

**Ferndale House,
Burndell Road,
Yapton,
Arundel
BN18 0HT**

Heritage Statement

March 2021



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Burndell Road,
Yapton,
Arundel
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March 2021

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Appendix 1

WSCC Historic Environment Record - Heritage
Statement and Consultation Report

1. Introduction

1.1. This Heritage Statement is submitted in support of a planning application to Arun District Council (ADC and the council) on behalf of Mr and Mrs Waterkeyn (the applicant) for the extensions and external alterations to their home.

1.2. The proposal comprises:

Demolition of single storey side extension and two storey rear extension. Erection of new two storey side / rear extension, incorporating rear dormer window, and rooflights to front and rear. New front boundary pedestrian and vehicle gates and sections of new flint wall.

Structure of statement

1.3. The building is identified on ADC's 'local list'. In accordance with Section 189 of the National Planning Policy Framework (NPPF) (2019), the level of detail in the Statement is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.4. This Statement:

- describes the proposal for the site;
- identifies all heritage assets potentially affected (and their settings);
- describes the significance of the heritage assets; and
- assesses the potential impact of the proposal on that significance, including direct physical change and change to their setting.

2. The Proposal

2.1. The application site is on the north side of Burndell Road. Ferndale House is a two storey property set within a large verdant plot.

2.2. The house has already been extended (mainly at the rear) but these additions are now in poor condition and badly insulated, hence their replacement / improvement.



2.3. Further detail on the site and surroundings is included in the Design and Access Statement, prepared by the architect / agent.

2.4. The proposed works comprise:

- Demolition of the existing single storey extension on the west side of the house;
- Demolition of the existing two storey rear extension;
- Erection of a new two storey side / rear extension;
- Insertion of a dormer window on the rear roofslope (enabling the loft to be used as living accommodation);
- Insertion of rooflights to front and rear roof slopes;
- Repairs to low flint front boundary wall and erection of new sections of flint wall; and
- Erection of new timber pedestrian gate and vehicle gates on frontage.

2.5. Some further alterations are also proposed (not subject to planning permission). They include repairs to the roof, replacement of UPVC windows and doors (mainly with timber) and the internal rearrangement of some rooms etc.

3. Policy Background

- 3.1. A summary of the relevant planning policy is below.

National Planning Policy Framework (NPPF) 2019

- 3.2. Paragraph 197 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Arun District Council policies

- 3.3. The Arun Local Plan (2011-2031) was adopted in July 2018. The following two policies are particularly relevant:
- Policy HER SP1 (The historic environment) – is an overarching policy, that requires locally listed buildings and their settings to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.
 - Policy HER DM2 (Locally Listed Buildings or Structures of Character) – this policy sets out the five criteria for locally listed buildings (which are considered to make a positive contribution to local distinctiveness). The policy goes on to state that 'Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitivity to the building or structure and its setting and respect its architectural, landscape or historic interest. The LPA will seek to preserve features of such buildings which contribute to that interest'.
- 3.4. In addition, Policy HER DM6 concerns Sites of Archaeological Interest.
- 3.5. The 'Buildings or Structures of Character' SPD was adopted in September 2005) to provide a district wide 'local list. It is a non-statutory document. The criteria used are taken forward in Policy HER DM2.

4. Identified Heritage Assets

4.1. As required, the West Sussex County Council (WSCC) Historic Environment Record (HER) has been consulted (ref 202021-193). A copy of the WSCC Heritage Statement and the Consultation Report is included in **Appendix 1**.

4.2. The HER search confirms the following.

Scheduled Monuments

4.3. There are no Scheduled Monuments within 250m of the site.

Listed buildings

4.4. There is one listed building within 250m of the site. It is 19 Burndell Road, a cottage approximately 200m further west along Burndell Road, on the opposite side of the road. That building is grade II listed (Listing NGR: SU9827603018). The listing description is included in Appendix 1.

Conservation areas

4.5. The site is not within a conservation area, nor within the setting of a conservation area.

Registered Parks and / or Gardens

4.6. There are no Registered Parks and / or Gardens within 250m of the site.

Archaeological Notification Area

4.7. The site is not located within an Archaeological Notification Area.

Non-Designated Heritage Assets

4.8. A Non-Designated Heritage Asset has been identified within 100m from the site.

4.9. According to the Consultation Report, there are no recorded non-designated heritage assets within the site boundary. Nor is there any recorded below ground archaeological investigation of this site.

4.10. However, the Consultation Report (**Appendix 1**) goes on to say that:

'Whilst this building is not currently recorded on the Historic Environment Record, above and below ground remains of this building may be considered to be a non-designated heritage asset'.

4.11. Ferndale House is included on ADC's 'Buildings or Structures of Character' SPD and therefore the local council identifies it as a 'locally listed building', even though it is not included on the WSCC HER, as explained above.

4.12. For the purpose of this Statement and completeness (as ADC is the local planning authority), Ferndale House is treated as a 'non designated heritage asset' because of its local listing.

4.13. In terms of archaeology, the HER Consultation Report notes that:

Several archaeological investigations have been undertaken within the

area surrounding Ferndale House.

A large-scale evaluation was carried out approximately 45m to the north of the site and revealed three distinct areas of archaeological activity. The eastern part of the site revealed Middle Bronze Age pits and a contemporary burnt flint filled trough. The western part of the site revealed a number of Late Bronze Age to Early Iron Age enclosure ditches and postholes. A number of undated ditches in the central part of the site probably formed part of a contemporary prehistoric field system. Post-medieval features consisted of linear ditches reflecting the present day trend of land division.

Archaeological investigations have also been undertaken to the south of the site. One area (approximately 90m south of the site) revealed two possible inter-cut features with a large assemblage of Early Neolithic pottery and worked flint was recovered from them.

The presence of these remains indicates that there is some potential for the presence of further archaeological features of Early Neolithic date to be encountered within the site.

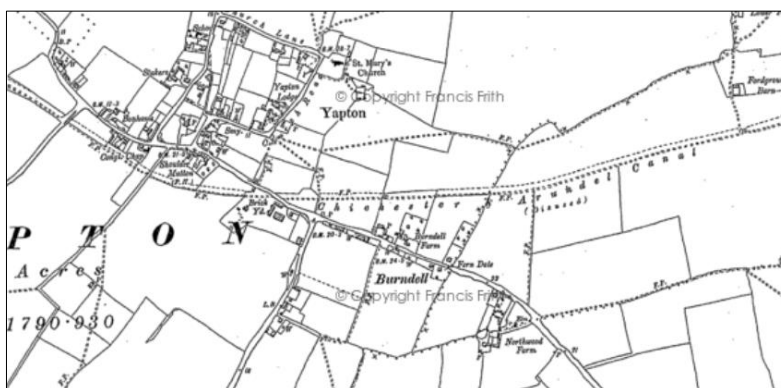
The excavations at Fellows Gardens (approximately 75m to the south west) revealed no archaeological features or deposits were identified in any of the trenches during the evaluation.

4.14. Finally, the HER confirms that there are other 'non-designated heritage assets' within 250m of the application site, as follows:

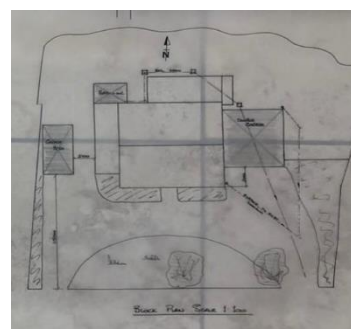
- two previous historic farmsteads (dating to the nineteenth century) which were situated to the north west of the application site (now built over); and
- the route of the Portsmouth to Arundel Canal, approximately 190m to the north of the site. It survives as an earthwork along most of its line except where destroyed by agriculture or development.

5. History of Ferndale House

- 5.1. The historic mapping for the site records it as fields and orchard during the mid nineteenth century (see 1841 map in Appendix 1).
- 5.2. By the later nineteenth century, a building is recorded on a similar footprint to the current Ferndale House. See extract from a Francis Frith map of 1896 (below) and a further map in **Appendix 1**.



- 5.3. The house has been extended over the years. It is believed that the side and rear extensions were built in the early twentieth century but they have been significantly altered over the years since. They are now in poor condition, and poorly insulated, hence their proposed replacement / improvement.
- 5.4. Planning permission was granted in 1988 (ref: Y/84/88) for a single garage to the west of the house, a double garage to the east and a porch to the north (see extract from plan to right). The garages were not built. The porch was built but the structure has since been altered.
- 5.5. The potential significance of Ferndale House (a non designated heritage asset) is assessed in the next Section.



6. Significance of the Heritage Asset

- 6.1. The council identifies Ferndale House as a locally listed building (ie a non designated heritage asset) and considers that it meets criteria 2 - 5, as set out in para 3.1 of the SPD and in Policy HER DMR (2018), as follows:
- 2) Buildings which are extremely good examples of traditional or established style, or unusual type.
 - 3) In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
 - 4) All buildings must be largely intact and not adversely affected by later extensions or alterations.
 - 5) Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.
- 6.2. Compliance with these criteria is assessed below.
- 6.3. In terms of criteria 2, when viewed from the front, the original double fronted property is an attractive building (see photo below right). It could be considered a good example of a traditional style. Whether it is an 'extremely' good example is debatable.
- 6.4. Similarly, in terms of criteria 3, the house currently contributes to the local townscape, but only when viewed from the front / road. No important historical associations are known.
- 6.5. Turning to criteria 4, the front part of the original house is still intact. However, it is adversely affected by the later extensions and alterations, particularly when viewed from the rear.
- 6.6. Finally, the original double-fronted façade makes a positive contribution when viewed in the streetscene.
- 6.7. The significance of the house is considered to come from the original well proportioned and architecturally detailed front elevation, as well as its setting on this verdant site.
- 6.8. The plan form of the original house is square (with four rooms on each floor) and chimneys on both sides.
- 6.9. The front façade is arranged symmetrically, with timber sash windows either side of the main stepped entrance. The arched recessed portico entrance has a central key stone. The corners of the building have quoin detailing and there is timber dentil detailing below the eaves of the hipped slate roof.
- 6.10. Most of the walls are rendered and painted light grey, with the architectural details picked out in white.



APPENDIX 1

- 6.12. The subsequent additions to the house (particularly at the rear) diminish its significance building, due to the incongruous elevation design, windows, doors and facing materials, as shown in the photos below.

Photos of the rear of the house



Photos of the east side



Photos of the west side



7. Impact on Significance

- 7.1. This section assesses what impact the proposals will have on the significance of the identified heritage assets, including their setting. It also explains how the proposals been designed to conserve the significance of the heritage assets.

Ferndale House

- 7.2. As previously concluded, the significance of the Ferndale House is derived from the handsome front façade, the proportions and architectural detailing. No changes are proposed to this façade (other than routine repairs and decoration). There will be no loss of historic fabric and the features that contribute to its interest will be preserved.
- 7.3. The proposed extension on the west side is set back from the front, so that it is subservient and does not compete with the front façade. On the east side of the house, the part of the extension that is visible from the front is the same height as the extension to be demolished. It is still set back behind the original house. The main bulk of the extension is purposefully at the rear of the building, which is the least sensitive part of the house, away from the street.
- 7.4. The overall scale, proportions, design and materials of the extension are in keeping with the original building. The removal of the existing incongruous additions will improve the appearance of the building from the rear. The resulting scheme will improve the relationship between the house and attractive rear garden.
- 7.5. At roof level, the proposed rooflights will be discrete. The rear facing dormer extension integrates into the two storey rear extension and will create a striking feature and add architectural interest. It will not compete with the traditional front facade.
- 7.6. Appropriate space is retained to the side boundaries, allowing the extended building to still sit comfortably on its plot, and respect the neighbouring houses. The verdant character of the plot will be retained at the front and rear. The reconfigured front garden / driveway and front boundary treatment are in keeping with the building and streetscene.
- 7.7. To conclude, the proposals to alter and extend Ferndale House relate sensitivity to the locally listed building and its setting. They respect its architectural and landscape interest, as well as preserving the features of the building that contribute to that interest (the front facade).
- 7.8. The proposals have been well considered so that they conserve (and in some cases enhance) the significance of this locally listed building.
- 7.9. Turning to below ground, bearing in mind the limited nature of the proposal (ie an extension to a single house, as opposed to the complete redevelopment of the site), it is not considered that there will be an impact on any potential archaeological significance on the area. For example, no further excavations are proposed to the basement and the footprint of the proposed side / rear extension only extends partly beyond the existing footprint.

Other heritage assets

- 7.10. Due to the separation distance (approximately 200m away) Ferndale House is not considered to be within the setting of the listed cottage at 19 Burndell Road. The proposal will have no impact on its significance or its setting, and will result in no harm, in accordance with local policies and the test in the NPPF.
- 7.11. Similarly, due to the limited extent of excavation around the existing house, it is not considered that there will be an impact on any potential archaeological significance in the

wider area, in accordance with HER DM6.

Conclusion

- 7.12. The proposal complies with Policies HER SP1, HER DM2 and HER DM6 of the local plan, the criteria set out in the SPD and the NPPF. There are no heritage grounds to refuse the application.

Heritage Statement

The **Heritage Statement** is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. Please read the **guidance notes** provided at the back of this report to help you fill in the form correctly.

Appendix 1 relates to the **Historic Environment Record (HER) Consultation Report**. You must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Team)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the **back of this form** as to which option applies.

Both the **Heritage Statement** and the **Historic Environment Record Consultation report (Appendix 1)** must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are **mandatory**. Failure to fully complete all fields may result in the form not being validated by the **Local Planning Authority (LPA)**.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	☒
2. Appendix 1 completed	☒

Heritage Statement

Site name

Ferndale House

**Address of site
(including postcode)**

Ferndale House,
Burndell Road,
Yapton,
Arundel
BN18 0HT

Grid Reference

498484 102967

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Extensions and alterations to detached house (identified on Arun DC's 'local list' but not identified on the WSCC HER).

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Please refer to the Verve Planning Heritage Statement

2. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you consulted the West Sussex Historic Environment Record, as the minimum requirement of the NPPF?

☒ Yes ☐ No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from Historic England?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1. Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA) and/or Area of Character	☐
4. Registered Park and Garden (RPG)	☐
5. Locally Listed Heritage Asset (LLHA)	☒
6. Archaeological Notification Area (ANA)	☐
7. Other Non-Designated Heritage Asset (including below ground archaeology)	☒

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

Please refer to the Verve Planning Heritage Statement

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☒
West Sussex Record Office	☐
Map regression (historic maps)	☒
Historic Buildings Survey	☐
Historic England sources	☒
Museum or Library (please provide details)	☐
Other (please state)	☐

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

Please refer to the Verve Planning Heritage Statement
--

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings

and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

Please refer to the Verve Planning Heritage Statement

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

Please refer to the Verve Planning Heritage Statement

Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

Wealden District Council: planning@wealden.gov.uk

Rother District Council planning@rother.gov.uk

Hastings Borough Council dcenquiries@hastings.gov.uk

Eastbourne Borough Council customerfirst@eastbourne.gov.uk

Lewes District Council planning@lewes.gov.uk

South Downs National Park Planning@southdowns.gov.uk

Appendix 1

To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact her@westsussex.gov.uk	
HER Consultation report attached	☒
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	☐ ☐ ☐

Guidance Notes

The **Heritage Statement** should identify all **heritage assets** potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The **National Planning Policy Framework (NPPF)** (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: **Section 189** which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For **further information** on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

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

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202021-193

Date completed

28/01/2021

Address of site

Ferndale House, Burndell Road, Yapton, West
Sussex, BN18 0HT

Grid Reference

498484 102967

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There is one listed building within 250m of the site.

1237759 No 19 Burndell Road

Grade II. C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings, quoins and modillion eaves cornice, all now painted. Hipped thatched roof. Casement windows.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Please see below

Description of the Conservation Area

The site is not within a Conservation Area

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Please see below

Description of and reason for the ANA

The site is not located within an Archaeological Notification Area.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified within 100m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records it as fields and orchard during the mid- 19th century. By the later 19th century through to the early/mid-20th century a building is recorded on a similar footprint to the current Ferndale House. Whilst this building is not currently recorded on the Historic Environment Record, above and below ground remains of this building may be considered to be a non-designated heritage asset. [2]

Several archaeological investigations have been undertaken within the area surrounding Ferndale House. A large-scale evaluation was carried out approximately 45m to the north of the site and revealed three distinct areas of archaeological activity. The eastern part of the site revealed Middle Bronze Age pits and a contemporary burnt flint filled trough. The western part of the site revealed a number of Late Bronze Age to Early Iron Age enclosure ditches and postholes. A number of undated ditches in the central part of the site probably formed part of a contemporary prehistoric field system. Post-medieval features consisted of linear ditches reflecting the present day trend of land division.

Archaeological investigations have also been undertaken to the south of the site. One area (approximately 90m south of the site) revealed two possible inter-cut features with a large assemblage of Early Neolithic pottery and worked flint was recovered from them. The presence of these remains indicates that there is some potential for the presence of further archaeological features of Early Neolithic date to be encountered within the site. The excavations at fellows Gardens (approximately 75m to the south west) revealed no archaeological features or deposits were identified in any of the trenches during the evaluation. [3]

Other non-designated heritage assets within 250m of the site include two previous historic farmsteads dating to the 19th century which were situated to the north west of the site (now built over) and the route of the Portsmouth to Arundel Canal, approximately 190m to the north of the site. It survives as an earthwork along most of its line except where destroyed by agriculture or development. [4] [5]

7. HER data sources

[1] West Sussex Historic Environment Record database

[2] Tithe map and OS historic mapping (WSRO)

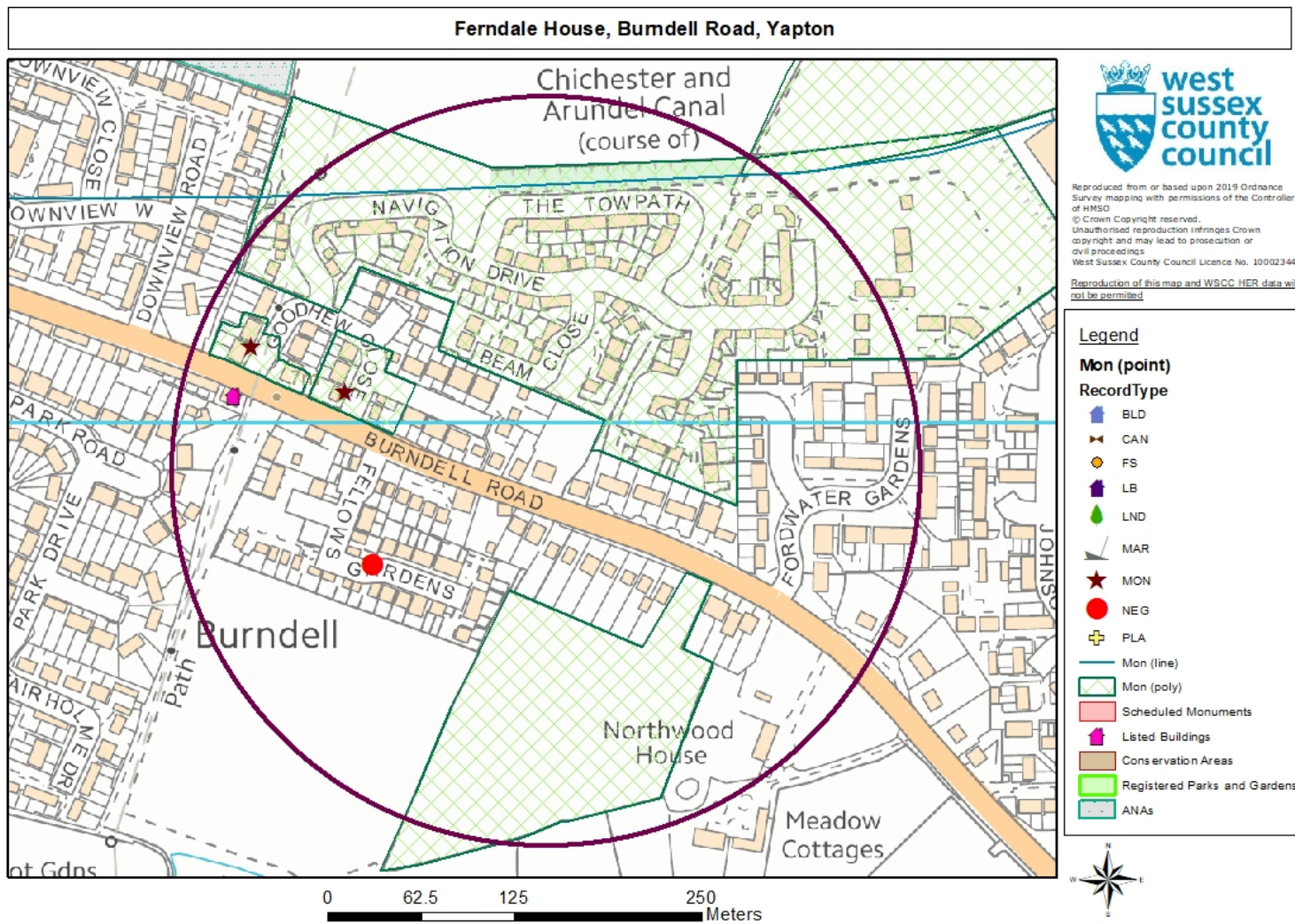
- [3] a) Gleeson, M. J. (2011) Land off Burndell Road, East Yapton: Evaluation Cotswold Archaeology Report No. 11143
- b) Wessex Archaeology (2016) Burndell Road, Yapton: Evaluation Wessex Archaeology Ref. 114890.02
- c) Crockett, A. D. (2014) Fellows Gardens, Yapton: Evaluation Wessex Archaeology Ref. 105240.01
- [4] Sussex Industrial Archaeological Society (2010) A Summary of Works Carried out on the Portsmouth and Arundel Navigation by the Canal Group
- [5] Edwards, R (2004) West Sussex Farmstead Characterisation Project

8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER Data



Yapton Tithe Map dated 1841

Ferndale House, Bumdell Road, Yapton



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Legend



Ford Tithe Map dated 1839

Ferndale House, Bumdell Road, Yapton



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0 62.5 125 250 Meters

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 189** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

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

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*