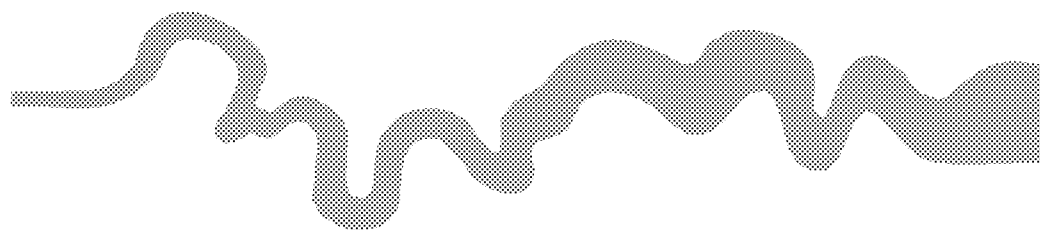


**T V A S**



**SOUTH**

**Drove Lane, Yapton,  
West Sussex**

**Archaeological Desk-based Assessment**

**by Margaret McNamara**

**Site Code: DLY 17/68  
(SU 9735 0314)**

**Drove Lane, Yapton,  
West Sussex**

**Archaeological Desk-based Assessment  
for The Trustees of the Langmead Pension Scheme**

by Margaret McNamara

Thames Valley Archaeological Services Ltd

Site Code DLY 17/68

**May 2017**

## Summary

**Site name:** Drove Lane, Yapton, West Sussex

**Grid reference:** SU 9735 0314

**Site activity:** Archaeological desk-based assessment

**Project manager:** Steve Ford

**Site supervisor:** Margaret McNamara

**Site code:** DLY 17/68

**Area of site:** 13ha

**Summary of results:** There is one heritage asset within the area of the proposal site, the line of a 19th century canal. The site is also partially located within a Conservation Area, adjacent to an Archaeological Notification Area and close to several listed buildings. The development will have to avoid any negative impact on the canal and to be sympathetic in character to the setting of nearby listed buildings and the Conservation Area. In terms of potential below-ground archaeological remains, the site lies within an area with a varied archaeological record and is close to the site of the deserted medieval village of Yapton. There have been no below-ground archaeological investigations within the site and few within the immediate area. Cartographic sources indicate that the site has not been developed since at least the 18th century and it is likely that any below-ground archaeological deposits will have survived relatively intact. It is anticipated that it will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. Such a scheme could be implemented by an appropriately worded condition attached to any consent gained.

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|---------------------------|-------------------------------------------------|
| Report edited/checked by: | Steve Ford✓ 14.05.17<br>Steve Preston✓ 11.05.17 |
|---------------------------|-------------------------------------------------|

# **Drove Lane, Yapton, West Sussex Archaeological Desk-based Assessment**

by Margaret McNamara

**Report 17/68**

## **Introduction**

This report is an assessment of the archaeological potential of land at Drove Lane, Yapton, West Sussex (Fig. 1). The project was commissioned by Mr Paul Hanson of Landlink Estates Ltd, Ham Farm, Main Road, Bosham, West Sussex and Ms Rachel Scott, Land and Planning Manager of Gleeson Strategic Land, Sentinel House, Harvest Crescent, Ancells Business Park, Fleet, Hampshire, on behalf the Trustees of the Langmead Pension Scheme and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

A planning application is being prepared for Arun District Council for development of the site at Drove Lane, Yapton. This assessment will accompany the application in order to inform the planning process with regard to potential archaeological and heritage implications. This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) and the Council's heritage policies.

## **Site description, location and geology**

The proposed development site is located on the outskirts of Yapton in south-west Sussex (Fig. 1). The village is located at the junction of the B2132 and B2233 roads, 5km north-east of Bognor Regis, whilst the River Arun flows south some 2.5km to the east. The site, which occupies an approximately rectangular block of land, encompassing approximately 13ha, lies at the western edge of the village, south of the junction of Drove Lane and the B2233 and is accessed from Drove Lane. A site visit conducted on 20th April 2017 showed that the majority of the site currently comprises a large sub-rectangular arable field, bordered to the north-west by Drove Lane and to the south-east by a faint track and a mature hedge line (Fig. 2, Pls. 1-12). The south-western boundary of the site is open agricultural land and follows a small pathway. The northern corner of the site meets the B2233, whilst to the north-east are residential properties, which stretch out from the site into the village of Yapton. The line of the former Portsmouth and Arundel Canal cuts through the northern portion of the site and survives as a wide but fairly shallow depression. The proposed development area is centred on SU 97347 03140 and is located at a height of between approximately 5m and 6m above Ordnance Datum. According to the British

Geological Survey (BGS 1996) the underlying geology consists of aeolian deposits ('Brickearth') mainly silts, in part contaminated with gravel above London Clay. The northern most corner of the site falls on the line of the Littlehampton anticline.

## **Planning background and development proposals**

Planning permission is to be sought from Arun District Council for the development of the site at Drove Lane. Detailed plans of the development were not available at the time of writing, however it is likely to entail the construction of around 400 residential units.

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2012, 52) as:

'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

Paragraphs 128 and 129 state that

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

'129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

A 'heritage asset' is defined (NPPF 2012, 52) 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).'

'Designated heritage asset' includes (NPPF 2012, 51) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2012, 50) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially may 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.’

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

‘131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

‘132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

‘133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

‘134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

‘135. 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.

Paragraph 139 recognizes that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

‘139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2012, 56) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

while ‘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.’

The Arun District Local Plan (2011–2031) replaced the previous Local Plan in October 2014. Relevant policies in this instance are found in Section 16 ‘Building Conservation and Archaeological Heritage’:

#### **‘Policy HER SP1: The historic environment**

‘The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- ‘a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;
- ‘b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;
- ‘c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and
- ‘d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

...

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

‘Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed.’

There are no Listed Buildings on the site but there are a number located nearby, so the following part of a policy also applies:

#### **‘Policy HER DM1: Listed Buildings**

‘Proposals affecting statutory Listed Buildings will be required to:

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

The site lies partially within a Conservation Area, so the following applies:

**‘Policy HER DM3: Conservation Areas**

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

- ‘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;
- ‘b. They retain or emphasise the qualities of the townscape or streetscape in the area;
- ...
- ‘d. Building materials which contribute to the character of the area are retained or re-used wherever possible;
- ‘e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- ‘f. Unsympathetic features are removed and missing features are restored or reinstated;
- ‘g. High quality soft and hard landscaping is provided;
- ‘h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;
- ‘i. 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;
- ‘j. It does not harm important views into, out of or within the Conservation Area...’

**‘Policy HER DM6: Sites of Archaeological Interest**

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

‘In all such instances:

- ‘a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined\*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority; or
- ‘b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.
- ‘c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological 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. Any such programme shall be carried out prior to the commencement of the development.
- ‘d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or

in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.

‘e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.

‘f. Developments shall also be consistent with all other Local Plan Policies.’

Policy ‘HER DM5: Remnants of the Portsmouth and Arundel Canal’ is also relevant as the line of the canal crosses the site:

‘Development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it.’

The site does not lie within an Archaeological Notification Area (ANA), although two are located within the study area, one of which lies adjacent to the site (DWS8515). DWS8515 is entitled ‘Bronze Age Activity and Roman Occupation, Yapton Deserted Medieval Village and the Parish Church of St. Mary, Yapton’. The second ANA (DWS8468) entitled ‘Bronze Age, Iron Age and Roman Settlement Activity’ is located south of the site. The individual elements of these ANAs are listed in the HER (Fig. 1, Appendix 1).

There are no Scheduled Ancient Monuments within the 1km radius study area; Local Plan policies related to these therefore do not apply in this instance. Other policies (dealing with Locally Listed Buildings or Structures of Character) are not specifically relevant in this instance.

According to the West Sussex Historic Landscape Characterisation Broad Character Type the site is classified as Fieldsapes. At a more specific level the northern corner of the site including the Portsmouth to Arundel canal is classified as Formal Enclosure – Planned /private. The north-east corner is classified as Expansion – Other and the bulk of the site classified as Informal Fieldsapes. In relation to Historic Landscape Characterisation Time Depth, the north corner is classified as Post-medieval, the north-east corner is classified as Modern to World War II and the rest /bulk of the site classified as Post-medieval. Elements of the medieval historic core of Yapton (HWS25550 Settlement – Historic Core) border the north and north-east edges of the site. Elements of the historic core (HWS25591 Historic Core) are also located at the southern edges of the study area.

## **Methodology**

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists’ paper ‘*Standards in British Archaeology*’

covering desk-based studies (CIfA 2014). These sources include historic and modern maps, the West Sussex Historic Environment Record (HER), geological maps and any relevant publications or reports.

## **Archaeological background**

### *General background*

Yapton is situated on the coastal plain south-west of Arundel approximately 3km from the coast. This region is noted for its rich archaeological heritage, with a particular concentration of important sites dating to the Bronze and Iron Ages. This part of the coastal plain was submerged until the Upper Palaeolithic and was almost certainly periodically re-submerged during the Mesolithic and into the Neolithic: the changing coastline would have proved very attractive to the hunter-gatherer populations of this time (Woodcock 2003, 2). Only a handful of Mesolithic and Neolithic sites are known on the coastal plain, compared to dozens on the South Downs and Weald (Gardiner 1984, fig 3.1; Holgate 2003, figs 3.2, 3.3; Drewett 2003, fig 4.1).

Recent research has increased the number of Bronze Age sites known on the coastal plain (Hamilton 2003) including important sites at Yapton (Aldsworth 1983; Rudling 1987) and North Bersted (Taylor *et al.* 2014), while further afield, Selsey for example, has produced several recent finds (Seager Thomas 1998; Kenny 1989; Hammond and Preston 2006).

By the Iron Age, permanent settlement on the coastal plain is well attested, and by the late Iron Age, the area had become a focus of regional power and wealth, with clear evidence of the early Romanizing of the local elites at the *oppidum* of Chichester, and especially the palace at Fishbourne, and the recently excavated rich ‘warrior’ burial at North Bersted (Taylor *et al.* 2014). This wealth continues into the Roman period, with numerous villas and more minor sites represented in the area, the *civitas* of the *Regni* (Rudling 2003, fig. 9.1).

It is difficult to pinpoint archaeological evidence for Saxon settlement in the area and a period of decline and withdrawal can perhaps be posited, but only cautiously, as the sites may simply be invisible for a variety of reasons, and placename evidence for Saxon settlement is certainly not lacking. Perhaps poverty, rather than depopulation, will have played a role in reducing the visibility of sites of this period, although the accumulating evidence from large-scale excavations suggests that the apparent population shift might be real (e.g. Taylor *et al.* 2014, 166–7).

By medieval times, there is little question but that the area was again densely settled and prosperous. Recent large-scale excavations on the coastal plain, to the south-west of the proposed site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Wallis and Ford 2014;

Taylor *et al.* 2014). Slightly closer to the site, to the east, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Wallis 2010). A Roman villa site has also been recorded to the west of Angmering (Gilkes 1999).

### *West Sussex Historic Environment Record*

A search was made on the West Sussex Historic Environment Record on 18th April 2017 for a radius of 1km around the proposal site. A total of 69 entries was recorded within the 1km study area, comprising Areas of Archaeological Notification, Monuments, Listed Buildings and Events. The HER entries were collated to take into account duplicates or sites which have more than one entry and to exclude desk-based research. This resulted in 47 entries within the search radius, of which 22 are for listed buildings and twelve relate to monuments within Archaeological Notification Area (ANA) DWS8515 and DWS8468. The results of the HER investigation are summarized as Appendix 1 and their locations are plotted on Figure 1. There are no Scheduled Ancient Monuments within the search radius.

### Prehistoric

Two entries falls into the general prehistoric category. An archaeological investigation was carried out in 2014 in advance of residential development east-south-east of the proposal site, on land at Fellow Gardens south of Burndell Road. No archaeological features or deposits were found but three early prehistoric struck flint artefacts and a very small quantity of burnt flint were identified from the topsoil [Fig. 1: 1]. Also falling into this category is the find of an undated stone axe from north-north-east of the site [2].

### Palaeolithic, Mesolithic, Neolithic

There are no HER entries specifically dated to this period within the study area.

### Bronze Age

There are a number of entries which date to the Bronze Age era. A Bronze Age hoard is recorded from south-east of the site [3]. The hoard consisted of eight socketed axes, six rings and copper cake. North of the site and close to it, along the west bank of the Chichester-Arundel canal, a Late Bronze Age pot was found [4]. Two more Bronze Age sites are located to the south-west. The more southerly consists of a Middle Bronze Age hoard of five palstaves found in a ploughed field [5]. Excavation revealed that the hoard had probably originally been placed in a small pit, in which and fragments of bronze and a bronze mould were also found. A scatter of flint, including roughouts, reworked flakes and wasters and a sherd of coarse gritted pottery were found in the surrounding area, indicating Bronze Age occupation in the vicinity. Part of another palstave was later found

close by, with bronze slag also in the vicinity. To the north, field walking has produced a considerable quantity of burnt flint and worked flint indicating a Late Bronze Age site [6]. The excavation of a concentration of burnt flint, charcoal and prehistoric pottery revealed four pits which were dated by pottery to the 9th century BC.

#### Iron Age

There is just one HER entry definitively dated to this period within the study area. Between the two Bronze Age sites [5 and 6] located south-west of the proposal site, finds suggestive of an Iron Age occupation site were found in ploughed field [7]. Finds included pottery, burnt daub, fire-cracked flints, burnt soil with charcoal and a few flint flakes, some retouched as crude scrapers. East of the site, a silver coin (*tetradrachm* of Demetrius II of Syria; 146–138BC) found at Spark's brickyard [8] would belong to the middle Iron Age in British chronology, although it is unlikely (though not impossible) that it would have found its way to these shores quite so early.

#### Roman

Roman activity within the study area is attested to by two concentrations of artefacts. One is located close to and north-east of the Middle Bronze Age hoard found south-west of the proposal site [5], consisting of a surface scatter of Roman pottery and coins. Traces of an enclosure are also visible on aerial photographs from the area. South-east of the site a possible Roman site is indicated by a pottery scatter and at least one tile on the surface of a ploughed field off Mill View Road [9]. Finds included coarse ware, a flue tile fragment, several loom weights and several coins.

#### Saxon

There are no HER entries dated to this period within the study area.

#### Medieval

There are a number of potential medieval HER entries within the study area; one of which (a findspot) is located within the bounds of the proposal site. East-north-east of the proposal site is the possible site of the Yapton deserted medieval village [10]. In pasture fields adjacent to the sites of Yapton Place and St Mary's Church are a number of banks and linear depressions demarcating roughly rectangular areas, probably representative of the remains of a medieval village. Located to the north is the parish church of St Mary, a listed late 12th- to early 13th-century church with a 13th-century chancel [11]. Within the proposal site, in its northern corner, a 13th-century steelyard weight was found in the early 1920s amongst the roots of trees in a meadow opposite Bonham's Farm [12]. At a greater distance, south-south-west of the site is Bilsham Chapel, an early decorated 14th-century building, out of service by the mid 16th century and converted into a cottage in modern times [13]. One 15th-century window remains.

### Post-medieval

Most of the HER entries date to the post-medieval period and most relate to listed and unlisted buildings, several of which were identified during the Historic Farmsteads and Landscape Character in West Sussex Project (2006) (Appendix 1). All of the listed buildings are Grade II.

The oldest is the 16th-century Coachman's Cottage, located on Church Lane, north-north-east of the proposal site [14], a listed timber-framed two-storey building with a thatched roof.

Three entries date to the 17th century. South of the site is the (unlisted) Bilsham historic farmstead, a 17th century L-Plan loose courtyard farmstead with a detached farmhouse set away from the yard [15]. This farmstead was identified as part of the Historic Farmsteads and Landscape Character in West Sussex Project and classified as Historic Core - Settlement HWS25591. This complex of buildings may be associated with Bilsham Manor, located to the south just beyond the limits of the study area. Close to the proposal site and north of it is the 17th-century The Old Malthouse, located on Main Road [16]. Further to the north-east is the 17th-century Manorial Dovecote, located at Church Farm [17]. The dovecote is a circular structure of flint with red brick quoin-shaped patterns and a conical tiled roof which appears to be identified in a lease dated 17 October 1667 for a 'capital messuage with dove house, in Yapton'.

Ten entries date to the 18th century, again most of these are listed buildings or historic farms identified as part of the Historic Farmsteads and Landscape Character in West Sussex Project.

Close to and north-east of the site is the listed 18th-century Berricourt, located on Main Road [18]. To the east, on North End Road, is an 18th-century cottage [19]. Another listed cottage is located on Main Road, including the 18th-century L-shaped Laburnham Cottages, north-east of the site [20]. More cottages are recorded further to the north-east on Church Road, including the listed 18th-century Rose Cottage [21]. Further west along Church Road is the listed 18th-century Willow Cottage [22]. Further north, on Church Lane, there is another listed 18th-century cottage at the Twelfth of Never [23]. East of the site, on Main Road, is the listed 18th-century public house The Shoulder of Mutton Inn [24]. Branham Tower Mill is an 18th-century structure located north-north-west of the proposal site [25]. This was built in 1790 and is composed of tarred brickwork with a domed cap of copper sheets and lunette windows. The mill, which is said to have replaced a post-mill shown on an earlier 18th-century map, was still in use c. 1950 but was power driven at that stage, not having been worked by wind since 1919. The site was used as a Home Guard observation post during WWII.

Some of the 18th-century entries have 19th- and 20th- century elements /additions. West of the Bilsham historic farmstead [15], is the listed 18th-century Old Bilsham Farmhouse [26]. This is an L-shaped building which was probably two cottages originally. Directly to the north is the 19th-century listed Bilsham Farm House

[26]. This is an L-Plan, regular courtyard farmstead with a detached farmhouse set side on to the yard. Directly north of the site is the Bonhams historic farmstead, located on Main Road [27]. The farmhouse dates to the early 19th century but there is also an associated mid-18th century barn reusing some earlier timbers, with two attached early lean-tos, one of which is a cart shed, the other reputed to have been a horse-powered 'engine house' for threshing corn. The farmhouse has two storeys and a slate roof. North-north-east of the site is the listed 18th-century Homestead Historic Farmstead [28]. The house dates to 1734 with a possible earlier core and 19th-century extension. Attached outbuildings consist of a small barn and stable with hayloft. The Lambs Inn, located south-east of the proposal site, contained nine phases of building, the first four dating to the 18th and 19th century, the rest within the 20th century [29]. The building was surveyed and a watching brief carried out prior to its demolition. The inn is described in the Tithe Map of 1778 as a 'Cottage with Cider House' and it was in use as a public house by 1870.

Of particular interest for the proposal site is the early 19th century Portsmouth-Arundel Canal, the line of which runs through the site [30]. This barge canal was originally projected to run from the River Arun at Ford to Salterns in Chichester Harbour, with a branch from Hunston to Chichester. The western section from Salterns to Chichester was finally cut as a ship canal. Work began in 1818 and the canal opened in 1822, but by 1833 it had fallen into disuse. The canal survives today as an earthwork along most of its line except where destroyed by agriculture or development, and several bridges can be seen, although in varying states of repair.

North-east of the proposal site is the site of a post-medieval parkscape marked on early 19th-century mapping [31]. Also in this area is the listed early 19th-century Church House, on Church Lane [32]. West of Church House and also on Church Lane is the early 19th-century listed Park Lodge [33]. Yew Tree House on North End Road, is a listed 19th-century building located north-east of the proposal site [34]. Closer to the site and east of it is the listed Yapton Evangelical Free Church and attached School/Hall, Main Road [35] dating to 1861. Brickworks are marked on late 19th century mapping south-east of the site [36].

A number of 19th-century farmsteads were recorded as part of the Historic Farmsteads and Landscape Character in West Sussex Project. Only two, Drove Lane Farm Historic Farmstead, located south-west of the proposal site [37] and Stakers Historic Farm [38], located on North End Road north-east of the site, are extant. The sites of Outfarm Historic Farm [39] south-east of the site, Denges Barn Historic Outfarm [40] north-west of the site, further south-east, Morners Barn Historic Outfarm [41], south of the site, New Barn Historic Farmstead [42], the Historic Outfarm site north of the site [43] and south-west of the site, the site of Southbarn Historic Farm [44] were all identified as 19th-century farmsteads, none of which have survived.

Three sites fall into the category of post-medieval to modern. Brickworks marked on late 19th-century mapping south-east of the site are marked as such on early 20th-century mapping [36]. A watching brief conducted at Bilsham solar farm, south-west of the site [45], revealed five features, including a possible post-medieval ditch. Finally, a brickfield located between Burndell Road and the Canal opened in 1901, is marked on a 1910 map and continued in operation until 1938 [46].

#### Modern

A small number of sites date to the modern era, apart from modern additions to earlier listed buildings which are not detailed below. The parish church of St Mary contains war memorials and plaques [11] whilst Bonhams historic farmstead, located on Main Road [27] has an associated family air raid shelter dating to the 20th century.

Dyers Croft and its associated garden wall with wrought iron gate, located on Main Road east of the site dates to 1938-9. It is of Arts and Crafts style similar to work of the architect Baillie Scott [47]. At Bilsham solar farm, located south-west of the site, the watching brief uncovered a modern trackway [45].

#### Undated

The archaeological watching brief carried out at Bilsham solar farm, south-west of the site, revealed a small number of undated features [45].

### *Scheduled Ancient Monuments*

There are no Scheduled Monuments within 1km of the proposal site.

### **Cartographic and documentary sources**

The proposal site is situated at the western edge of the village of Yapton within the parish of the same name. The place name Yapton, first recorded as *Abbiton* as late as 1187, derives from the combination of a personal name, in this case a man called *Eabba* and a settlement or estate (Old English connective *-ing-* and *-tun*, 'estate') (Mills 2011, 397). Yapton itself is not mentioned in Domesday Book of 1086 although several places nearby do occur and the survey records that six *villani* and six cottars held land in 1086 on what was later apparently Yapton Manor (VCH 1997). Similarly, the survey also records woodland on likely manor land and there is a 16th-century reference to oak woodland owned by the lord of Bilsham within the area of the parish. This woodland had all been but cleared by the 19th and 20th centuries.

Three manors, all of which have likely 13th- to 14th-century origins within the older manor of Yapton, are recorded, namely Yapton Shulbrede, Yapton Coverts and Bercourt and Wildbridge. The title Yapton Manor is not recorded after 1621 and after this date this title could refer to any of the manors within the parish. It is likely

that any medieval settlement was centred on the parish church of St Mary. The village itself comprised two roads, Main Road and North road linked to the church by two smaller roads. The parish is bisected by the road from Chichester to Climping, mentioned from around 1212, the modern Yapton Road. Documentary records typically reflect the rural setting and agrarian economy of the village at Yapton, which has had little history of note.

A range of Ordnance Survey and other historical maps of the area were consulted at West Sussex Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2). Yapton appears on Saxton's 1575 map of Sussex (Fig. 3) and on Morden's map 1695 (Fig. 4). The manor of Yapton Place is shown on Budgen's 1723 map (Fig. 5). The first map to show the proposal site in any detail is that of Yeakell and Gardner 1778 (Fig. 6). Here the proposal site occupies approximately 4 plots of varying size, all of which are located south of the settlement at Yapton and within a well-organised agricultural landscape dominated by field systems. Most of the fields are shown as empty with the most easterly field shaded as part of the Yapton settlement although no buildings are shown in this area.

The tithe map of 1839 shows an increase in sub-division of the agricultural land surrounding the village (Fig. 7). Here the site incorporates approximately all of rectangular plot 108 at the northern end of the site, a section of the recently constructed Portsmouth to Arundel Canal, all of plot 363, 363a and 363b south of the canal, plot 361 at the eastern edge of the site, approximately all of plot 359 further south and a portion of plot 360 to the west of plot 359. The accompanying landowner list shows that the more northerly plots (108, 363-363b) are owned by a Thomas Billingham. Joseph Coote, George Baker and William Laker are listed as the owners of plots 359, 360 and 361, respectively. The fields have various names, including some called 'malthouse field' and all are in use as arable except the plot at the north against the road which is a garden.

The First Edition Ordnance Survey (OS) map 1876 (Fig. 8) shows that the most northerly plot (108) and the easterly plot (361) have remained more or less intact, while the rest have been merged into a single larger sub-rectangular field. The canal still cuts across the northern portion of the site. *Bonhams* and *Congregation Chapel* are shown north of the site. Drove Lane borders the western edge of the site, the Main Road borders the north-west corner and another lane borders most of the eastern edge. A subsequent OS map from 1897-8 (Fig. 9) shows that the eastern plot has been subsumed into the larger plot, while the northern plot and canal remain the same. The OS map from 1912 (Fig. 10) and 1938-39 (Fig. 11) repeat this information and show no significant

change to the proposed development site. A similar layout is shown on the 1974 OS map (Fig. 12) although development in the surrounding area has increased with residential units constructed to the north and north-east and a scout hut west of the site on the opposite side of Drove Lane. This situation is repeated on OS maps published in 1988-1989 (Fig.13), 1989-1994 and again in 1995 (not illustrated). The site has never been developed according to this map evidence, apart from the line of the canal.

## Listed Buildings

There are 22 listed buildings within 1km of the proposal site (Fig. 1, Appendix 1) and these are detailed above within the HER data. All are Grade II listed and most lie within the village core to the north-east. There are four located closer to the site. East of the site is the Old Canal Bridge, part of the 19th-century Portsmouth to Arundel Canal (1820) [Fig. 1: 30]. The 17th-century Old Malthouse is located north of the site [16]. The 19th-century Yapton Evangelical Free Church and attached School/Hall is also located north of the site [35]. Directly north of the site is the 18th- to 20th-century Bonhams historic farmstead, located on Main Road [27].

The development has the potential to impact on the setting of all four buildings, although this can be mitigated by sympathetic design. Impact on the canal [30] can be avoided by leaving this part of the site as green space and indeed the setting of this heritage asset could be enhanced by increasing use and public awareness of its historic significance. The Old Malthouse [16] is somewhat screened from the development site by a row of cottages to its west and a scrubby boundary to its south and, so long as this boundary is maintained or enhanced this should minimize impact. Likewise Bonhams [27], which lies on the opposite side of the road, is screened from the majority of the proposal site by the hedge that flanks the line of the canal (Pl. 3) and this screening will mitigate any potential impact. The chapel [35] is further from the proposal site and is unlikely to suffer any significant negative impact as it is separated from the site by gardens and hedges.

Development on the most northerly part of the site would have to be in keeping with its surroundings in the Conservation Area, and providing this is the case, the contribution made by their settings to the significance of the listed buildings should suffer no substantial harm.

## Conservation Area

The site lies partially within a Conservation Area, entitled 'Yapton Main Road and Church Lane', described below.

‘The first Conservation Area is based on St. Mary’s Church, the adjoining Church Farmhouse and three substantial houses, including Church House and Park Lodge, both Listed Buildings to the west.

‘The loose grouping of buildings contrasts with the second Conservation Area where there is a more closely knit pattern of development. High substantial flint boundary walling and mature landscaping, including many substantial trees and tree groups, enhance the rural character of this area, the setting of the buildings and the street scenes.

‘The second 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 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.

‘The contrast between road fronted development and large residences, e.g. Dyers Croft and Berri Court set in their own grounds, 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 Areas. Chimneys are also important features on the skyline.

‘Of historic importance and of importance to the growth of the village, a remnant of the former Chichester and Arundel Canal, together with a canal bridge (Listed Grade II) survives. Policy AREA18 of the Arun District Local Plan Second Review Revised Deposit Draft (June 2000) protects the remaining line and configuration of the Portsmouth to Arundel Canal.

‘Bonham’s Barn and nearby farmhouse (both Listed Grade II), 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.

## **Historic Hedgerows**

There are hedgerows forming part of the site boundary that may be of some antiquity, although they are unlikely to qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997. The hedgerows forming the site boundary in the east and the west follow boundaries shown on maps from 1778 and later and all are present in the landscape today. However, these do not appear to have ever marked parish or manorial boundaries, and cannot be definitively stated to pre-date enclosure, and are therefore not specifically protected by the legislation.

## **Registered Parks and Gardens; Registered Battlefields**

There are no registered parks and gardens or registered battlefields within the search radius.

## **Aerial Photographs**

The aeolian deposits of the coastal plain are not generally conducive to the formation of cropmarks visible from the air (as the general absence of any such evidence from the HER search tends to confirm), and the site is on the edge of a built-up area. No aerial photographic collections have therefore been consulted for this study.

## **Lidar**

Lidar data tiles su9702\_DTM\_1m and su9703\_DTM\_1m were downloaded from the Environment Agency website (EA 2017) and added to a Geographical Information System programme, QGIS. The tiles gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files with a vertical angle of 15° from the earth's surface were created at every 45° from azimuth 0° to 315° with vertical settings varying from z=1 to z=3. A selection of the most informative plots is shown in Figure 14. It should be noted that the mapping of features is not precise as the pseudo light source creates a 'shadow' which displaces them in a direction opposite to it. The results were compared with modern Ordnance Survey data to ensure that extant features were not represented wrongly as of potential archaeological significance.

All of the discernible features within the larger part of the study area can be related to broad linear geological or topographic trends in the wider landscape with nothing of archaeological interest.

## **Discussion**

There is a known heritage asset located within the area of the proposal site, the line of a former canal. A medieval steelyard weight is also recorded as having been found within the site, but this need not represent anything more than a casual loss or discard. The line of the early 19th century Portsmouth-Arundel Canal runs through the northern portion of the proposal site survives as an earthwork. The proposed development has potential to damage this heritage asset either directly, or indirectly through its setting and those of the associated bridges located east and west of the site. There is specific provision in the Arun District Local Plan to permit development that will not adversely affect the line and configuration of the canal and any development on the site will therefore have to avoid any negative impact in this area. It may instead be possible to enhance the setting of this asset by sympathetic design.

The site lies partially within a Conservation Area and there are four listed buildings located in the immediate vicinity. The proposed development has potential to damage the setting of these heritage assets, however if hedgerow screening is maintained and the development is sympathetic in character to the village surroundings and the Conservation Area, the impact can be mitigated by design.

It remains therefore to determine if there might be potential for previously unrecorded heritage assets, i.e. buried archaeological remains, within the proposal site.

Whilst the site does not lie within an Archaeological Notification Area, it is located adjacent to one; based on the record of discoveries of Bronze Age and Roman finds, likely to indicate settlements, Yapton Deserted Medieval Village and the Parish Church of St Mary.

Cartographic and documentary records show that in more recent times the proposal site was undeveloped other than for the canal, which occupies only a tiny proportion of the area. Consequently, there is potential for below-ground archaeological deposits to survive within the area of the proposal site itself.

It is anticipated that it will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. Such a scheme could be implemented by an appropriately worded condition attached to any consent gained.

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# **APPENDIX 1: Historic Environment Records within a 1km search radius of the development site**

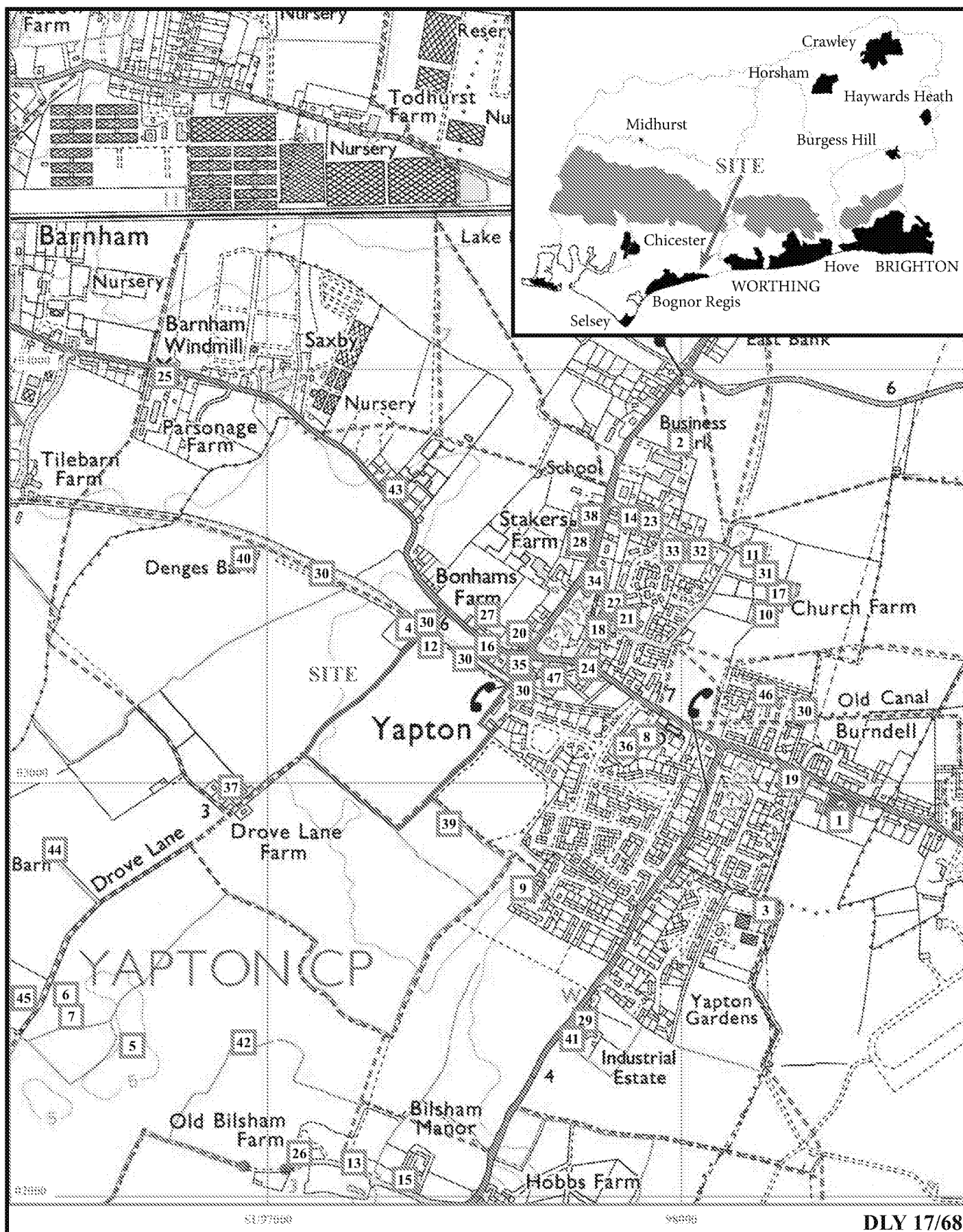
| No | HER Ref                                                                                                                                   | NGR (SU)                 | Type                                   | Period              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | MWS13020<br>EWS1655                                                                                                                       | 98372 02902              | Findspot<br>Evaluation                 | Prehistoric         | Land at Fellow Gardeans, evaluation found no archaeological features but three early prehistoric struck flints and burnt flint in topsoil.                                                                                                                                                                                                                                                                                                                                                                        |
| 2  | MWS1266<br>FWS4205                                                                                                                        | 980 038                  | Findspot                               | Undated             | Stone axe find.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 3  | MWS2397<br>DWS8515<br>FWS1243<br>FWS1244<br>FWS1245                                                                                       | 982 027                  | Findspot                               | Bronze Age          | Bronze Age hoard. Archaeological notification area                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4  | MWS2402<br>DWS8515<br>FWS1248                                                                                                             | 9736 0337                | Findspot                               | Bronze Age          | Late Bronze Age pottery found 1951. Archaeological notification area                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5  | MWS2417<br>MWS2418<br>DWS8468<br>FWS1263<br>FWS1264<br>FWS1265<br>FWS1266<br>FWS1267<br>FWS2567<br>FWS2568<br>FWS1268<br>FWS1269<br>EWS81 | 9668 0238                | Findspot<br>Excavation<br>Photographic | Bronze Age<br>Roman | Middle Bronze Age hoard found after ploughing in 1982. Excavation revealed that the hoard had originally been placed in a small pit. A scatter of flint, including roughouts, reworked flakes and wasters and a sherd of coarse gritted pottery indicate Bronze Age occupation. Part of another palstave and bronze slag found SW of the hoard in 1983. Scatter of Roman pottery and coins found north-east of the hoard. Traces of enclosure are visible on aerial photographs. Archaeological notification area |
| 6  | MWS8492<br>DWS8468<br>FWS5444<br>FWS5445                                                                                                  | 9653 0248                | Findspot<br>Excavation                 | Bronze Age          | Field walking produced burnt flint and worked flint. The excavation of a concentration of burnt flint, charcoal and prehistoric pottery revealed four pits dated to the 9th century BC. Archaeological notification area                                                                                                                                                                                                                                                                                          |
| 7  | MWS2421<br>DWS8468<br>FWS1274<br>FWS1275<br>FWS2557                                                                                       | 9654 0245                | Findspot                               | Iron Age            | Iron Age occupation site found after ploughing in 1984. Finds included unabraded pottery, burnt daub, fire-cracked flints, and a few flint flakes, some retouched as crude scrapers. Archaeological notification area                                                                                                                                                                                                                                                                                             |
| 8  | MWS2398<br>FWS1246                                                                                                                        | 9794 0310                | Findspot                               | Iron Age            | Nominally Iron Age silver coin found at Spark's brickyard. Site is now built over.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9  | MWS2415<br>DWS8515<br>FWS1256<br>FWS1257<br>FWS1258<br>FWS1259<br>FWS1260<br>FWS5702<br>FWS5703                                           | 9762 0274                | Findspot                               | Roman               | Possible Roman occupation site indicated by surface scatter of pottery scatter and at least one tile, several loom weights and several coins. Archaeological notification area                                                                                                                                                                                                                                                                                                                                    |
| 10 | MWS3369<br>DWS8515                                                                                                                        | 982 034                  | Earthwork                              | Medieval            | Banks and linear depressions demarcating rectangular areas probably represent the remains of a deserted Medieval village. Archaeological notification area                                                                                                                                                                                                                                                                                                                                                        |
| 11 | MWS2403<br>MWS3369<br>DWS1073                                                                                                             | 98168 03535              | Listed building                        | Medieval<br>Modern  | Church of St. Mary, late 12th to early 13th century. Chancel mid 13th century. War memorials and plaques dedicated to World War I and World War II                                                                                                                                                                                                                                                                                                                                                                |
| 12 | MWS2400<br>FWS1247                                                                                                                        | 9740 0335                | Findspot                               | Medieval            | 13th century steelyard weight found in 1923.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 13 | MWS5685<br>DWS1058                                                                                                                        | 9722 0207<br>97222 02074 | Listed building                        | Medieval            | Bilsham Chapel. Early 14th-century but no longer used for services by 1551. Converted to cottage c.1980. One 15th-century window remaining.                                                                                                                                                                                                                                                                                                                                                                       |
| 14 | DWS1060                                                                                                                                   | 97883 03640              | Listed building                        | Post-medieval       | Coachman's Cottage, Church Lane. 16th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 15 | MWS9407<br>EWS1061<br>HWS25591                                                                                                            | 97352 02067              | Cartographic<br>Building survey        | Post-medieval       | Bilsham farmstead, 17th century. Probably associated with Bilsham Manor                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 16 | DWS1063                                                                                                                                   | 97537 03322              | Listed building                        | Post-medieval       | The Old Malthouse, Main Road. 17th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 17 | DWS1232<br>MWS2406<br>MWS2405                                                                                                             | 98243 03443<br>9824 0343 | Listed building<br>Documentary         | Post-medieval       | Manorial Dovecote, Church Farm, Twelfth of Never, Church Lane. 17th century. This dovecote appears to be identified in a lease dated 17 October 1667.                                                                                                                                                                                                                                                                                                                                                             |
| 18 | DWS1076                                                                                                                                   | 97730 03368              | Listed building                        | Post-medieval       | Berricourt, Main Road, 18th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 19 | DWS1071                                                                                                                                   | 98276 03018              | Listed building                        | Post-medieval       | Cottage, North End Road, 18th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 20 | DWS1246                                                                                                                                   | 97611 03349              | Listed building                        | Post-medieval       | Laburnham Cottages, Main Road, 18th century                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 21 | DWS1243                                                                                                                                   | 97833 03384              | Listed building                        | Post-medieval       | Rose Cottage, Church Road, 18th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 22 | DWS1233                                                                                                                                   | 97825 03392              | Listed building                        | Post-medieval       | Willow Cottage, Church Road, 18th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 23 | DWS1242                                                                                                                                   | 97895 03640              | Listed building                        | Post-medieval       | The Twelfth of Never, Church Lane, 18th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| No | HER Ref                                                                    | NGR (SU)                                                 | Type                                              | Period                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|----------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24 | DWS1245                                                                    | 97752 03280                                              | Listed building                                   | Post-medieval                      | The Shoulder of Mutton Inn, Main Road. 18th century.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 25 | MWS2422<br>DWS1312<br>EWS1382                                              | 9678 0397<br>96790 03962                                 | Listed building<br>Building survey                | Post-medieval                      | Barnham Tower Mill. Built 1790, replaced a post mill shown on Budgeon's map of 1724. Refitted in 1890. Used as a Home Guard observation post during WWII. Surveyed in advance of restoration.                                                                                                                                                                                                                                                                                                |
| 26 | DWS1070<br>MWS10400                                                        | 97089 02096<br>97076 02103                               | Listed building                                   | Post-medieval                      | Old Bilsham Farmhouse, Bilsham Lane. 18th century. L-shaped building, probably two cottages originally.                                                                                                                                                                                                                                                                                                                                                                                      |
| 27 | MWS9453<br>DWS8515<br>DWS1235<br>DWS1085<br>EWS1061<br>HWS25550<br>MWS8120 | 97506 03391<br>97522 03373<br>97524 03397<br>97503 03375 | Cartographic<br>Listed buildings<br>Survey        | Post-medieval<br>Modern            | Bonhams, Main Road, early 19th century. Intact mid 18th century barn house. Air raid shelter dating to World War II. Archaeological notification area                                                                                                                                                                                                                                                                                                                                        |
| 28 | MWS13728<br>EWS1061<br>DWS1088                                             | 97761 03581                                              | Cartographic<br>Listed Building                   | Post-medieval                      | The Homestead, 18th century house with outbuildings. House dated 1734 but possible earlier core, extended in 19th century. Attached outbuildings probably a small barn and stable with hayloft. Barn with 20th century shopfront. Formerly a butcher's shop.                                                                                                                                                                                                                                 |
| 29 | MWS12311<br>EWS1579                                                        | 97762 02422                                              | Building survey<br>Watching brief<br>Cartographic | Post-medieval<br>Negative          | The Lamb Inn, survey and watching brief in advance of demolition. Nine phases of building are recorded from the 18th century onwards. The Lamb Inn is shown on the Tithe Map of 1778 as 'Cottage with Cider House'. No archaeology was observed within the watching brief.                                                                                                                                                                                                                   |
| 30 | MWS5754<br>MWS7927<br>MWS7928<br>DWS8447<br>DWS8515<br>DWS8484<br>DWS1078  | [915 025]<br>97381 03376-<br>98303 03152<br>97622 03223  | Listed Buildings                                  | Post-medieval                      | Portsmouth-Arundel Canal, originally projected to run from River Arun at Ford to Salterns in Chichester Harbour, with a branch to Hunston. Work began in 1818, the canal opened in 1822, but by 1833 it had fallen into disuse. Survives as an earthwork along most of its line. Associated, Merston Bridge. Tack Lee Bridge, Burdell Bridge and pier. Listed Old Canal Bridge, c. 1820. Single arch humped back bridge with parapets and retaining walls. Archaeological notification area. |
| 31 | MWS2423<br>DWS8515                                                         | 982 035                                                  | Landscape                                         | Post-medieval                      | Parkscape at Yapton. Archaeological notification area                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 32 | DWS1059                                                                    | 98072 03555                                              | Listed building                                   | Post-medieval                      | Church House, Church Lane. Early 19th century                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 33 | DWS1072                                                                    | 97994 03570                                              | Listed building                                   | Post-medieval                      | Park Lodge, Church Lane. Early 19th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 34 | DWS1064                                                                    | 97768 03460                                              | Listed Building                                   | Post-medieval                      | Yew Tree House, North End Road 19th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 35 | DWS1075                                                                    | 97614 03286                                              | Listed Building                                   | Post-medieval                      | Yapton Evangelical Free Church and School/Hall, 1861.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 36 | MWS4707                                                                    | 979 031                                                  | Cartographic                                      | Post-medieval                      | Brickworks. Marked on 1896 and 1910 maps                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 37 | MWS10099<br>EWS1061                                                        | 96919 02975                                              | Cartographic                                      | Post-medieval                      | Drove Lane Farm, 19th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 38 | MWS13636<br>EWS1061<br>DWS1247                                             | 97710 03503                                              | Cartographic<br>Listed Building                   | Post-medieval                      | Stakers, North End Road, 19th century.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 39 | MWS12740<br>DWS8515<br>EWS1061                                             | 97453 02901                                              | Cartographic                                      | Post-medieval                      | Site of Outfarm, 19th century. Demolished/lost.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 40 | MWS10049<br>EWS1061                                                        | 96969 03550                                              | Cartographic                                      | Post-medieval                      | Site of Denges Barn, 19th century. Demolished/lost.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 41 | MWS12421<br>EWS1061                                                        | 97736 02380                                              | Cartographic                                      | Post-medieval                      | Site of Morners Barn, 19th century. Demolished/lost.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 42 | MWS12472<br>EWS1061                                                        | 9694 0237                                                | Cartographic                                      | Post-medieval                      | Site of New Barn, 19th century. Demolished/lost.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 43 | MWS13065<br>EWS1061                                                        | 97298 03714                                              | Cartographic                                      | Post-medieval                      | Site of Historic Outfarm, 19th century. Demolished/lost.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 44 | MWS13586<br>EWS1061                                                        | 96492 02825                                              | Cartographic                                      | Post-medieval                      | Southbarn Historic Farm, 19th century. Demolished                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 45 | MWS12921<br>EWS1382<br>EWS1648                                             | 96067 02421<br>96066 02420                               | Building-farm<br>Watching brief                   | Undated<br>Post-medieval<br>Modern | Bilsham Solar Farm, watching brief revealed a modern trackway, a possible post-medieval ditch, a possible pit / posthole, a gully and a posthole, all undated. No finds of archaeological interest were identified.                                                                                                                                                                                                                                                                          |
| 46 | MWS4706                                                                    | 982 032                                                  | Cartographic                                      | Post-medieval                      | Brickfield opened 1901, on 1910 map, closed 1938.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 47 | DWS1080<br>DWS1081                                                         | 97702 03268<br>97703 03292                               | Listed buildings                                  | Modern                             | Dyers Croft and associated garden wall with wrought iron gate, Main Road. Dating to 1938-9. Arts and Crafts style similar to work of the architect Baillie Scott.                                                                                                                                                                                                                                                                                                                            |

Listed buildings Grade II unless stated.

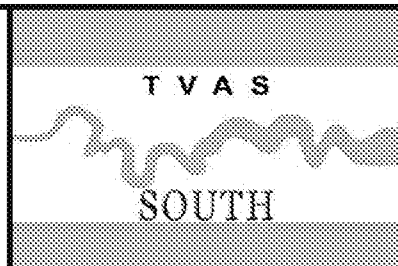
## APPENDIX 2: Historic and modern maps consulted

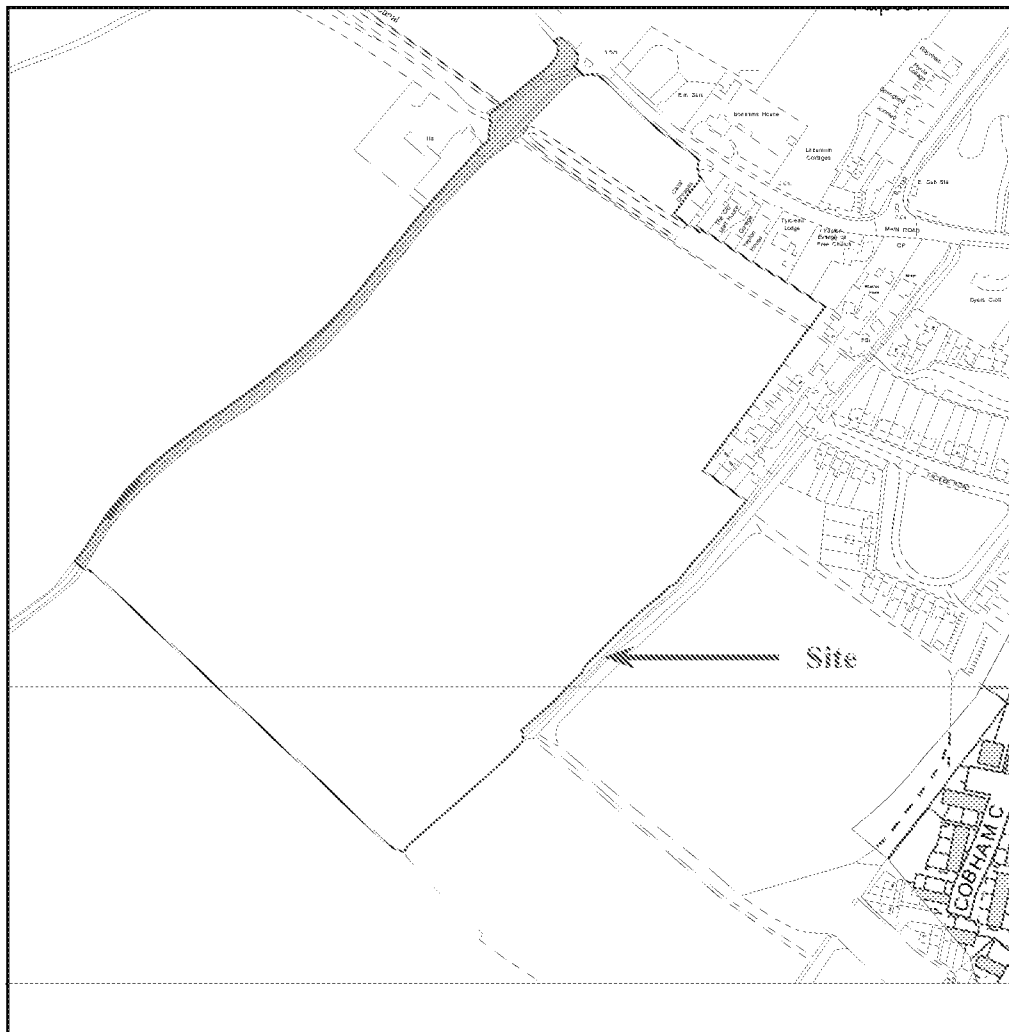
|         |                                                   |
|---------|---------------------------------------------------|
| 1575    | Saxton's map of Sussex (Fig. 3)                   |
| 1611    | Morden's map of Sussex (Fig. 4)                   |
| 1723    | Budgen's map of Sussex (Fig. 5)                   |
| 1778    | Yeakell and Gardner's map of Sussex (Fig. 6)      |
| 1839    | Tithe map 1839 (Fig. 7)                           |
| 1876    | First Edition Ordnance Survey (Fig. 8)            |
| 1897-98 | Second Edition Ordnance Survey (Fig. 9)           |
| 1912    | Third Edition Ordnance Survey (Fig. 10)           |
| 1938-39 | Ordnance Survey (Fig. 11)                         |
| 1974    | Ordnance Survey (Fig. 12)                         |
| 1988-89 | Ordnance Survey (Fig. 13)                         |
| 1989-94 | Ordnance Survey (not illustrated)                 |
| 1995    | Ordnance Survey (not illustrated)                 |
| 2004    | Ordnance Survey Explorer 121 at 1:12,500 (Fig. 1) |



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Figure 1. Location of site within Yapton  
and West Sussex showing locations of HER records.  
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Figure 2. Current site layout





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Figure 3. Saxton's map of Sussex 1575

T V A S

SOUTH



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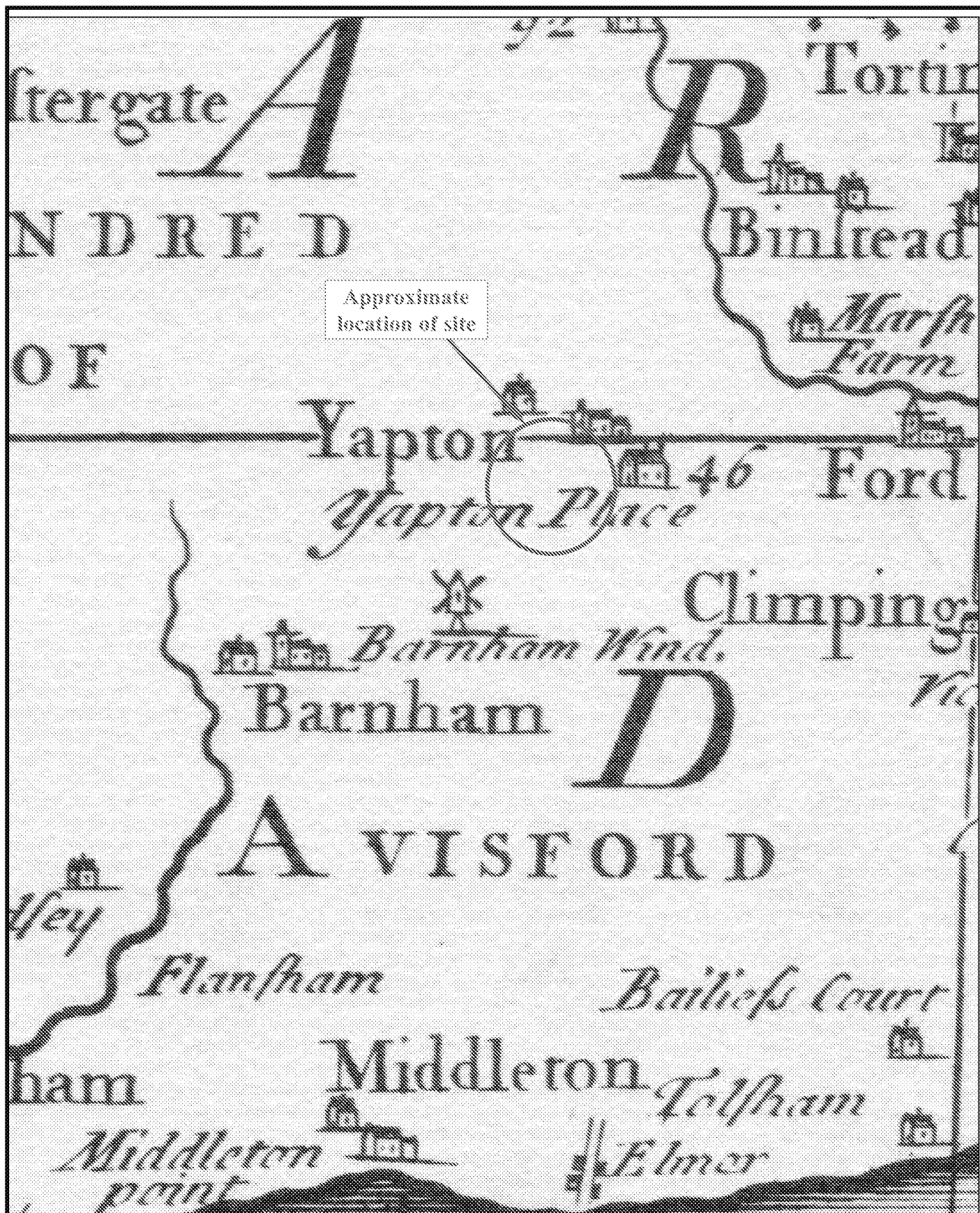


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Figure 4. Morden's map of Sussex 1695

T V A S

SOUTH



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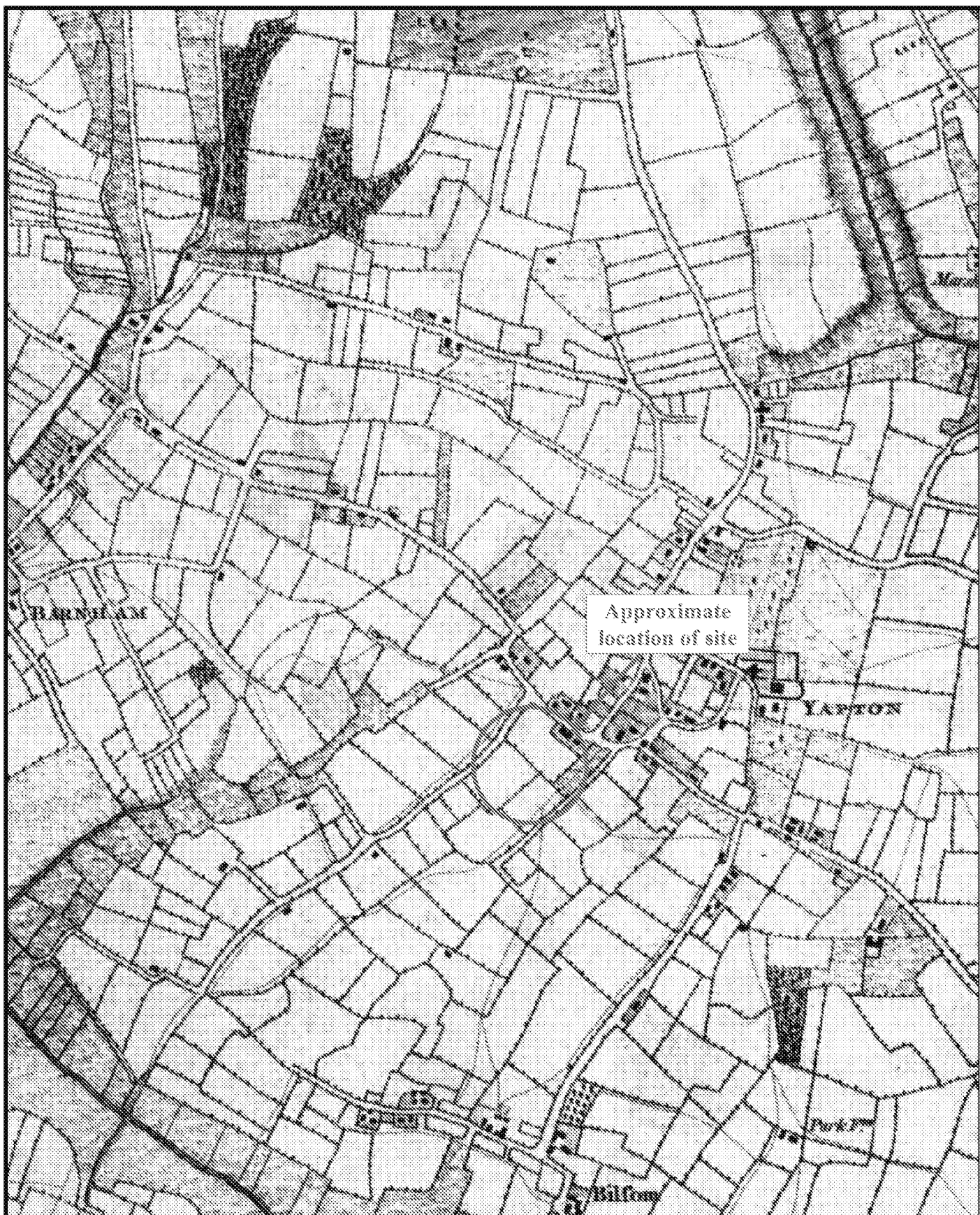


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Figure 5. Budgen's map of Sussex 1723

T V A S

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Figure 6. Yeakell and Gardner's map 1778

T V A S

SOUTH



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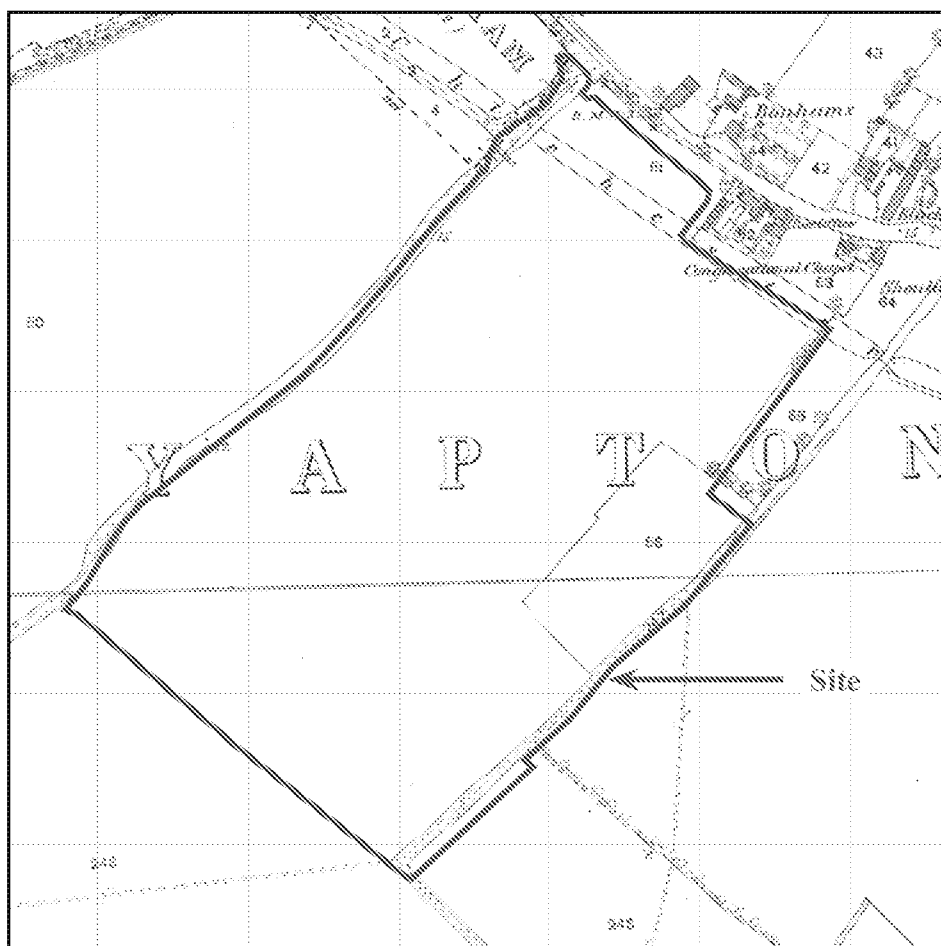


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Figure 7. Yapton Tithe map, 1839

T V A S

SOUTH

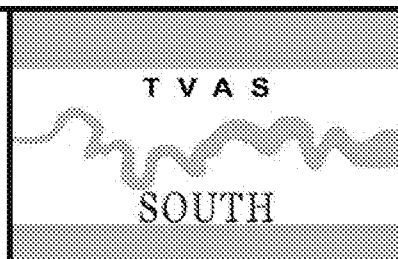


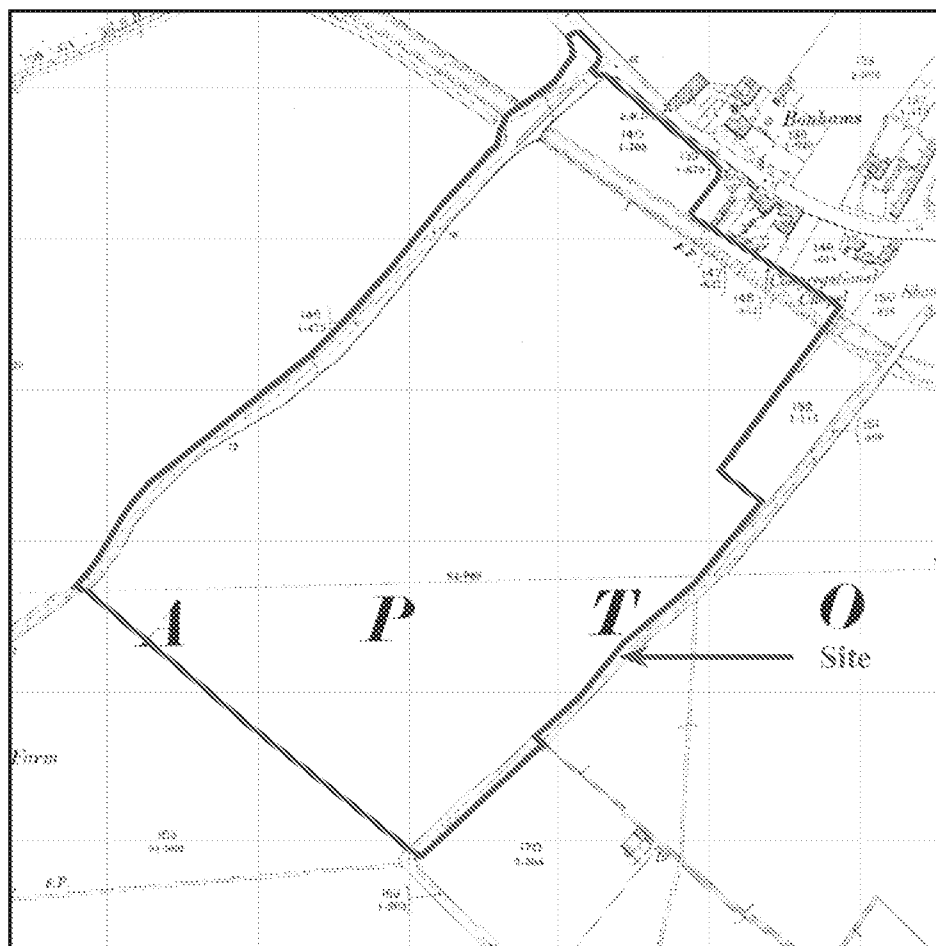
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Figure 8. Ordnance Survey First Edition, 1876





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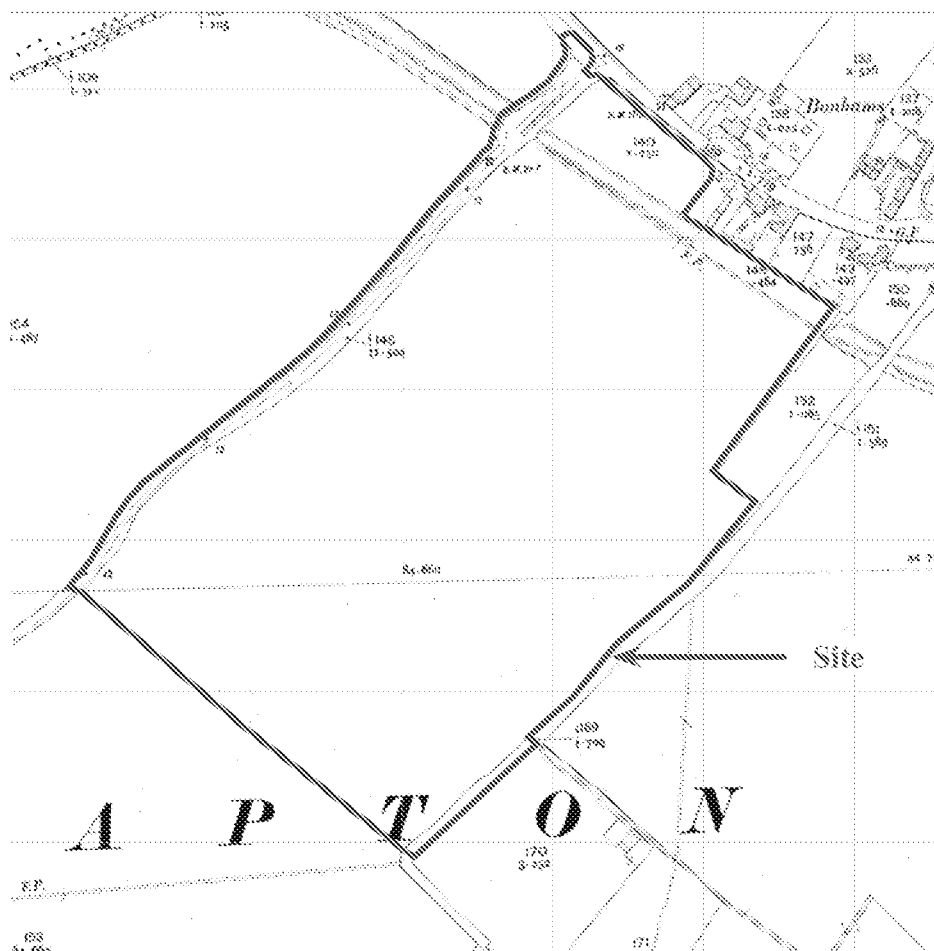


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Figure 9. Ordnance Survey Second Edition, 1897-98

T V A S

SOUTH

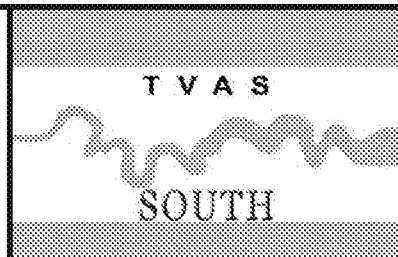


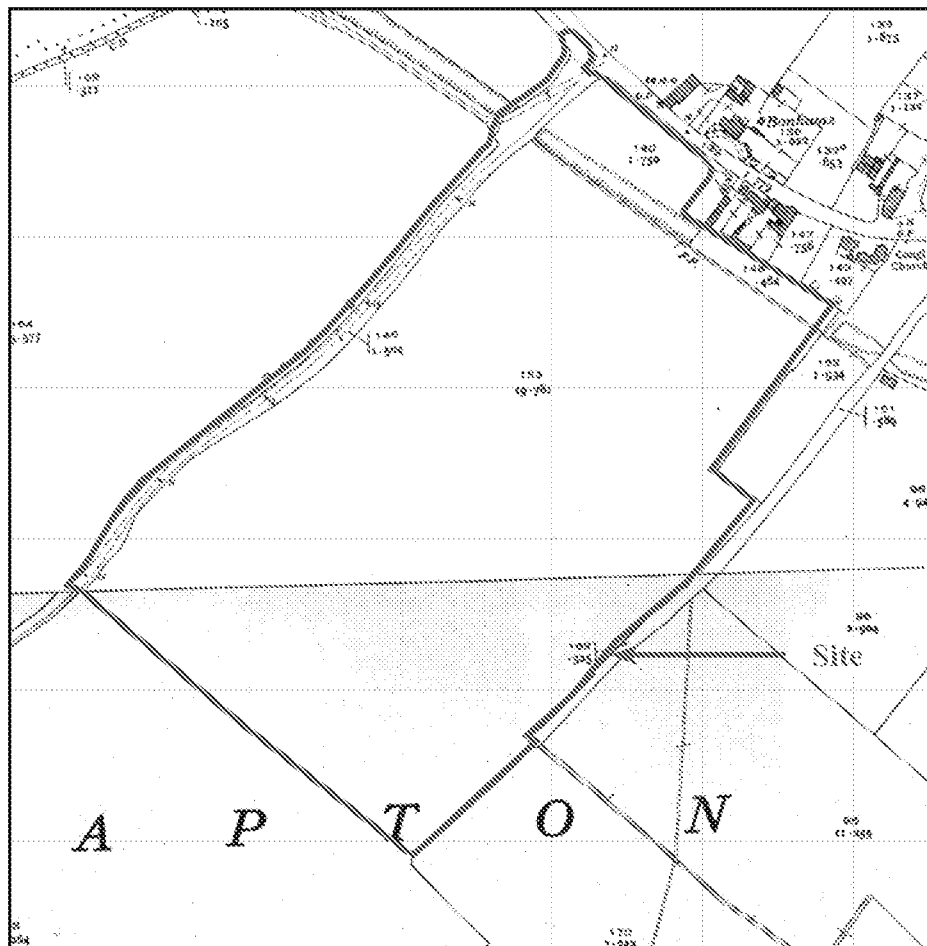
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Figure 10. Ordnance Survey 1912



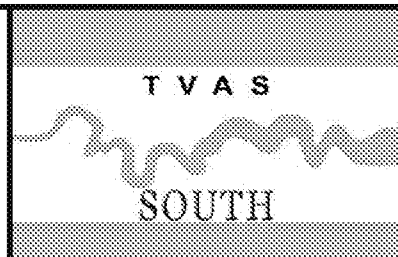


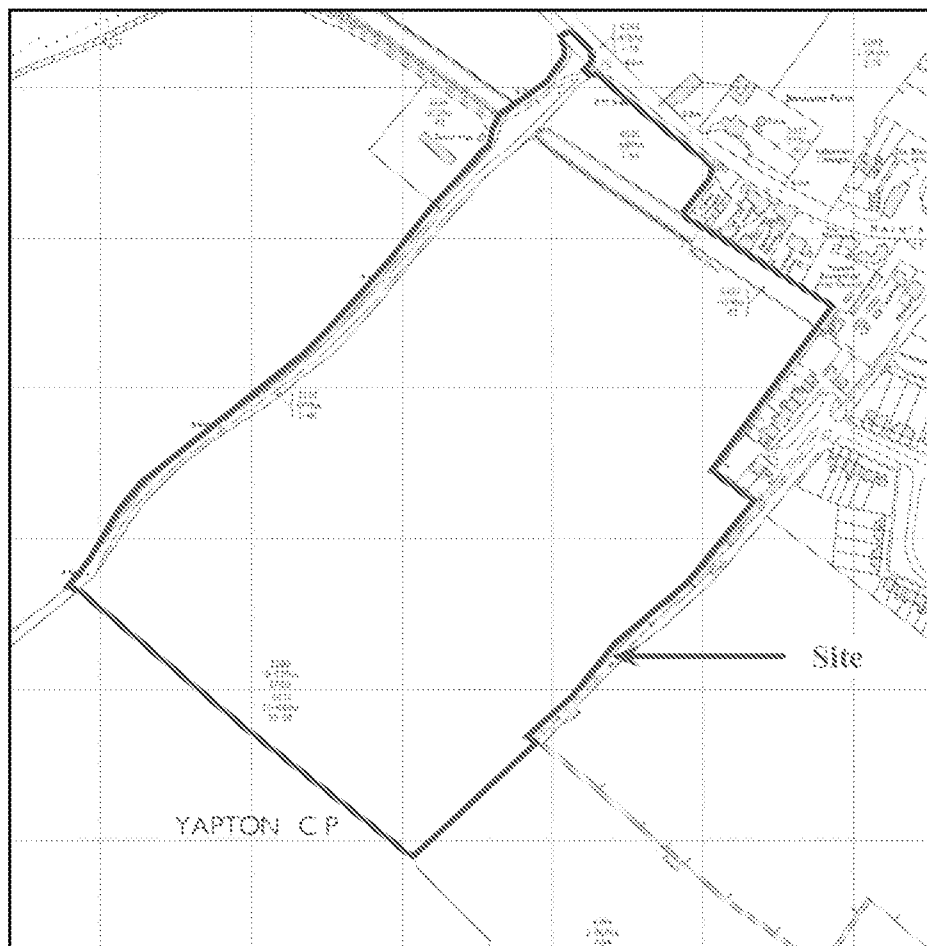
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Figure 11. Ordnance Survey 1938-39



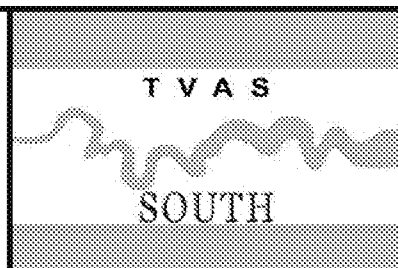


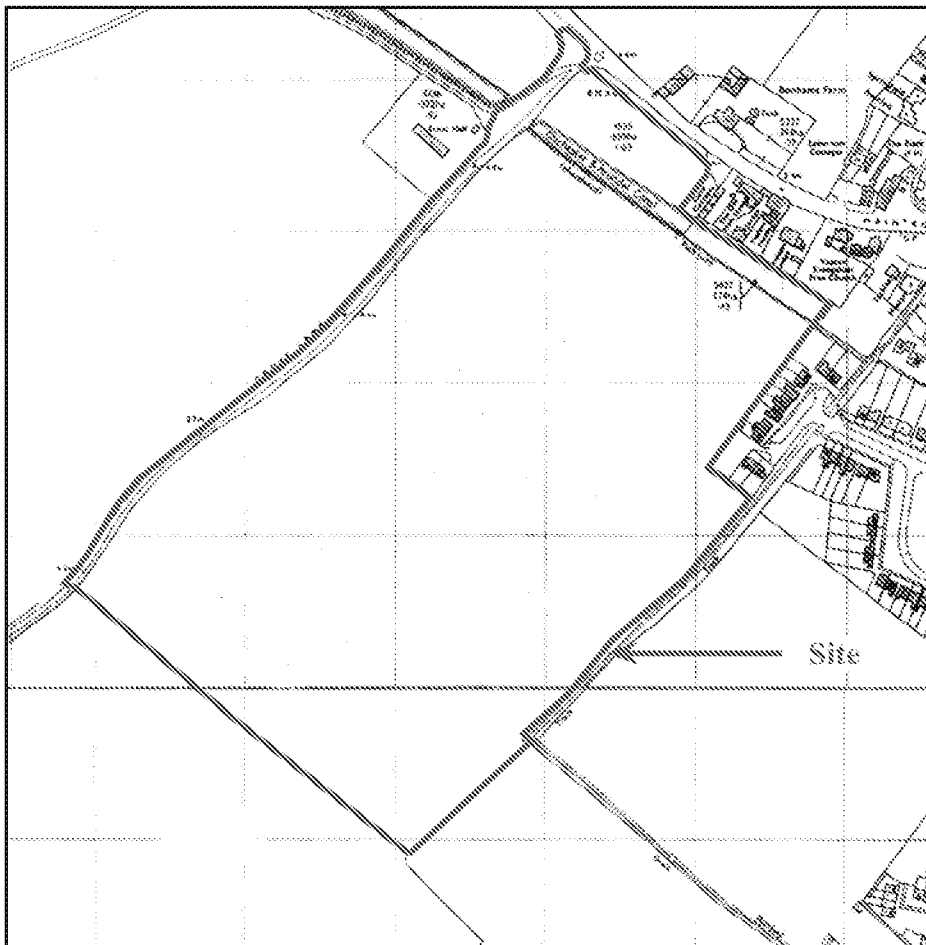
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Figure 12. Ordnance Survey 1974



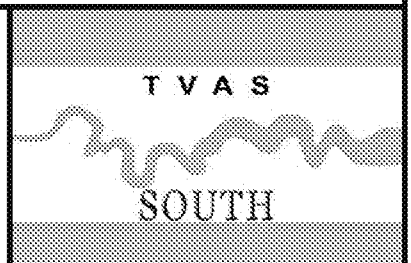


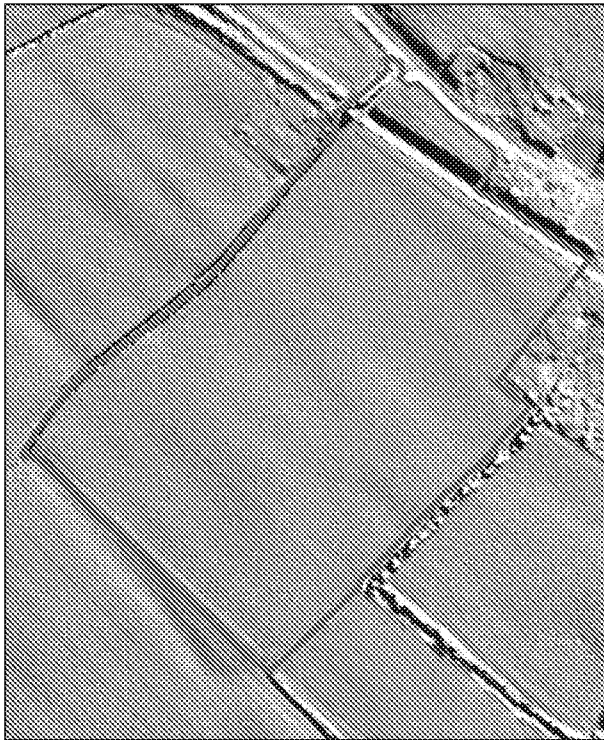
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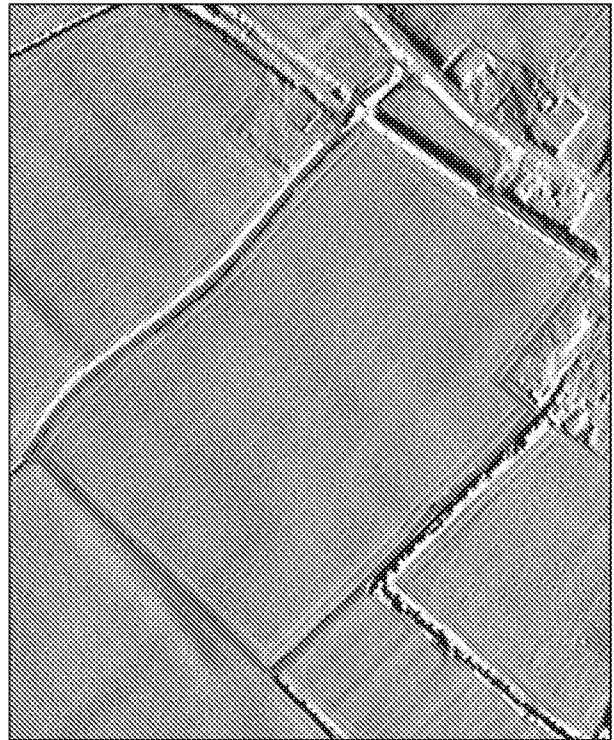
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Figure 13. Ordnance Survey 1988-89

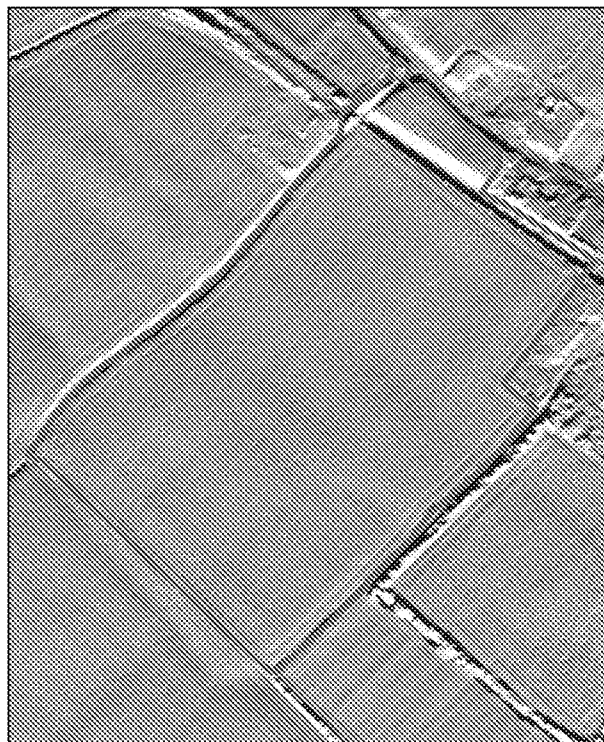




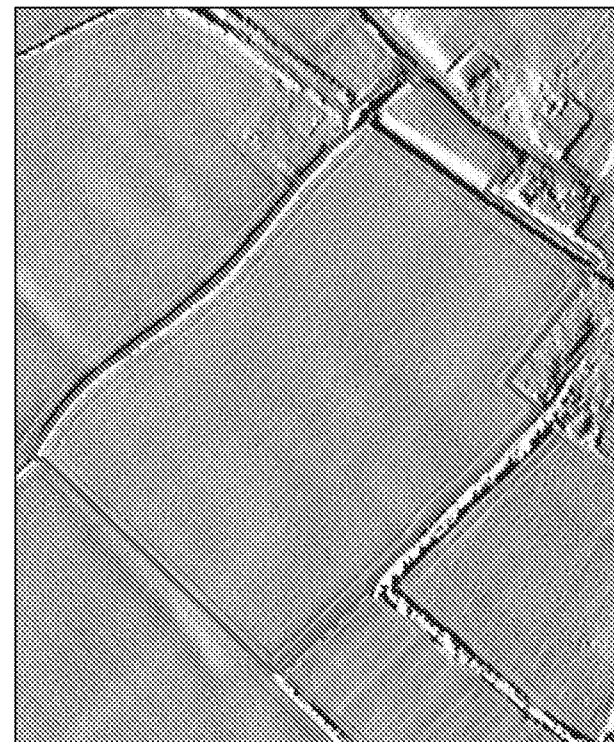
a. Azimuth 45°, vertical angle 15°.



b. Azimuth 90°, vertical angle 15°.



c. Azimuth 180°, vertical angle 15°.



d. Azimuth 270°, vertical angle 15°.

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Figure 14. Lidar 'hillshade' gray scale plots.  
Not to scale.

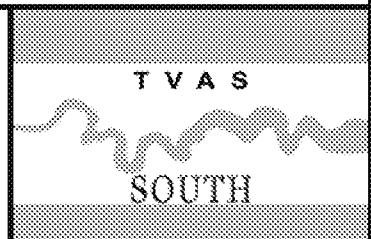




Plate 1. Junction of the B2233 and Drove Lane (to right of shot), looking south-east

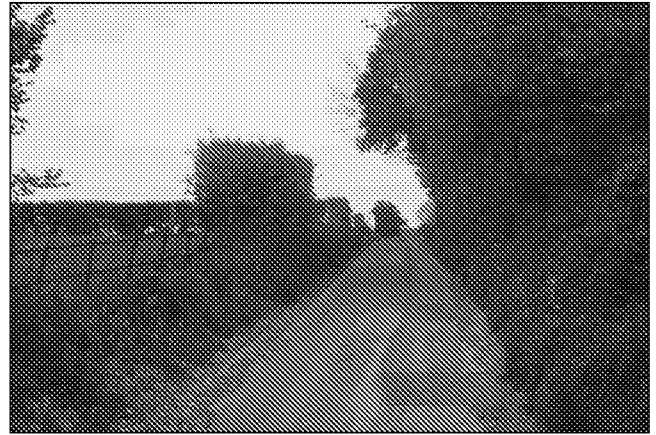


Plate 2. Northern section of Drove Lane, looking south-west



Plate 3. North-west corner of the site, looking south-east, showing line of canal



Plate 4. Proposal site, large plot, looking south from Drove Lane



Plate 5. Proposal site, large plot, looking south-east from Drove Lane



Plate 6. Drove Lane bounding western edge of site, looking south-west

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Plates 1 to 6

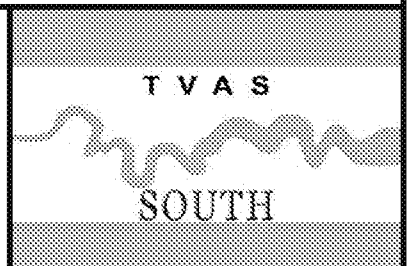




Plate 7. Drove Lane bordering site, looking north-east from Drove Lane



Plate 8. Southern border of site, looking south-west



Plate 9. Eastern boundary of site, from south-east corner, looking north-east.



Plate 10. North-eastern corner of site, looking east, showing line of canal

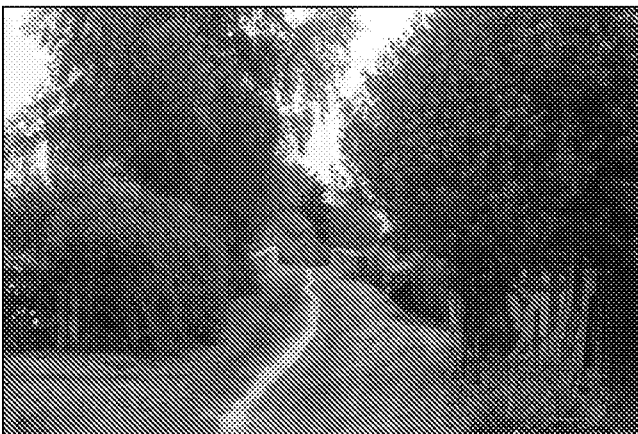


Plate 11. Canal Bridge, located east of site, looking north-north-east

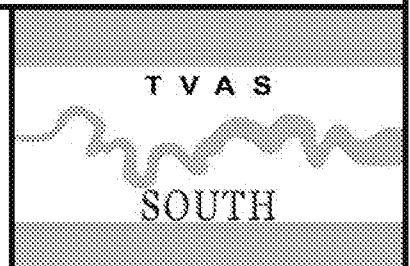


Plate 12. Close-up of canal bridge located east of the site, looking north-east

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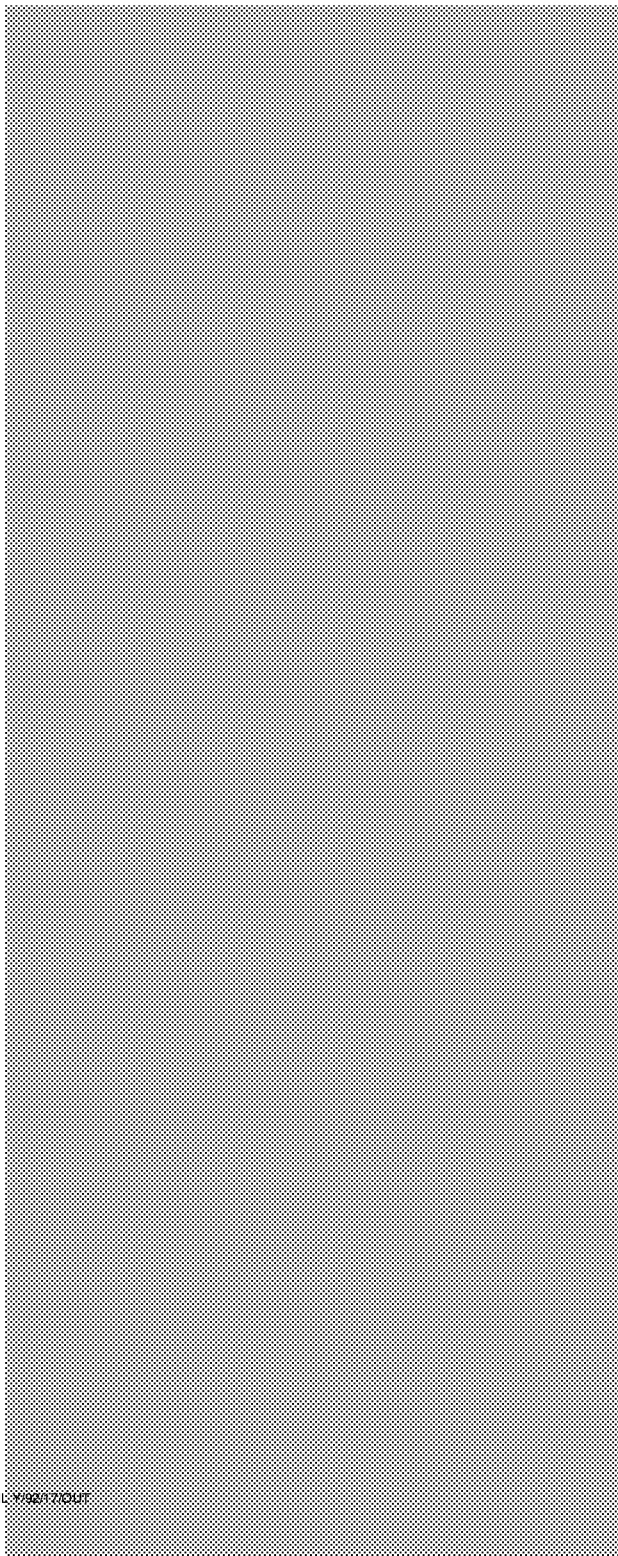
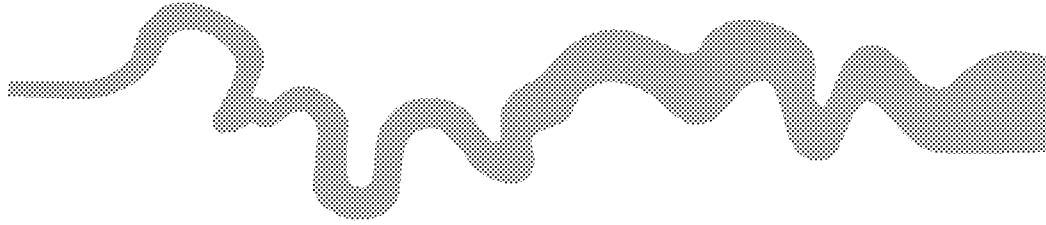
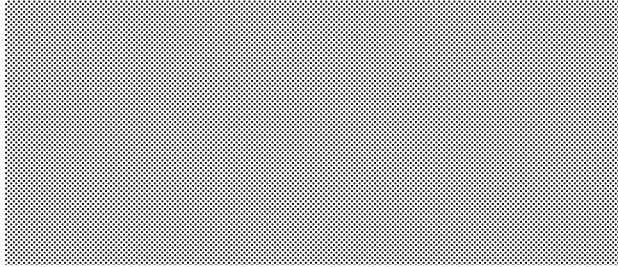
Plates 7 to 12



## TIME CHART

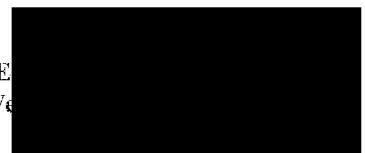
|                            | Calendar Years |
|----------------------------|----------------|
| Modern _____               | AD 1901        |
| Victorian _____            | AD 1837        |
| Post Medieval _____        | AD 1500        |
| Medieval _____             | AD 1066        |
| Saxon _____                | AD 410         |
| Roman _____                | AD 43          |
|                            | AD 0 BC        |
| Iron Age _____             | 750 BC         |
|                            |                |
| Bronze Age: Late _____     | 1300 BC        |
| Bronze Age: Middle _____   | 1700 BC        |
| Bronze Age: Early _____    | 2100 BC        |
|                            |                |
| Neolithic: Late .....      | 3300 BC        |
| Neolithic: Early .....     | 4300 BC        |
|                            |                |
| Mesolithic: Late .....     | 6000 BC        |
| Mesolithic: Early .....    | 10000 BC       |
|                            |                |
| Palaeolithic: Upper .....  | 30000 BC       |
| Palaeolithic: Middle ..... | 70000 BC       |
| Palaeolithic: Lower .....  | 2,000,000 BC   |





**TVAS (South),  
77a Hollingdean Terrace  
Brighton, BN1 7HB**

**E  
We**



***Offices in:  
Reading, Taunton, Stoke-on-Trent and Ennis (Ireland)***