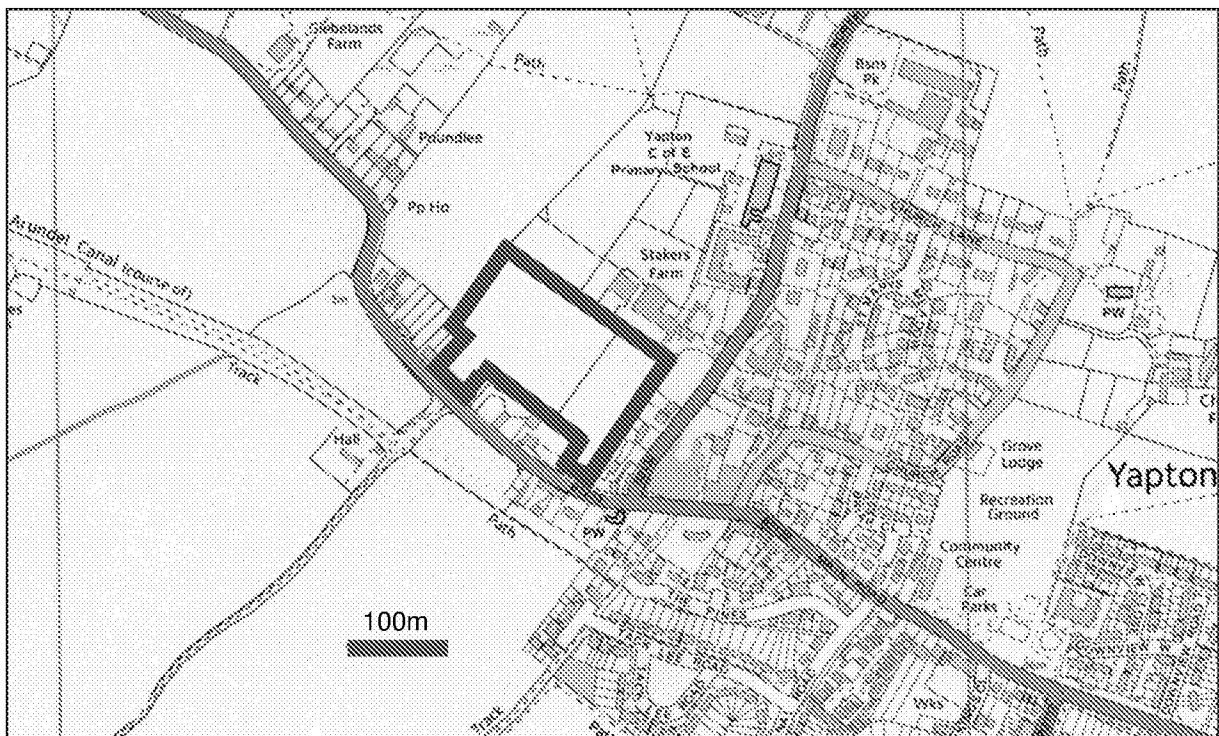


Figure 1: General site location at a scale of 1:5000. The area of the proposed development site is shown in red. [O.S. copyright licence number 100048723]

2.0 Location and description [Figures 1 and 2]

- 2.1 The assessment site at Bonhams Field is situated on land off the northern frontage of the B2233 road [Main Road] and on the western outskirts of the village of Yapton. The assessment site currently comprises an enclosed field with modern residential development to the east. The village of Yapton is situated within the modern civil parish of the same name, administrative district of Arun, county of West Sussex.
- 2.2 The assessment site is situated on deep, stoneless silty soils of the Hamble 2 Series, which have developed on aeolian silty drift deposits of brickearth. These in turn overlie Oldhaven, Blackheath, Woolwich, Reading and Thanet gravel beds of the Palaeocene [Soil Survey, 1983; BGS, 1996].
- 2.3 The site is centred at approximately Central National Grid Reference: SU 9756 0345.

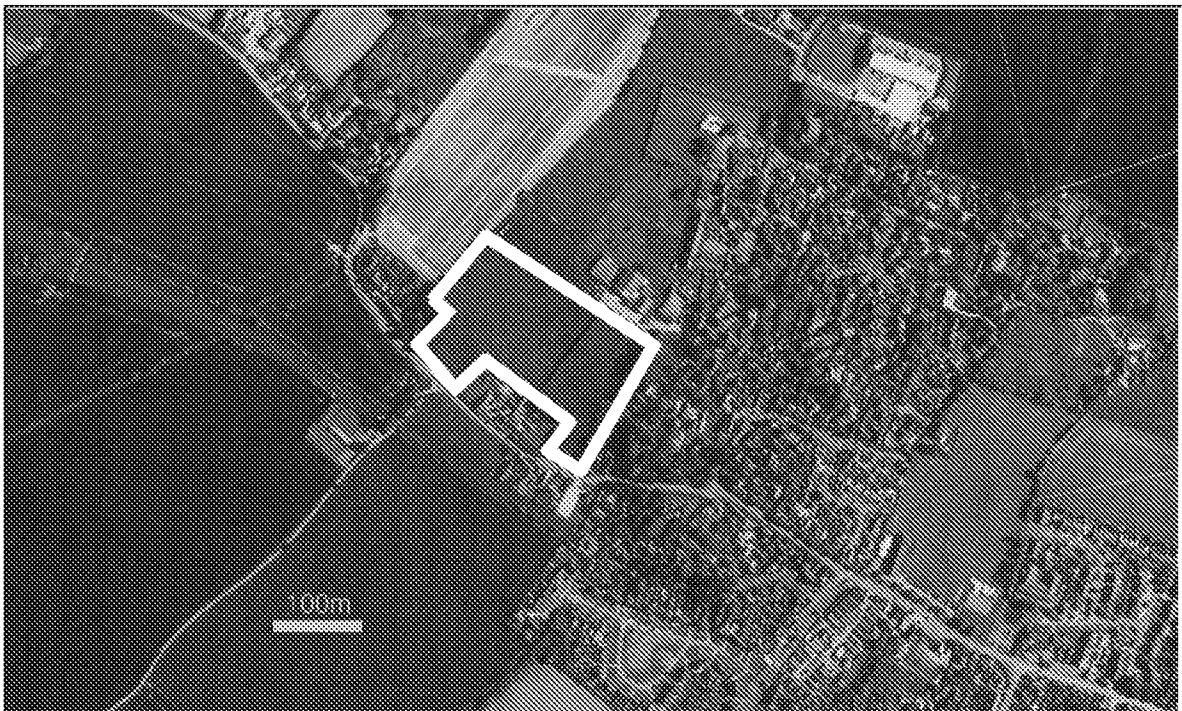


Figure 2: Site location at an original scale of 1:5000. The assessment site is shown outlined in yellow.

3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following sources: -
- The West Sussex County Historic Environment Record [HER];
 - The Local Studies Collections of the Chichester Library;
 - The National Heritage List of Historic England;
 - Consultation of published local histories of the area; and
 - A site visit by Christopher Pine of Development Archaeology Services Ltd.
- 3.3 A search of the West Sussex County Historic Environment Record [HER] was undertaken for previous archaeological investigations, listed buildings, scheduled monuments, archaeological sites and findspots within a 0.5km radius of National Grid Reference SU 9756 0345. The results of this search are presented below and tabulated as **Appendix 2**, and their respective locations are shown plotted on **Figure 11**.
- 3.4 Copies of manuscript and published Ordnance Survey maps of the area of the assessment site were obtained from the West Sussex Historic Environment Record [HER] and comprise **Figures 3-10** of this study. The results of a map regression exercise of the area of the assessment site is presented in **Section 6.1** of this study.
- 3.5 Copies of aerial photographs [APs] of the area of the assessment site were obtained from the West Sussex County Historic Environment Record [HER] for the same search area. The results of the aerial photographic analysis are presented in **Section 6.2** of this study.
- 3.6 A site walkover survey of the area of the assessment was carried out by Christopher Pine of Development Archaeology Services Ltd on the 29th June 2016. The results of this site walkover survey are presented in **Section 6.3** of this study.

4.0 Planning Background

- 4.1 This application archaeological desk based assessment study has been prepared for Seaward Properties Ltd. in advance of a proposed new development on land at Bonhams Field, Yapton, West Sussex. This desk based assessment report will be submitted to Arun District Council [the Local Planning Authority] to inform and support any forthcoming planning application for proposed development on this site in due course.
- 4.2 The study constitutes an initial enquiry of archaeological and heritage assets within the development area as detailed / required by Policy HER DM5 [sections 1.7.1, 16.7.2, 16.7.3 and 16.7.4, and also Policy HER DM6 [paragraphs a, b and c] of the submission draft Arun District Council Local Plan [2011-2031].
- 4.3 In line with central and local government policy and guidance this archaeological desk based assessment constitutes a 'first order' review of the archaeological / heritage potential and significance of the site and assesses the need or otherwise for mitigation measures.

5.0 Archaeological and historical background

- 5.1 A search was made of the West Sussex County Historic Environment Record [HER] for a 0.5km radius that was centred on the assessment site, which is centred at National Grid Reference: SU 9756 0345. The National Heritage List of Historic England was also consulted.
- 5.2 A late Bronze Age pot was found by GPO engineers in 1951 just to the north of Drove Lane to the south-west of the assessment site and a few yards from the west bank of the disused Chichester to Arundel Canal [**Site No. 25**, HER MWS2402].
- 5.3 The findspot of a silver tetradrachm of Demetrius II of Syria [146-138BC] was found at Spark's brickyard at Yapton in 1954 [**Site No. 21**, HER MWC2398].
- 5.4 There is no separate entry for Yapton in the Domesday Survey of AD1086. Though through place name evidence, the settlement of Yapton in the Hundred of Avisford would appear to have had late Anglo-Saxon origins. The place name itself is derived from an Anglo-Saxon personal name and the Old English *tun*, hence 'the farmstead/village of a man called Ebba'. Later medieval documentary sources variously refer to this settlement as *Abyngton* and as *Abbitona* [12th century]; *Abbiton* [late 12th

century]; *Jabinton* [AD1271-1288]; *Yabynton* [AD1288-1315]; *Yhabitone* [AD1288]; *Yabeton* [AD1314-1428]; *Yabynton* [AD1288] and as *Yapeton* [AD1295] [Poulton-Smith, 2012; Glover 1997; Mawer, Stenton & Gover, 2001].

- 5.5 The findspot of a medieval steelyard weight was found in 1923 to the south-west of the assessment site and opposite to Bonham's Farm [**Site No. 24**, HER MWS2400].
- 5.6 The line of the Portsmouth-Arundel canal extends to the south of the assessment site [**Site No. 23**, HER MWS5754]. A barge canal was originally projected to extend from the River Arun at Ford to Salterns in Chichester Harbour with a branch from Hunston to Chichester. The western section from Salterns to Chichester was finally cut as a ship canal. From Hunston the barge canal ran for 9.75 miles to Ford where two locks took it down to the River Arun. Work began on the Canal in 1818 and the Canal was opened in 1822. However, by 1833, it had fallen into disuse. The Canal survives as an earthwork along much of its length except where it has been destroyed by modern agriculture or by modern development.
- 5.7 The Grade II listed Old Canal Bridge on Footpath 157 is a former canal bridge dated to c.1820 on the line of the former Chichester and Arundel Canal [**Site No. 8**, HER DWS1078, NHL 1237839]. This is a single span bridge in brick with parapets and retaining walls. This is a remnant of the Chichester to Arundel Canal.
- 5.8 The Tack Lee Bridge at Yapton is situated on the Portsmouth to Arundel Canal and comprises a brick arch dating to between 1818 and 1823 [**Site No. 26**, HER MWS7927]. It is situated to the south-west of the assessment site.
- 5.9 The Grade II listed Bonhams Barn is situated centrally and at the extreme south of the assessment site and off the north-eastern frontage of Main Road [**Site No. 2**, HER DWS1085, NHL 1237904]. This is an extant and intact barn of mid-18th century origin with two early attached lean-tos. One is a cart shed whilst the other is reputed to have been a horse powered 'engine house' for threshing corn. Nearby, and also situated to the immediate south-west of the assessment site and off the north-eastern frontage of Main Road is the Grade II listed Bonhams Farmhouse [**Site No. 3**, HER DWS1085, NHL 1274490]. This is an early 19th century farmhouse.
- 5.10 The Grade II listed The Old Malthouse, Main Road is a 17th century malthouse that is situated to the immediate south of the assessment site [**Site No. 13**, HER DWS1063, NHL 1222554].

- 5.11 The bulk of the area of the assessment site is situated to the immediate west of the Yapton Conservation Area. However, the most easterly portion of the assessment site, which fronts onto the northern side of the B2233 road is situated within this Conservation Area.
- 5.12 Also situated within this Conservation Area are a number of Grade II listed buildings. These comprise: Berricourt, Main Road, an 18th century house [**Site No. 1**, HER DWS1076, NHL 1237827]; Church House, Church Lane, an early 19th century house [**Site No. 4**, HER DWS1059, NHL 1222545]; Coachman's Cottage, Church Lane, a 16th century timber framed cottage [**Site No. 5**, HER DWS1060, NHL 1222547]; Dyers Croft, Main Road, a house constructed in the Arts and Crafts style and built in 1938-9 [**Site No. 6**, HER DWS1080, NHL1237841]; Laburnham Cottages, Main Road, a much altered 18th century house situated to the immediate east of the assessment site [**Site No. 7**, HER DWS1246, NHL 1274600]; Park Lodge, Church Lane, an early 19th century house [**Site No. 9**, HER DWS1072, NHL 1237777]; Rose Cottage, Church Road, an 18th century house [**Site No. 10**, HER DWS1243, NHL 1274596]; Stakers Farmhouse, North End Road, an early 19th century farmhouse situated to the north-east of the assessment site [**Site No. 11**, HER DWS1247, NHL 1274601]; The Homestead including attached outbuildings, North End Road, house dated to 1734 with possible earlier core and extended in the 19th century situated to the north-east of the assessment site [**Site No. 12**, HER DWS1088, NHL 1237934]; The Shoulder of Mutton Inn, Main Road, an 18th century public house [**Site No. 14**, [HER DWS1245, NHL 1274599]; The Twelfth of Never, Church Lane, an 18th century cottage [**Site No. 15**, HER DWS1242, NHL 1274595]; a garden wall to Dyers Croft, Main Road, constructed in 1938-9 [**Site No. 16**, HER DWS1081, NHL 1237842]; Willow Cottage, Church Road, 18th century or earlier cottage [**Site No. 17**, HER DWS1233, NHL 1274488]; the Yapton Evangelical Free Church and attached school hall, Main Road, dated to 1861 situated to the south-west of the assessment site [**Site No. 18**, HER DWS1075, NHL 1237819] and Yew Tree House, North End Road, an early 19th century house [**Site No. 19**, HER DWS1064, NHL 1222555].
- 5.13 The site of a 19th century farmstead occurs at Bonhams Farm [**Site No. 28**, HER MWS9453]. This is arranged around a 'U'-shaped regular courtyard with additional detached elements to the main site plan. The farmhouse is detached and set away from the yard. The farmstead is in a village location and is extant.
- 5.14 The site of a 19th century outfarm occurs to the north-west of Yapton [**Site No. 20**, HER MWS13065]. This was arranged around an 'L'-shaped courtyard and was in an isolated location. The site has been totally demolished.

- 5.15 The site of post-medieval brickworks was situated to the south of Main Road and is marked as such on O.S. maps of 1896 and of 1910 [**Site No. 22**, HER MWS4707].
- 5.16 The site of a former WWII air raid shelter is situated to the immediate south-west of the assessment site [**Site No. 27**, HER MWS8120]. This is brick built with a blast wall across the entrance.
- 5.17 A portion of the south-eastern area of the assessment site along with the area of Bonhams Farm, [which is outside the boundaries of the assessment site, though lying to the immediate south-west] and fronting onto the north-eastern side of Main Road lies within an area which has been designated by the Local Planning Authority as an Archaeological Notification Area [HER DWS8515].
- 5.18 The area of the assessment site has been designated by the West Sussex County Council Historic Environment Record as being an example of planned/private enclosure and appears to have already been enclosed by the time of Yeakell and Gardeners map of Sussex of 1778 [HER HWS25584].

6.0 Site-specific search/investigation results

6.1 Documentary information

- 6.1.1 Copies of manuscript and printed Ordnance Survey [O.S.] maps were obtained from the West Sussex County Council Historic Environment Record. The earliest map consulted comprised an extract from the tithe map of the parish of Yapton of 1841 [**Figure 3**]. This map shows the bulk of the area of the assessment site as being occupied by three enclosed fields - plots nos. 113, 113a and 112. A fourth plot, plot no. 111 occupies a small area in the south-eastern portion of the assessment site. This latter plot is occupied by a cottage which fronts onto the north-eastern side of the Main Road and has a rear outbuilding, possibly a large barn. Within the accompanying tithe apportionment, plot no. 112 is referred to as 'Meadow behind house'; plot no. 113 as 'six acres at house' and plot no. 113a as 'part of six acres at house'.
- 6.1.2 An extract from the First Edition Ordnance Survey [O.S.] six inch to one-mile scale map of 1880 forms **Figure 4** of this study. This map shows that by 1880, a north east-south west orientated field boundary at the north-western end of the assessment site has gone and the enclosed field in this area thus made larger. The cottage and rear barn that was situated in the south-eastern portion of the assessment site has also gone by

this time. This area is now part of a much larger open field which makes up the south-eastern portion of the assessment site.

- 6.1.3 An extract from the Second Edition Ordnance Survey [O.S.] six inch to one-mile scale map of 1899 comprises **Figure 5** of this study. This map shows that limited change took place to the area of the assessment site between 1880 and 1899. The south-western corner of the assessment site is now occupied by two semi-detached cottages located on the north-eastern frontage of Main Road. A new outbuilding at the rear of Bonhams Farm is within its own small enclosure and now extends into the south-eastern area of the assessment site.
- 6.1.4 An extract from the Third Edition Ordnance Survey [O.S.] six inch to one-mile scale map of 1914 comprises **Figure 6** of this study. This map shows that no change took place to the area of the assessment site between 1899 and 1914.
- 6.1.5 An extract from the Fourth Edition Ordnance Survey [O.S.] six inch to one-mile scale map of 1939 forms **Figure 7** of this study. This map shows that limited change took place to the area of the assessment site between 1914 and 1939. A new and limited enclosure boundary appears to the north-east of the outbuilding noted earlier at the rear of Bonhams Farm.
- 6.1.6 An extract from the Provisional Edition Ordnance Survey [O.S.] six inch to one-mile scale map of 1951 comprises **Figure 8** of this study. This map shows that no change took place to the area of the assessment site between 1939 and 1951.
- 6.1.7 An extract from the 1:10,000 Ordnance Survey [O.S.] map of 1967 forms **Figure 9** of this study. This map shows that no change took place to the area of the assessment site between 1951 and 1967.
- 6.1.8 An extract from the 1: 10,000 Ordnance Survey [O.S.] map of 1980 comprises **Figure 10** of this study. This map shows that no change took place to the area of the assessment site between 1967 and 1980.
- 6.1.9 **Figure 2** shows the current layout to the area of the assessment site and that further change took place here between 1980 and 2016. The former outbuilding at the rear of Bonhams Farm, its enclosure and the enclosure boundary to the north-east have all gone by this time.

6.2 Aerial Photographs

- 6.2.1 A number of vertical aerial photographs of the area of the assessment site were obtained from the West Sussex County Council Historic Environment Record. The earliest of these dated to 1947. This photograph does not show any cropmark or soilmark or any other archaeological activity within the area of the assessment site. This photograph shows the area of the assessment site as being under pasture.
- 6.2.2 The next vertical aerial photograph dated from 1991. This photograph similarly shows the area of the assessment site under pasture and does not feature any cropmark, or soilmark or other any other archaeological activity within the area of the assessment site.
- 6.2.3 The next vertical aerial photograph dated from 1997. This photograph similarly shows the area of the assessment site under pasture and does not feature any cropmark, or soilmark or other any other archaeological activity within the area of the assessment site.
- 6.2.4 The next vertical aerial photograph dated from 2001. This photograph similarly shows the area of the assessment site under pasture and does not feature any cropmark, or soilmark or other any other archaeological activity within the area of the assessment site.
- 6.2.5 The next vertical aerial photograph dated from 2007. This photograph similarly shows the area of the assessment site under pasture and does not feature any cropmark, or soilmark or other any other archaeological activity within the area of the assessment site.
- 6.2.6 The next vertical aerial photograph dated from 2012-2013. The north-western portion of the assessment site is featured under pasture in contrast with the south-eastern part which is under cultivation. However, this does not feature any cropmark, or soilmark or other any other archaeological activity within the area of the assessment site.

6.3 Site visit [Plates 1-27]

- 6.3.1 A site visit was made by Christopher Pine of Development Archaeology Services Ltd. on 29th June 2016 for the purpose of recording the present appearance of the assessment site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which are reproduced below at Plates 1-27. The weather conditions were dry with good visibility. At the time of the site walkover the site area was grass covered.
- 6.3.2 The southern margin of the site is bounded by the B2233 road [Plates 1-4] The eastern boundary of the site is defined by a north south aligned run of mature trees [Plates 11 & 15]
- 6.3.3 The site area extends to a total area of approximately 3 hectares [30,000m²] and is generally flat and level. The eastern third of the site is divided from the larger western part by a north south aligned mature hedgerow [Plate 16].
- 6.3.4 The western boundary of the site is defined by a north south orientated wooded mature hedge line [Plate 27]
- 6.3.5 The north east corner of the site is being skirted by a complex of agricultural buildings [Stakers Farm see Plates 13,20,24]. The Grade II listed Stakers Farm House is screened from the north site area by predominantly modern [C20th] farm buildings [Plates 12 and 13].
- 6.3.6 Adjacent to the south west corner of the site there are two C18th conjoined cottages [Laburnham Cottages [Grade II Listed]. The west facing elevation comprising of brick elevations with modern framed windows under hipped two hipped tiled roofs overlook the extreme south east of the site.
- 6.3.7 At the central southern boundary of the site lies The Grade II listed Bonhams Barn and the Grade II listed Bonhams Farmhouse. The south facing elevation of the farmhouse fronts onto the B 2132 road though is obscured from view by planting. The façade is viewed only obliquely via the access driveway.
- 6.3.8 The north south orientated Bonhams Barn appears recently renovated. The western curtilage of Bonhams Barn is defined by a relatively modern, late C20th, driveway. The eastern and north eastern boundary of Bonhams Farmhouse is defined by a late C18th early C19th predominantly flint wall [Plates 3 and 6].



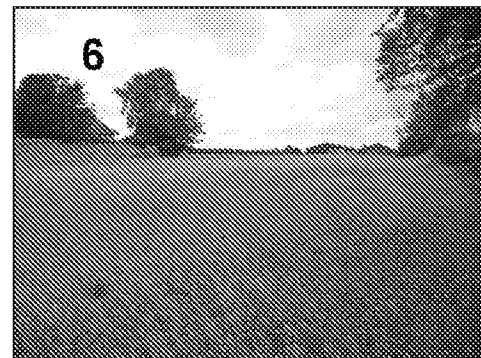
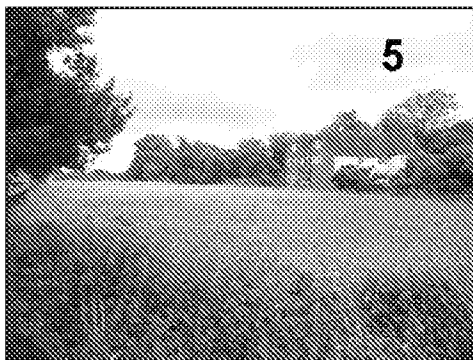
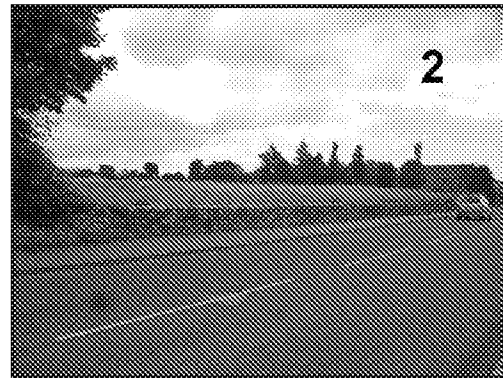
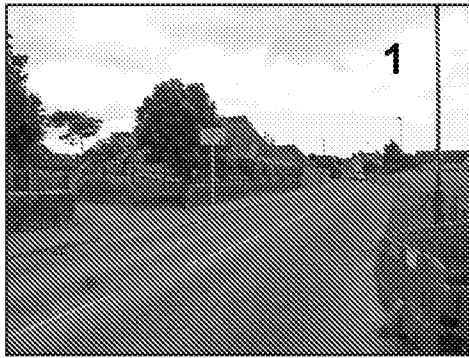


Plate 1: Southern boundary of the site area [B2233] looking to the east. To the left [north] is entrance to Bonham's House]

Plate 2: As Plate 1 though showing southern edge / boundary of the western part of the site.

Plate 3: The south east corner of the site looking to the north west.

Plate 4: From location Plate 3 was taken from though looking to the west along B2233.

Plate 5: View from south east site area looking north along the eastern site boundary

Plate 6: As Plate 5 though looking north west towards the site centre. Eastern boundary wall of Bonham's House in left field.

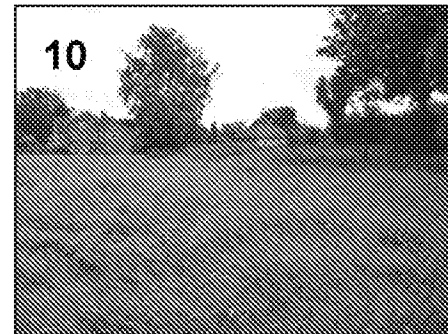
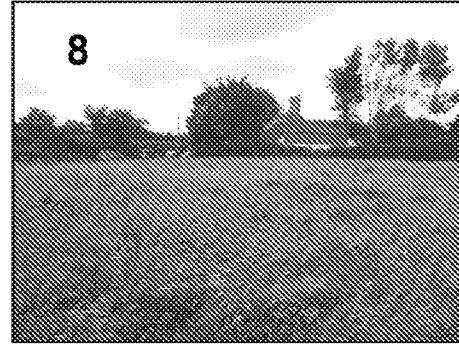


Plate 7: The western part of the site area viewed from the south / central area looking north

Plate 8: View from location Plate 7 was taken from though looking to the east towards dwelling at south west corner of the site.

Plate 9: View from centre of the site looking to the north with Stakers Farm building complex to the north

Plate 10: View from centre / south location looking to the south eastern corner of the site.

Plate 11: As Plate 10 though looking to the east. Shows part building line along the eastern site boundary.

Plate 12: Location as Plate 11 though looking to the north with Stakers Farm buildings defining north east site boundary.

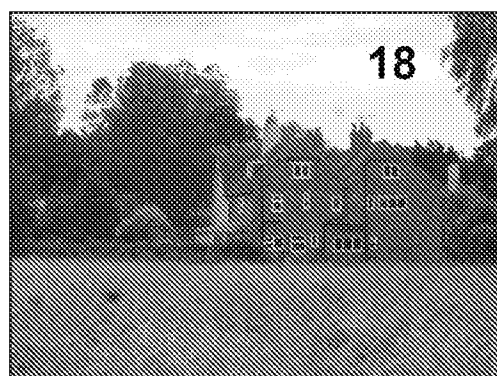
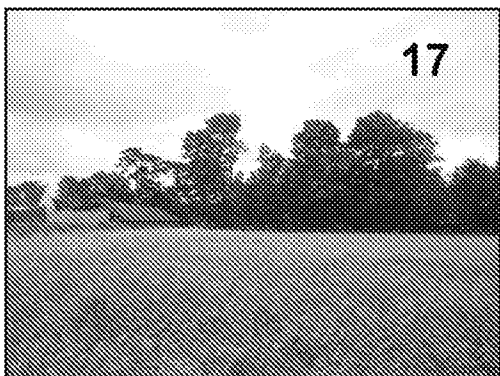
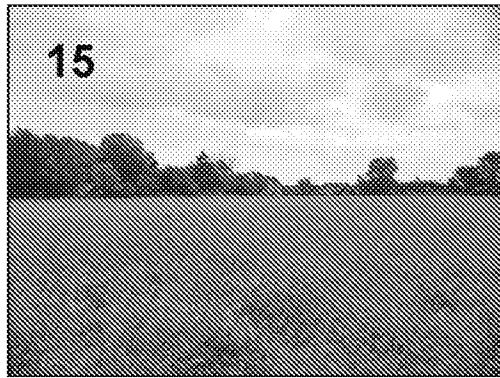
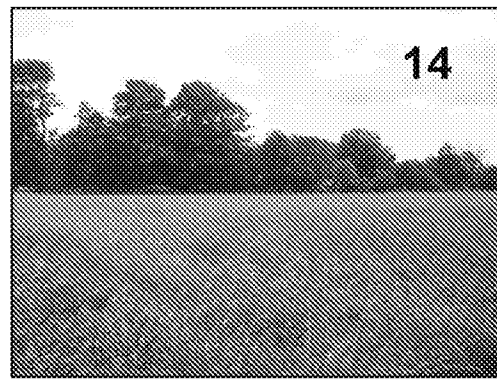
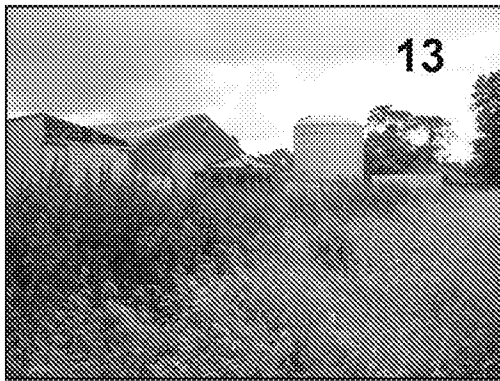


Plate 13: View from the centre north of the site showing detail of Stakers Farm Buildings external to the north east corner of the site

Plate 14: North eastern site boundary, viewed from the north centre of the site.

Plate 15: The eastern part of the site view from the north looking south

Plate 16: Central dividing hedge viewed from the north looking south.

Plate 17: The north eastern site area viewed from the north of the central dividing hedge

Plate 18: West facing elevation of building at eastern edge of the site area.



Plate 19: View of buildings at eastern edge of the site area. Viewed from central hedge line.

Plate 20: Farm buildings within Stakes Farm at the north eastern boundary of the site. Viewed from the eastern central site area.

Plate 21: View of the north facing façade buildings to the north of the Bonham's House building complex / grouping viewed from the centre of the western part of the site looking south east.

Plate 22: The northern hedge / edge boundary of the site viewed from the extreme north west corner of the site looking eastwards.

Plate 23: As Plate 21 though from the extreme north east corner of the site.

Plate 24: View of Stakers Farm buildings from the north west corner of the site.

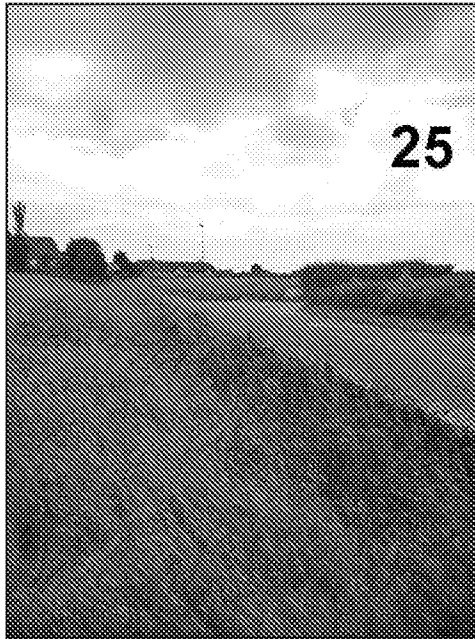


Plate 25: View of the B2233 road that defines the southern site boundary. View from the extreme south west corner of the site looking east.

Plate 26: As 25 though looking towards the west facing elevation of the Bonham's building complex.

Plate 27: The western boundary of the site looking north from the south west corner of the site area.

7.0 Assessment of archaeological potential

- 7.1 There are a number of Grade II listed buildings which are located in the vicinity of the assessment site.
- 7.2 This includes the early 19th century Bonhams Farmhouse and the mid-19th century Bonhams Barn, which are both situated to the immediate south-west of the assessment site. In close proximity [within c. 100metres] to the assessment site are: The Homestead, North End Road, an 18th century house to the north-east of the assessment site; Stakers Farmhouse, North End Road, an early 19th century farmhouse, also to the north-east of the assessment site; Laburnham Cottages, Main Road, an 18th century house, located to the immediate east; the Old Malthouse, Main Road, a 17th century malthouse building, situated to the immediate south and the Yapton Evangelical Church and schoolroom, Main Road, dating to 1861, to the south-east. The settings of these buildings in relation to the assessment site will be material considerations in respect to any decisions concerning proposed development within the area of this assessment site.
- 7.2 From previous experience of working within the Lower Sussex Coastal Plain, evidence for Bronze Age, Iron Age and Roman-British archaeological activity and finds are not uncommon. It could be anticipated that similar such finds may be encountered on this assessment site. The West Sussex Historic Environment Record has designated an Archaeological Notification Area in Yapton, which includes a portion of the south-eastern area of the assessment site and the area of Bonhams Farm. A Bronze Age pot was found to the south-west of the assessment site in 1951 and although no archaeological activity or finds from either the Iron Age or Romano-British periods have been found in the immediate locale of this site, it is possible that they may also be found here; though the potential for archaeological activity and finds from the Bronze Age, Iron Age and Roman periods to be found on this assessment site is considered to be **low to possibly moderate**.
- 7.3 Although the settlement of Yapton would appear to have had late Anglo-Saxon origins from place name evidence; no evidence for any archaeological activity or finds from this period have been found within the vicinity of the assessment site, so this potential should be considered to be **low**.
- 7.4 Although a steelyard weight has been found to the south-west of the assessment site, this is considered to be an isolated find and not indicative of associated settlement activity from the medieval period. So the potential for medieval archaeological activity and finds to be made on this assessment site should also be considered to be **low**.

- 7.5 The map regression, which was undertaken for this study has identified several removed post parliamentary enclosure field boundaries within the area of the assessment site along with an outbuilding at the rear of Bonhams Farm and a cottage with a rear barn on the Main Road frontage within the south-eastern portion of the assessment site. So the potential for post-medieval archaeological activity and finds to be found on this assessment site is considered to be **high**.

8.0 Impact on archaeological resources

- 8.1 The groundworks associated with any proposed development such as the excavation of foundations and services along with ground reduction associated with new road access can directly impact on any buried archaeological potential.
- 8.2 The impact of development on **low** archaeological potential is considered to be **low** and conversely the potential impact of development on high archaeological potential will be **high**. Consequently, there will be **low impact** from development on the identified low archaeological potential from the Bronze Age, Iron Age, Romano-British, Anglo-Saxon and medieval periods and high impact from development on the identified high potential from the post-medieval period.
- 8.3 It is considered that there will be a **moderate to possibly high impact** from any proposed development within the area of the assessment site on the settings of the Grade II listed Bonhams Barn and Bonhams Farmhouse, on the Grade II listed Old Malthouse and on the Grade II listed Laburnham Cottages and a **moderate impact** from any proposed development within the area of the assessment site on the settings of the Grade II listed The Homestead, Stakes Farmhouse and the Yapton Evangelical Church and school room.

9.00 Suggested Mitigation:

- 9.1 The review of available data undertaken in this desk based assessment suggests ground works associated with the proposed development, such as the excavation of foundations and services and the construction of new access roads / landscaping etc., may directly impact on buried archaeological resource. At this stage precise details of proposed build footprints or development layout details [including landscaping and screening] are not confirmed.
- 9.2 It is suggested that the indicated level of archaeological resource within the proposed development area should not be viewed as an overriding constraint to development.
- 9.3 It is advised that a program of investigation, post determination, though undertaken in advance of development should be implemented. This may be secured by implementation of an appropriate Condition.
- 9.4 The precise details of mitigation to be undertaken defined after consultation between the Environment and Heritage Team of the relevant planning authority [Arun District Council] and the applicant / applicant agent.



Figure 3: Extract from the tithe map for the parish of Yapton of 1841.
The assessment site is shown outlined in blue

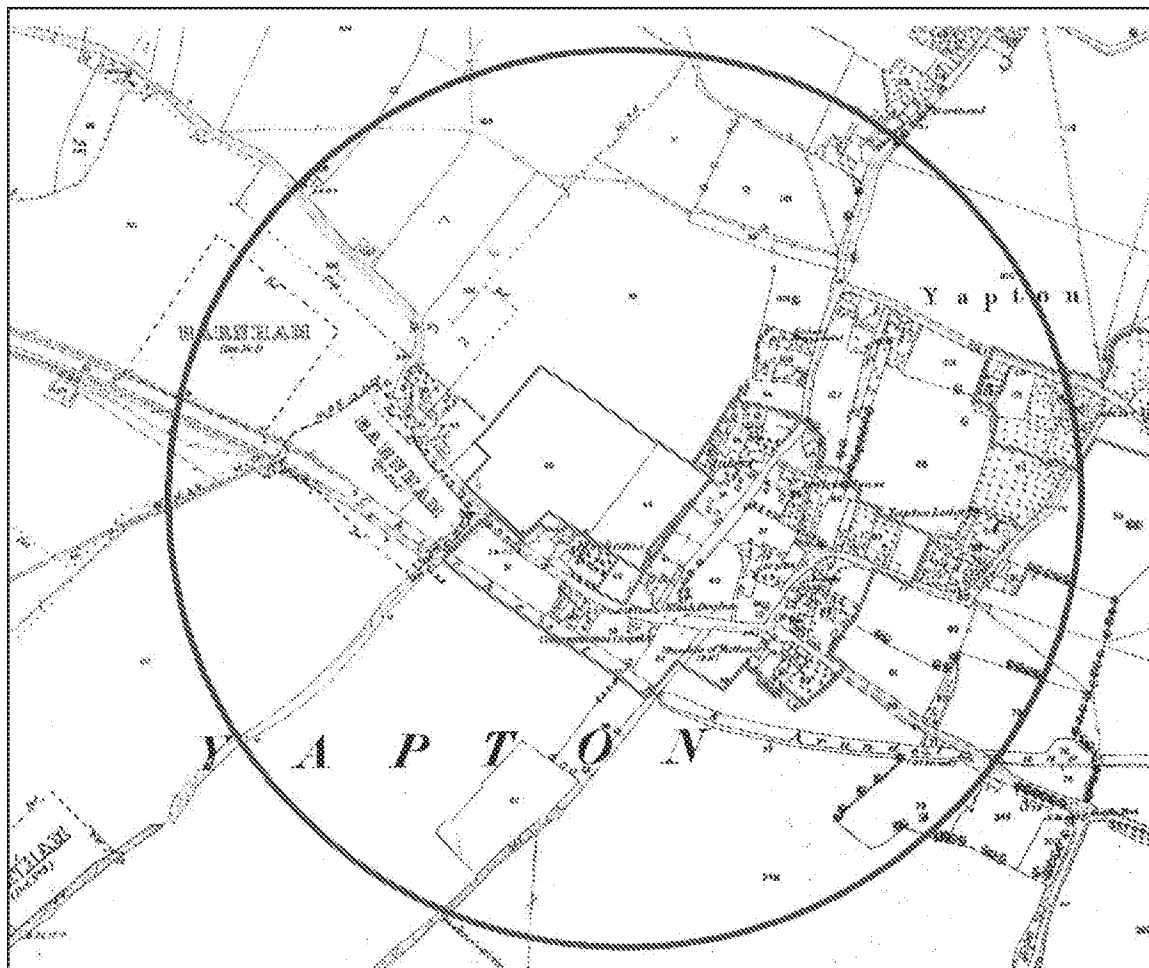


Figure 4: Extract from the First Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1880, map sheet no. Sussex 62SE. The assessment site is shown outlined in blue

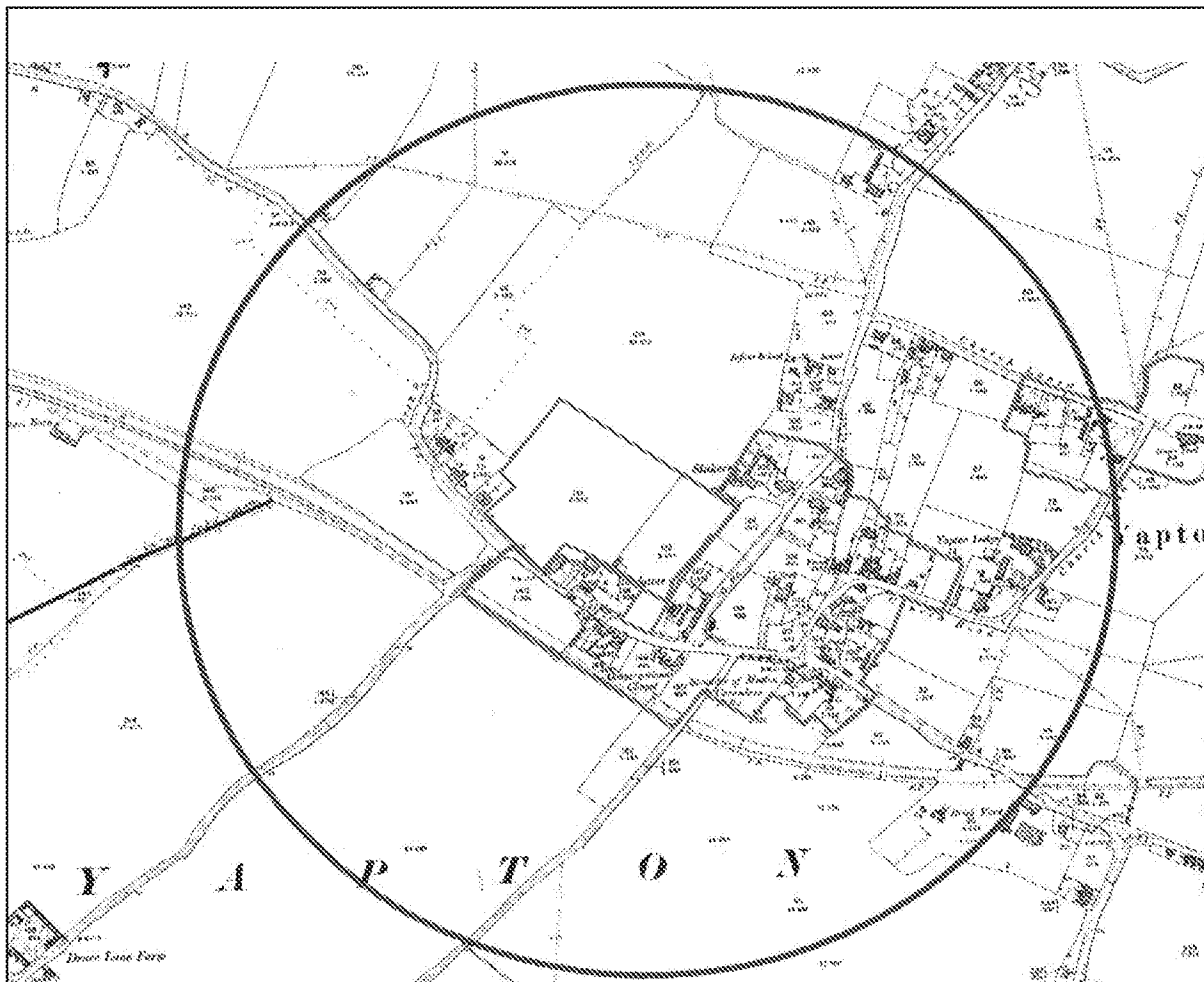


Figure 5: Extract from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1899, map sheet no. Sussex 62SE. The assessment site is shown outlined in blue.

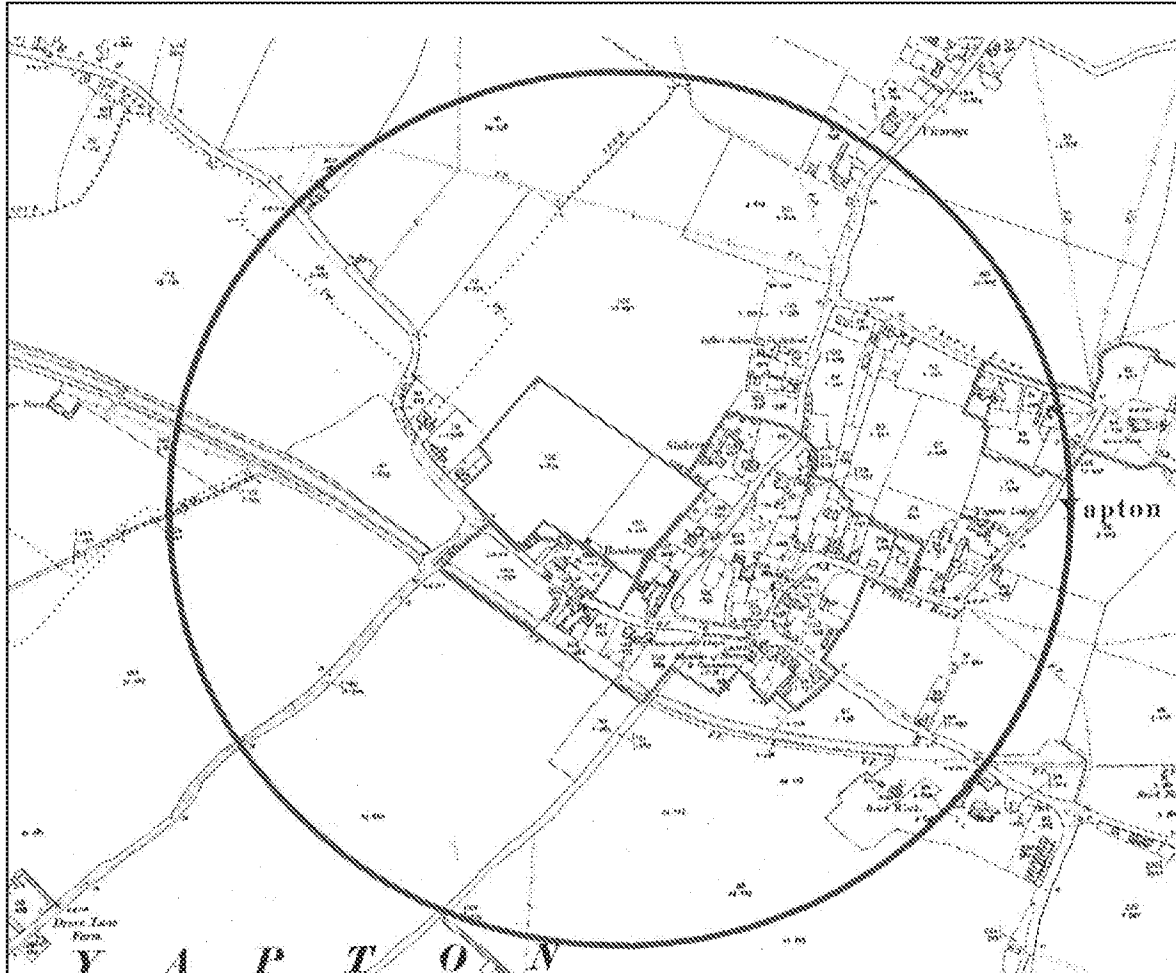


Figure 6: Extract from the Third Edition six inch to one-mile scale O.S. map of 1914, map sheet no. Sussex 62SE. The assessment site is shown

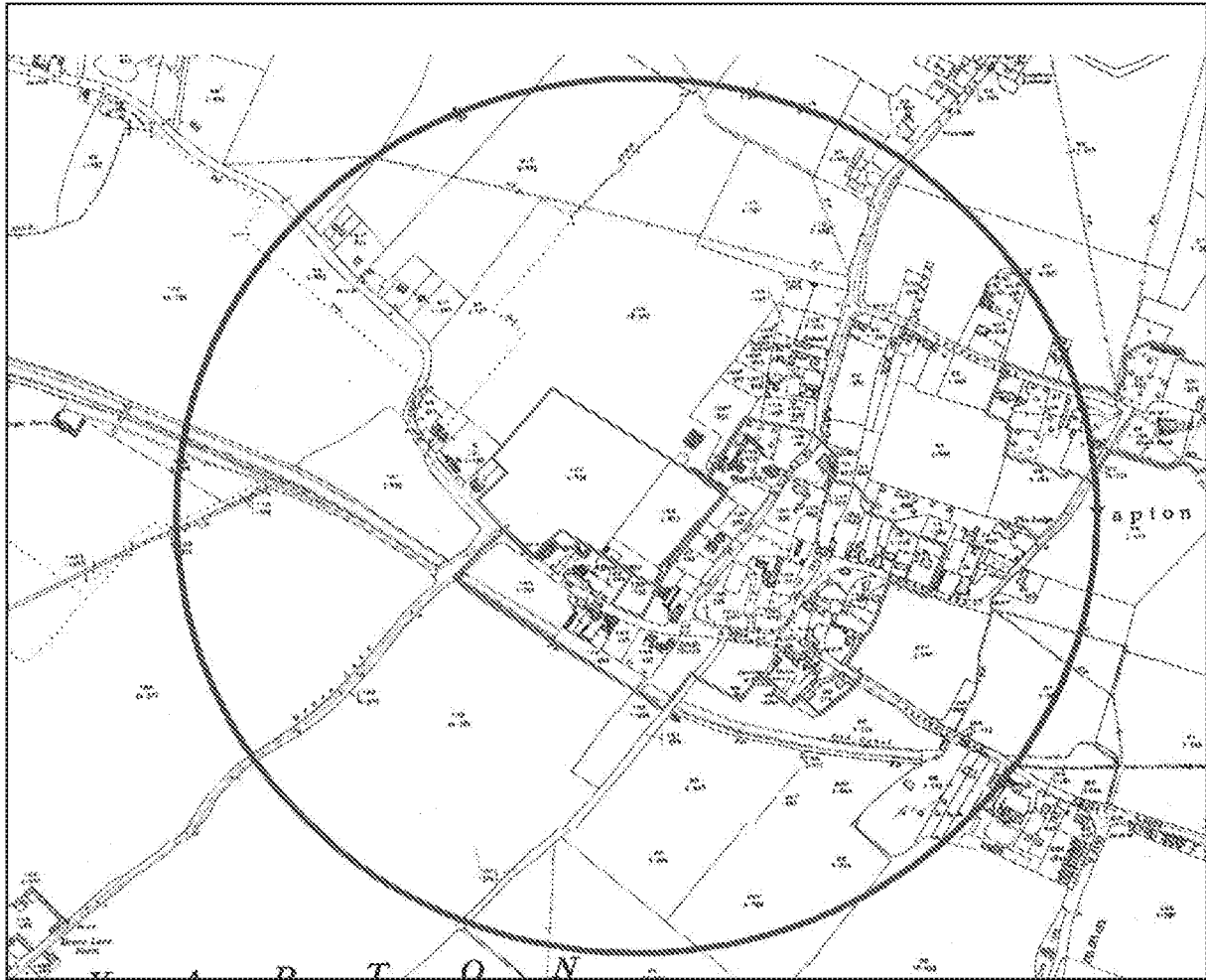


Figure 7: Extract from the Fourth Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1939, map sheet no. Sussex 62SE. The assessment site is shown outlined in blue.

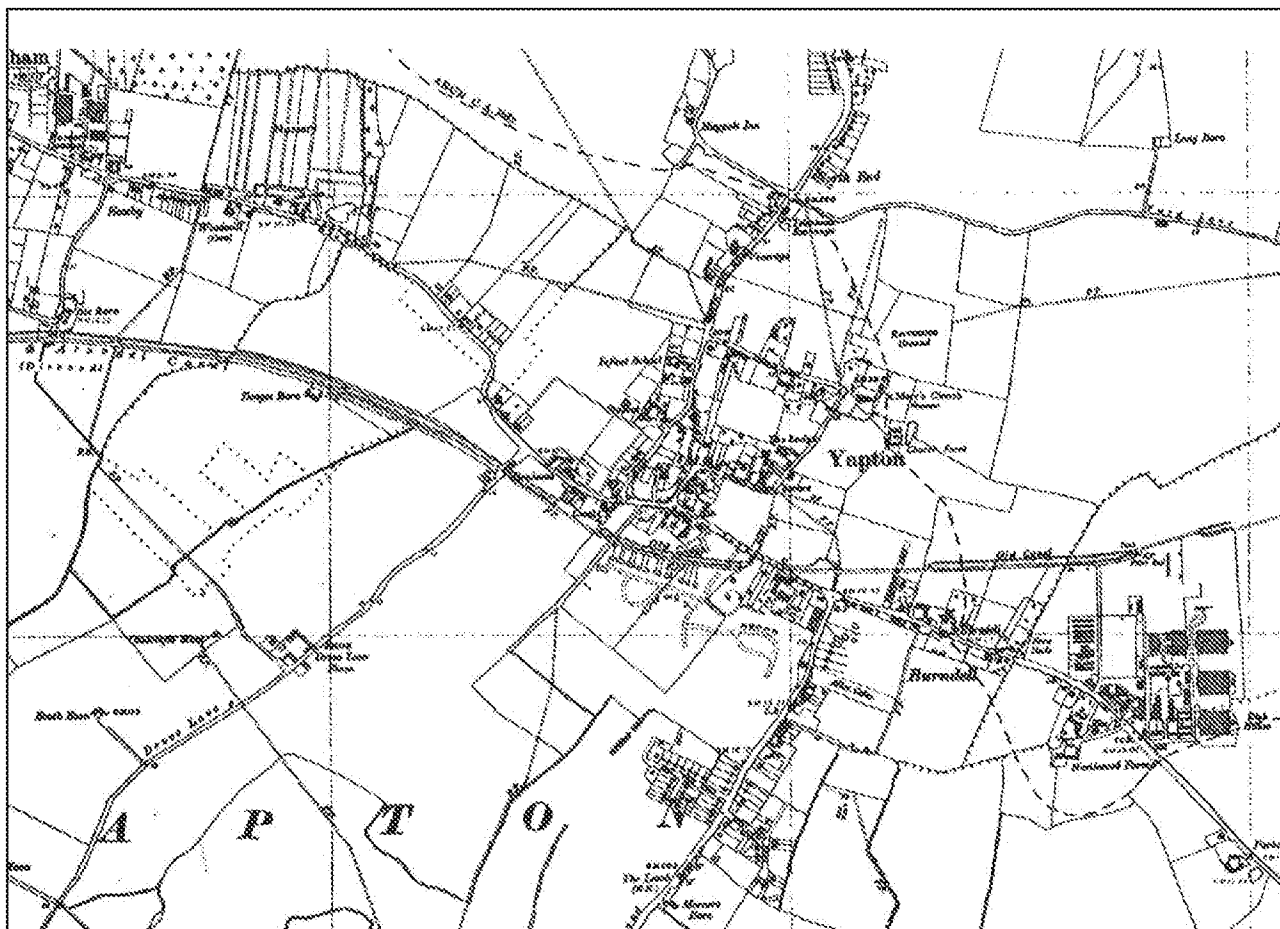
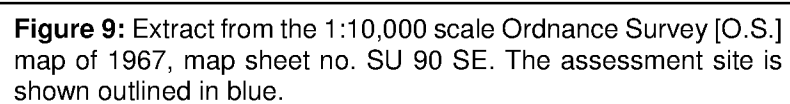


Figure 8: Extract from the Provisional Edition six inch to one-mile scale O.S. map of 1951, map sheet no. Sussex 62SE. The assessment site is shown outlined in blue.



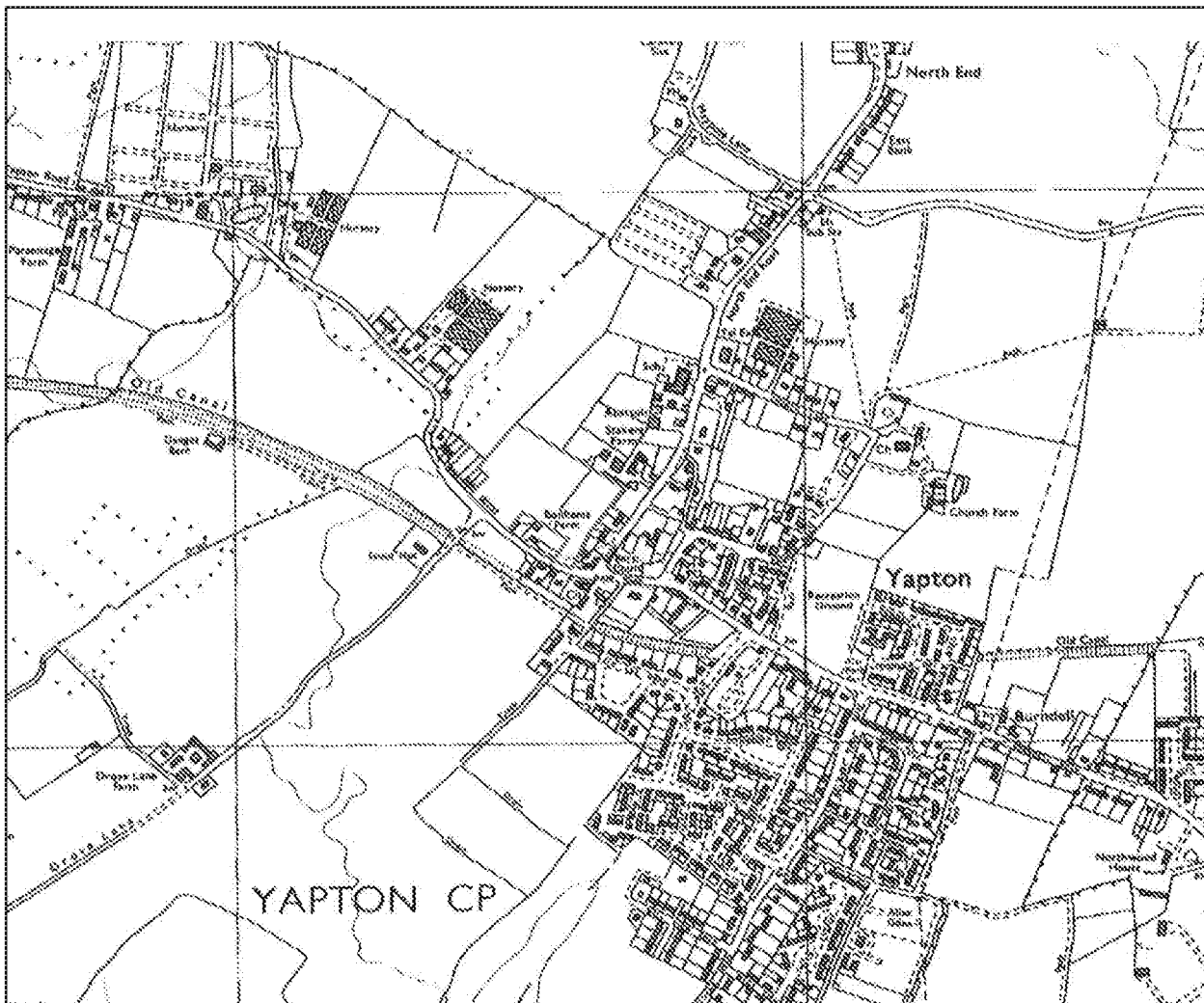


Figure 10: Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1980, map sheet no. SU 90 SE. The assessment site is shown outlined in blue.

10.00 HER data

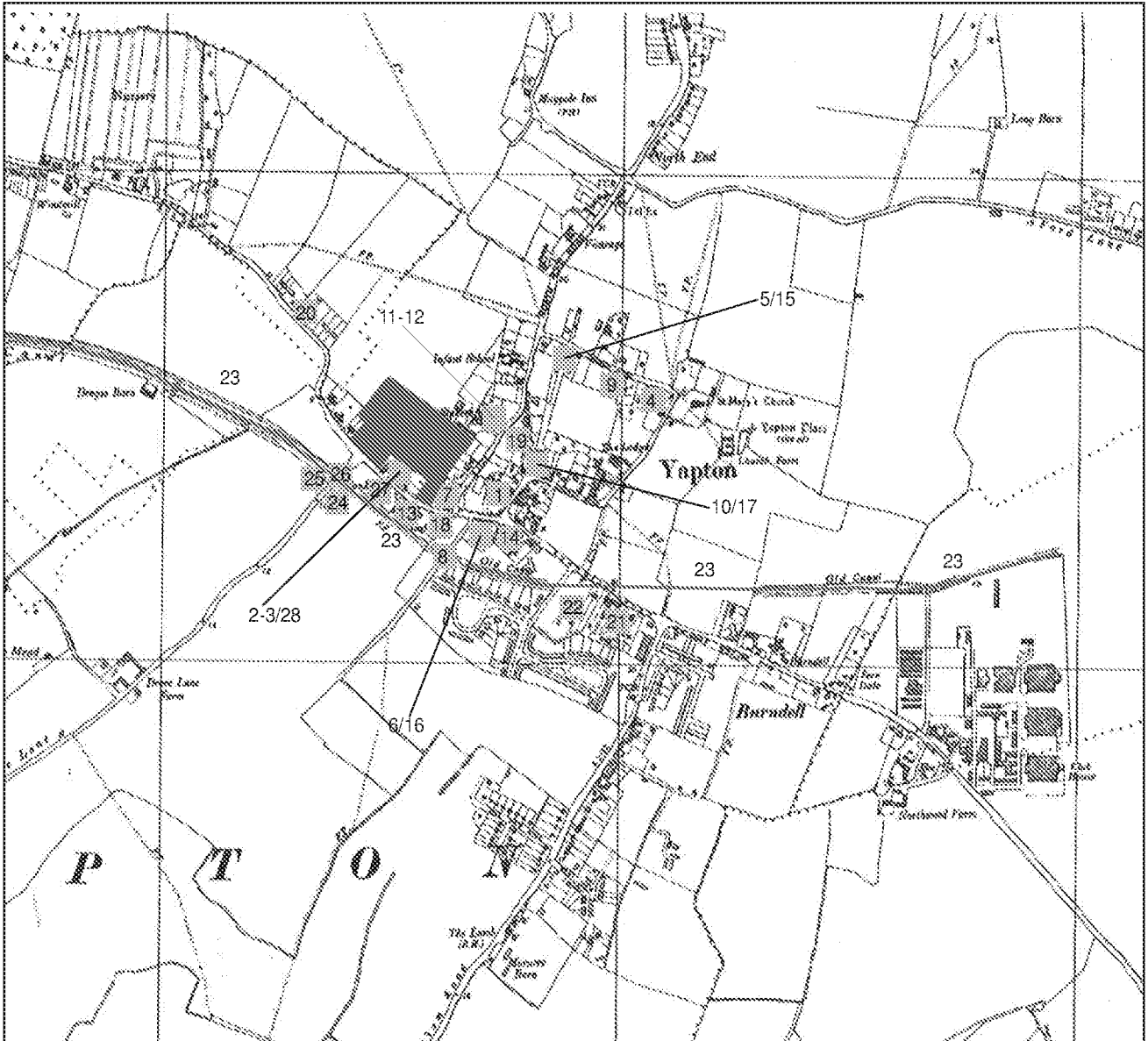


Figure 11: Cultural heritage sites within a 0.5km radius of the assessment site at a scale of 1: 10,000.

Table 1: Extracts from the West Sussex County Historic Environment Record (HER) and the National Heritage List of Historic England

Site No.	HER No.	NGR (SU)	Description	Period
1	DWS1076, NHL1237827	9773 0336	Berricourt, Main Road, Grade II listed 18th century house.	PM
2	DWS1085, NHL 1237904	9752 0339	Bonhams Barn, Yapton Road, Grade II listed mid 18th century barn.	PM
3	DWS1235, NHL 1274490	9752 0337	Bonhams Farmhouse, Yapton Road, Grade II listed early 19th century farmhouse.	PM
4	DWS1059, NHL 12322545	9807 0355	Church Lane, Grade II listed early 19th century house.	PM
5	DWS1060, NHL 1222547	9788 0364	Coachman's Cottage, Church Lane, Grade II listed 16th century cottage.	PM
6	DWS1080, NHL 1237841	9770 0326	Dyers Croft, Main Road, Grade II listed house dated to 1938-9.	MO
7	DWS1246, NHL 1274600	9761 0334	Laburnham Cottages, Main Road, Grade II listed 18th century house.	PM
8	DWS1078, NHL 1237839	9762 0322	Old Canal Bridge on Footpath 157, former canal bridge dated to c.1820. Grade II listed.	PM
9	DWS1072, NHL 1237777	9799 0357	Park Lodge, Church Lane, Grade II listed early 19th century house.	PM
10	DWS1243, NHL 1274596	9783 0338	Rose Cottage, Church Road, Grade II listed 18th century house.	PM
11	DWS1247, NHL 1274601	9773 0348	Stakers Farmhouse, North End Road, Grade II listed early 19th century farmhouse.	PM
12	DWS1088, NHL 1237934	9773 0348	The Homestead including attached outbuildings, North End Road,. Grade II listed house dated to 1734.	PM
13	DWS1063, NHL 1222554	9753 0322	The Old Malthouse, Main Road, Grade II listed 17th century malthouse.	PM
14	DWS1245, NHL 1274599	9775 0328	Shoulder of Mutton Inn, Main Road. Grade II listed 18th century public house.	PM
15	DWS1242, NHL 1274595	9789 0364	The Twelfth of Never, Church Lane. Grade II listed 18th century house.	PM
16	DWS1081, NHL 1237842	9770 0329	Wall to Dyers Croft, Main Road. Grade II listed garden wall build 1938-9.	MO
17	DWS1233, NHL	9782 0339	Willow Cottage, Church Road. Grade II listed 18th century cottage.	PM

	1274488			
18	DWS1075, NHL 1237819	9761 0328	Yapton Evangelical Free Church & attached school hall, Main Road. Grade II listed church & school hall dated to 1861.	MO
19	DWS1064, NHL 1222555	9776 0346	Yew Tree House, North End Road. Grade II listed early 19th century house.	PM
20	MWS13065	9729 0371	Site of a 19th century outfarm NW of Yapton.	PM
21	MWS2398	9794 0310	Findspot of a Syrian coin of the 2nd century BC found at Yapton.	IA
22	MWS4707	979 031	Site of a brickworks at Yapton.	PM/MO
23	MWS5754	Linear	Line of the Portsmouth-Arundel Canal.	PM
24	MWS2400	9740 0335	Findspot of a steelyard weight found in 1923 opposite Bonham's Farm.	MD
25	MWS2402	9736 0337	Pot found in 1951 to the N of Drove Lane.	BA
26	MWS7927	9738 0337	Tack Lee Bridge on the Chichester-Arundel Canal.	PM
27	MWS8120	9750 0337	Site of a WWII air raid shelter at Yapton.	MO
28	MWS9453	9750 0339	Site of a 19th century farmstead at Bonhams Farm.	PM

ABBREVIATIONS

BA - Bronze Age

IA - Iron Age

MD –Medieval

PM – Post-medieval

MO - Modern

11.0 Acknowledgements

- 11.1 Development Archaeology Services Ltd. would like to thank Seaward Properties Ltd. for commissioning this archaeological desk based assessment study.
- 11.2 Thanks are also extended to Rachel Salter of the West Sussex County Historic Environment Record and to the staff of the West Sussex Record Office for their kind assistance in collating reviewed data.

12.0 Bibliography

British Geological Survey, [1996], *Chichester & Bognor, Solid & Drift, 1: 50,000 scale map sheets nos. 317/323.*

Extract from the tithe map for the parish of Yapton of 1841.

Extract from the First Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1880, map sheet no. Sussex 62SE.

Extract from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1899, map sheet no. Sussex 62SE.

Extract from the Third Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1912, map sheet no. Sussex 62SE.

Extract from the Fourth Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1939, map sheet no. Sussex 62SE.

Extract from the Provisional Edition six inch to one-mile scale Ordnance Survey [O.S.] map of 1951, map sheet no. Sussex 62SE.

Extract from the 1:10,000 scale O.S. map of 1967, map sheet no. SU 90 SE.

Extract from the 1:10,000 scale O.S. map of 1980, map sheet no. SU 90 SE.

Glover, J., [1997], *Sussex Place Names.*

Mawer, A., Stenton, F., Gover, J., [2001], *The Place Names of Sussex.* English Place Name Society Vols. VI & VII.

Morris, J., [1976], *Domesday Book: Sussex.*

Ordnance Survey, [2008], 1:25,000 scale map, *Arundel & Pulborough, Worthing & Bognor Regis*, Explorer Sheet No. 121.

Poulton-Smith, A., [2012], *West Sussex Place Names.*

Soil Survey of England & Wales, [1983], *Soils of South East England*, map sheet no. 6, 1:250,000 scale.