

LAND AT BONHAM'S FIELD YAPTON, WEST SUSSEX

BUILT HERITAGE ASSESSMENT

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1.0 NON-TECHNICAL SUMMARY

- 1.1 This Statement considers the potential effect of proposals for residential development on a site at Yapton, West Sussex on behalf of Seaward Properties Limited. A desk based heritage assessment has been completed which informed an understanding of the designated heritage assets which may be affected by the likely proposed development.
- 1.2 The West Sussex Historic Environment Record, Record Office and Historic England's Archive were consulted as to their holdings of information for the site and its environs. These sources informed a site visit in August 2016.
- 1.3 The site has a history as agricultural land west of the historic core of Yapton and north of Bonham's Farm. The site consists now of pasture fields and the only extant heritage features are hedgerows on the periphery and running north south through the centre, and iron railings and a wall marking the southern site boundary. These features will be retained or replicated by the proposals.
- 1.4 The south east corner of the site lies within Yapton's Main and Church Road Conservation Area. The Tithe map suggests it may have contained several buildings, including a large barn and been part of Bonham's Farm's farmyard. This part of the site will not be developed, but will form part of open space in the south east of the site area.
- 1.5 The potential of proposed development to harm the significance of designated heritage assets lying close to the site has also been considered. Bonham's Farm former farmhouse and a barn to its west lie south of the site and both are Grade II listed. A further Grade II listed building, Laburnham Cottage, lies immediately east of the site boundary. All three buildings and areas to the south and east also lie within the conservation area.
- 1.6 The fabric and grounds of listed structures are most important to their significance and the farm buildings are now clearly in residential use. The relevant parts of the conservation area are an eclectic mix of open land and buildings and the surrounding landscape has changed in recent centuries. However, the open farm land of the site adds to the significance of the listed buildings as a reflection of their original setting.
- 1.7 A number of further listed buildings lie at a greater remove from the site. Most could not be affected by development of the site, but Stakers Farm to the north east, the Old Malthouse to the south and also parts of the conservation area west of North End Road and south of the site, including the line of a canal, have been considered in more detail.

- 1.8 Sensitive development of the site, with siting of new structures to maintain Bonham's Farm as a landmark as the village is entered, would minimise harm. In the north east, close to the agricultural buildings of Stakers Farm, new structures would echo their form.
- 1.9 The detailed design of new structures, including the use of appropriate materials, and the use of typical features such as flint boundary walls within the layout would further reduce harm to the significance of nearby heritage assets.
- 1.10 A positive aspect of the existing conservation area has been highlighted as its abundant mature vegetation, and judicious landscape planting within and on the edges of the proposals would reinforce this positive aspect of the character of the conservation area. It should be possible to develop the site without harm to the significance of the village's built heritage.

2.0 INTRODUCTION & METHODOLOGY

Introduction

- 2.1 ACD Environmental has been commissioned by Seaward Properties Limited to complete a Built Heritage Statement which considers the effect of development proposals on designated and other heritage assets which lie close enough that their significance or appreciation of that significance might be harmed.
- 2.2 The area considered lies on the western edge of Yapton, West Sussex. The site consists of two pasture fields. These are are bounded to the south by the buildings and grounds of Bonham's Farm and Main Road beyond (B2233). To the east, further properties fronting onto North End Road and their gardens mark the site boundary. Buildings and yards at Stakers Farm lie to the north, beyond a hedgerow, whilst a row of cottages and a further field lie to the west.

Context

- 2.3 This report supports a forthcoming planning application to develop the site for housing, related access, infrastructure and landscaping.

Purpose

- 2.4 In line with the National Planning Policy Framework and related guidance, the purpose of this Statement is to:
- Confirm the policies and guidance which are relevant;
 - Identify the significance of assets lying close to the site which might be affected;
 - Assess the effect of the proposals on assets' significance or appreciation of significance;
 - Suggest mitigation for any adverse effects and the residual level of harm caused if appropriate.

Methodology

- 2.5 Information on heritage assets has been obtained from the West Sussex Historic Environment Record (HER) and the Historic England National Heritage List for England. Information which has added to an understanding of the heritage assets and the evolution of the landscape in which they sit has also been informed by sources held by the Historic England Archive, West Sussex Record Office and online sources. This has included historical maps, secondary sources and a collection of aerial photographs.
- 2.6 The assets which have been considered include those which are closest to the site in each direction, and at a greater distance, but likely to be affected. A subsequent site visit confirmed that more distant assets would not be affected given topography, developed areas and vegetation.

Site Visit

- 2.7 The site was visited in August 2016. Both the site itself and its environs were considered during the visit to better understand the relationship of the site to nearby assets and gain an appreciation of the character and appearance of Yapton's conservation area.

Impact Assessment

- 2.8 Having defined the heritage assets which might be affected by the proposals, the impacts of the scheme have been predicted, taking into account different stages and activities within the development process. Mitigation is recommended as appropriate.

3.0 POLICY AND GUIDANCE

- 3.1 This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the assessment of effects on heritage assets. The duty to preserve or enhance the setting of listed buildings and conservation areas contained within sections 66 and 78 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a statutory consideration for the local planning authority.
- 3.2 A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations as required under the National Planning Policy Framework (DCLG 2012).

National Planning Policy

- 3.3 The *National Planning Policy Framework* (NPPF) covers all aspects of planning in one document and mentions heritage in several paragraphs (DCLG 2012). In particular, under bullet point 10 of 12 'Core Principles' set out in Paragraph 17, it states planning should:

'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

- 3.4 Section 12 'Conserving and Enhancing the Historic Environment' contains sixteen paragraphs. Information requirements to inform an understanding of the significance of 'heritage assets' and the aim of sustaining or enhancing that significance are set out. Heritage assets are defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process. Setting is defined as the area in which an asset is experienced and that its extent is not fixed and may change over time. Elements of setting may make a positive or negative contribution to the asset's significance, may help with appreciation of that significance or may be neutral.
- 3.5 In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF recommends that considerable importance and weight should be given to their conservation when reaching a planning decision. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification.

- 3.6 It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance should be wholly exceptional (Paragraph 133). Paragraphs 134 and 135 clarify that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including safeguarding the future of heritage assets. Paragraph 135 also notes that effects on the significance of non-designated heritage assets require a balanced judgement weighing the scale of impact and the significance of the heritage asset against the benefits of the proposed development.

Local Policy

- 3.7 Current local policy is a combination of relevant saved policies of the 2003 Arun District Local Plan and the 2014 Yapton Neighbourhood Plan. The Local Plan's General Policy 22: Buildings and Structures of Character has been saved and states:

'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.'

- 3.8 Area Policy 2: Conservation Areas is also saved and states that development which preserves or enhances the special character and appearance and setting of conservation areas will be permitted. Saved area policies 16 to 17 cover archaeology, whilst Area Policy 18 confirms that:

'Planning permission will not be granted for development which adversely affects the remaining line and configuration of the Portsmouth and Arundel Canal.'

- 3.9 The more recent Yapton Neighbourhood Plan also has its own policies relating to built heritage and which echo national and local policy (ADC 2014). Policies E8 to E10 relate specifically to Yapton's built heritage. Policy E8 relates to its two conservation areas and the need for any development within them to preserve or enhance their character and appearance and be sympathetically designed and built. Policy E9 confirms that listed buildings and buildings of character are to be retained and Policy E10 requires retention of features and the line of the Portsmouth and Arundel Canal.

Guidance

3.10 Historic England's *Historic Environment Good Practice Advice in Planning Guidance Note 3 – The Setting of Heritage Assets* states:

‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.’

The advice note confirms that settings change over time and that it is important to understand this process and that those settings which have experienced least change will often enhance an asset’s significance (Historic England 2015a).

3.11 The guidance acknowledges that views or inter-visibility is often key to a setting enhancing an asset’s significance, sometimes through design and sometimes unintentionally, but that other factors, including noise, dust and light generated by new development can have an adverse effect on an asset’s significance when generated within the setting.

3.12 That every proposal will have a different effect and that every asset or group of assets will differ in how their setting enhances their significance is explicit in the Guidance. That assessment of effects is a qualitative and ‘expert’ judgement is also stated. Nonetheless, the Guidance sets out a staged approach for the careful consideration of assets, their setting, how the latter affects the assets’ significance and how proposed change would alter this in order to make assessment more systematic. Five steps are recommended:

- Identify which heritage assets and their settings are affected;
- Assess whether, how and to what degree the assets’ setting makes a contribution to their significance;
- Assess the effects of the proposal, whether harmful or beneficial (or neutral);
- Explore ways to maximise enhancement and avoid or minimise harm; and
- Make and document the decision and monitor outcomes.

- 3.13 The fifth point is beyond the scope of this Statement as it relates to development once consented. It is also the case that the first element, identifying heritage assets which are affected is iterative and will initially include some or many which are eventually ruled to be unaffected. Access may not always be available to all assets, with assessment relying on the closest public land, although the Guidance confirms that public access is not a prerequisite of setting enhancing the significance of an asset.
- 3.14 The Guidance provides check-lists of factors to consider as part of both Step 2 and Step 3 (Appendix 4). That only a small number of these factors might be relevant to each asset or situation is confirmed. In relation to Step 4, changes to location, design and landscape or acoustic screening are suggested as means of mitigating harmful effects. Better access, interpretation or improved views are set out as possible enhancements.
- 3.15 An approach to the assessment of setting is reiterated in *Historic Environment Good Practice Advice in Planning Guidance Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015b). This assessment follows both sets of advice and provides an appraisal of heritage assets which might be affected and the extent of their setting which contributes to their significance or supports appreciation of that significance in Section 4 below. Section 5 confirms the likely effects of the proposals and confirms mitigation intrinsic to the design.
- 3.16 Perhaps confusingly, the Guidance encourages assessment of setting informed by the Heritage Values approach set out by English Heritage in their 2008 Conservation Principles document (EH 2008). In summary, this identifies four classes of 'heritage value' which a site may hold and which may be affected by development:
- **Evidential value:** is the potential of a place to yield evidence of past human activity, in the form of physical remains including archaeological deposits, extant structures and features;
 - **Historical value:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. Remains can illustrate aspects of history through visibility. Association with a notable family, person, event, or movement gives historical value a particular resonance provided that the asset still retains some semblance of its appearance at the time. Historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value;

- **Aesthetic value:** derives from the ways in which people draw sensory and intellectual stimulation from a place and can be the result of the conscious design of a place or the fortuitous outcome of the way in which a place has evolved and been used over time. The latter may include the seemingly organic form of an urban or rural landscape; and
- **Communal value:** “..derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values... In some cases, that meaning can only be understood through information and interpretation, whereas, in others, the character of the place itself tells most of the story.” This value can also apply to spiritual or socially important sites.

3.17 Arun District Council has also adopted Supplementary Planning Guidance relating to conservation areas (ADC 2000). This sets out the special character of each of the district’s conservation areas including Yapton’s (see below). Limited guidance is provided at the beginning of the document and it is noted that planning applications made within a conservation area will normally need to be full applications supported by adequate design information and that buildings, street patterns, trees and boundaries which make a positive contribution should be retained.

3.18 The SPG also confirms that new development may be acceptable within a conservation area or its setting, but that the design, materials and related planting will need to be of high quality and appropriate to the environs.

4.0 BASELINE INFORMATION

- 4.1 No heritage assets lie within the site apart from a small part of Yapton Main Road and Church Road Conservation Area. The site currently consists of two pasture fields and historic maps suggest that its boundaries have remained generally unaltered for at least 150 years (Appendix 2). As a result, the hedged boundaries on the western, northern and eastern edges of the site and one running south west to north west within the site are of local significance and worthy of retention.
- 4.2 The southern boundaries of the site are defined by the property boundaries of Bonham's Farm and a barn to its west which are described in more detail below. Where the site abuts the main road into the village, a relatively modern triangular coped engineering brick wall and iron railings mark the site boundary (Plates 1 & 2). The iron railings lie within the conservation area boundary. There are no extant structures within the site.
- 4.3 This section concentrates on characterising the closest parts of the conservation area and understanding the significance of other nearby designated heritage assets, including listed buildings and locally listed buildings. In Yapton, none of these assets has any 'designed' context, but all have relationships with their surroundings which have evolved by chance over time. The asset types: designated historic settlement, listed houses/cottages, farmhouses and their outbuildings, public houses and places of worship are all common in the area and county.

Bonham's Farm

- 4.4 The closest listed buildings to the site are the Grade II listed Bonham's House and Bonham's Barn which were historically Bonham's Farm farmhouse and its associated barn (Appendix 2, LBs 1 & 2, Plates 3 to 6). The listing citation for the barn states:

'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.'

- 4.5 There is almost certainly a mistake on the Historic England National Heritage List in that the building noted as the barn is actually marked to the north of Bonham's House rather than to the west. The structures to the north, whilst of interest and possibly curtilage listed, do not tally with the citation's description and were probably the farm's stables originally and now have a subsidiary role (see below).

- 4.6 The building best fitting the listing description is that to the west, with an expansive old red tile covered gablet roof dominating.¹ Walls are of flint with brick dressings. The southern elevation presents a blank flint wall integrated with one extending along Main Road.
- 4.7 The imposing barn has clearly been converted to residential use, presumably since the listing description was written. The barn now lies in a more 'domestic' curtilage with access driveway and wooden fencing and mown grass lawns to the west. Its conversion is clear from numerous inserted dormer windows and large windows in the northern 'lean-to'. Indeed, it is likely that this slate roofed and partially brick extension is a sympathetic replacement of the end structure mentioned by the citation.
- 4.8 The site visit confirmed that the principal elevation is that facing east and towards Bonham's House. Flint walling screens the barn from Main Road and the northern end of the barn is cut into the ground surface, limiting views north towards the site too. The original cart openings are now glazed and that to the west and four dormers in the roof afford views westwards.
- 4.9 The mid-nineteenth century Tithe map confirms that the barn would have lain on the western edge of the farmyard, backing onto an arable field. Apart from the removal of a field boundary to the west and construction of properties west of the site, the setting of the barn does not appear to change prior to the Second World War. The current arrangement of lawns and access track are a relatively recent change reflecting the change in use of the building.
- 4.10 The key significance of Bonham's Barn now resides in its surviving original fabric and appreciation of its architectural form. The evident change to residential of both the barn and its surroundings limits the value its northern setting has in enhancing its significance. However, there is some limited value from the current proximity of open agricultural fields to the north of the barn.
- 4.11 The former farmhouse, now Bonham's House, lies east of the barn and set back from the road (*Plate 5, Site 2*). *The short citation notes:*

'Early C19. Two storeys. Three windows. Stuccoed.² 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.'

¹ Gablet roofs are hipped roofs with small gable ends where the ridgeline sits proud.

² Stucco is a type of fine external render or plaster which is typical of late 18th and early 19th century higher status English buildings.

- 4.12 The citation rather undersells the two pile large house which faces south onto Main Road. Although a flint wall to the west and thick evergreen hedge screen the property from Main Road, it is clear that it is extensive and a view of the rear first floor from the site shows a jettied façade which may indicate earlier origins (Plate 6).
- 4.13 The house retains a high flint-walled garden which defines the site area to east and north. This feature appears to have been in place in the mid-nineteenth century. However, a likely stable block which remains in the north west appears to be late nineteenth century, superseding earlier structures on the same spot (Plate 6). It is assumed this principally flint and slate roofed single storey structure is now used by Bonham's Farm. A likely modern small thatched building could be glimpsed over the wall at the eastern end of the walled garden.
- 4.14 Conversion of the barn to residential and creation of grounds around it has altered the setting of Bonham's House to the west. The Tithe map indicates an orchard was enclosed by the garden wall in the nineteenth century, although this is not indicated after the 1875 map. Historic maps also suggest that an outbuilding once lay within the site, north of the current grounds.
- 4.15 More surprisingly, the Tithe map shows a large timber building, presumably a barn, but larger than that to the west and aligned east to west in the south eastern part of the site, within the conservation area. Further buildings are shown to its north and south and these are all listed in the Tithe apportionment as in the same ownership as the farmhouse and barn to their west. This suggests Bonham's Farm's farmyard extended both east and west at this time.
- 4.16 As with any farmhouse, an agricultural landscape can enhance its significance, reinforcing an appreciation of past function. As with many such buildings, this role is no longer maintained and the stuccoed main building and manicured grounds can be mistaken for a large, edge of settlement high status house. However, limited residual value to the building's significance remains in the open, undeveloped nature of the land north of it.

Main Road Area

- 4.17 A number of further listed buildings lie to the south of the site and west of North End Road. East of and overlooking the site is the Grade II listed Laburnham Cottages (Site 3, plates 7 & 8). The citation states:

'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.'

- 4.18 Laburnham Cottages appears from 1875 to be four separate residences within the single double pile large structure, although the Tithe map shows it as one. Its principal stuccoed and tile hung facade is that facing onto Main Road, albeit that considerable vegetation now obscures it from the road.
- 4.19 To the west, under an old tile half gabled roof, a profusion of windows and pipework pepper a plain brick elevation. This subsidiary façade may be explained by the building having lain next to the eastern farmyard of Bonham's Farm. Interestingly, the 1875 OS map shows a track running up the eastern site boundary to the side of the cottages, suggesting the iron gateway is related to an earlier access to them (Plate 2). A brick wall marks the boundary between the site and Laburnham Cottages. The profusion of planting within the cottages' grounds obscures post-war garages south east of the listed building itself.
- 4.20 Although Laburnham Cottages has a many apertured western elevation looking over the site, it is the relationship with Main Road which is key to the significance of the building beyond its fabric, appearance and grounds. The land of the access route is also important, but map evidence suggests that the open pasture now to the west was previously a farmyard.
- 4.21 South of Main Road, Sites 4 and 5 relate to a Grade II listed house, 'The Old Malthouse' and what is now an evangelical church and school/hall (Appendix 2, plates 9 & 10). The house is described as: '*C17. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Casement windows. C19 stuccoed porch.*' and there is no indication as to whether its name relates to its original purpose.
- 4.22 The painted stone and tile roofed house faces north, across Main Road towards Bonham's Farm and the site. It now has a slightly incongruous porch extension at its north east corner and which looks to be recent. The key relationship of the house is with buildings to either side, Main Road, and land immediately beyond.
- 4.23 The church is noted as dated to 1861 and that the single storey church and hall form an L-shape, set back from the road. Materials are principally slate and flint, with stuccoed dressings and ornate windows. The church lies at the junction of North End Road with Main Road and its relationship to surrounding buildings is key, beyond the significance of its fabric and grounds, defined by a neat low wall. With a modern detached property to its west, the site does not enhance the significance of the church.

4.24 The only other listed building west of North End Road is the Grade II listed Stakers Farm farmhouse (Appendix 2, Site 11, plates 11 & 12). The citation states:

'Early C19. Two storeys and attic. Three windows. Two dormers. Stuccoed. Stringcourse. Tiled roof. Glazing bars intact. Later C19 square stuccoed porch.'

4.25 Stakers Farm faces east onto North End Road, with a low flint and brick wall to its front. A working farm lies west of the farmhouse and has further walling, typical of Yapton, either side of its entrance.

4.26 The conservation boundary extends westwards to include a single storey east west aligned flint and tile outbuilding on the northern edge of the site and a larger barn and stabling block west of the farmhouse (Plates 12 & 13). Historic maps suggest the farmyard moved northwards in the second half of the nineteenth century and the architecture of the outbuildings would support this.

4.27 The maps also confirm a small paddock containing a small number of trees south of Stakers Farm was an orchard prior to 1875. West of the earlier farm buildings, which may qualify as curtilage listed, larger post-war agricultural barns extend westwards along much of the site's northern boundary (Plate 13). The earlier farm buildings have blank southern elevations and thus do not 'overlook' the site.

4.28 The orchard, large modern farm structures to the west and fields of the site are all part of Stakers Farm and the conservation area's setting. Perversely, both the unsightly buildings and pasture field enhance an understanding of the role of the farmhouse and agricultural buildings.

4.29 Arun Council have also produced a Supplementary Planning Document which identifies 'Buildings and Structures of Character', analogous to locally listed buildings (ADC 2014). Policy in both the local and neighbourhood plan require that these heritage assets be retained. The closest to the site lie to the west and east and are a group of cottages fronting onto Main Road and the Olive Branch Public House at the junction of North End Road and Main Road respectively (Appendix 2, Sites A & B, plates 14 and 15).

4.30 The rendered and painted pub is currently being refurbished and may become residential, with an extension to its north. The Tithe Map shows a longer footprint and the first edition OS map confirms four cottages extending north from the 'Black Dog Inn' as it was then.

- 4.31 The cottages to the west: Cornerways, St Giles (possibly now Applepie), The Cottage and Cosy Cot form a terrace and two are shown on the Tithe map and all were in place by 1875. Given the location and orientation of both these assets, development of the site would not harm their setting.
- 4.32 To the south of Main Road and properties on it, the course of the former Arundel and Chichester Canal runs from north west to south east (Appendix 2). This is now evident as a depression in pasture fields south of the site, but has been filled in and built over east of this. However, a Grade II listed canal bridge has been retained within the modern residential development and highlights the route (Appendix 2, Plate 16). Despite a raised position, there are no views over the site from the listed bridge which now has a completely altered setting.
- 4.33 Given a buffer of pasture land to the line of the canal and the comprehensive change to the setting of the listed bridge, development of the site would not affect either of them.

Beyond North End Road

- 4.34 The site walkover confirmed that parts of the conservation area east of North End Road would certainly be unaffected by development of the site, with built form, level topography and vegetation removing any inter-relationship. The five Grade II listed buildings which lie within this area are not therefore considered in detail, but include the large thatched Arts and Crafts 'Dyers Croft' surrounded by a separately listed high, coursed rubblestone wall (Site 6). Both are late 1930s' in date.
- 4.35 Nearby lie a former public house facing north onto Church Road (Site 7) and large 18th century house, 'Berricourt' (Site 8) which is enclosed by walls and vegetation precluding a good understanding of its architecture. To the north of these lie Sites 10 and 11 which are an early 19th century stuccoed large house now in use as a nursing home (Yew Tree House) and earlier Rose and Willow cottages on the north side of Church Road. The nursing home lies east of Stakers Farm, but is set back from the road and would not be affected by change within the site.
- 4.36 Beyond the conservation area, north of Stakers Farm and the nursing home, is the Grade II listed 'The Homestead' which is at least early 18th century in date (Site 12). East of the former public house are two further Buildings of Character, both cottages (C & D). Other Buildings of Character are designated within the settlement, but none lie closer to the site, nor would they be affected.

- 4.37 At least 300m north east of the site lie five further listed buildings, three of them in Church Lane Conservation Area. These include the parish church of St Mary's (Site 16). This Grade I building has 12th century and later medieval fabric and is thus the earliest building surviving in Yapton. Yapton itself is first recorded in 1224 as 'Abyngton' (Mawer & Stenton 1929).
- 4.38 To the west of the church, the Grade II listed Church House and Park Lodge are both nineteenth century (Sites 14 & 15). To their west, the adjoining 'Twelfth of Never' and 'Coachman's Cottage' are 18th and 16th century in origin and both Grade II listed.

Church & Main Road Conservation Area

- 4.39 Descriptions of Stakers and Bonham's farms and their environs as well as the route of the canal and Main Road above confirm the eclectic character of those parts of the conservation area to the west of North End Road. Not mentioned previously are 'Canal Cottages' and the 'Old Post Office' south of Main Road (Plate 16). These two buildings are both shown in place by the 1840s. The cottages are aligned north south and were a terrace of five tiny residences at that time. Their northern elevation lies back from Main Road. To their south west, a now roofless and derelict warehouse lies alongside the canal.
- 4.40 The former post office is slate roofed and brick and looks later than the mapping suggests. Part remains in commercial use. To its east, a modern rendered, weather-boarded and slate roofed detached property lies between it and the church and set back from the road.
- 4.41 West of North End Road, the land remained small paddocks north of the pub and Laburnham Cottages until the early twentieth century when two large detached brick houses: now 'Raynham' and 'Myrtle Cottage' were built. Post-war, semi-detached brick and slate roofed houses were built to their south. All face east onto North End Road and have a strong planted boundary with the site to the west, albeit with breaks providing glimpsed views across the site.
- 4.42 Although there is no recent appraisal and management plan for either of Yapton's conservation areas, supplementary planning guidance from 2000 provides a short summary of the areas' interest (ADC 2000). These were designated in 1994 and the loose grouping of the area around the church is contrasted with a 'more closely knit pattern' to the south west.

- 4.43 In particular, the wide variety of age and style of buildings is noted, albeit most are two storey with an eclectic palette of materials dominated by brick, flint and stucco and tile and slate roofing (Plate 18). Variation in building footprints within plots, with some road fronting, others set back and several such as Dyers Court and Berricourt in large grounds is also noted as a positive aspect of the character of the area.
- 4.44 The leafy grounds and walls surrounding Berricourt and Dyers Court are typical of the extensive and substantial (mainly) flint boundary walls and mature landscaping including groups of trees which are aspects of the area's special character, enhancing the setting of buildings and the 'street scenes'. Chimneys are also noted as important features on the skyline.
- 4.45 The course of the Chichester and Arundel Canal is noted, with the listed bridge and railing flanked pasture field containing the course on the western edge seen as positive. Bonham's Barn and farmhouse are also singled out as attractive and important gateway features on the western edge of the village.
- 4.46 Writing more than fifty years ago, Pevsner refers to the wider settlement as '*straggling and untidy*', with the best architecture near the church (Nairn & Pevsner 1985). However, he notes that Yapton '*could be transformed by sensitive expansion*'.

5.0 IMPACT ASSESSMENT AND CONCLUSIONS

- 5.1 This archaeology and heritage assessment has been prepared on behalf of Seaward Properties Limited to support a planning application for residential and related development of land at Yapton, East Sussex.
- 5.2 The assessment has been informed by consultation with the East Sussex Historic Environment Record and Record Office. Historic England's National Heritage List for England and Archive and online information have complemented these sources. The site and its environs were visited in August 2016.
- 5.3 No designated heritage assets lie within the proposed development site. Hedgerows will be retained as far as practicable, including those on the western, and northern periphery and one running through the site from north to south. A low brick wall on the south western edge of the site might also be retained or replaced with a flint wall.
- 5.4 In the south west of the site, the southern boundary has metal railings marking the site's boundary with Main Road. A brick wall also marks the boundary between the site and the gardens of Laburnham Cottage, a listed building. The area of the site north and west of this is part of one of Yapton's conservation areas, albeit limited to part of a pasture field with its northern edge defined by a flint wall of Bonham's Farm's grounds to the west.
- 5.5 The boundary features should be retained and the part of the conservation area within the site and an area to its north is proposed as public open space. Interestingly this area can be seen to have been part of Bonham's Farm's farmyard in the nineteenth century, with a large barn and other buildings within it. Retention as open space will avoid direct harm to the conservation area and preserve or enhance the relevant setting of nearby listed buildings and adjacent conservation area.
- 5.6 The wider conservation area extends northwards along North End Road and west along Main Road such that development of the site could affect it more widely. However, structures within the conservation area closest to the site are not focused on the site and are generally well screened from the site by vegetation which is a positive aspect of the conservation area as a whole.
- 5.7 Any adverse effect of the proposals on the conservation area could be addressed through sensitive landscaping and detailed design of new buildings. Materials and scale appropriate to the conservation area, to include use of brick, render, tile and slate as well as hung tile would be appropriate. New flint walls might be included in the

detailed design to reflect a further positive characteristic of the settlement.

5.8 A number of Grade II listed buildings lie close to the site and include the former Bonham's Farm farmhouse and large barn, The Old Malthouse to the south of Main Road and Laburnham Cottage and Stakers Farm farmhouse and related farm buildings to the east. Research has confirmed that none of these structures has an unchanged setting and the farm buildings closest to the site are now in purely residential use, with an immediate setting which reflects this.

5.9 Those properties which have a history as residences do not draw significance from the site's use as pasture fields. Indeed, The Old Malthouse has limited views of the site and Laburnham Cottage's most changed façade overlooks the site. However, an historical access to Laburnham Cottage ran within the south east edge of the site. This area will be retained as open grassed space, with no vehicular access and hence no adverse effect on either of these listed buildings will result.

5.10 It can be argued that the pasture fields of the site add to the appreciation of both Stakers Farm and Bonham's Farm's two listed structures. However, research and the site visit has confirmed considerable change to both over time. There would be no change to Stakers' immediate setting, including large modern structures west of the farm and north of the site. Both listed buildings at Bonham's have ceased to be related to agriculture and would retain their close settings.

5.11 In the north it is proposed that new structures will take a form which echoes the agricultural buildings to their north. Detailed design of new buildings across the site and use of appropriate planting on the edges of and within the scheme will result in an overall negligible adverse effect on the significance of the closest listed buildings or their appreciation.

5.12 Although the effects of vibration, noise and dust are to be considered in assessing the potential of a proposal to harm the setting of heritage assets, these elements will be managed during the construction process for the benefit of nearby residents. Given appropriate management, likely levels of noise, dust and vibration which might be generated by the scheme would not be at a level which might harm the significance of nearby assets.

5.13 No other listed buildings or locally listed buildings lie in such close proximity to the site that their significance would be adversely affected or enhanced by the proposals. Not only are they all separated from the site by intervening built form and vegetation which prevents inter-visibility, but their significance is not enhanced by the site's two

pasture fields.

APPENDIX 1 PLATES



Plate 1: Coped wall marking site's south western boundary with road into Yapton



Plate 2: Iron gateway and railing marking site's south eastern boundary with Main Road



Plate 3: Bonham's Barn looking south from boundary with site



Plate 4: Bonham's Barn looking west



Plate 5: Bonham's Farm south front



Plate 6: Bonham's Farm looking south from the site



Plate 7: Stuccoed south front of Laburnham Cottages



Plate 8: Laburnham Cottages' western elevation



Plate 9: The Old Malthouse, looking south west



Plate 10: The church and adjoining hall, looking south east across Main Road



Plate 11: Stakers Farm farmhouse



Plate 12: Barn to south west of Stakers Farm



Plate 13: View south across site to Stakers Farm



Plate 14: Four cottages west of site and locally listed



Plate 15: The Olive Branch Public House



Plate 16: The canal bridge surrounded by modern housing

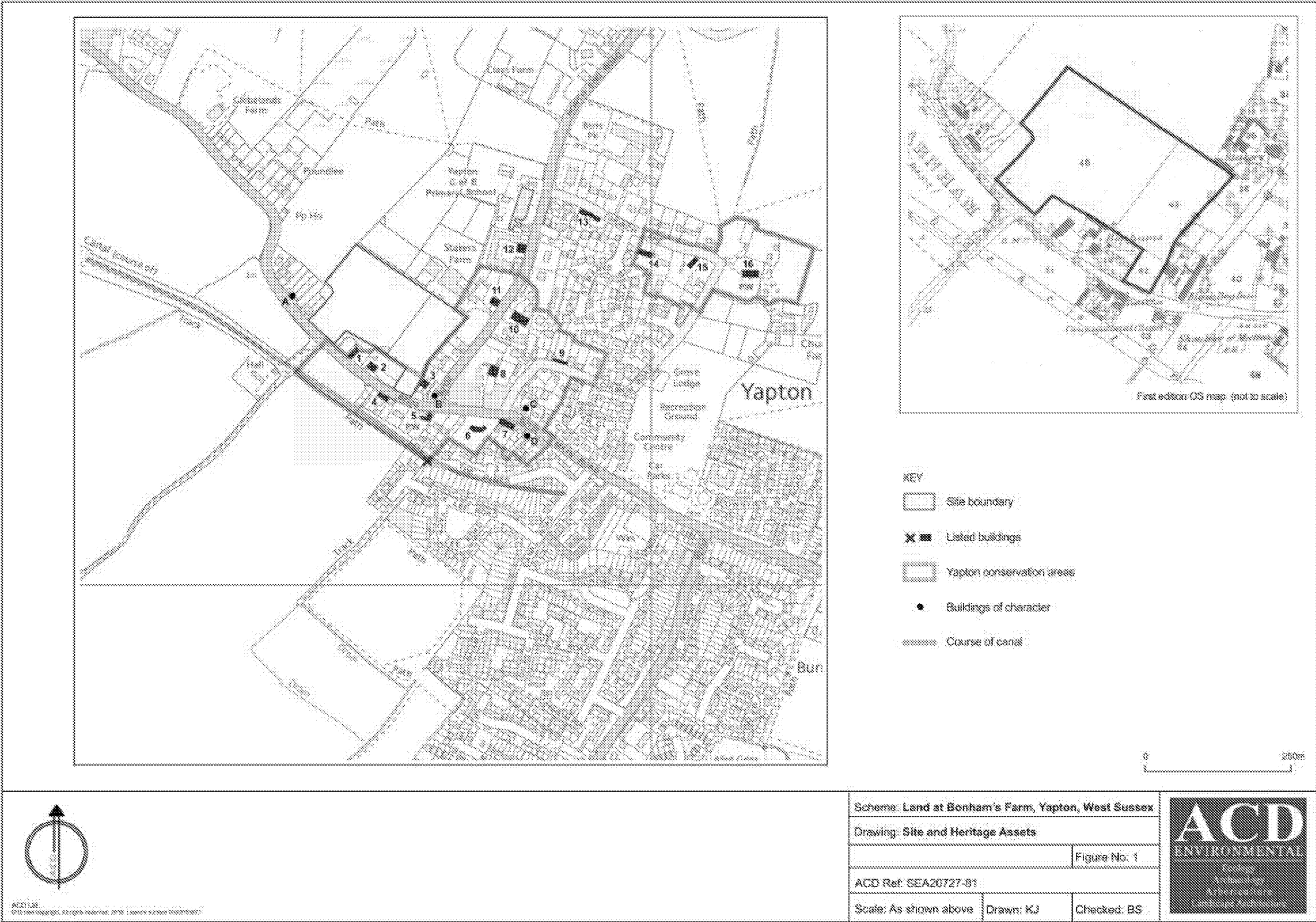


Plate 17: The former Post Office south of the site



Plate 18: Typical flint boundary wall and building materials in heart of conservation area

APPENDIX 2 PLAN



APPENDIX 3 HISTORIC ENGLAND CHECKLISTS

ASSESSMENT STEP2: ASSESSING WHETHER, HOW AND TO WHAT DEGREE – SETTINGS MAKE A CONTRIBUTION TO THE SIGNIFICANCE OF THE HERITAGE ASSET(S)

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) checklist of potential attributes of a setting that may help to elucidate its contribution to significance. Only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings-

- Topography
- Other assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design
- Historic materials and surfaces
- Land use
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time
- Integrity
- Issues such as soil chemistry and hydrology

Experience of the asset-

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as focal point
- Intentional intervisibility with other historic and natural features
- Noise, vibration and other pollutants or nuisances
- Tranquillity, remoteness, 'wildness'
- Sense of enclosure, seclusion, intimacy or privacy
- Dynamism and activity
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- The rarity of comparable survivals of setting
- The asset's associative attributes

- Associative relationships between heritage assets
- Cultural associations
- Celebrated artistic representations
- Traditions

ASSESSMENT STEP 3: ASSESSING THE EFFECT OF THE PROPOSED DEVELOPMENT

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of the development-

- Proximity to asset
- Extent
- Position in relation to landform
- Degree to which location will physically or visually isolate asset
- Position in relation to key views

The form and appearance of the development -

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through)
- Materials (texture, colour, reflectiveness , etc)
- Architectural style or design
- Introduction of movement or activity
- Diurnal or seasonal change

Other effects of the development-

- Change to built surroundings and spaces
- Change to skyline
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (e.g suburbanising or industrialising)
- Changes to public access, use or amenity

- Changes to land use, land cover, tree cover
- Changes to archaeological context, soil chemistry, or hydrology
- Changes to communications/accessibility/permeability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

Longer term or consequential effects of the development –

- Changes to ownership arrangement
- Economic and social viability
- Communal use and social viability

APPENDIX 4 REFERENCES AND SOURCES

Arun District Council (ADC) 2000 *Supplementary Planning Guidance – Conservation Areas* Arundel

Arun District Council (ADC) 2003 *Arun District Local Plan* Arundel

Arun District Council (ADC) 2014 *Yapton Neighbourhood Plan 2014 - 2029* Arundel

Brunskill R. W. 2000 *Vernacular Architecture – an Illustrated Handbook* London

Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London

English Heritage (EH) 2008 *Conservation Principles – Policy and Guidance for the for the Sustainable Management of the Historic Environment* London

Historic England 2015a *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* London

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Leslie K. and Short B. (eds.) 1999 *An Historical Atlas of Sussex* Chichester

Mawer A. and Stenton F. M. 1929 *The Place-Names of Sussex, Part 1* Cambridge (English Place Name Society VI)

Nairn I. & Pevsner N. 1965 *The Buildings of England: Sussex* Harmondsworth

Yapton and Ford Local History Group (YFLHG) 2010 *Yapton and Ford Through the Ages* Yapton

Maps

Yapton Tithe Map and Apportionment of circa 1840

Ordnance Survey twenty five inches to the mile map of 1875 (Sheet 66.11)

Ordnance Survey second edition six inch map of 1897 (Sheet 62 SE)

Ordnance Survey third edition six inch map of 1938 (Sheet 62 SE)

Web Sources

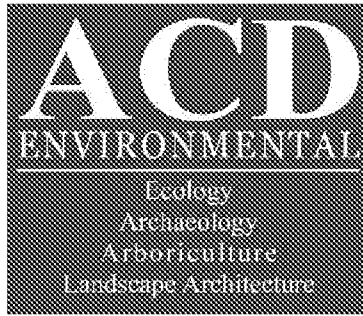
Arun District Council website accessed at www.arun.gov.uk

Google Maps accessed at www.google.co.uk/maps/places/yapton

Historic England's National Heritage List for England accessed at www.historicengland.org.uk/professional/protection/process/national-heritage-list-for-england

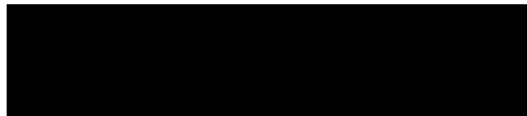
Ordnance Survey historical maps accessed at National Library of Scotland (www.nls.uk)

Street Map maps of Yapton accessed at www.streetmap.co.uk



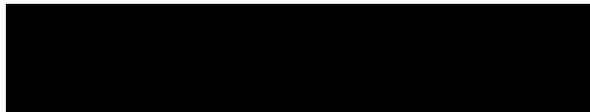
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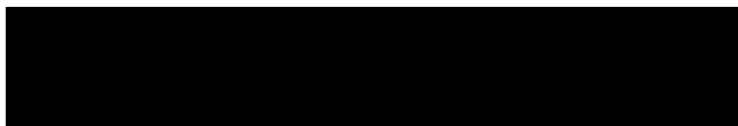
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