

Land at Stakers Farm, Yapton, West Sussex
Heritage Desk Based Assessment
May 2017

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Report

Heritage Desk-Based Assessment

Site

Land at Stakers Farm, Yapton, West Sussex

Client

Granite Gate Ltd.

Date

May 2017

Planning Authority

Arun District Council

Site Centred At

497658 103614

Prepared By

Helen MacQuarrie MA MPhil ACIfA

Approved By

Rob Bourn BA MA MCIfA

Report Status

Final

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This heritage assessment considers land at Stakers Farm, Yapton, West Sussex. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

This assessment considers the potential effects on the historic environment of the proposed development of land at Yapton, West Sussex. The area to the north of the site is subject to approved Outline Consent for dwellings (ref: Y/93/14/OUT). The assessment has identified no known heritage assets within or adjacent to the study site which would be adversely impacted by the proposed development.

There is considered low potential for previously unrecorded archaeological remains within the study site boundary. As such, the scheme does not present risks to archaeological remains that might justify a refusal to grant consent for development.

The proposed development is considered to have a negligible effect on the setting and significance of designated heritage assets within the study area.

1.0 Introduction

- 1.1 This heritage assessment considers land at Stakers Farm, Yapton, West Sussex (Figure 1). The proposed development comprises an Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)(see Appendix 1 for a illustrative site layout of the Proposed Development). The site is located at grid reference 497658 103614. The site is hereafter referred to as the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.3 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

Location, Topography and Geology

- 1.4 The study site comprises an irregular parcel of land to the rear of Yapton Primary School. The site area is c. 2.9 ha and currently comprises a number of grassed (pasture) field (Fig. 1).
- 1.5 The study site is generally flat, located at c. 5m AOD. The underlying geology (BGS GeoIndex) of the majority of the site comprises Lewes Nodular Chalk Formation overlain by river terrace deposits (sands, silts and clays).

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 2.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

- 2.3 Section 66(1) states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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'.

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 2.5 Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

Delivery of sustainable development

- ✧ Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- ✧ Conservation of England's heritage assets in a manner appropriate to their significance, and
- ✧ Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8 *Heritage Assets* are defined in Annex 2 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.9 *Archaeological Interest* is defined as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.10 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.

- 2.11 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.12 *Setting* is defined 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. 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.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."
- 2.14 Paragraph 18a-002 makes a clear statement that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.17 Paragraph 18a-013 concludes:
"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."
- 2.18 The key test in NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."
- 2.19 Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:
"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."
- 2.20 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.

- 2.21 The Arun District Local Plan 2003 has the following relevant saved policies relating to the historic environment:

POLICY AREA 2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting

POLICY AREA16 Ancient Monuments and Sites of National Archaeological Importance

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.

POLICY AREA17 Sites of Archaeological Interest

Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- i. the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;*
- ii. where the assessment shows that the physical preservation of remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development; and*
- iii. whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.*

POLICY DEV11 Setting of Listed Buildings

Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings. Supplementary Planning Guidance: Conservation Areas. Arun District Council (Adopted 2000)

- 2.22 Supplementary Planning Guidance has the following guidance regarding development within Conservation Areas or their setting:

STANDARDS OF NEW DEVELOPMENT IN CONSERVATION AREAS

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

- (i) new buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings; they retain or emphasise the qualities of the townscape or streetscape in the areas;*
- (ii) alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area. The reinstatement of original features lost or replaced by inappropriate alterations will be encouraged. Glazed roof lights on visible elevations will be discouraged;*
- (iii) the development does not impair views from public vantage points or open space considered important to the special character and appearance of the area;*
- (iv) building materials which contribute to the character of the area are retained or re-used wherever possible;*
- (v) high quality soft and hard landscaping is provided, including the retention of existing trees and important planting.*

Guidance

Historic Environment Good Practice Advice In Planning Note Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.23 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6-stage process to the

assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

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

Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2015)

- 2.24 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.25 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.26 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.27 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

- 3.1 The WSHER records no known finds or features within the study site. The WSHER records two post medieval farmsteads adjacent to the study site (which are also listed): the Homestead (WSHER MWS13728; NHLE 1237934) and Stakers (WSHER MWS13636; NHLE 1274601).
- 3.2 The site does not lie within or adjacent to a West Sussex County Council Archaeological Notification Area (ANA). Two areas have been identified for potential for sub-surface archaeological evidence, c. 400m to the south and c.600m to the east. These relate to Bronze Age, Roman and medieval occupation evidence.
- 3.3 The available evidence has been assessed to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. The study site currently comprises pasture fields, although may have been historically ploughed. The construction of the modern agricultural building in the southern part of the study site is likely to have truncated below ground remains.
- 3.4 The locations of sites mentioned in the text are shown on Fig. 2.

Previous Archaeological Investigations

- 3.5 No intrusive archaeological works have occurred within or immediately adjacent to the study site boundary. The WSHER records one intrusive investigation within the study area: an eight trench trial trench evaluation at Fellows Gardens, c. 1km south-east of the study site. No archaeological features or deposits were identified across the site. Three residual early prehistoric struck flint artefacts were recovered from the topsoil (WSHER MWS13020).
- 3.6 A fifty trench evaluation by Cotswold Archaeology in 2011, north of Burndell Road, East Yapton, c. 1km east of the study area. The evaluation 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.

Non-Designated Heritage Assets

Prehistoric

- 3.7 The HHER records no prehistoric finds or features within or immediately adjacent to the study site boundary.
- 3.8 The site is situated on the West Sussex Lower Coastal Plain, an area of Palaeolithic potential, approximately 400m south of the axial plane trace of the Littlehampton Anticline. Raised beach deposits are not recorded within the site. No Palaeolithic material has been recorded within the study site or study area. The WSHER records a stone axe of unknown date (WSHER MWS1266), c. 350 north-east of the study site.
- 3.9 No evidence of Neolithic or Mesolithic occupation has been identified within the study site or study area. This trend reflects the distribution of Mesolithic and Neolithic sites across this part of the coastal plain, suggesting it was almost certainly periodically re-submerged during the Mesolithic and into the Neolithic (Gardiner 1984, Holgate 2003, Drewett 2003).
- 3.10 The WSHER records no Bronze Age activity within the study site. A Late Bronze Age pot (WSHER MWS2402) is recorded c. 450m south-west of the study site. Key sites from the wider area (beyond the study area) include evidence of Bronze Age occupation revealed during archaeological investigations by Cotswold Archaeology north of Burndell Road, East Yapton, c. 1km east of the study area; a Bronze Age settlement site south of Drove Lane, 2km south of the study site (Aldsworth 1982); and Bronze Age postholes, trackways, field boundaries and pits identified at Ford Wastewater Treatment Works (CA 2008 & 2010).
- 3.11 Approximately 2km south of the study site (not illustrated) a hoard of five middle Bronze Age palstaves were found in a shallow pit in 1982. A small excavation identified artefacts including bronze slag, a scatter of flint including roughouts, reworked flakes and wasters, and a sherd of coarse gritted pottery and these may be indicative of a Bronze Age

occupation site. Part of another palstave was also found approximately 50m to the south-west of the hoard.

- 3.12 The WSHER records no Iron Age occupation within or immediately adjacent to the study site; an Iron Age Syrian coin (WSHER MWS2398) was recovered c. 450m south-east of the study site. The Burndell Road evaluation by Cotswold Archaeology revealed continued occupation from the Bronze Age into the Early Iron Age; recording 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 (Cotswolds Archaeology 2011). Archaeological investigations in advance of the construction of a reservoir, c. 2.2km south-west of the study site recorded Bronze Age/ Late Iron Age-Romano-British field systems (DAS 2009).
- 3.13 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps) and LiDAR imagery (Environment Agency) were consulted to identify previously unrecorded features. No easily identifiable prehistoric features were noted.
- 3.14 The results of archaeological investigations within the wider area demonstrate that the surrounding landscape was exploited in the Bronze Age and Iron Age. However, the closest remains are c. 1km from the study site; overall the archaeological potential of the study site for this period can reasonably be defined as low.

Roman

- 3.15 The WSHER records no Roman finds or features within or immediately adjacent to the study site boundary; a possible Roman occupation site is recorded c. 750m south-east of the study site.
- 3.16 A scatter of Roman pottery and coins, including one dating to 393- 423AD, was also found in fieldwalking immediately to the north-east of the Bronze Age hoard described in para 3.11 above, where traces of a potential enclosure have been identified on aerial photographs (Aldsworth 1982, 196-8).
- 3.17 An archaeological evaluation was also carried out in 2009 in advance of the construction of a reservoir, c. 2km south of the study site. A large infilled 2.5m deep depression or pond which contained late 3rd or 4th century AD pottery and coins in the uppermost fills was found along with Bronze Age/ late Iron Age-Romano-British field systems and features which may be associated with a Romano-British farmstead (DAS 2009).
- 3.18 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps) and LiDAR imagery (Environment Agency) were consulted to identify previously unrecorded features. No easily identifiable Roman features were noted.
- 3.19 The results of archaeological investigations within the wider area demonstrate that the surrounding landscape was exploited in the Roman period. However, the closest remains are c. 750m from the study site; overall the archaeological potential of the study site for this period can reasonably be defined as low.

Early Medieval

- 3.20 Yapton is not recorded as a pre-conquest manor in the 1086 Domesday Survey and no early medieval occupation evidence is recorded within the study site or study area by the WSHER.
- 3.21 Consequently, the site is considered to have low potential for early medieval remains.

Medieval

- 3.22 Yapton historically lies within the Rape of Arundel and Hundred of Aylesford and has variously been known as Abbiton, Yabeton and Yeapton. There were several manors, namely the manors of Yapton Shulbrede, Yapton Coverts and Bercourt and Wildbridge which originated in the 13th and 14th centuries and were probably once part of Yapton manor, as all like Yapton itself, were later held of the lord of River in Tillington as mesne lord. By the beginning of the 14th century the undertenants of Yapton manor were William of Etchingham, and then his relative William le Moyn and Edward de St. John 'the nephew.'
- 3.23 The Grade I Listed St Mary's Church (WSHER 1237782), located at the eastern end of Church Lane, c. 600m east of the study site, dates to the late 12th – early 13th century. A number of banks and linear depressions demarcating roughly rectangular areas in the pasture fields adjacent to the published site of Yapton Place (MWS2405) and St. Mary's Church, have been interpreted as the remains of the deserted medieval village (WSER MSW3369). This area is covered by a West Sussex Archaeological Notification Area (ANA).

- 3.24 The WSHER records the recovery of a 13th century medieval steelyard weight (WSHER MWS2400) near Bonham's Farm, c. 400m south of the study site.
- 3.25 The study site is located within the agricultural fringes of known medieval settlement at Yapton; as such the study site is considered to have low potential for significant medieval remains.
- Post-Medieval*
- 3.26 In 1568 Henry FitzAlan, Earl of Arundel, with Lord John Lumley and his wife Jane, granted the manor of Yapton to John Edmunds. The demesnes with the probable manor house adjacent to the church passed from John Edmunds to Walter and remained in the direct Edmunds line until 1688 when it was inherited by Charity (nee Edmunds) and her husband Laurence Eliot. When Laurence died in 1726 the estate was settled on Samuel and John Marsh. Courts were held in the name of Samuel between 1729 and 1739 for manors that descended with the Yapton manor demesnes, and after his death, at Yapton, in 1740 or 1741 his surviving executors sold the estate in 1749 to George Thomas.
- 3.27 The area in and around Yapton was primarily an agricultural economy and provided the main employment in the area for centuries. The construction of the canal stretching from Ford to Chichester via Yapton was completed in 1818 and employed local workers, and the Brickworks and Agricultural Engineering Works constructed by John Sparks in the village was a main employer within the area for some time. The route of the canal cuts roughly east – west to the south of the study site (MWS5754). The associated Tack Lee and Burndell Bridges (WSHER MWS7927 and MWS7928) also fall within the study area.
- 3.28 Early cartographic sources indicate that the site lies in enclosed agricultural land to the east of the historic core (Fig. 4). By the time of the 1839 tithe survey (Fig. 5) the site was in the ownership of Reverend Thomas Penny White, a clergyman with substantial land holdings in Yapton and Droxford. White owned Stakers Farm (WSHER MWS13636) adjacent to the study site, in the mid-19th century and various deeds within the collection at WSRO detail the ownership of the farm from 1699 (Add Mss 28,534-28,699, WSRO Par 225/25/1/11-12). In 1699 the farm was held of Laurence and Charity Eliot and occupied by Thomas Staker. Benjamin Staker occupied the farm in 1781 followed by his son Zaccheus. His son Benjamin acquired the freehold in 1808 and sold it in 1824 to John Browning Staker, probably his brother. In 1837 the farm was sold to Reverend White following John's death the previous year. Upon his death in 1860 his estates passed to his widow Charlotte, and subsequently to Dr White who died in 1899. It then passed to his nephew Sir Herbert White. In 1929 he conveyed it to Anthony P. White, and it then passed to A. R. M. White by the 1970s.
- 3.29 The Grade II Listed Homestead (WSHER MWS13728), to the north of Stakers, dates to the 18th century, and is also recorded as a historic farmstead (Historic Farmsteads and Landscape Character in West Sussex Project).
- 3.30 Historic Ordnance Survey mapping (Fig. 6-11) indicates modern roadside suburban development to the east of the study site, but little change within the study site itself. Between 1975 (Fig. 9) and 1992 (Fig. 10) a farm building has been constructed in the south-west of the study site.
- 3.31 There are a number of post-medieval remains recorded within the study area which have no bearing on the study site and therefore, will not be described in any detail in this report. In summary, these are, brickworks (WSHER MWS4706 and MWS4707); a number of farmsteads and outfarms (WSHER MWS9453, MWS10049, MWS10099, MWS10284, MWS10401, MWS11908, MWS12740, MWS13032, MWS13065) and Barnham Mill (WSHER MWS2422).
- 3.32 Based on the available evidence, it is clear that the study site was formed by agricultural fields during the post-medieval period. Therefore, it is considered that the study site has a low potential for post-medieval remains of interest.

Designated Heritage Assets

Introduction

- 3.33 This section will consider the potential effects of development within the study site on the significance of designated heritage assets, including through effects to their settings. This will include heritage assets within the study site, and those in the surrounding area, whose setting may be affected.
- 3.34 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The

heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas.

- 3.35 A basic search radius was used to establish which heritage assets required assessment for impacts, which is usually sufficient to ensure all assets which require consideration are properly assessed. In some limited cases some particular assets can have a wider setting which is sensitive, therefore the wider area outside of the search radius was also considered in the preparation of this assessment, to determine if additional highly graded heritage assets required inclusion in this assessment. No additional heritage assets were identified.
- 3.36 Not all designated heritage assets within this radius will require full assessment for impacts on an individual basis; where a designated heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study area. Also, not all assets will require the same level of assessment. As set out in paragraph 128 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 3.37 No statutory designations (Listed Buildings, Conservation Areas, Scheduled Ancient Monuments or World Heritage Sites) are located within the study site boundary.
- 3.38 A total of one Grade I Listed Building and 24 Grade II Listed Buildings fall within the study area. Part of the Yapton Conservation Area, which covers North End Road and Main Road, lies adjacent to the study area.
- 3.39 The distribution of designated heritage assets in relation to the study area can be found in Figures 3.

Designated Heritage Assets that do not require detailed assessment

- 3.40 The following listed assets within the study area do not lie adjacent to or have key views to / from the study area: Church House (NHLE 1222545), Coachman's Cottage (NHLE 1222547), the Old Malthouse (NHLE 1222553), Yew Tree House (NHLE 1222554), 19 Burndell Road (NHLE 1237759), Park Lodge (NHLE 1237777), The Parish Church of St Mary (NHLE 1237782), Yapton Evangelical Free Church and School Hall (NHLE 1237819), Berricourt (NHLE 1237827), Old Canal Bridge (NHLE 1237839), Dyers Croft (NHLE 1237841), Wall to Dyers Croft (NHLE 1237842), the Old Cottage (NHLE 1274455), Manorial Dovecote at Church Farm (NHLE 1274460), Willow Cottage (NHLE 1274486), The Twelfth of Never (NHLE 1274595), the Rose Cottage (NHLE 1274596), The Shoulder of Mutton Inn (NHLE 1274599), the Thatched Cottage (NHLE 1274602), Barnham Windmill (NHLE 1276729). Given the lack of intervisibility between them and the proposed development it is clear that no harm to their significance would result from the proposed development. As such it is not necessary to assess these on an individual basis here.

Assessment of designated heritage assets, including assessment of significance, setting and relationship to study site

GRADE II LISTED HOMESTEAD (NHLE 1237934)

- 3.41 The Grade II Listed the Homestead, including attached outbuildings, North End Road (NHLE 1237934) lies c.80m east of the study site boundary. The house and attached outbuildings is dated 1734 but may have an earlier core. It was extended in the 19th century. It is a two-storey brick structure, covered in roughcast with tiled roof with end brick chimneystacks. It has 19th century casements with canted bay on the ground floor and central doorcase with a mid-19th century door. It has a catslide roof to the rear and L-wing with casement windows. The attached outbuildings were probably a small barn and stable with hayloft over. The barn is constructed of cobbles, partly rendered, with thatched roof and 20th century shopfront. A further outbuilding, probably originally a stable building, is constructed of cobbles with brick lacing courses, with a slate roof and brick external chimney. It has a cambered entrance to the ground floor and a cambered loft door to rear. It was formerly a butcher's shop.
- 3.42 The significance of these buildings lies in their architectural and historical interest as 18th – 19th century farm domestic and agricultural buildings. The buildings face onto North End Road and principal views of and from the building are from this road. In the 1990's a courtyard complex of residential properties was constructed to the immediate north-west of the Homestead. This shields views towards the study site and provides suburban buffer between the asset and the surrounding rural landscape. The study site is located within the wider rural setting of this asset which makes a marginal contribution to the significance of this asset.

GRADE II STAKERS FARMHOUSE (NHLE 1274601)

- 3.43 The Grade II Stakers Farmhouse (NHLE 1274601) is located c. 50m south of the study site boundary. It dates to the early 19th century and comprises two-storeys and an attic with two dormers. The façade is stuccoed and has a stringcourse. The roof is tiled and the glazing bars are intact. A square stuccoed porch was added in the 19th century.
- 3.44 Stakers Farmhouse fronts onto North End Road and principal views to and from the building, and farm, are from this road. The farmhouse forms part of a complex of interrelated buildings which includes the unlisted U-plan regular courtyard farmstead and the modern farmhouses to the north. The courtyard farmstead is described as late 19th century in date and makes a positive and attractive contribution to the setting of the farmhouse. An area of open ground to the south of the building affords views of the whole farm complex over the flint wall. Partial views beyond the farmstead to the outlying rural landscape are noted. Modern intrusion to the setting of the farmhouse includes the poor quality agricultural barns to the west of the farmhouse and modern agricultural buildings to the north of the unlisted farmstead. Modern residential development at the Croft to the east of the site, impedes historic cohesion with neighbouring historic properties. As such, the setting of the farmhouse is considered partially eroded. The significance of this building lies in its architectural and historical interest as a 19th century domestic structure. The intrinsic setting of the farmhouse comprises the building itself and its associated gardens, the U-plan farmstead and associated open space to the north and the area. The area of open ground to the south also makes a positive contribution to the listed asset. The study site forms part of the wider rural setting of this asset and is considered to make a marginal contribution to the significance of this asset.

GRADE II LABURNHAM COTTAGES, MAIN ROAD (NHLE 1274600)

- 3.45 The Grade II Laburnham Cottages (1274600) are located c. 175m south of the study site. It is an L-shaped building dating to the 18th century with subsequent alteration. It is two-storeys and constructed of red brick, with south fronted stuccoed. It has a tiled roof, casement windows with gabled projection at the eastern end.
- 3.46 The significance of this building lies in its architectural and historical interest as an 18th century domestic structure. These are located to the rear of properties fronting the junction of Main Road and North End Road. From the Main Road the northern limit of the garden plot is formed by a mature tree-line which would screen views in this direction. The plot is open to the north-west; partial views towards the study site are likely in this direction. The study site is located within the wider rural setting of this asset which makes a marginal contribution to the significance of this asset.

GRADE II LISTED BONHAMS FARMHOUSE (NHLE 1274490) & BONHAM'S BARN (NHLE 1237904)

- 3.47 The Grade II Listed Bonhams Farmhouse (NHLE 1274490) and barn (NHLE 1237904) are located c. 200m south of the study site. The farmhouse dates to the early 19th century and is two storeys and stuccoes. It has long and short quoins and a slate roof. The glazing bars are intact. The porch has iron columns and a tent-shaped canopy. A 19th century single storey wing was added on the west. The barn dates to the mid-18th century and has reused 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.
- 3.48 The significance of these buildings lie in their architectural and historical interest as 18th and 19th century domestic and agricultural buildings. The farmhouse faces Main Road and the principal view of the building would be from this road. 19th century ancillary structures (not listed) are located to the north of the farmhouse which would partially screen views in this direction, however views from the rear of the building will include the study site. The intrinsic part of these buildings settings comprises the rectangular plot of land in which all the buildings and their associated and interrelated private and functional spaces. The surrounding rural fields form part of the wider rural setting, of which the study site and the neighbouring plot (the area north of the school is subject to a separate planning application ref Y/93/14/OUT) forms part. Taking into consideration the distance between, the study site can be said to make a marginal contribution to the significance of these assets.

YAPTON CONSERVATION AREA

- 3.49 A description of the character and appearance of Yapton Conservation Areas is provided in the 2000 Supplementary Planning Guidance (Arun District Council 2000). The Main Road Conservation Area is described as having a more closely knit pattern of development than the Conservation Area around St Mary's Church. The Conservation Area covers Main Road and the southern end of Church Road; the village developed along this principal route and together with Church Road and North End Road, there are a wide variety of buildings. Most

are two-storey in brick and flint or stucco, and these, together with natural slate or plain clay tiles for the roofs, are the predominant materials in the area.

- 3.50 The Conservation Area appraisal refers primarily to the importance of high flint walling, wide variety in age and style of buildings and mature trees and landscaping which enhance the rural character of the area. Chimneys are also important features on the skyline.
- 3.51 Bonham's Barn and nearby farmhouse (both Grade II Listed) together with the field to the south with its iron fencing, are attractive and important features at the entrance to the village from the west. Bonham's Field is noted in the Conservation Area Character Appraisal as providing rural character to this part of the Conservation Area. The study site is approximately 140m from the edge of the Conservation Area in this area. Partial intervisibility is possible from this area, beyond Bonham's Field which provides a rural buffer to the Conservation Area.
- 3.52 Approximately 35m of the study site abuts the edge of the Yapton Conservation Area at Stakers Farm. The surrounding fields beyond Stakers Farm are not referred to within the Appraisal as having any special significance in relation to the setting of the Conservation Area.
- 3.53 The study site is set back from the road side development along North End Road and Main Street and is occasionally, and partially, visible from within the Conservation Area, for example at the open area to the south of Stakers Farm. The existing high flint walls, intervening building stock and vegetation largely screens direct views from the Conservation Area towards the study site. As such, the study site can be said to make a marginal contribution to the significance of the Conservation Area.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The study site comprises an irregular parcel of land to the rear of Yapton Primary School. The site area extends to c. 2.9 hectares and currently comprises a number of grassed (pasture) field (Fig. 1).

The Proposed Development

- 4.2 The proposed development comprises an Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). Existing planting will be supplemented by additional planting along the north-west and northern limits of the study site. A plan of the proposed development can be found in Appendix 1, appended at the end of this report.

Potential Archaeological Impacts

- 4.3 This assessment has identified no known heritage assets within or adjacent to the study site which would be adversely impacted by the proposed development.
- 4.4 There is considered low potential for previously unrecorded archaeological remains within the study site boundary. As such, the scheme does not present risks to archaeological remains that might justify a refusal to grant consent for development.
- 4.5 Formal endorsing of the assessment recommendations requires submission of the report to the Archaeological Advisor to Arun District Council.

Potential Impacts on Designated Heritage Assets

- 4.1 The proposed development would not have a direct physical impact on any designated heritage assets. The proposed development would result in the residential development of rural fields near a number of designated assets. These changes have the potential to affect the setting of designated heritage assets in the wider area. This section will assess whether these changes would result in any harm to the significance of designated assets.
- 4.2 The previous section discussed the setting and significance of the following designated assets within the study area: Grade II Listed Homestead (NHLE 1237934); Grade II Listed Laburnham Cottages, Main Road (NHLE 1274600); and Grade II Listed Bonhams Farmhouse (NHLE 1274490) & Bonham's Barn (NHLE 1237904). The study site has been assessed as making a marginal contribution to the significance of all of these designated assets.
- 4.3 The proposed development would result in a change to the setting of these assets, however, the resultant effect to their significance would be negligible, and would not involve any meaningful loss of significance.
- 4.4 The study site has also been assessed as making a marginal contribution to the significance of the Grade II Listed Stakers Farmhouse (NHLE 1274601) and the Yapton Conservation Area. However, due to proximity, further discussion of the proposed development is required. The historic and rural setting of the Listed Stakers Farm building has been eroded through the development of the residential units at the Croft to the east of the site and in addition to the poor quality agricultural barns on the site to the west. The U-shaped collection of outbuildings (not listed) provide further separation between the asset and the site. The proposed development involves the construction of 70 residential properties and associated infrastructure with no proposed development of non-residential scale. The scheme has been designed with an area of open space in the south-eastern part of the site which provides addition separation between the listed asset and the development. Proposed landscaping would screen the development mitigating any perceived impact further. As such, the resultant effect to the significance of Stakers Farmhouse would be negligible and would not involve any meaningful loss of significance.
- 4.5 The Conservation Area appraisal refers primarily to the importance of high flint walling, wide variety in age and style of buildings and mature trees and landscaping which enhance the rural character of the area. The surrounding fields beyond Stakers Farm are not referred to within the Appraisal as having any special significance in relation to the setting of the Conservation Area. The assessment has shown that the study site makes a marginal contribution to the significance of the Conservation Area. The scale of the proposed development and retention of open space in the south-eastern part of the site provides addition separation between the Conservation Area and the development. As such no harm will result to the setting of this section of the Conservation Area. Proposed landscaping

would screen the development mitigating any perceived impact further. As such, the resultant effect to the significance of Conservation Area would be negligible and would not involve any meaningful loss of significance.

- 4.5 Bonham's Field which lies in-between the proposed development site and the Conservation Area that is centred on Main Road is subject to an outline planning application (Y/1/17/OUT) for the erection of 56 no. dwellings with associated open space. The status of this application is undecided. Should planning permission for this proposed development be granted and the 56 dwellings be constructed, this will block all intervisibility between the proposed development of the study site and the south western part of the Conservation Area.

5.0 Summary and Conclusions

- 5.1 This assessment considers the potential effects on the historic environment of the proposed development of land at Stakers Farm, Yapton, West Sussex.
- 5.2 This assessment has identified no known heritage assets within or adjacent to the study site which would be adversely impacted by the proposed development.
- 5.3 There is considered low potential for previously unrecorded archaeological remains within the study site boundary. As such, the scheme does not present risks to archaeological remains that might justify a refusal to grant consent for development.
- 5.4 Formal endorsing of the assessment recommendations requires submission of the report to the Archaeological Advisor to Arun District Council.
- 5.5 The proposed development is considered to have a negligible effect on the setting and significance of designated heritage assets within the study area.

Sources

General

West Sussex Record Office (WSRO),
The British Library (BL)

Websites

Archaeological Data Service – www.ads.ahds.ac.uk
British History Online – <http://www.british-history.ac.uk/>
British Geological Society GeoIndex - <http://bgs.ac.uk/geoindex/>
Historic England National Heritage List for England - <https://www.historicengland.org.uk/listing/the-list/>
Heritage Gateway - www.heritagegateway.org.uk
MAGIC - www.magic.gov.uk
Pastscape - www.pastscape.org.uk
Bing Maps - <https://www.bing.com/maps/>
Environment Agency - <https://data.gov.uk/publisher/environment-agency>

Cartographic / Archival Material

1575 Christopher Saxton map of Kent, Surrey, Sussex and Middlesex
1595 John Norden map of Sussex
1724 Richard Budgen map of Sussex
1778 Thomas Yeakell and William Gardner map of Sussex
1795 William Gardner and Thomas Gream map of Sussex
1805 Ordnance Surveyor Drawing Ref: BL OSD 83
1836 Valuation of a survey of Stakers Farm Ref: WSRO Add Ms 28666
1837 Extract listing property at Yapton contained within conveyances of the Stakers Farm Estate Ref: WSRO Add Ms 28667
1839 Tithe map for the parish of Yapton Ref: TNA IR 30/35/306 and 1841 tithe apportionment Ref: TNA IR 29/35/306; altered tithe apportionment 1868 AA4
1880 OS 1:10,560 Scale Map
1899 OS 1:10,560 Scale Map
1914 OS 1:10,560 Scale Map
1962 OS 1:10,560 Scale Map
1980 OS 1:10,000 Scale Map
1992 OS 1:10,000 Scale Map
2000 OS 1:10,000 Scale Map
2006 OS 1:10,000 Scale Map
2017 OS Variable Scale Map
1876 – 1877 OS 1:2,500 Scale Map
1897 OS 1:2,500 Scale Map
1912 OS 1:2,500 Scale Map
1938 - 1939 OS 1:2,500 Scale Map
1975 OS 1:2,500 Scale Map
1992 OS 1:2,500 Scale Map

Bibliographic

Yapton and Ford Local History Group 2010, *Yapton and Ford Through the Ages*
Baggs A P and Warne H M 1997, 'Yapton', in *A History of the County of Sussex: Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel*, ed. T P Hudson (London), pp. 245-261.
Cotswold Archaeology 2011, *Land off Burndell Road, East Yapton, West Sussex*
Archaeology & Planning Solutions 2013, *Land at Bilsham Farm, Yapton, West Sussex*

GAZETTEER OF NON-DESIGNATED HERITAGE ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius was adopted. The following gazetteer represents all of the entries from the Hampshire Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the Hampshire Historic Environment Record or English Heritage reference number.

Abbreviations:

HHER: Hampshire Historic Environments Record
MONUID: Hampshire Historic Environments Record monument identification reference number

HHER MONUID / ORION REF.	NAME	MONUMENT TYPE	PERIOD
MWS1266	STONE AXE, YAPTON	FINDSPOT	UNKNOWN
MWS2402	LATE BRONZE AGE POT - YAPTON	FINDSPOT	BRONZE AGE
MWS2398	SYRIAN COIN - YAPTON	FINDSPOT	IRON AGE
MWS2415	POSSIBLE ROMAN OCCUPATION SITE , YAPTON	OCCUPATION SITE?	ROMAN (?)
MWS2400	MEDIEVAL STEELYARD WEIGHT - YAPTON	FINDSPOT	MEDIEVAL
MWS3369	YAPTON DMV	DESERTED SETTLEMENT	MEDIEVAL
MWS2405	YAPTON PLACE	HOUSE	MEDIEVAL TO POST MEDIEVAL
MWS2406	DOVECOT - YAPTON PLACE	DOVECOTE	POST MEDIEVAL
MWS2423	PARKSCAPE - YAPTON	PARK	POST MEDIEVAL
MWS7927	TACK LEE BRIDGE, YAPTON ON THE PORTSMOUTH & ARUNDEL NAVIGATION	BRIDGE	POST MEDIEVAL
MWS7928	BURNDILL BRIDGE ON THE PORTSMOUTH & ARUNDEL NAVIGATION, YAPTON	BRIDGE	POST MEDIEVAL
MWS9453	BONHAMS HISTORIC FARMSTEAD, YAPTON	FARMSTEAD	POST MEDIEVAL
MWS9604	SITE OF BURNDILL FARM HISTORIC FARMSTEAD, YAPTON	FARMSTEAD	POST MEDIEVAL
MWS10049	SITE OF DENGES BARN HISTORIC OUTFARM, YAPTON	OUTFARM	POST MEDIEVAL
MWS10099	DROVE LANE FARM HISTORIC FARMSTEAD, YAPTON	FARMSTEAD	POST MEDIEVAL
MWS10284	SITE OF FARMSTEAD AT SAXBY HISTORIC FARMSTEAD, BARNHAM	FARMSTEAD	POST MEDIEVAL
MWS10401	SITE OF HISTORIC FARMSTEAD TO THE WEST OF BURNDILL FARM, YAPTON	FARMSTEAD	POST MEDIEVAL
MWS11908	LAKE BARN HISTORIC OUTFARM, YAPTON	OUTFARM	POST MEDIEVAL
MWS13636	STAKERS HISTORIC FARMSTEAD, YAPTON	FARMSTEAD	POST MEDIEVAL
MWS12740	SITE OF OUTFARM HISTORIC OUTFARM, YAPTON	OUTFARM	POST MEDIEVAL
MWS13032	HISTORIC OUTFARM NORTH EAST OF YAPTON	OUTFARM	POST MEDIEVAL
MWS13065	SITE OF HISTORIC OUTFARM NORTH WEST OF YARTON, YAPTON	OUTFARM	POST MEDIEVAL

HHER MONUID / ORION REF	NAME	MONUMENT TYPE	PERIOD
MWS13728	THE HOMESTEAD HISTORIC FARMSTEAD, YAPTON	FARMSTEAD	POST MEDIEVAL
MWS2422	BARNHAM MILL	WINDMILL, OBSERVATION POST	POST MEDIEVAL - MODERN
MWS4706	BRICKFIELD BETWEEN BURDELL ROAD AND THE CANAL	BRICKWORKS	POST MEDIEVAL TO MODERN
MWS4707	BRICKWORKS	BRICKWORKS	POST MEDIEVAL TO MODERN
MWS8120	FAMILY AIR RAID SHELTER - YAPTON	AIR RAID SHELTER	MODERN
MWS13020	LAND AT FELLOWS GARDENS, YAPTON - ARCHAEOLOGICAL EVALUATION	NEGATIVE EVIDENCE	NEGATIVE

GAZETTEER OF DESIGNATED HERITAGE ASSETS, CONSERVATION AREAS, ARCHAEOLOGICAL PRIORITY AREAS (Figure 3)

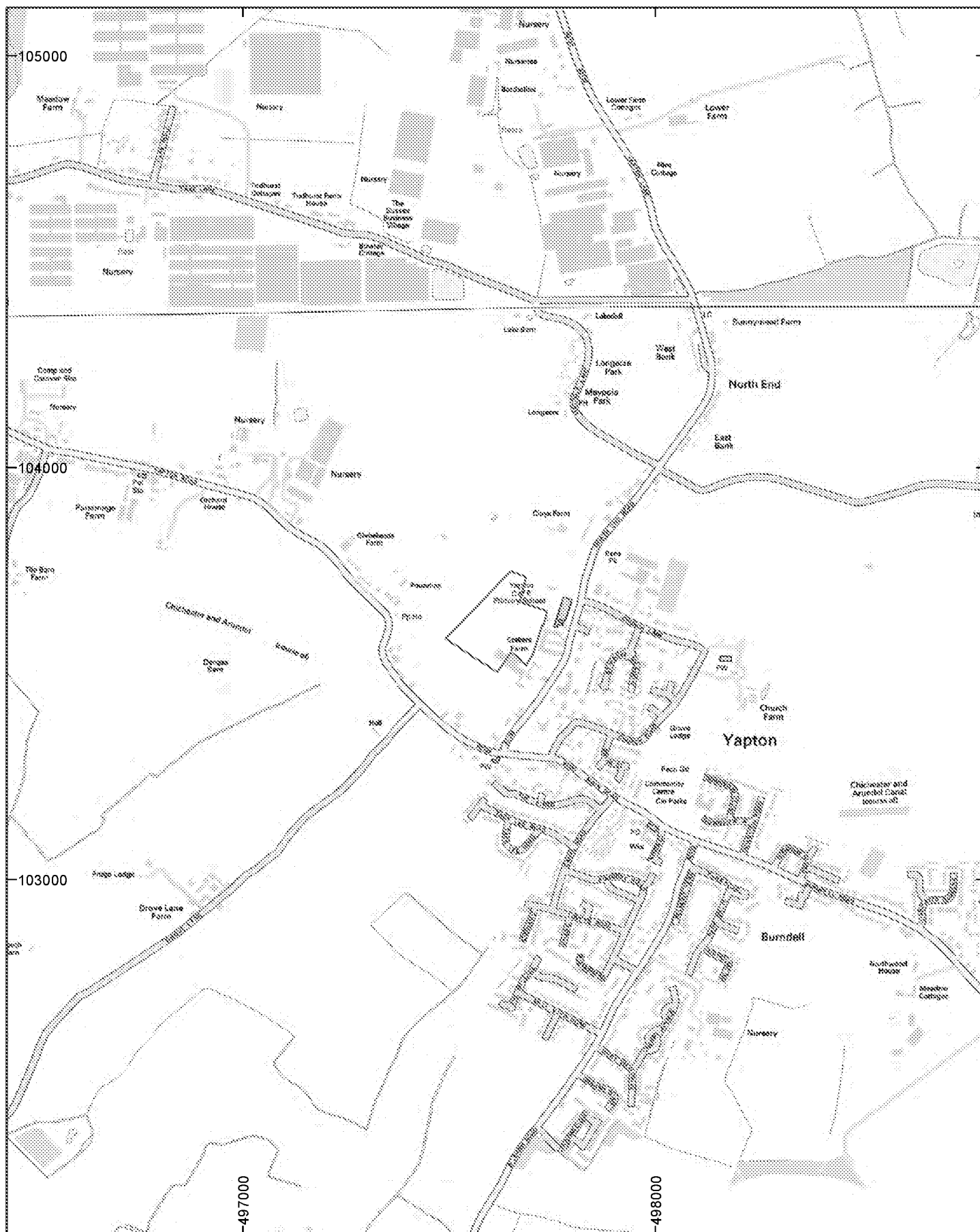
The following gazetteer represents all known designated assets (listed buildings, scheduled monuments, conservation areas, registered parks and gardens, registered battlefields) and areas identified as of importance in local planning policy.

Abbreviations:

HHER: Hampshire Historic Environments Record
NHLE: National Heritage List for England

NHLE / HHER REF	NAME	DESIGNATION
1222545	CHURCH HOUSE	II
1222547	COACHMAN'S COTTAGE	II
1222553	THE OLD MALTHOUSE	II
1222554	YEW TREE HOUSE	II
1237759	19 BURNDILL ROAD	II
1237777	PARK LODGE	II
1237782	THE PARISH CHURCH OF ST MARY	I
1237819	YAPTON EVANGELICAL FREE CHURCH AND SCHOOL/HALL ATTACHED	II
1237827	BERRICOURT	II
1237839	OLD CANAL BRIDGE, ON FOOTPATH 157	II
1237841	DYERS CROFT	II
1237842	WALL TO DYERS CROFT	II
1237934	THE HOMESTEAD, INCLUDING ATTACHED OUTBUILDINGS	II
1274455	THE OLD COTTAGE	II
1274460	MANORIAL DOVECOTE AT CHURCH FARM	II
1274486	WILLOW COTTAGE	II
1274490	BONHAMS FARMHOUSE	II
1274595	THE TWELFTH OF NEVER	II
1274596	ROSE COTTAGE	II
1274599	THE SHOULDER OF MUTTON INN	II
1274600	LABURNHAM COTTAGES	II
1274601	STAKERS FARMHOUSE	II
1274602	THE THATCHED COTTAGE	II
1276729	BARNHAM WINDMILL	II

NHLE / HHER REF	NAME	DESIGNATION
1237904	BONHAM'S BARN	II



Legend

 Site

1:12,500 at A4



Title:

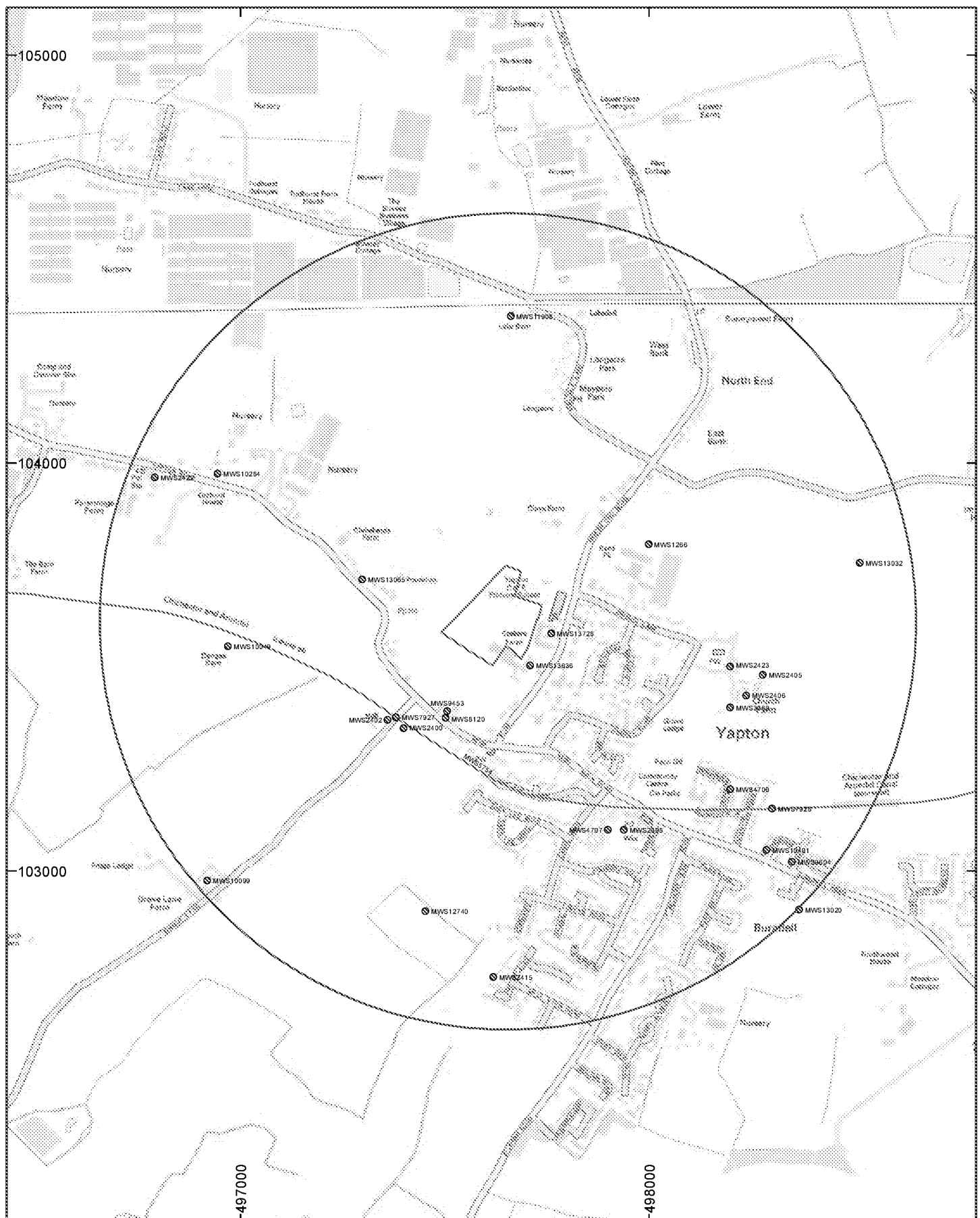
Fig. 1: Site Location

Address:

Land at Stakers Farm, Yapton



orion.



Legend



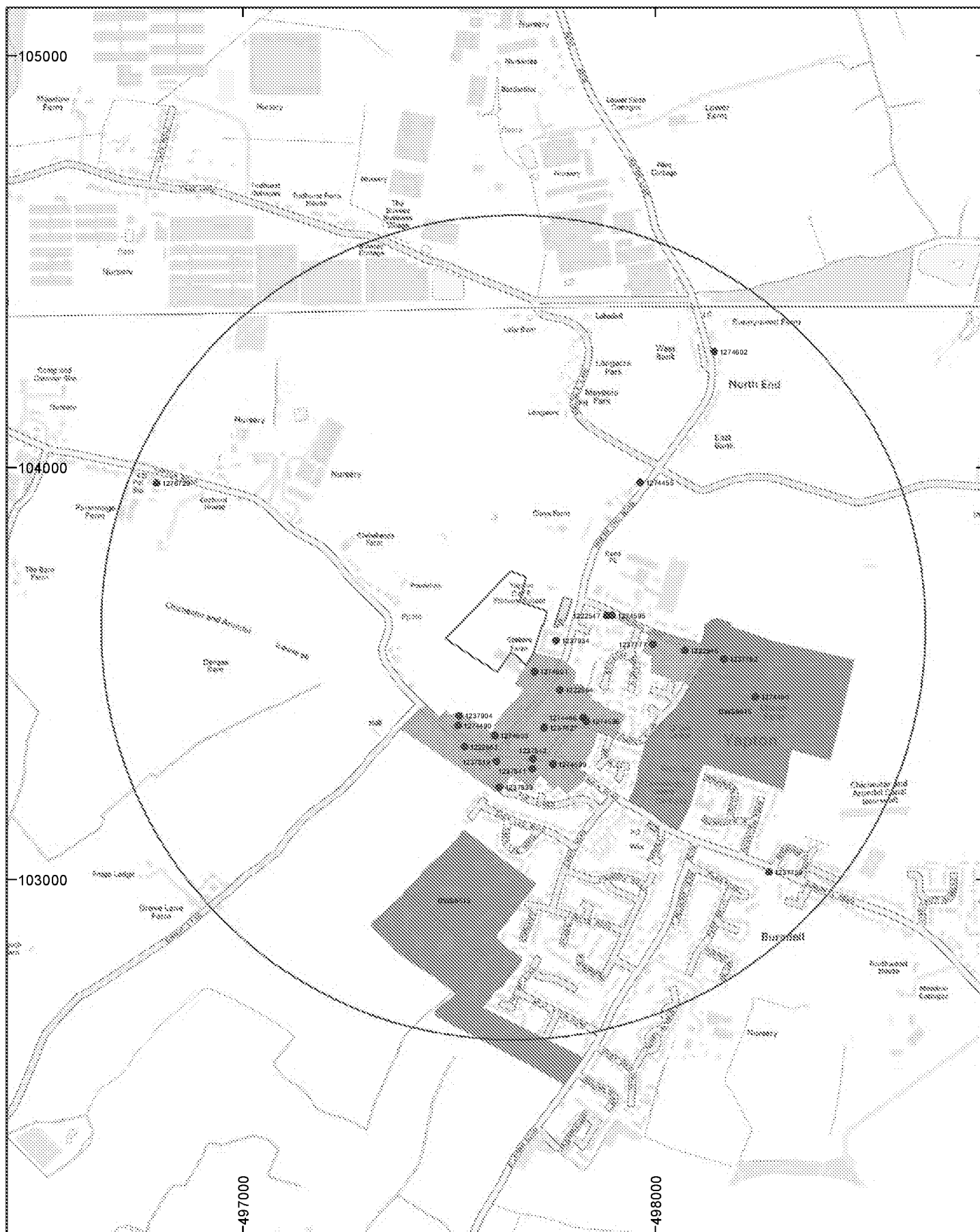
 Monument
 Monument line

112,500 at A4

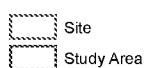
Title:
Fig. 2: Non-designated Heritage Assets Mapping
Address:
Land at Stakers Farm, Yapton



orion.



Legend



- Listed Buildings
- Conservation Area
- Archaeological Notification Area

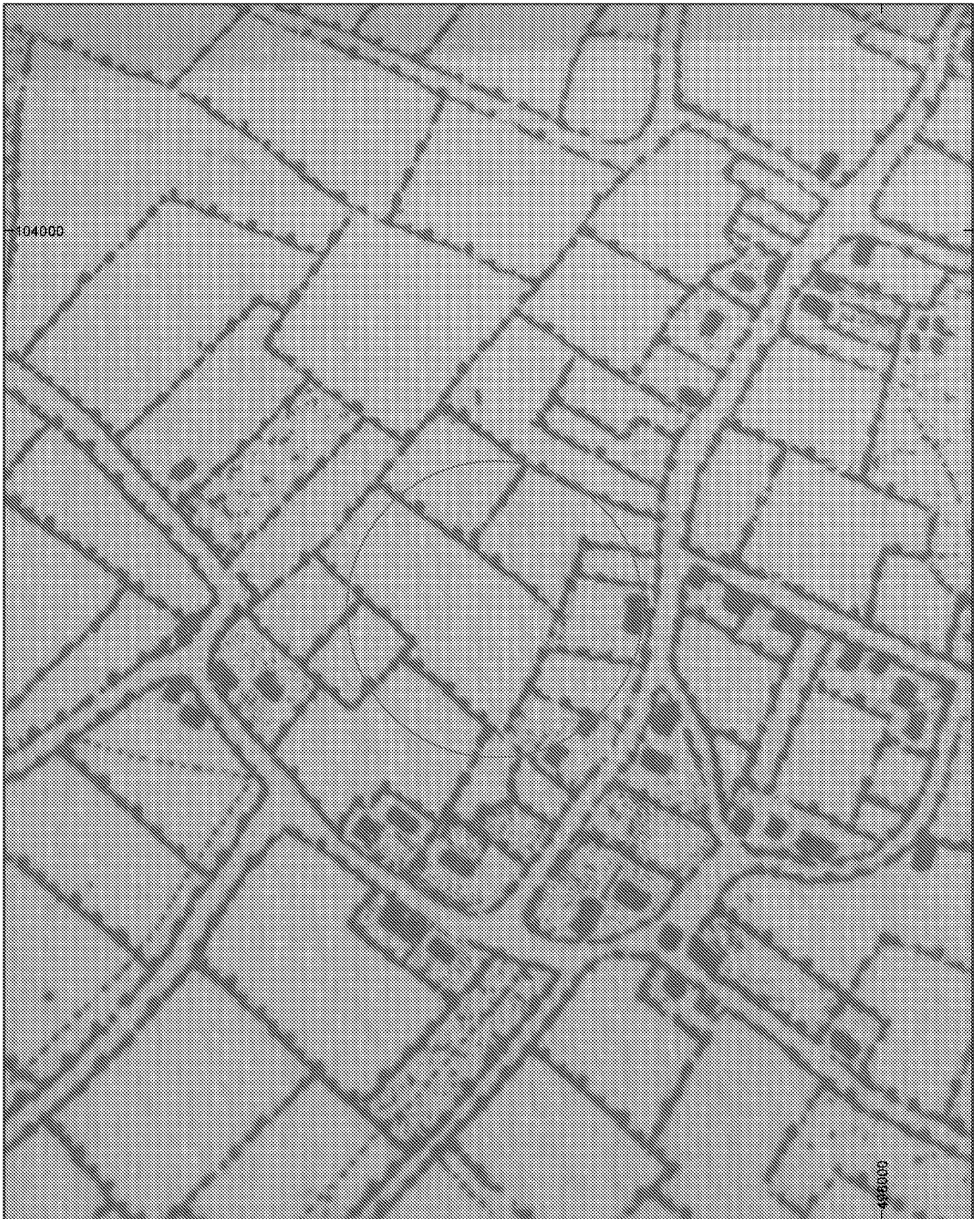
1:12,500 at A4



Title:
Fig. 3: Designated Heritage Assets Mapping
Address:
Land at Stakers Farm, Yapton



orion.



Legend

 Site (approximate)

1:5,000 at A4

0 100m



Title:

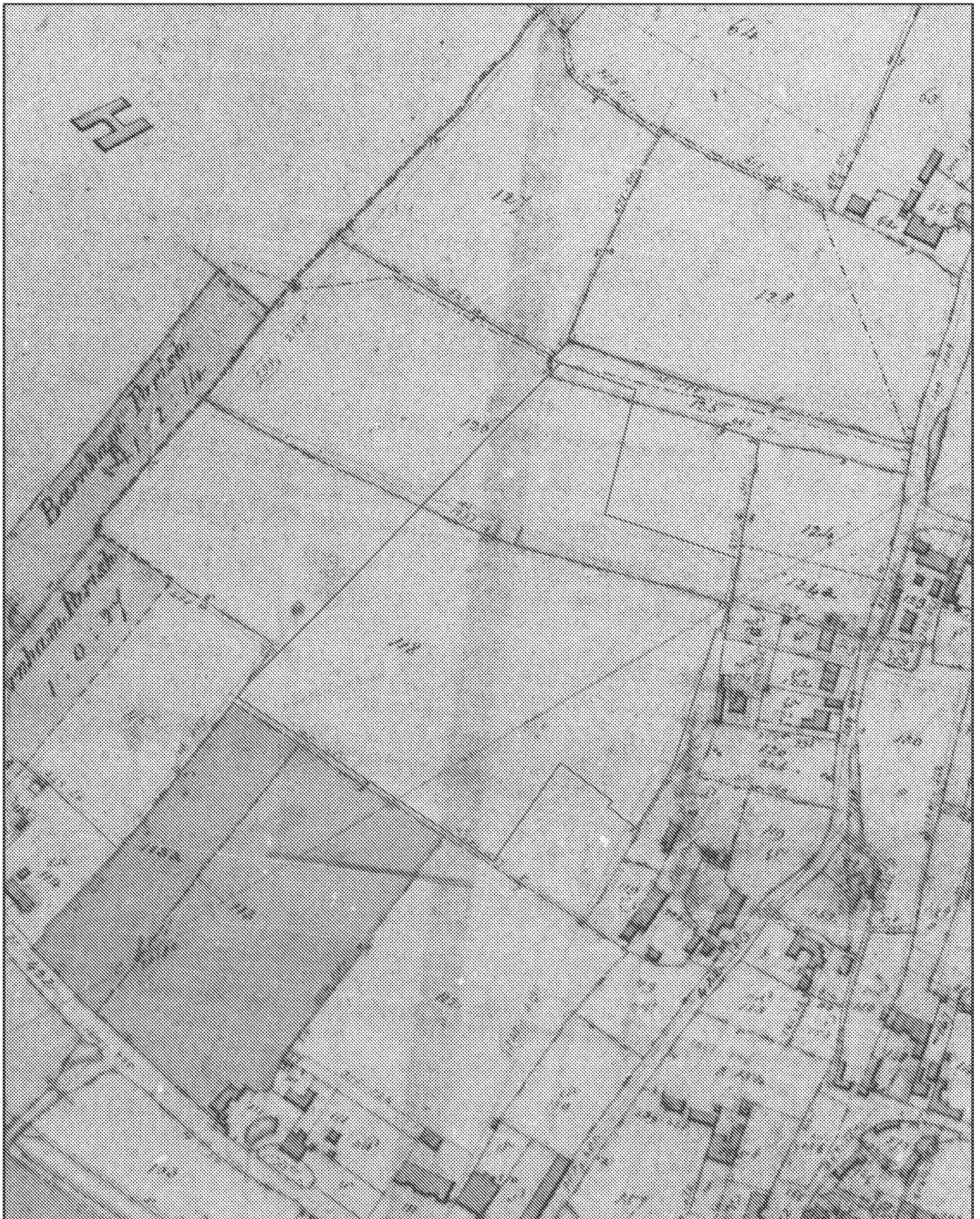
Fig. 4: 1778 Thomas Yeakell and William Gardner map of Sussex

Address:

Land at Stakers Farm, Yapton



orion.



Legend

 Site

1:2,500 at A4

0 50m



Title:

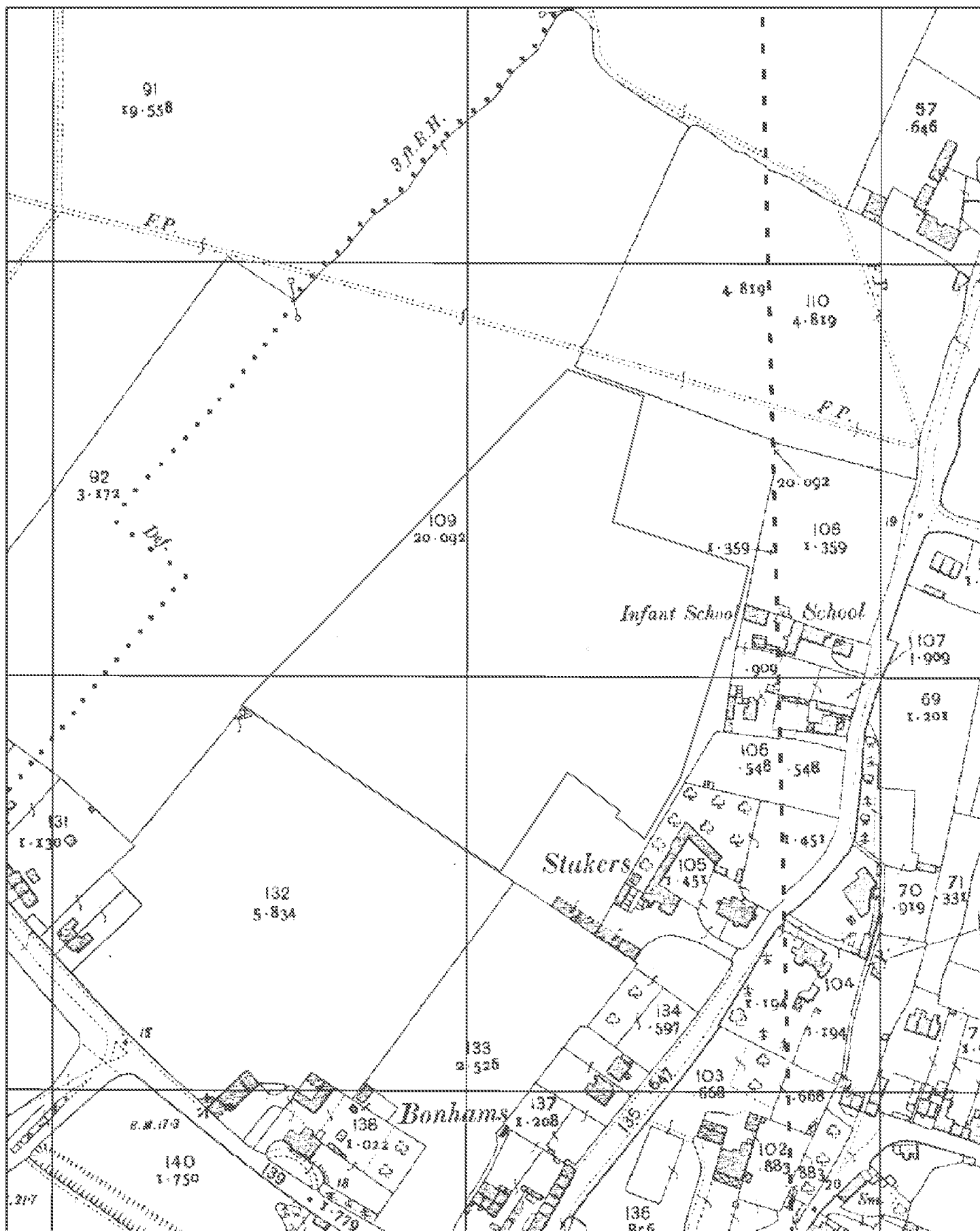
Fig. 5: 1839 Tithe Map for the Parish of Yapton

Address:

Land at Stakers Farm, Yapton



orion.



Legend

Site

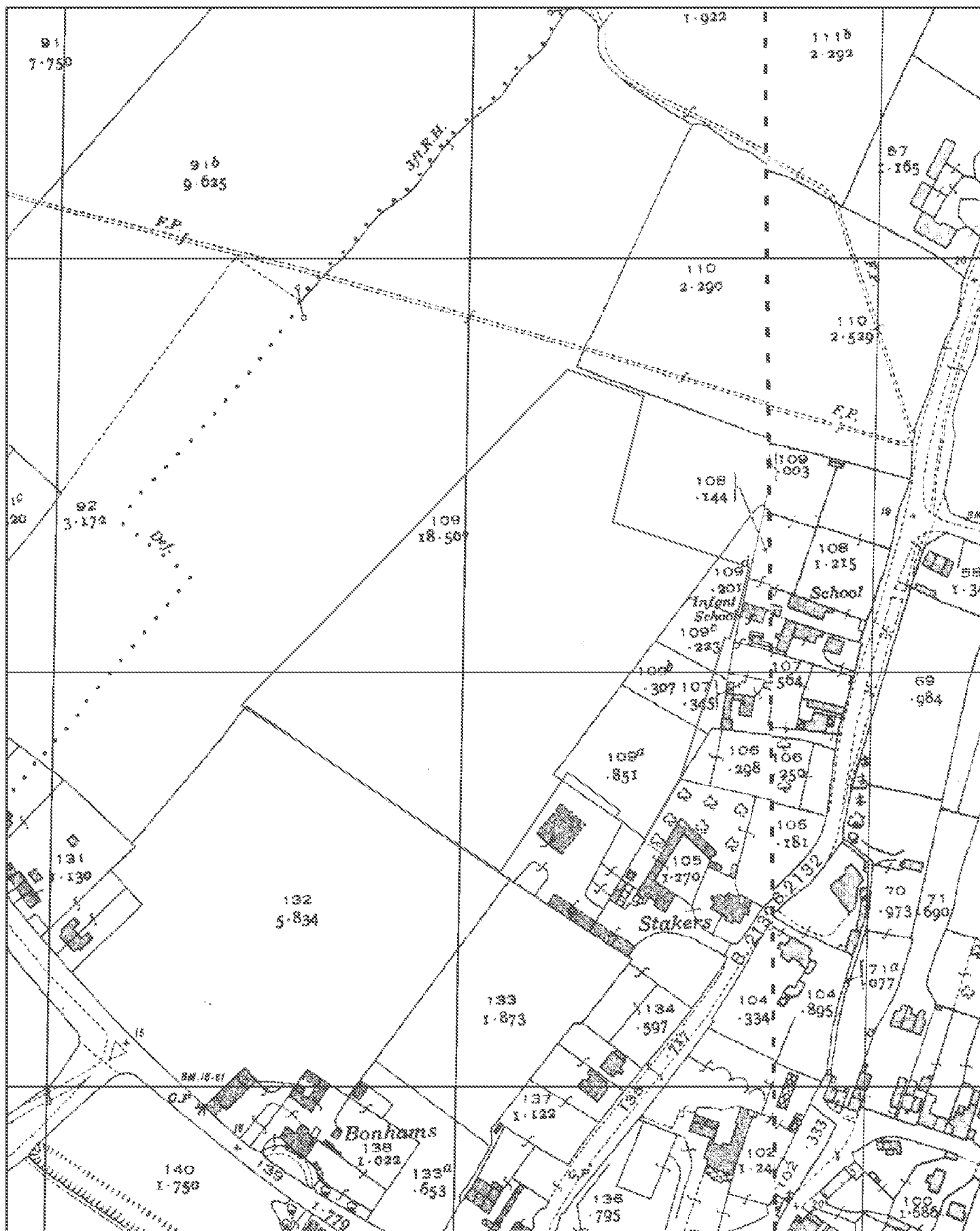
1:2,500 at A4

0 50m

Title:
Fig. 7: 1912 OS 1:2,500 Scale Map
Address:
Land at Stakers Farm, Yapton



orion.



Legend

Site

1:2,500 at A4

0 50m

Title:

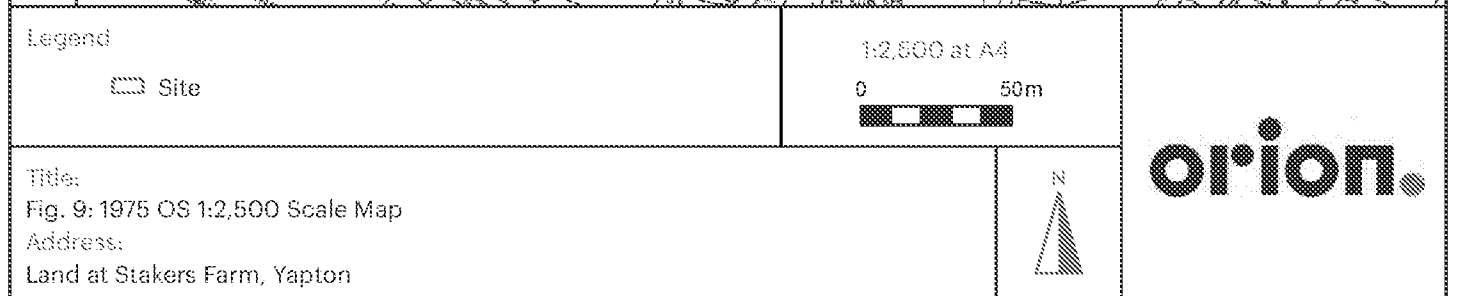
Fig. 8: 1938-39 OS 1:2,500 Scale Map

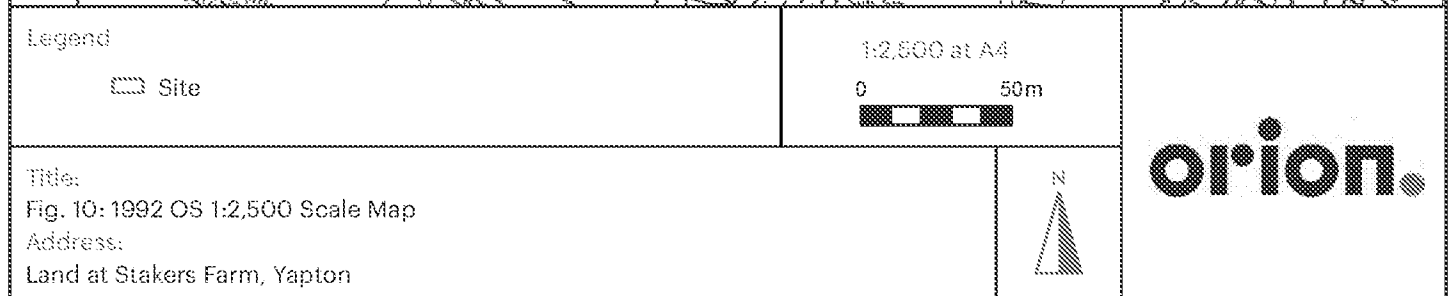
Address:

Land at Stakers Farm, Yapton



orion.







Legend

 Site

1:2,500 at A4

0 50m



Title:

Fig. 11: Aerial View of Study Site (from Google Earth)

Address:

Land at Stakers Farm, Yapton



orion.

Appendix 1 – Site Layout

[inserted overleaf]

INDICATIVE ONLY



Accommodation Schedule	
Affordable Dwellings (30%)	
Affordable Rent	
4no. 1-Bed Flats	
11no. 2-Bed House	
5no. 3-Bed House	
1no. 4-Bed House	
Open Market Dwellings	
4no. 2-Bed House	
38no. 3-Bed House	
7no. 4-Bed House	
70no. Total Dwellings	
Car Parking	1 space per 1-bedroom flat 2 spaces per 2 and 3 bedroom dwellings 4 spaces per 4-bedroom house 14 Visitors spaces throughout site
Cycle Parking	2 spaces per House in rear garden stores or garages
Gross Site Area	3.00Ha
Density	23dw/ha

B	19.05.17	Revised following landscape proposal	FB	KE
A	10.04.17	Possible school land added shown hatched	KE	AK
Rev	Date	Revision Details	Dr	Ch

London: 78 Great Suffolk Street, London, SE1 0BL
T 0207 628 2773 E london@ecearchitecture.com
Sussex: Brooklyn Chambers, 11 Gosling Road, Worthing, West Sussex, BN12 4AP
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westwicks, St Nicholas House, 31-34 High Street, Bristol, BS1 2AW
T 0117 315 6557 E bristol@ecearchitecture.com
www.ecearchitecture.com

ECE Architecture

Client's Name
Granite Gate Limited

Job Title
Land at Stakers Farm,
North End Road, Yapton

Drawing Title
Site Layout

Scale
1:500 @ A0 / 1:1000 @ A2

Drawn KE Checked AK Date 22.03.17

Job No 6468 Drawing No 03 Rev B

Status
APPROVAL