

Land at Stakers Farm, Yapton
Heritage Statement
July 2020

Land at Stakers Farm, Yapton
Heritage Statement
July 2020

© Orion Heritage Ltd 2020

No part of this report is to be copied in any way
without prior written consent.

Every effort is made to provide detailed and accurate
information, however, Orion Heritage Ltd cannot be held
responsible for errors or inaccuracies within 3rd party data
supplied to Orion and referred to within this report.

© Ordnance Survey maps reproduced with the sanction
of the controller of HM Stationery Office.

Licence No: 100056706

Report
Heritage Statement

Site
Land at Stakers Farm, Yapton

Client
Dandara

Planning Authority
Arun District Council

Site Centred At
SU 97655 03622

Prepared by
**Chris Colville &
Rob Bourn BA MA MCIfA**

Reviewed by
Dr Rob Smith MCIfA

Report Status
Final

Issue Date
July 2020

Orion Ref
PN2545/1

Contents

1.0	Introduction
2.0	Planning Background and Development Plan Framework
3.0	Historical Context and Location of Heritage Assets
4.0	Proposed Development and Potential Impact on Heritage Assets
5.0	Summary and Conclusions

Sources consulted

List of Figures

Figure 1	Site Location
Figure 2	Designated Heritage Assets
Figure 3	1778 Thomas Yeakell and William Gardner map of Sussex
Figure 4	1839 Tithe map for the parish of Yapton
Figure 5	1876 – 1877 OS 1:2,500 Scale Map
Figure 6	1912 OS 1:2,500 Scale Map
Figure 7	1938 - 1939 OS 1:2,500 Scale Map
Figure 8	1975 OS 1:2,500 Scale Map
Figure 9	1992 OS 1:2,500 Scale Map
Figure 10	Aerial View of Study Site (from Google Earth)
Figure 11	Layout of proposed development (70 unit scheme)
Figure 12	Layout of proposed development (38 unit scheme)

1.0 Introduction

- 1.1 This heritage statement considers the proposed development at Stakers Farm, North End Road, Yapton (Fig. 1), to support two reserved matters planning applications. There is a 70 unit residential scheme proposed for the southern site (Fig. 11) and a 38 unit residential scheme proposed for the northern block (Fig. 12). The site (hereafter referred to as the subject site) is located at grid reference SU 97655 03622.
- 1.2 In accordance with the Paragraph 189 of the *National Planning Policy Framework* (NPPF 2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, this report draws together available information on the heritage assets that are likely to be impacted by a proposal. This statement considers the proposed redevelopment of the property, including the key alterations associated with converting the historic outbuildings for residential use. The historic development of the property is also discussed in detail to inform this process.
- 1.3 The relevant designated heritage assets located in the immediate vicinity are identified in Fig. 2.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for mitigative strategies.

Location and description

- 1.5 The subject sites are located to the rear of Stakers Farm on the west side of North End Road and to the north of Yapton CE Primary School. The two sites currently comprise two agricultural fields (Fig. 1 & 10).

Relevant planning history

- 1.6 Outline planning permission was granted for a 38 unit scheme in December 2019 (application ref Y/88/18/OUT) and the 70 unit scheme was granted permission in December 2018 (Y/44/17/OUT).

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

- 2.1 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.
- 2.2 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.*
- 2.3 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 below.

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

- 2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework* (NPPF 2019), 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 16 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.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.6 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the 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.
- 2.7 *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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *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.
- 2.10 *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.

- 2.11 The NPPF is supported by the *National Planning Practice 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'.

- 2.12 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.

- 2.13 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.

- 2.14 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.

- 2.15 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.

- 2.16 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF.

- 2.17 Paragraph 193 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.18 The relevant part of Paragraph 194 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 2.19 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.

- 2.20 Paragraph 196 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.

2.21 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.

2.22 Paragraph 197 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 affect directly or indirectly 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.

2.23 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.

Arun Local Plan

- 2.24 The *Arun Local Plan* (ALP 2018) forms the relevant development plan. The ALP 2018 contains a number of relevant policies including Policy HER SP1: The historic environment, HER DM1: Listed Buildings and HER DM3: Conservation Areas.

- 2.25 The relevant part of Policy HER SP1: The historic environment states:

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

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

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

- 2.26 The relevant parts of Policy HER DM1: Listed Buildings states:

Proposals affecting statutory Listed Buildings will be required to:

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

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

- 2.27 The relevant parts of Policy HER DM3: Conservation Areas state:

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;*
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges.*

Conservation Areas Supplementary Planning Guidance

- 2.28 The *Conservation Areas Supplementary Planning Guidance* (CA SPG 2000) provides detailed guidance on ways in which the important and distinctive qualities of the conservation areas within the district can be conserved or enhanced when development occurs. This includes statements of character for each on the conservation areas, including Yapton – Church Road and Main Road.

Other Guidance

- 2.30 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 six-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; and
 - 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 2017)

- 2.30 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.
- 2.31 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.
- 2.32 The Good Practice Advice Note sets out a five-stage 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
- 2.33 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 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a more recent historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated heritage assets within and surrounding the site are shown in Fig. 2.

Historical Background

Yapton settlement

- 3.3 The parish of Yapton lies on the coastal plain south-west of Arundel. In 1881 it had 1,740 acres, and between 1882 and 1891 it was enlarged by the addition of two detached parts of Walberton in the north (20 acres) and five detached parts of Barnham in the west (31 acres) and in 1933 a further 449 acres, including Flansham hamlet, was added from Felpham, so that by 1971 the area was 906 hectares (2,239 acres). In 1985 two salients of Barnham within Yapton were added to the settlement, while the north-western tip of Yapton was transferred to Barnham and a larger area to Ford.
- 3.4 The southern boundary follows the Ryebank rife and parts of the northern boundary a stream and roads, but the configuration of the old western boundary with Barnham and Eastergate suggests that the three parishes may once have formed a single area.
- 3.5 Medieval settlement may have centred on the church, south of which earthworks define roughly rectangular areas perhaps representing house plots. In later centuries, dwellings were loosely scattered along Main and North End roads and along the two streets linking them to the church, Church Road and Church Lane; in circa 1840 there were approx. 45 dwellings there.
- 3.6 The earliest known secular building at Yapton is Coachman's cottage in Church Lane, a likely 16th-century timber-framed house with a later west wing lying north-south. The Old Malthouse and Laburnum cottages at the west end of the village are probably 17th century. Other than houses associated with three manors within the village, other pre-1800 buildings are chiefly small, usually of flint and brick, with roofs of thatch, tile, or slate; one house near the school in North End Road and another at the west end of Main Road have datestones for 1734.
- 3.7 Stakers farmhouse apparently dates to the early 19th century; both it and Yew Tree House opposite also have similar mid-19th century stuccoed façades. From the mid-19th century wealthy families lived in the larger houses of the village. Stakers farmhouse was amongst those with a tennis lawn in the early 20th century.
- 3.8 In the mid-20th century several roads were laid out south of the village on either side of Bilsham Road, and houses and bungalows were constructed, including many council houses. North of Burndell Road other closes, mainly of terraced and semi-detached houses, were built in the later 20th century. In 1991, despite recent infilling by new houses and closes, the older part of the village was still characterised by large houses in walled gardens with much greenery. There was an estate of mobile homes south of Main Road in 1994. The modern centre of the village, with the church, the village hall, and tall trees round the edges of the playing field, suggests a long-established green.
- 3.9 The Portsmouth to Arundel canal was constructed through the centre of the parish in circa 1821 and opened in 1823, but it had little effect on Yapton as there was no wharf and it was disused by the mid-19th century. The Worthing to Chichester railway opened through the north end of the parish in 1846.

Local manors and farms

- 3.10 A 2½ hide held by Ansgot of earl Godwine (d. 1053) and by Acard of earl Roger in 1086 seem likely to be what was later Yapton manor, and 'land of Yapton' demised by Humphrey Visdeleu to Simon of Norwich and his assigns for four years in 1231 was perhaps the same. The manors of Yapton Shulbrede, Yapton Coverts, and Bercourt and Wild bridge, originating in the 13th and 14th centuries, were probably once part of Yapton manor, as all were later held by the lord of River in Tillington as mesne lord.

- 3.11 Undertenants of Yapton manor were William of Etchingham (fl. 1295-1316), his relative William le Moyne (fl. 1326), and Edward de St. John 'the nephew' (fl. 1341-6), but subsequent descent is lost until 1568, when Henry FitzAlan, earl of Arundel, with John Lumley, Lord Lumley, and his wife Jane, granted Yapton to John Edmunds. The title Yapton manor is not recorded after 1621, when in any case it may have referred to one of the other manors of the parish; what were presumably the demesnes, with the probable manor house adjacent to the church, thereafter passed through the family until 1726 when the estate was settled on Samuel and John Marsh. After Samuel's death, at Yapton, in 1740 or 1741 his surviving executors sold the estate in 1749 to George Thomas, created Bt. 1766, former Governor of Pennsylvania and Leeward Islands, who was living at Yapton Place by 1750. He was succeeded in 1774 by his son Sir William, and the estate remained with the family into the 20th century. By circa 1910 most of the land had passed to John Metters, who owned Wicks Farmhouse and 320 acres, who was called lord of the manor in 1913.
- 3.12 The manor or reputed manor of Yapton Coverts, was first so named in 1505, presumably derived from land with which John le Covert was dealing in 1346-7. By 1477 it had perhaps passed to Thomas Bellingham, whose son and heir Ralph had the manor in 1505 and was succeeded in 1532 by his son John (died 1542), whose son Ralph had it in 1551. In 1592 it was conveyed to Walter Edmunds and after his death in 1612 it diverged from the descent of the Yapton manor demesnes through other members of the Edmunds family.
- 3.13 In the 17th and 18th centuries demesne farms remained prominent. That centred on Yapton Place was known as 'the great farm' in 1621 and 1718. The future Hobbs farm had 75 acres in 1667 and 100 acres in 1699, and Bury Court farm, the Bercourt and Wildbridge manor farm, 131 acres in 1807. The demesne farm of Yapton Coverts manor, later Bonhams farm, had 135 acres in 1693, and Burndell farm 106 acres in 1595 and 93 acres in 1727, including land in neighbouring parishes. Stakers farm had 271 acres in Yapton and elsewhere in 1699.
- 3.14 Crops grown in the 17th and 18th centuries were wheat (the main crop), barley, oats, peas, vetch, and tares, with clover seed by 1731. Hemp was also grown, and the main pastoral animals were sheep, cattle, and pigs, with some poultry.
- 3.15 Some farms in the earlier 19th century remained in scattered closes, and by circa 1840 there were five chief farms in the parish, including Stakers (128 acres); the others were Wicks, representing the Yapton manor demesnes (260 acres), Bonhams (131 acres) in the north half; and in the south the future Bilsham Manor and Hobbs farms of 216 acres and 138 acres respectively. These remained the chief farms in circa 1910, when Wicks farm had 320 acres and Bilsham Manor farm 381 acres; most land in the parish was then rented.
- 3.16 Arable farming predominated in the earlier 19th century; there was perhaps only 100 acres of pasture in 1819, and by circa 1840 there was nearly four times as much arable as meadow and pasture, wheat remaining the chief crop. There were numerous field barns, especially in the south-west part of the parish by circa 1813. A six-course rotation was widely practised, with turnips, barley or oats, wheat, peas, beans, or tares; and wheat.
- 3.17 In 1875 arable crops returned totalled 1,000 acres, the chief being wheat, oats, and turnips and swedes; there were then 533 acres of grass, with 193 cattle, 720 sheep, and 85 pigs. The proportion of pasture to arable was slightly higher in 1909; oats were then the largest crop and numbers of cattle and pigs were greater, though there were fewer sheep.
- 3.18 In 1985, the 10 holdings listed in the parish included three of 100-200 hectares; two and a half times as much land was rented as was in owner occupation. Wheat remained the chief crop and stock kept were 133 beef cattle, 759 pigs, 278 sheep and lambs, and 165 poultry, chiefly hens for laying. By 1996 the parish was 95 per cent arable, growing cereals, pulses, and oilseed rape.

Stakers Farm

- 3.19 Stakers Farm is clearly of some antiquity. It was held of Laurence and Charity Eliot in 1699 by Thomas Staker. Benjamin Staker occupied the farm in 1781 and was succeeded by his son Zaccheus, and then by his son Benjamin. Benjamin acquired the farm's freehold in 1808 and sold it in 1824 to John Browning Staker, apparently his brother. The existing farmhouse was likely constructed in the early 19th century (Fig. 3). After John's death in 1836 his executors sold the farm in 1837 to the Revd. Thomas Penny White. Following the death of Thomas's widow Charlotte in circa 1861 it passed to their son Arthur, who at his death in 1899 left it to his nephew (Sir) Herbert White. The majority of the outbuildings that survive were likely constructed in the mid-19th century as was a rear addition to the farmhouse building. These elements are evident in the 1876-7 Ordnance Survey

map (Fig. 4), with little change having occurred by the end of the 19th century (Fig. 5). The circa 1910 valuation survey records that Herbert Edward White was residing in Tangier, Morocco. At the time of the survey it was being leased to John Richard Boxall on an annual basis. The circa 1910 Valuation Office Survey Plan, shows little change to the farm complex at this time (Fig. 6).

- 3.20 In 1929 he conveyed it to Anthony P. White, and it then passed to A. R. M. White by the 1990s. The farm had 271 acres in Yapton and elsewhere in 1699, 128 acres in circa 1840, and 234 acres in Yapton and Barnham in 1929. The 1938-9 Ordnance Survey map (Fig. 7) shows little change at this time. The 20th century stand-alone outbuilding that adjoins the western boundary of the subject site is evident in the 1974-5 Ordnance Survey map (Fig. 8), having replaced an earlier outbuilding in this location. Little change had occurred by the 1990s (Fig. 9).
- 3.21 The farm was leased to various tenant farmers, as recorded in the 1839/1841 tithe survey and circa 1910 Valuation Office Survey.
- 3.22 The farm is mentioned in the Victoria County History (VCH) within the wider context of the parish's agriculture. In 1969 the granary was removed from Stakers Farm for the 'Open Air Museum' (GY/PH 7557).

Heritage Assets

Listed Buildings

Stakers farmhouse and associated outbuildings

- 3.23 The Grade II listed Stakers farmhouse occupies the eastern part of the subject site (NHLE no. 1274601) (Fig. 2). The NHLE list description for Stakers farmhouse states as follows:

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

- 3.24 Stakers Farmhouse fronts onto North End Road and principal views to and from the building, and farm, are from this road (Plate 1). 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 (Plates 2-8). 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.



Plate 1 View of principal front (south-east facing) elevation to the Grade II listed Stakers Farmhouse.

The Homestead

3.25 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.

3.26 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.

Listed Buildings in wider vicinity

3.27 Within the wider vicinity of the subject site are the following Grade II listed buildings:

- Yew Tree House (Grade II - NHLE no. 1222554), located to the south-east of the subject site.
- Berricourt (Grade II - NHLE no. 1237827) and Laburnham Cottages (Grade II - NHLE no. 1274600), located to the south.
- Willow Cottage (Grade II - NHLE 1274486) and Rose Cottage (Grade II – NHLE no. 1274596), located to the south-east.
- Coachman's Cottage (Grade II - NHLE no. 1222547) and the 'Twelfth of Never' (Grade II – NHLE no. 1274595), located to the north-east.
- Bonham's Farmhouse (Grade II – NHLE no. 1274490) and Bonham's Barn (Grade II – NHLE no. 1237904), both located to the south-west.
- The Old Malthouse (Grade II – NHLE no. 1222553), located to the south-west.

3.28 The locations of the listed buildings identified above are shown in Figure 2. Given the distance between these heritage assets and the subject site there will be no harm on the setting and significance of the designated heritage assets identified above.

Yapton Conservation Area

- 3.29 The subject site is located within the Yapton – Church Road and Main Road Conservation Area. The following statement of character for the designation is taken from the CA SPG 2000.

The . . . Conservation Area is based on 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 is a wide variety in the age and style of buildings. Most are two-storey 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.

The contrast between road fronted development and large residences e.g. Dyers Croft and Berri Court set in their own grounds, and also contributes to the special character of the area.

Boundary walling, mainly in flint, and mature landscaping enhance the street scenes and are important features and contribute to the rural character of the Conservation Area. Chimneys are also important features on the skyline.

- 3.30 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.
- 3.31 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.
- 3.32 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.
- 3.33 Approximately 35m of the 70 unit scheme 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. The proposed 38 unit scheme is located 200m+ to the north of the nearest point of the Conservation Area.
- 3.34 The study site is set back from the roadside 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.

Non-Designated Heritage Assets

- 3.35 There are no Locally Listed Buildings within or in the immediate vicinity of the subject site.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The proposed development

70 Unit Scheme

- 4.2 The proposed development comprises the construction of 70 residential units, access roads, landscaping, open space, a LEAP, a pond and an area of land for a possible future expansion of the school (Fig. 11). The open space is located in the area closest to Stakers Farm and the edge of the Conservation Area. Access is from the north western area of the site from the proposed 38 unit scheme.

38 Unit Scheme

- 4.3 The proposed development comprises the construction of 38 residential units, access roads, landscaping, open space, a LAP and a pond (Fig. 12).

Potential impacts on designated heritage assets

Listed Buildings

- 4.4 Neither of the two proposed two schemes will 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 change within the setting of the potentially affected designated heritage assets (Stakers Farm, Yapton Conservation Area & The Homestead). This section will assess whether these changes would result in any harm to the significance of designated assets.
- 4.5 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. 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.
- 4.6 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.
- 4.7 The principle for development within the setting of these assets has already been accepted through the granting of the outline planning permission. In relation to the outline application for the 70 unit scheme, the Officers report stated:

“Objections have been raised by local residents on the grounds of harm to the setting of Stakers Farmhouse; harm to the Conservation Area and harm to the character & beauty of this historic rural setting.

Arun Local Plan policy HER DM3, sets out the following (relevant) criteria in respect of development affecting Conservation Areas:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;*
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; and*
- f. It does not harm important views into, out of or within the Conservation Area.*

In addition ALP policy HER DM1 is relevant and states that proposals should protect, and where possible enhance the setting of Listed buildings.

YNDP policy E8 requires that developments either preserve or enhance the character of Conservation Areas. In addition, development proposals will be expected to be suitably designed taking account of the local character/context and use traditional/vernacular building materials.

YNDP Policy E9 refers to Listed Buildings but only concerns the loss of such buildings and does not refer to impacts on setting.

The Councils Conservation Officer has assessed the proposals including with reference to the illustrative layout drawing. It is considered the development will have an adverse effect on the setting and therefore the significance of Grade II Listed Stakers Farmhouse. Furthermore, that the development will cause some degree of harm to the significance of the second listed building, the Homestead and to the significance of the conservation area mainly as a result of increased traffic and increased activity & noise.

However, the Conservation Officer considers that these impacts are somewhat mitigated by the proposed green buffer and well planted boundaries to the east of the development site. This being the case, it is considered that the harm to the heritage assets would be less than substantial. Paragraph 196 of the NPPF advises that less than substantial harm should be weighed against the public benefits of the proposal. It is therefore necessary to make an on balance judgement as to whether the wider benefits of the proposal outweigh the resultant harm to the significance of the affected designated heritage assets.

It is considered that the development would result in the following benefits:

- The sustainable development of 70 new homes including 21 affordable homes to help meet local and district wide needs;*
- The transfer of land to the School to facilitate future expansion from 1.5FE to 3FE;*
- An increase in Council Tax receipts associated with the 70 new homes;*
- New Homes Bonus payments from the Government paid to the Council;*
- Financial contributions towards local libraries, education establishments and doctors surgeries;*
- The creation/maintenance of construction jobs;*
- Additional spending by new residents on local goods & services; and*
- A boost to the vitality & viability of the settlement of Yapton as a whole.*

It is considered that on balance, these benefits as a whole outweigh the less than substantial harm to the significance of the affected designated heritage assets. Therefore, the proposal is considered to be in accordance with the relevant development plan policies and the guidance within the NPPF.”

- 4.8 The assessment of the very slight less than substantial harm weighed up against the public benefits of the scheme in the Officer's report for the outline application, apply for the reserved matters application for the 70 unit scheme. The reserved matters scheme is in accordance with the outline scheme and therefore, the conclusions for the outline scheme applies to the RM scheme.
- 4.9 The 38 unit scheme lies outside of the setting of all relatively nearby designated heritage assets and therefore it will have no effect on the significance of any designated heritage assets. Designated heritage assets were not considered to be an issue in relation to the consented outline application.

5.0 Summary and Conclusions

5.1 In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2019 and relevant local heritage policy including policies HER SP1: The historic environment, HER DM1: Listed Buildings and HER DM3: Conservation Areas of the *Arun Local Plan* (ALP 2018).

5.2 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. The principle for development within the setting of these assets has already been accepted through the granting of the outline planning permission for both schemes. In relation to the built heritage issues for the outline application for the 70 unit scheme, the Officers report concluded:

“It is considered that on balance, these benefits as a whole outweigh the less than substantial harm to the significance of the affected designated heritage assets. Therefore, the proposal is considered to be in accordance with the relevant development plan policies and the guidance within the NPPF.”

5.3 The assessment of the very slight less than substantial harm weighed up against the public benefits of the scheme in the Officer’s report for the outline application, applies for the reserved matters application for the 70 unit scheme. The reserved matters scheme is in accordance with the outline scheme and therefore, the conclusions for the outline scheme apply to the RM scheme.

5.4 The 38 unit scheme lies outside of the setting of all relatively nearby designated heritage assets and therefore it will have no effect on the significance of any designated heritage assets. Designated heritage assets were not considered to be an issue in relation to the consented outline application.

Sources

Archive

1778 Yeakall & Gardner's Map of Sussex Map

1805 Ordnance Surveyors drawing *Arundel* Ref: BL OSD 83

1836 Valuation of an Estate situate in the Parishes of Barnham and Yapton in the County of Sussex, the property of the Executors of J.B. Staker esquire, taken by Charles Osborn Ref WSRO Add Mss 28666

1839 Tithe Map and Apportionment for Parish of Yapton

1910 Valuation Ordnance Survey Map

Cartographic: Ordnance Survey

1876-7 Ordnance Survey Map

1897 Ordnance Survey Map

1912 Ordnance Survey Map

1938-9 Ordnance Survey Map

1974-5 Ordnance Survey Map

1992 Ordnance Survey Map

2006 Ordnance Survey Map

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England - historicengland.org.uk/listing/the list

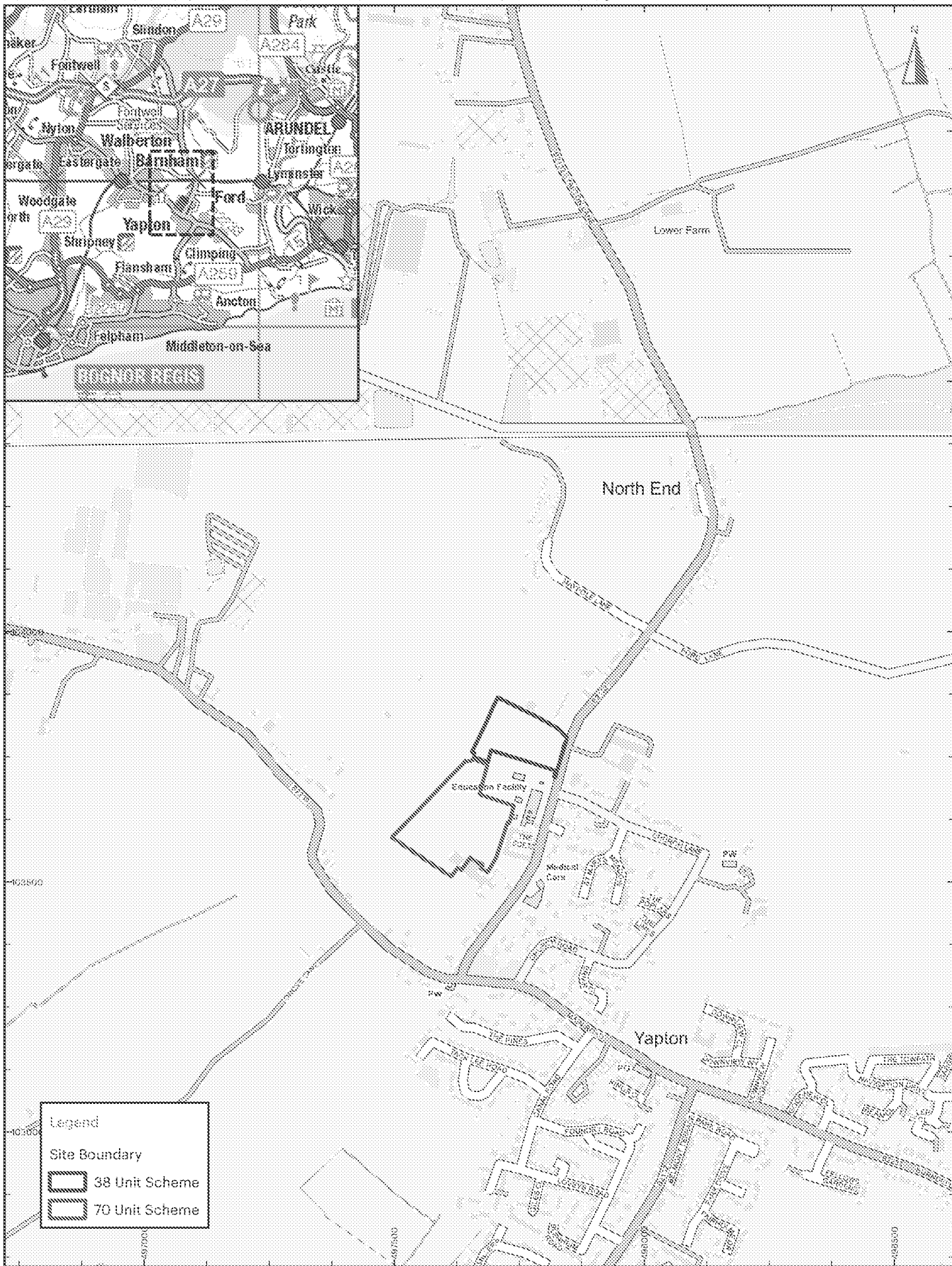
Bibliography

A P Baggs and H M Warne, '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, 1997), pp. 245-261.

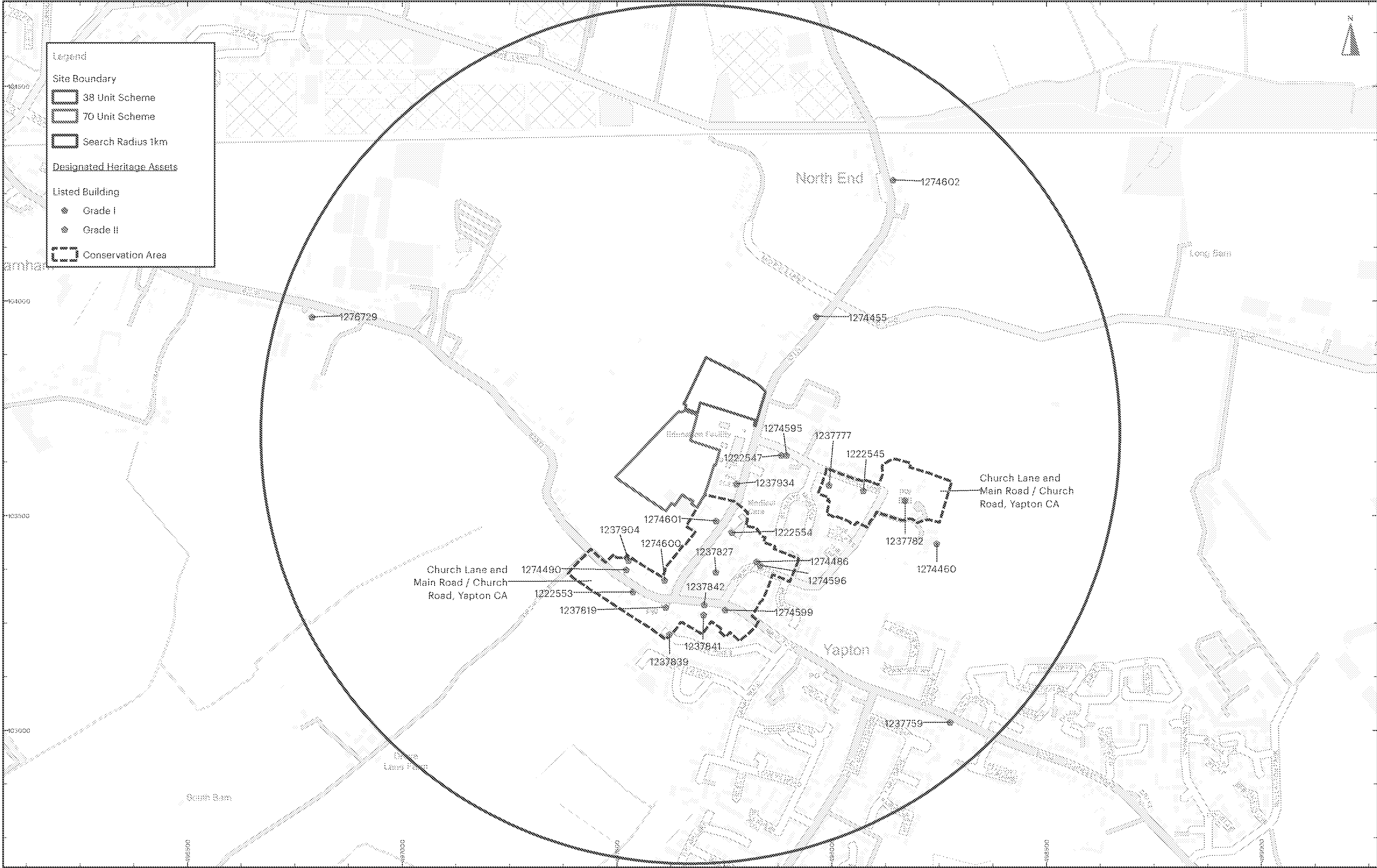
Historic England (2013) *National Farm Building Types*

Historic England (2015) *Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*

Historic England (2017) *Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets*



Title:
Figure 1: Site Location
Address:
Land at Stakers Farm, Yapton, West Sussex



Title:
Figure 2: Designated Heritage Assets
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A3: 1:8,000
0 250m





Title: Figure 3: 1778 Thomas Yeakell and William Gardner map of Sussex

Address: Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:8,000

0 250m

orion.

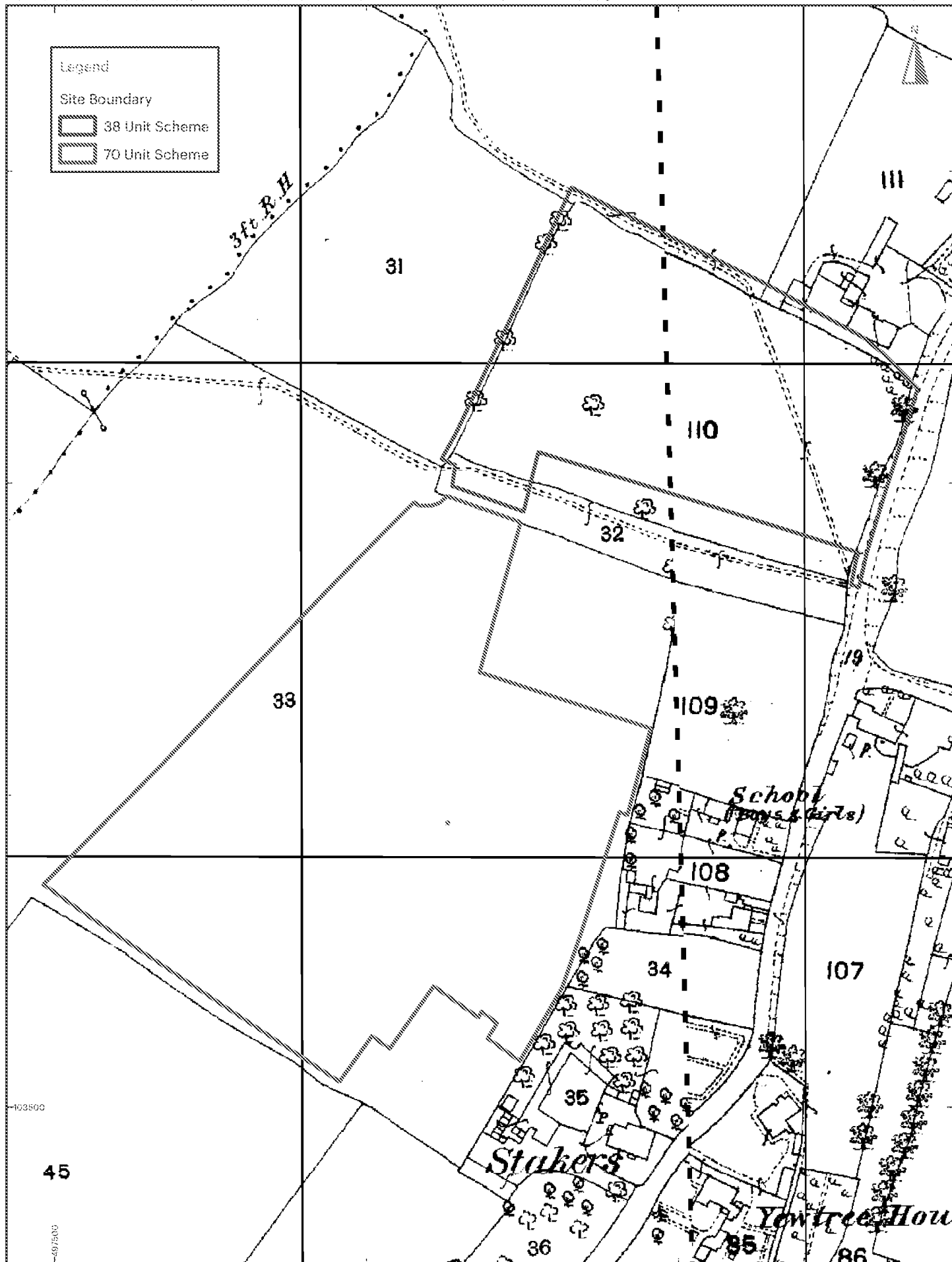


Title:
Figure 4: 1839 Tithe map for the parish of Yapton
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:2,000



orion.

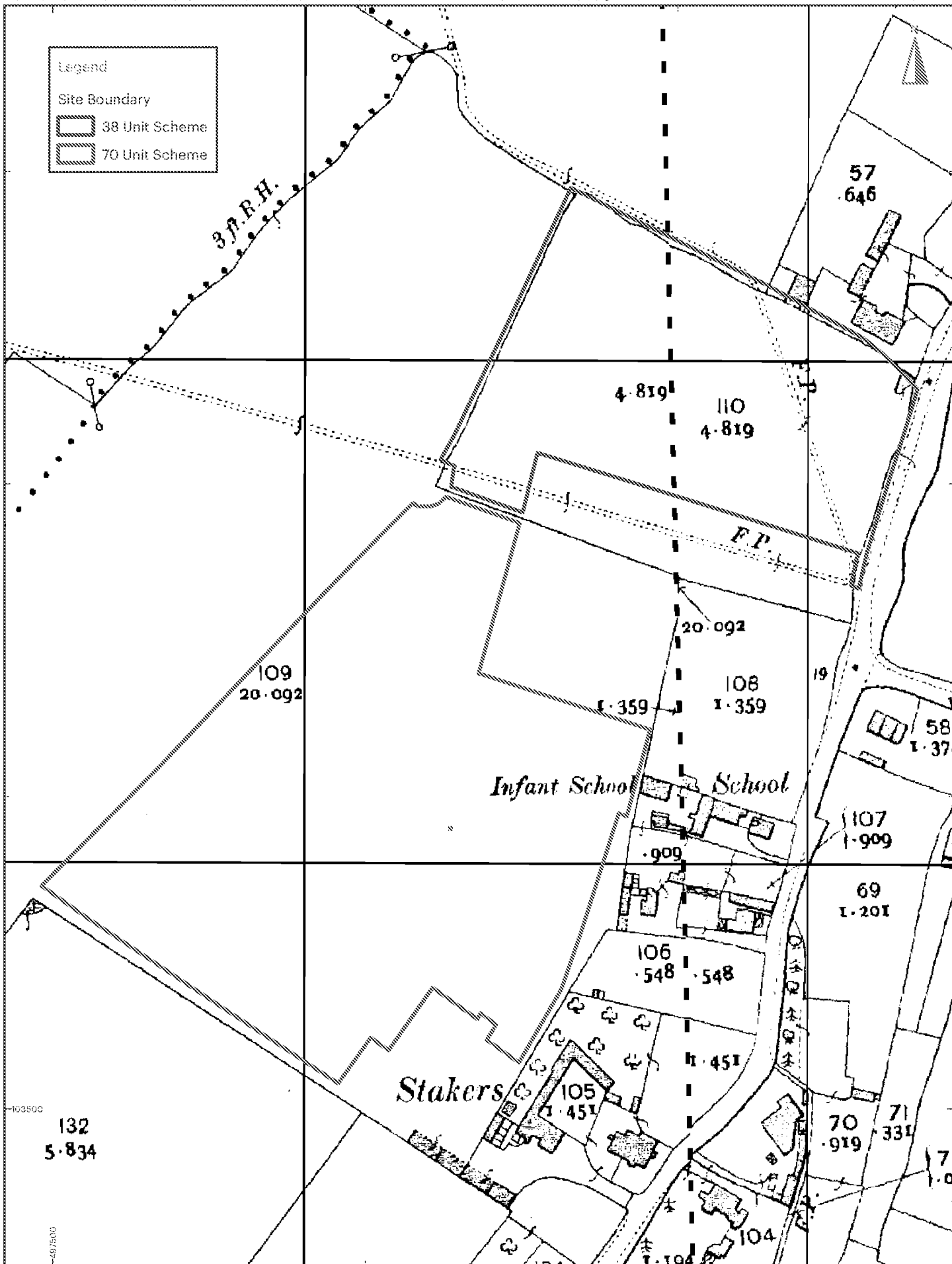


Title:
Figure 5: 1876 - 1877 OS 1:2,500 Scale Map
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:2,000

0 50m

orion.

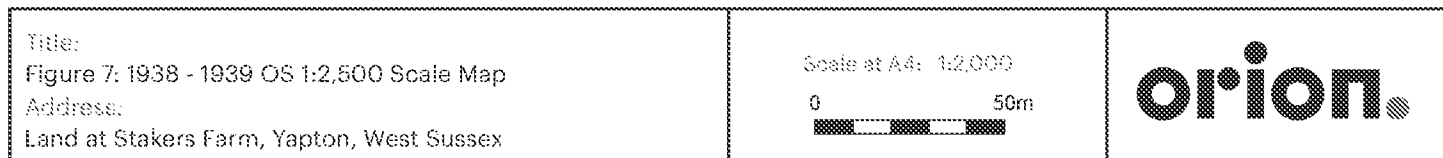


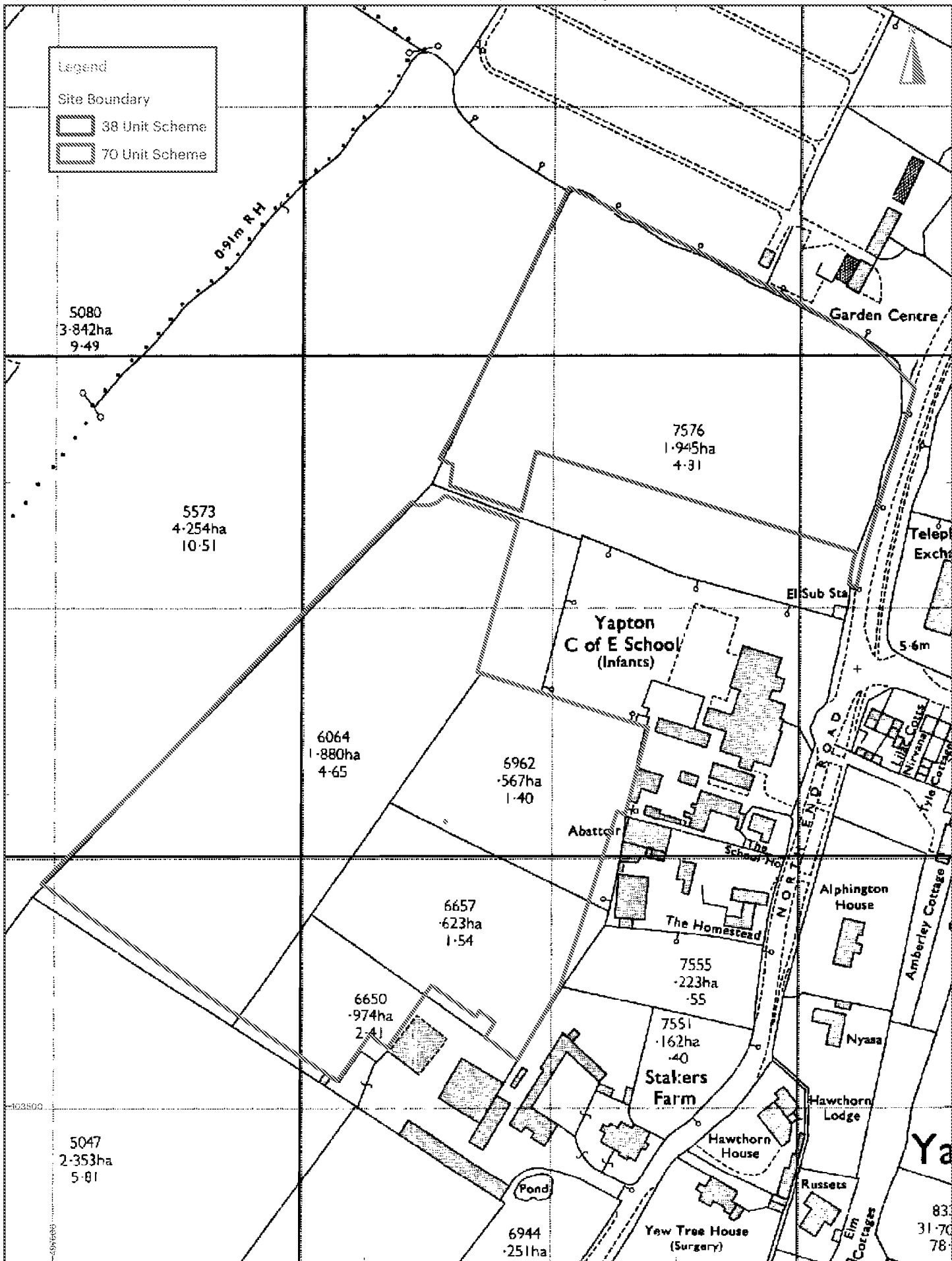
Title:
Figure 6: 1912 OS 1:2,500 Scale Map
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:2,000



orion.



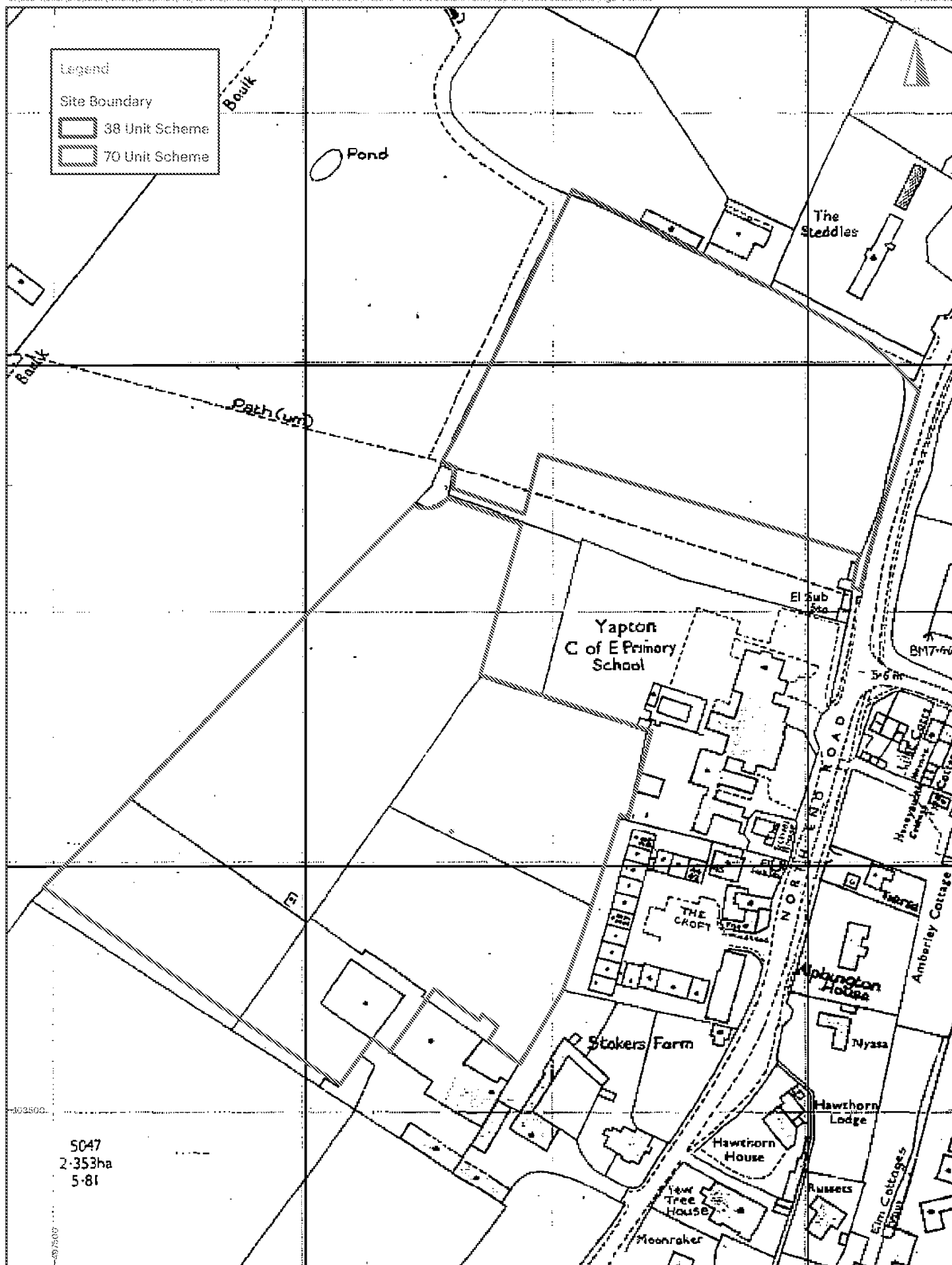


Title:
Figure 8: 1975 OS 1:2,500 Scale Map
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:2,000

0 50m

orion.



Title:
Figure 9: 1992 OS 1:2,500 Scale Map

Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:2,000

0 50m

orion.

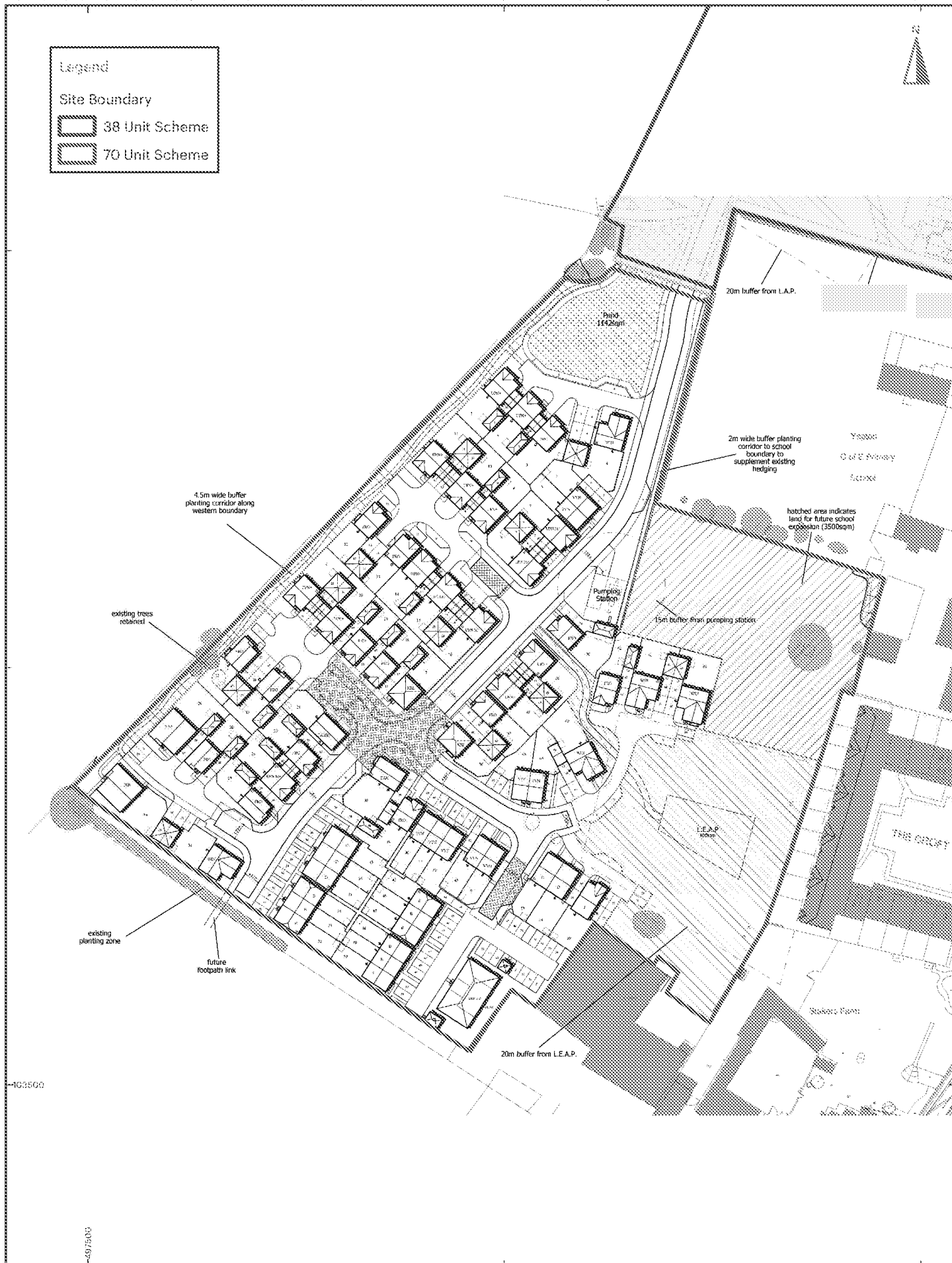


Title:
Figure 10: Aerial View of Study Site (from Google Earth)
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:2,000



orion.

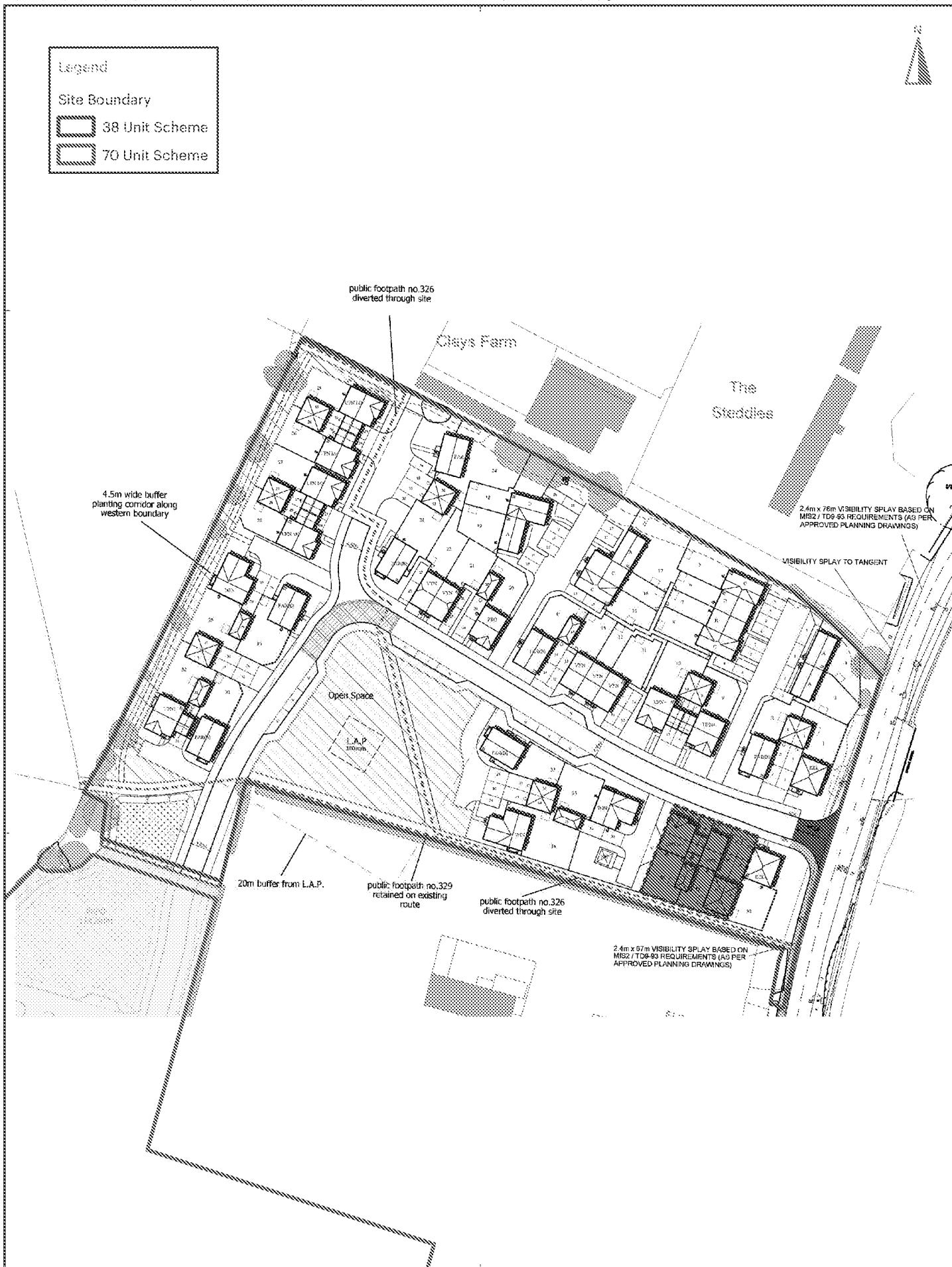


Title:
Figure 11: Layout of proposed development (70 unit scheme)
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:1,500

0 40m

orion.



Title:
Figure 12: Layout of proposed development (38 unit scheme)
Address:
Land at Stakers Farm, Yapton, West Sussex

Scale at A4: 1:1,200

0 30m

orion.