

LAND WEST OF BILSHAM ROAD, YAPTON

Built Heritage Statement



JCH01394
Land west of Bilsham Road, Yapton
v.1
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1 INTRODUCTION

1.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services UK Ltd, on behalf of Landlink Estates for Land west of Bilsham Road, Yapton, West Sussex (the Site).

1.2 Proposals for the Site comprise a:

Hybrid Application comprising Phase 1 (Full application) 30 residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. Outline planning application for further phases of up to 110 dwellings and associated infrastructure (with all matters reserved).

1.3 The Site contains no built heritage assets, nor is it located within a conservation area. A 1km search radius has been used to identify built heritage assets that have the potential to be affected by the proposed development via changes to their settings. Further to a scoping exercise, four Grade II listed buildings have been identified with potential to be affected by the proposed development. The following built heritage assets are assessed in detail as part of this Built Heritage Statement:

- Old Bilsham Farmhouse (Grade II, National Heritage List for England (NHLE) ref. 1237749)
- The Chapel (Grade II, NHLE ref. 1222544)
- Bilsham Manor and Manor Cottage (Grade II, NHLE ref. 1274593)
- Hobbs Farmhouse (Grade II, NHLE ref. 1274594)

1.4 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition relevant Historic England guidance, notably The Setting of Heritage Assets (December 2017) has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are informed by desk based research, a walkover survey of the Site and publicly accessible locations in the surrounding area, a historic map progression exercise and the application of professional judgement. The Site was visited in May 2021 when weather conditions were clear, allowing for a full appreciation of the Site and the surrounding area.

1.5 Paragraph 194 of the National Planning Policy Framework (NPPF), requires that the significance of any heritage assets affected by an application is described, including any contribution made by their setting, as the basis from which to understand the potential impact of the proposal on their significance. This Built Heritage Statement presents a summary of the relevant legislative framework and planning policy at national and local levels, with special regard to policies and guidance relating to development within the setting of built heritage assets. It provides an overview of the history of the Site and assesses the significance of nearby heritage assets, including any contribution made by the Site to their setting and significance. Finally, it includes a description of the proposals and an assessment of any impacts on the significance of the identified heritage assets.

1.6 This report satisfies the requirements of paragraph 194 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the proposals in relation to built heritage.

1.7 This Built Heritage Statement should be read in conjunction with submission drawings and other supporting documents which accompany the application, including the Design and Access Statement.

- 1.8 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.7 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.8 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.9 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.10 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be

affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

- 2.11 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.12 Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

National Guidance

Planning Practice Guidance (MHCLG)

- 2.13 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.14 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.15 The NPPF and PPG are supported by Historic England guidance which is intended to inform owners, applicants and decision makers when considering changes to historic buildings and places.
- 2.16 This published planning advice comes in two forms:
- Good Practice Advice notes (GPAs) - provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
 - Historic England Advice Notes (HEANs) - include detailed, practical advice on how to implement national planning policy and guidance.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.17 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.18 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.19 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.20 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.21 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.22 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.23 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;

2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.24 The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.25 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.26 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.
- 2.27 To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.
- 2.28 This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Local Planning Policy

- 2.29 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.30 The Site falls within the administrative boundary of Arun District in West Sussex. Hence, the development plan for this district applies. The Development Plan for the Arun district is a set of documents which include the Arun Local Plan (2018) and the Yapton Neighbourhood Development Plan 2014-2029 (adopted 2014). These documents set out policies which provide a framework for development in the district against which planning applications are determined.

Arun Local Plan 2011-2031 (2018)

- 2.31 The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018. There are a number of Local Plan policies relevant to this assessment and the historic built environment. Only the relevant extracts of these policies have been set out below.

2.32 Policy HER SP1 The historic environment

'The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

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

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

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

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.'

2.33 Policy HER DM1 Listed Buildings

'Proposals affecting statutory Listed Buildings will be required to:

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

Yapton Neighbourhood Plan 2014 - 2029 (Adopted 2014)

2.34 The Yapton Neighbourhood Plan contains the following policy:

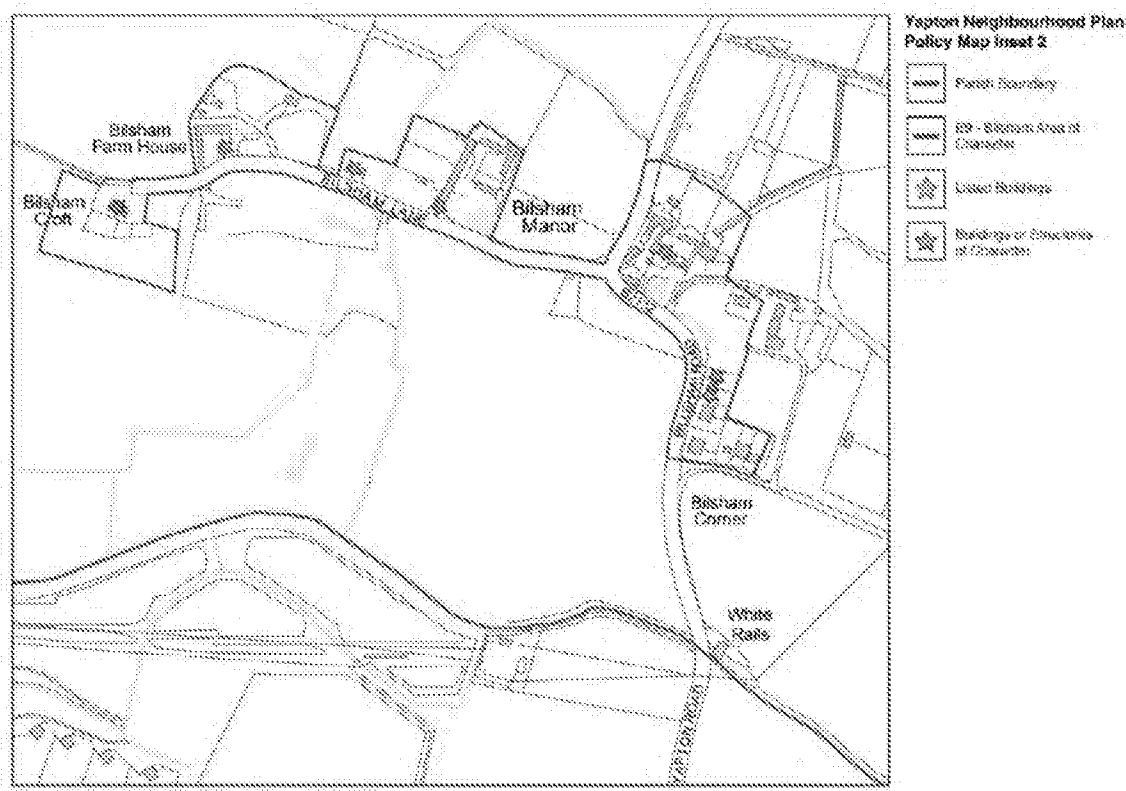
Policy E9: Listed Buildings and Buildings or Structures of Character

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

2.35 The Yapton Neighbourhood Plan is currently being reviewed and a modified document will go through a public consultation process in January 2022. The following modifications are proposed for Policy E9, which would have relevance for the Site which is the subject of this application:

Policy E9: Listed Buildings, Areas of Character and Buildings or Structures of Character

- 2.36 *Planning permission will not be granted for development that would result in the loss of either listed buildings, or the buildings or structures of character set out in Appendix 1 and Appendix 2 of the Plan, or which adversely affects their setting resulting in a diminution of heritage value. The Neighbourhood Plan identifies the areas and the buildings/structures listed in Appendix 2 as non-designated heritage assets. These sites therefore have heritage significance which needs to be considered in the determination of planning applications or other relevant consents. Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting and contribution to local distinctiveness. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and that any harm is minimised through the retention of features of significance and/or good design and/or mitigation measures.*
- 2.37 Appendix 2 proposes that Bilsham be designated an Area of Character. There is therefore potential that it could become a non-designated heritage asset.



3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located to the south of the village of Yapton in West Sussex. The Site is broadly rectangular in shape and is c. 7.97ha in size. The Site is currently in agricultural use and is generally bounded by hedgerow planting. To the south east of the Site is Bilsham Road. The Site is relatively level, although drops down in elevation at the centre, rising up slightly to the eastern and western edges. A number of modern residential developments have taken place to the north of the Site.



Plate 1: View across Site to Bilsham

Historic Development

- 3.2 The name Yapton derives from two words; 'Eppa' and 'ton', Eppa being one of the two priests left in Sussex in c. 681AD by the Bishop St. Wilfrid (the bishop that brought Christianity to Sussex). It is thought that early settlements in Yapton focused around the parish church, as medieval earthworks have been discovered that closely resemble housing plots. The Site lies well outside the medieval built core of the settlement and would have formed only a small part of its wider agricultural bounds until the expansion of the village in the post-medieval and modern periods.
- 3.3 Prior to the seventeenth century, Yapton remained a small agricultural settlement and its dwellings were loosely scattered along the two main roads through the town, Main Road and North End Road. The earliest known secular building within Yapton was a timber framed Coachman's cottage along Church Lane, which was built in the sixteenth century. Yapton's strong connection with

agriculture continued for many centuries after the medieval period due to the fertile and rich soil of the Sussex Plain.

- 3.4 Historically, the Portsmouth and Arundel Canal formed a crucial link between Portsmouth and London in terms of industry and canal section from Arundel to Chichester was the final section to be built. The section of the canal that passes through the Yapton was constructed some time between 1817 to 1823.
- 3.5 Towards the end of the nineteenth century and toward the beginning of the twentieth century, smaller properties began to be built throughout village. Yapton's population remained relatively low and urban development continued to move at a slow pace until the turn of the twentieth century. After World War Two, the population of the village almost doubled between 1931 and 1951. This large increase in population was due to the extensive post-war development that was occurring through the rest of the country. During this period of development, Yapton saw the erection of the Foundry and Tack Lea Council Estate as well as the addition of the Mill View, Gladstone Roads, Park Road and Park Drive. This brought built development down closer to the Site.
- 3.6 As the village population grew larger, it saw more extensive development built throughout the twentieth century. Residential estates were constructed along Burndell Road and south of the old Arundel and Portsmouth Canal. The grade II listed canal bridge was incorporated into one section of the new development along The Pines. To the east of Yapton, an airfield was constructed along with a large industrial estate. Development within the village spread eastwards towards Burndell.

Map Regression

- 3.7 Historic maps are found in Appendix A.
- 3.8 The 1839 Tithe Map of Yapton (Figure 3) shows that at this time the Site was in agricultural use, with a similar field pattern to that seen today. To the south of the Site the buildings at Bilsham can be seen and are separated from Yapton by a much larger expanse of farmland than is seen today. The Site is functionally connected to Bilsham Manor in that it is under the same ownership. Yapton is a small settlement with very little development.
- 3.9 The 1879 Ordnance Survey (OS) map of the area (Figure 4) shows much the same as the Tithe Map, with little development in Yapton and the Site forming a part of the separation between Yapton and Bilsham.
- 3.10 It is only on the 1951 OS map (Figure 5) that development in Yapton has begun to spread, with development along Bilsham Road creating less separation between the two settlements. This starts to develop into the fields to the north-east of the Site.
- 3.11 The 1980 OS map (Figure 6) shows a rapid surge in development across Yapton, with development extending to the north-west of the Site. This rapid development shows the sudden expanse in the size of the settlement in the post-war period.
- 3.12 Development continues to expand into the late twentieth/early twenty-first maps, although at a much slower pace than previously.

Assessment of Heritage Assets

- 3.13 The Site contains no built heritage assets. A 1km radius was applied to the Site as a study area within which to identify built heritage assets with potential to be affected by the proposed development via changes within their settings. This radius is considered appropriate to the scale and extent of the proposed development.

- 3.14 There are 20 listed buildings within the study area and part of the Main Road/Church Road Conservation Area. A number of the listed buildings within the study area have been scoped out from detailed assessment given the absence of any visual, functional or historic relationships with the Site, which does not form part of their respective settings. The Main Road/Church Road Conservation Area shares no intervisibility or functional connection to the Site and so has also been scoped out from further detailed assessment.
- 3.15 There are four listed buildings which are proximate to the Site and have potential to be affected by the proposed development. The following heritage assets all considered in detail below:
- Old Bilsham Farmhouse (Grade II, NHLE ref. 1237749)
 - The Chapel (Grade II, NHLE ref. 1222544)
 - Bilsham Manor and Manor Cottage (Grade II, NHLE ref. 1274593)
 - Hobbs Farmhouse (Grade II, NHLE ref. 1274594)

Old Bilsham Farmhouse (Grade II, List Number: 1237749)

- 3.16 **Description:** Old Bilsham Farmhouse is located to the south-west of the Site. It is Grade II listed and dates to the eighteenth century. It is faced with knapped flints and red brick dressings, quoins and string course. The roof is gabled and covered with plain tiles. The building is two storeys and attic with the attic storey having dormer windows. The majority of the windows across the building are timber casements of varying sizes. The building is L shaped in plan and the listing description states that it was likely originally two separate cottages, although it was not possible at the Site visit to access the building closely enough to see the evidence of this and historic mapping does not demonstrate this.
- 3.17 **Significance:** The significance of the asset is principally derived from the architectural and historic special interest of the building which is largely embodied within the fabric of the building. The building has a high level of aesthetic interest, in addition to historic interest, demonstrating rural vernacular architecture in the eighteenth century. The use of flint and brick in particular is common in Yapton and adds interest to the building.
- 3.18 **Setting:** The immediate setting of the building is made up of the plot within which it is located. The asset has a large L-shaped outbuilding which wraps round two sides of the Farmhouse to the north and west. This prevents a visual connection with much of the surrounding landscape. The immediate setting of the building has been heavily altered since its construction, and although little was visible from publicly accessible locations around the building on the Site visit, it is possible to see from aerial photographs that there is now a conservatory to the rear of the building, a swimming pool to the south-west and a domestic garden. These modern alterations diminish somewhat the ability to understand the former agricultural function that the building would have served, however they do not detract from the significance of the listed building.
- 3.19 The wider setting of the heritage asset is made up of the surrounding agricultural landscape, in addition to the other properties within the hamlet of Bilsham. This wider setting includes the Site to the north-east. It is considered that the wider setting of the building places it within an open agricultural landscape, with the Site forming a part of this, and does contribute to the significance of the building in a minor capacity. Visual connection between this wider setting and the asset itself is however very limited, with only glimpses of the asset possible from a small part of the Site. This limits the contribution to the overall significance.



Plate 2: Old Bilsham Farmhouse

The Chapel (Grade II, List number 1222544)

- 3.20 **Description:** Bilsham Chapel was constructed in the fourteenth century as a Chapel of ease, although has not been used as a Chapel since around the sixteenth/seventeenth centuries. The building was subsequently used as two workers cottages and then a cow shed, and finally was converted into a single dwelling in the 1970s. Historically the building was a single cell chapel, however has now seen substantial subdivision internally in order to allow for its domestic use. The building is constructed in flint and sandstone with red brick quoins and window dressings. It has a tiled gabled roof. Most of the windows within the building are modern replacements, except the fifteenth century east window which is a pointed two light window. The building is two storeys in height with dormers and skylights added in as part of the residential conversion.
- 3.21 **Significance:** The significance of the listed building is principally derived from its architectural and historic special interest, which is embodied within the fabric of the building. The building has a high level of architectural interest and demonstrated chapel construction in the fourteenth century. This contributes to the historic interest of the building. In addition, the asset possesses a high degree of aesthetic interest and, despite its residential conversion, the original function of the building can still clearly be appreciated and understood. The building has historic communal interest, which is derived from the building serving the rural hamlet of Bilsham as a Chapel of Ease in the fourteenth-sixteenth centuries.
- 3.22 **Setting:** The immediate setting of the building is made up of the small plot which it occupies, within which there are some outbuildings. This plot has been altered since its original construction, with it no longer having a churchyard but instead a clearly residential garden. Whilst historically speaking this removes some of the ability to appreciate the building as a chapel, the garden does

make an aesthetic contribution to the significance of the asset. The wider setting is principally made up of the neighbouring properties within Bilsham. These contribute to the significance of the asset through showing the historical area which the Chapel would have served. The wider setting also extends to the wider agricultural landscape, which places the asset within its rural and comparatively isolated setting. The Site is a part of this wider landscape and therefore does make a small contribution to the overall significance of the asset, however this is secondary to the values derived from the building itself and minor. In addition, there are only glimpses of the roof line of the asset from the Site, and from here the history of the building and its former use as a Chapel of Ease is not discernible.



Plate 3: The Chapel

Bilsham Manor and Manor Cottage (Grade II, List number: 1274593)

- 3.23 **Description:** Bilsham Manor and Manor Cottage is a Grade II listed building which dates to the seventeenth and eighteenth centuries. The north wing is seventeenth century in date. It is two storeys in height and is constructed in red brick, which is largely obscured by ivy. The roof is tiled and hipped. To the rear of this range there are later additions and extensions. The windows are timber casements of varying sizes. The south wing is eighteenth century and is much more formal in design. Whilst also being two storeys, it is taller in elevation. The property is stuccoed and the roof is hipped and covered with slate. The building is a three-window range across the front (east) facing elevation. The windows are timber sashes and the central door has a flat roofed open porch. This range is double pile, with linked hipped roofs forming a hidden valley between the two.
- 3.24 **Significance:** The significance of the listed building is derived principally from the values embodied within the fabric of the building. The building has a high degree of aesthetic interest,

particularly when viewed within its immediate setting, and has a high degree of historic interest, with the development of the asset showing the changing architectural styles. The eighteenth-century range is far more formal in design and this represents a movement away from the more vernacular inspired architecture from the seventeenth century.

- 3.25 **Setting:** The immediate setting of the listed building is made up of the large plot which it occupies, including a range of outbuildings (some also now converted), landscaped gardens, and other domestic features. Within this immediate setting there is a large pond to the front of the asset. Some of these outbuildings, as well as the pond, appear on the 1839 Tithe Map for the area, and demonstrate the wealth of the occupier historically. The immediate setting therefore makes a positive contribution to the understanding of the asset as part of a range of buildings, and therefore contributes to the significance. The wider setting is made up of the nearby properties in Bilsham, and also the wider agricultural landscape, of which the Site is a part. This landscape places the building within its historical setting and allows for an understanding as the asset as a rural building. The Site does therefore make a positive contribution to the significance of the asset. However, from the Site there are only glimpsed views available of the asset, with very little understanding of the scale or importance of the building.



Plate 4: Bilsham Manor

Hobbs Farmhouse (Grade II, List number: 1274594)

- 3.26 **Description:** Hobbs Farmhouse is a Grade II listed eighteenth century building. From publicly accessible locations little of the farmhouse can be seen, with vegetation screening, other buildings, and orientation blocking clear visibility. The property is two storeys in height and is double pile. The building is stuccoed with a tiled roof, with this being gabled on the main wing and hipped on

the rear, smaller, wing. The property has fenestration of varying sizing, mostly timber casements. The front of the property is orientated away from the Site.

- 3.27 **Significance:** The significance of the listed building is derived from its historical and architectural special interest, with it providing historic interest through demonstrating the construction of farmhouses in the eighteenth century. The building also has a high level of aesthetic interest. Its significance is principally embodied within its built form.
- 3.28 **Setting:** The immediate setting of the listed building is made up of the surrounding farm buildings, which all contribute to the significance of the listed building, through placing it within its agricultural surrounds and through providing an understanding of the building as a farmhouse. These buildings vary in age but are mostly historic, with some being contemporary with the farmhouse. There are also areas of domestic garden around the farmhouse which show its residential use within the other agricultural function buildings.
- 3.29 The wider setting of the asset is made up of the rural agricultural landscape which surrounds it, with this providing a degree of isolation to the property and allowing for an understanding of the building within its historical context. The Site is part of the wider agricultural landscape, but visual connection between the two is very limited, due to vegetation and orientation of the farmhouse. The Site does make a very minor contribution to the asset, through providing a part of the rural landscape, however this is minor in extent.



Plate 5: Hobbs Farmhouse

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 Proposals for the Site comprise a:

Hybrid Application comprising Phase 1 (Full application) 30 residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. Outline planning application for further phases of up to 110 dwellings and associated infrastructure (with all matters reserved).

- 4.2 The Illustrative Landscape Masterplan for the proposed development is shown in Appendix B. It shows how a scheme could be implemented with due respect for the heritage sensitivity of the Site, reflecting the existing built context and semi-rural edge of settlement character. Built form could be concentrated to the north of the Site, with an area of green open space along its southern edge, providing a suitable landscape buffer between new built form and the listed buildings to the south in Bilsham. Whilst outside of the red line boundary, the area to the immediate south of the Site could be retained as a separate biodiversity improvement area, which would further maintain a landscape buffer between the listed buildings and new built form within the developed Site. The Site boundaries could additionally be reinforced by appropriate landscaping, limiting views into the Site from the listed buildings to the south and south east.
- 4.3 The residential streets would appear as a natural continuation of streets to the edge of Yapton, in conjunction with existing development to the east of Bilsham Road and forthcoming development consented in outline to the north of the Site known as Land at Bilsham Road (Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works).
- 4.4 Full details of the proposed development are documented in the Design and Access Statement and other documents and drawings as part of this submission.

Assessment of Impact

- 4.5 The Site contains no built heritage assets, nor is it located within a conservation area. Four Grade II listed buildings have been identified as having potential to be affected by the proposed development and are assessed in detail below.
- 4.6 In assessing potential effects of the proposals, the principal consideration is whether the significance of the heritage assets could be harmed by changes within their respective settings, i.e. the surroundings in which they are experienced. Potential effects of development in this instance relate primarily to visual effects and a modest degree of noise associated with operational residential schemes. Potential wider effects on setting (such as historic or cultural associations) have additionally been considered as part of the assessment.
- 4.7 The relevant legislation in this instance stems from s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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Hobbs Farmhouse

- 4.13 Hobbs Farmhouse is located to the south east of the Site and shares a different spatial relationship with the Site, compared with the listed buildings on Bilsham Lane. It has been described that the significance of the building is derived principally from the quality of its eighteenth century fabric, as a historic farmhouse at the centre of a farmstead.
- 4.14 The immediate setting of Hobbs Farmhouse is made up of its associated farm buildings, which contribute to its significance as part of the historic farmstead. This close setting grounds the listed building within its agricultural surrounds and provides an understanding of its historic role as a farmhouse. There are also areas of domestic garden around the farmhouse which show its residential use. This immediate setting contributes positively to the significance of Hobbs Farmhouse.
- 4.15 The wider setting of the listed building is made up of the rural agricultural landscape, which provides a degree of isolation and allows for an understanding of the property within its historical rural context. The Site forms part of the wider agricultural landscape on the far side of Bilsham Road to the north west. Visual connection between the two areas is very limited, due to intervening vegetation and the orientation of the farmhouse. The Site makes no more than a very minor contribution to the listed building's setting and significance, as part of the wider rural landscape.
- 4.16 The proposed development would likely result in a degree of change to the wider setting of Hobbs Farmhouse, arising from the changes brought about to the character of the previously undeveloped agricultural field which comprises the Site. The effects of the proposed development could be minimised, however, by the considered layout and design of the scheme, as demonstrated through the Illustrative Landscape Masterplan. The section of the Site which is located closest to Hobbs Farmhouse would be retained as an area of green space, including new tree and woodland planting, which would mature with time. Land to the immediate south of the Site could also be retained as a biodiversity improvement area, which would remain free of any new built form. This would further assist to maintain a suitable landscape buffer between new houses and Hobbs Farmhouse. The reinforcement of boundary planting along Bilsham Road would additionally minimise views of new housing within the wider surroundings of the listed building.
- 4.17 With these measures in place (subject to detailed landscaping proposals) the minor visual changes which could arise from the proposed development to the wider settings of Hobbs Farmhouse, principally comprising views of new landscaping works, would have a neutral impact upon the setting of the listed building. The visual changes would not affect the way in which the significance of the building is currently experienced and understood, as part of a farmstead within the historic hamlet of Bilsham. As such, the special interest of the listed building would be preserved by the proposed development.

5 CONCLUSIONS

5.1 This Built Heritage Statement has been researched and prepared by RPS Consulting Services UK Ltd, on behalf of Landlink Estates for Land west of Bilsham Road, Yapton, West Sussex.

5.2 Proposals for the Site comprise a:

Hybrid Application comprising Phase 1 (Full application) 30 residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. Outline planning application for further phases of up to 110 dwellings and associated infrastructure (with all matters reserved).

5.3 The Site contains no built heritage assets, nor is it located within a conservation area. A 1km search radius has been used to identify built heritage assets with potential to be affected by the proposed development via changes to their settings. Further to a scoping exercise, four Grade II listed buildings were identified with potential to be affected by the proposed development. The following built heritage assets have been assessed in detail as part of this Built Heritage Statement:

- Old Bilsham Farmhouse (Grade II, National Heritage List for England (NHLE) ref. 1237749)
- The Chapel (Grade II, NHLE ref. 1222544)
- Bilsham Manor and Manor Cottage (Grade II, NHLE ref. 1274593)
- Hobbs Farmhouse (Grade II, NHLE ref. 1274594)

5.4 The Illustrative Landscape Masterplan shows how a scheme could be designed with due respect for the heritage sensitivity of the Site, reflecting the semi-rural edge of settlement character of the location (subject to detailed landscaping proposals). The part of the Site located to the south, closest to the listed buildings would be retained as an area of green open space, with new woodland and tree planting. New built form would be concentrated to the northern parts of the Site and would be appreciated in conjunction with existing and also forthcoming development. Whilst located outside of the red line boundary, a biodiversity improvement area could be located to the immediate south of the Site.

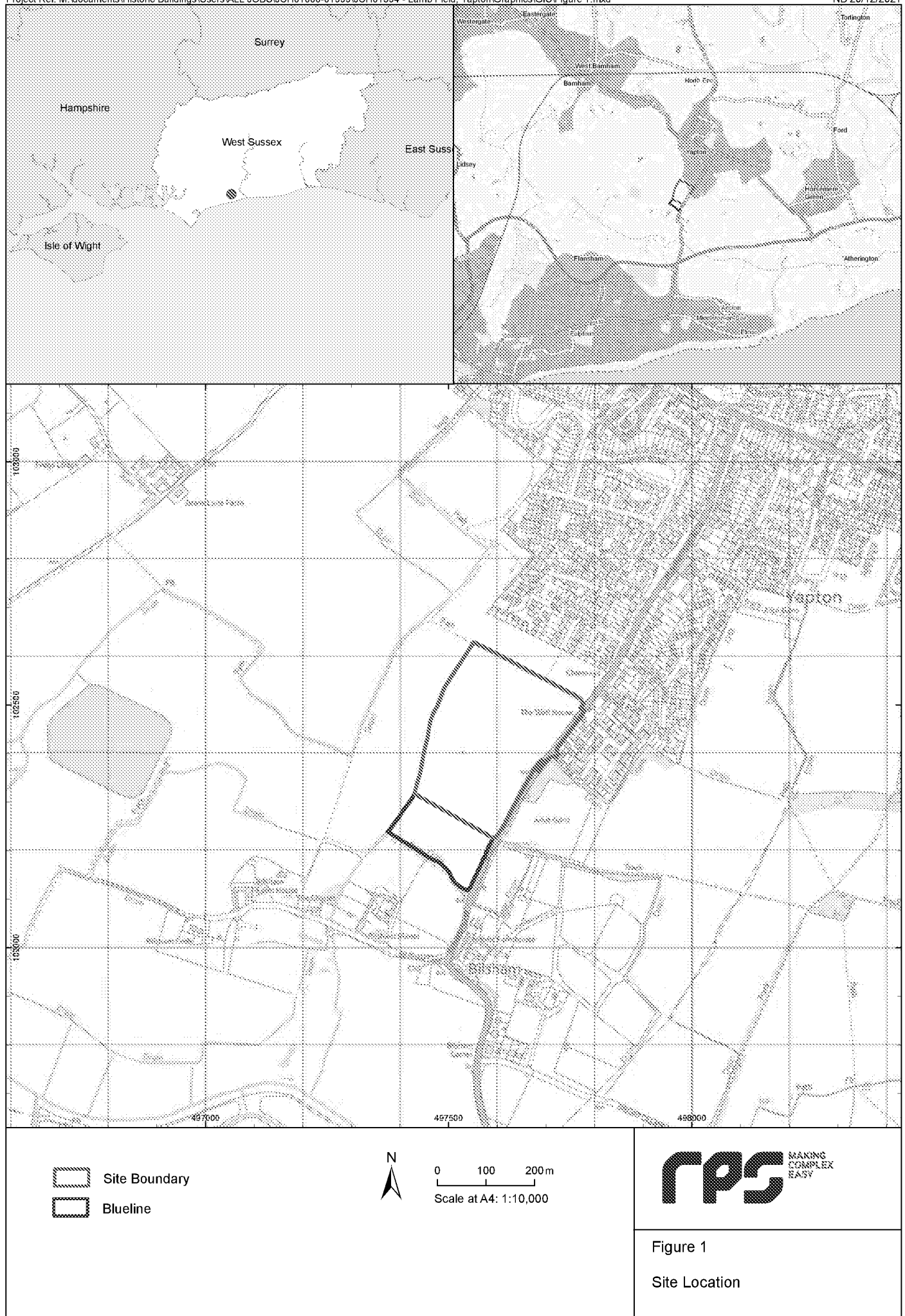
5.5 With regard to Old Bilsham Farmhouse, The Chapel and Bilsham Manor and Manor Cottage, there could be minor visual changes arising to their settings via views into the biodiversity improvement area and new landscaping works. These changes to the wider settings of the listed buildings would be neutral in effect and would not impact on the way in which the special interest of the properties is currently experienced and understood. As such, the special interest of the listed buildings would be preserved by the proposed development.

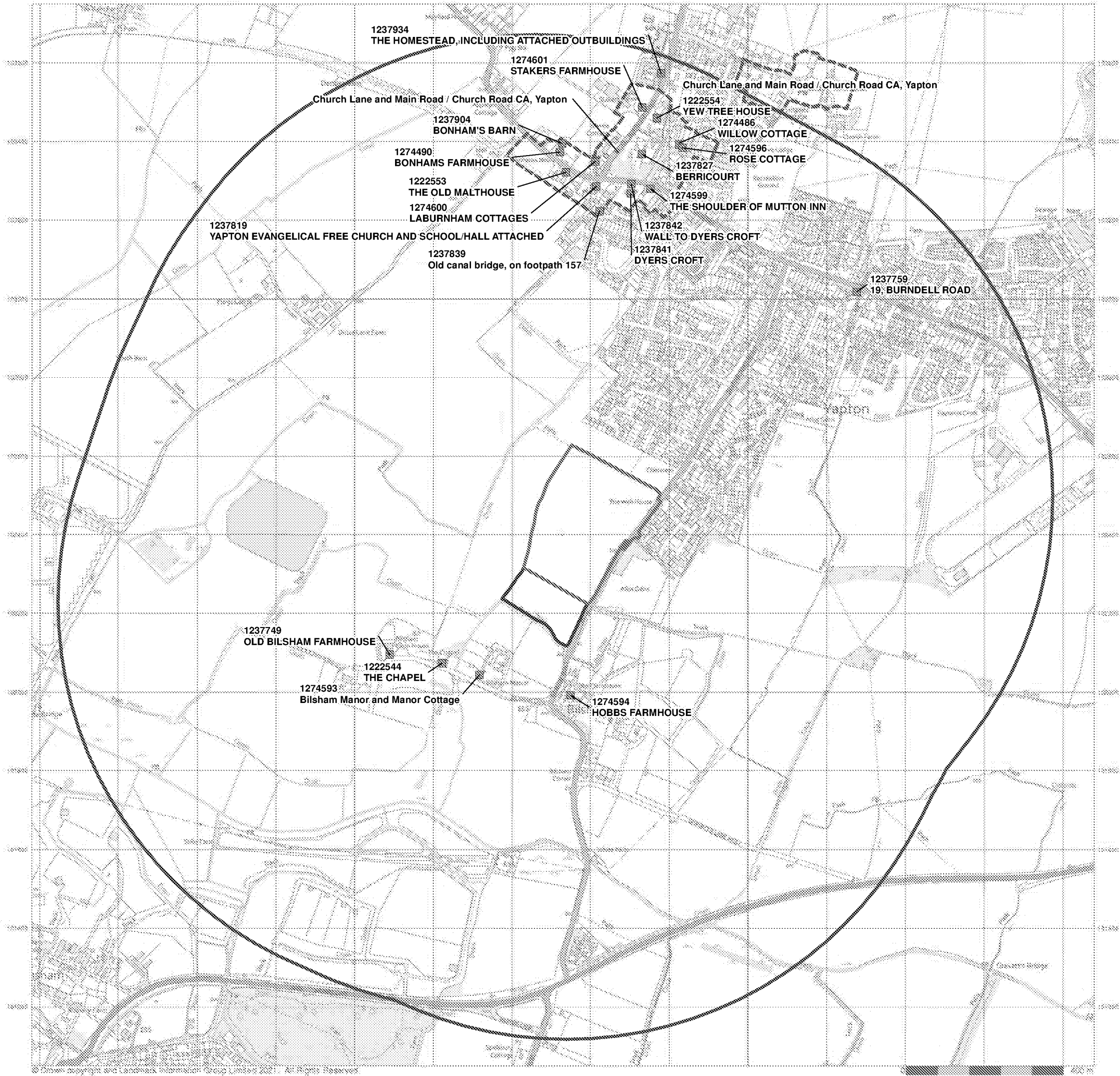
5.6 Minor visual changes could also arise from the proposed development to the wider setting of Hobbs Farmhouse, comprising views of new landscaping works. These changes would have a neutral impact upon the settings of the listed building. They would not affect the way in which its significance is currently experienced and understood, as part of a farmstead within the historic hamlet of Bilsham. As such, the special interest of the listed building would be preserved by the proposed development.

APPENDICES

Appendix A

Maps





Legend

Site Boundary

Blueline

1km search radius

Designated Heritage Assets:

Listed Buildings (Grade II)

Conservation Areas



0 100 200m

Scale at A3: 1:10,000



Figure 2

Built Heritage Assets Plot



 Site Boundary

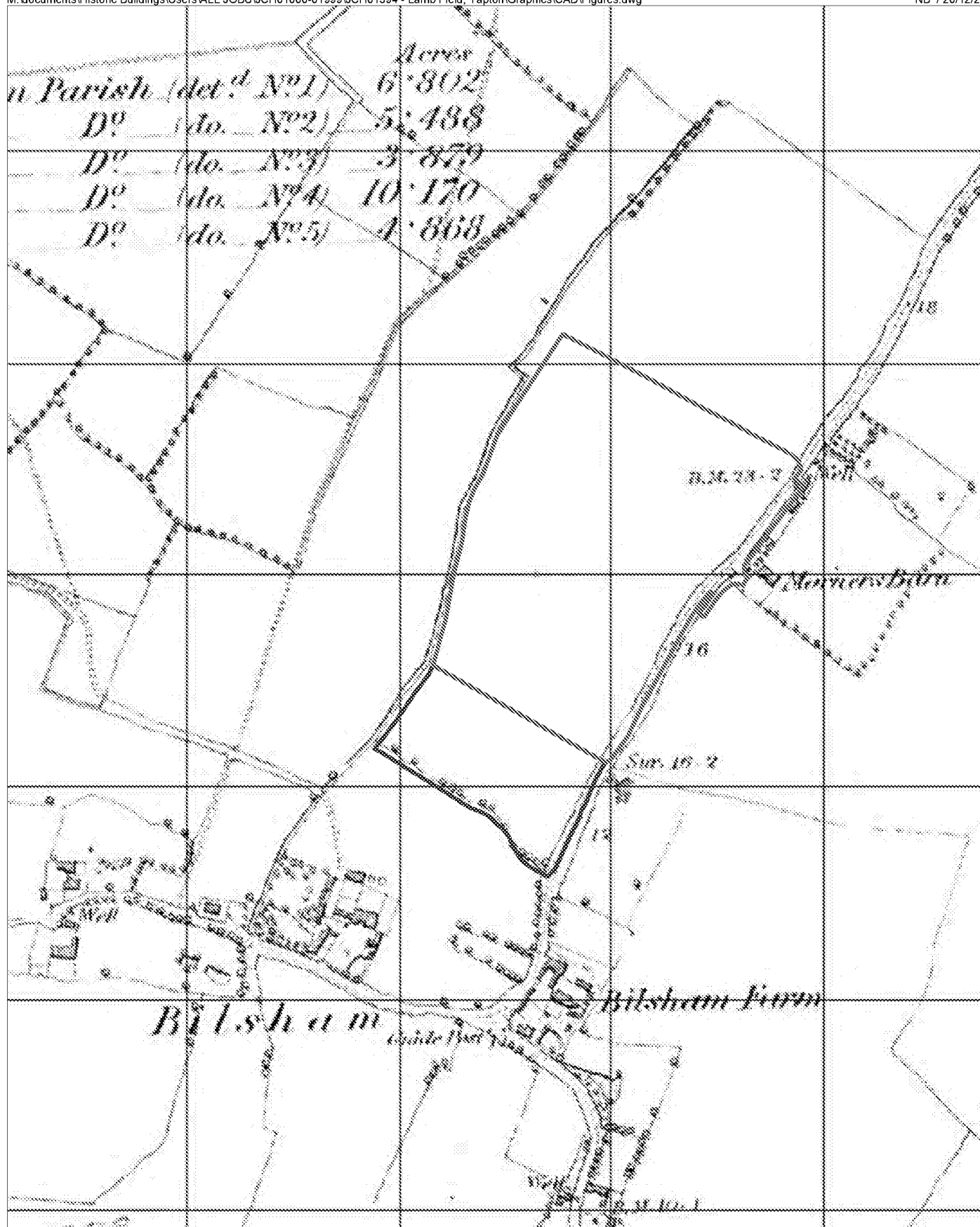


0 50 100m
Scale at A4: 1:5,000



Figure 3

1839 Yapton Tithe Map



 Site Boundary

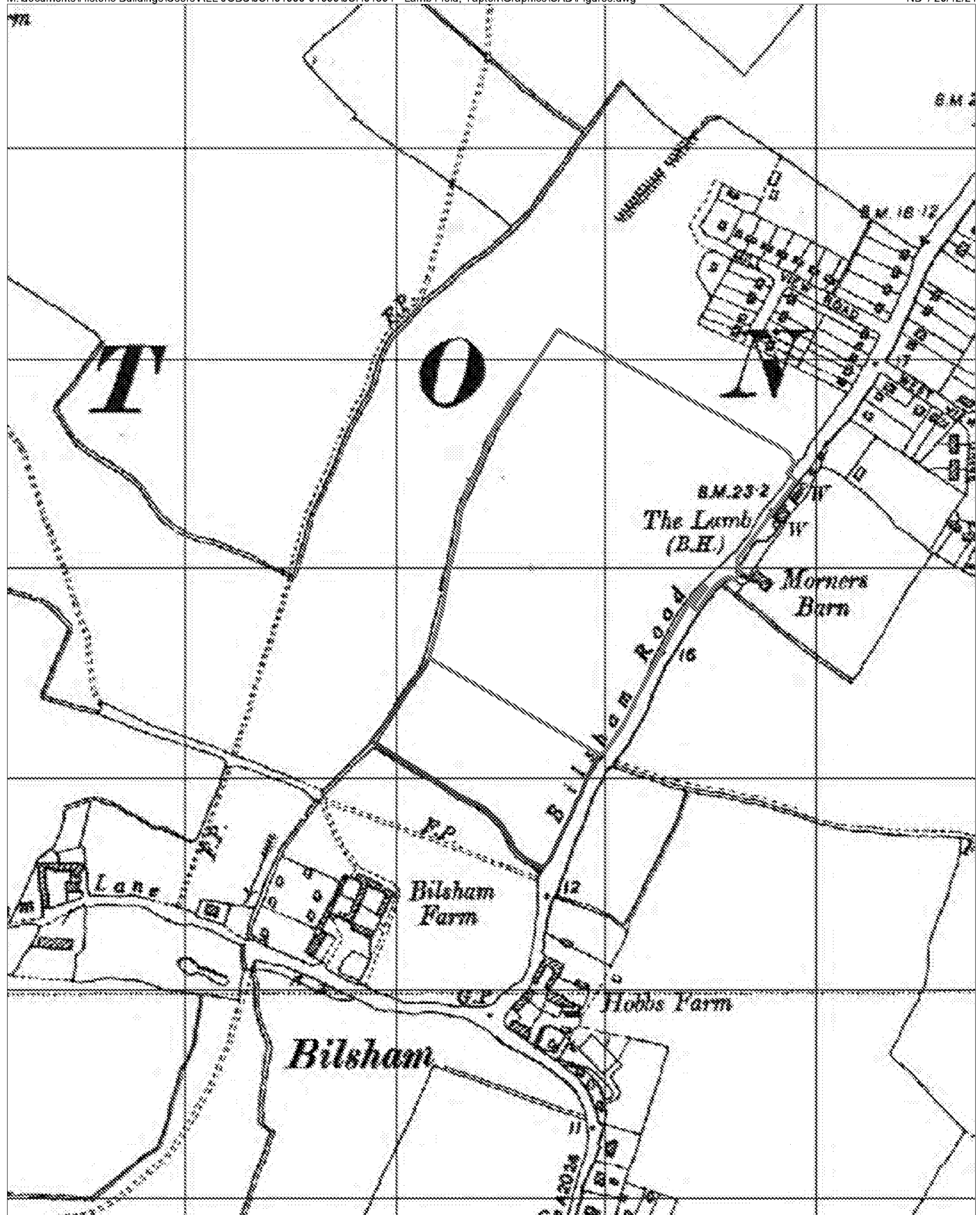


0 50 100m
Scale at A4: 1:5,000

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COMPLEX
EASY

Figure 4

1879 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000

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Figure 5

1951 Ordnance Survey Map



1980 Ordnance Survey Map

Appendix B

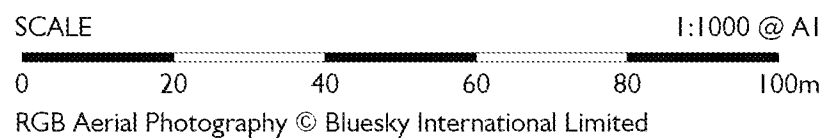
Illustrative Landscape Masterplan



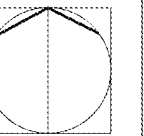
KEY

- | | |
|------------------------------------|----------------------|
| — The Site | Wildflower areas |
| — Phase I area | Attenuation pond |
| Existing vegetation to be retained | Swales |
| Existing tree to be removed | Private rear gardens |
| Tree planting | Roads |
| Woodland planting | Footways |
| Hedgerow planting | Driveways |
| Shrub and groundcover planting | Patios |
| Amenity grass areas | Benches |
| Mown paths | |

ILLUSTRATIVE



NORTH



B	Minor amendments	2021-12-16	MH	MG
A	ISSUED FOR PLANNING	2021-12-15	MH	MG
-	FIRST ISSUE	2021-12-10	MH/WD	MG
rev	description	date	by	chk

project
LAND WEST OF BILSHAM ROAD

client
LANDLINK ESTATES LTD

drawing title
ILLUSTRATIVE LANDSCAPE MASTERPLAN

drawing number	revision	status	scale
964-MP-01	B	PLANNING	1:1000@A1

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