

Bonhams Field, Yapton

Heritage Statement



RegenCo
Heritage

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1.0 INTRODUCTION & SITE HISTORY

- 1.1 RegenCo Heritage has been commissioned by Seaward Properties Ltd to complete a Heritage Statement to accompany a forthcoming revised planning application for the site of Bonhams Field in Yapton, West Sussex. This statement sets out an assessment of the potential impact of a proposed residential development on a site with nearby heritage assets.
- 1.2 In preparing the assessment regard is had to guidance contained within Paragraph 189 of the National Planning Policy Framework, 2019 (hereafter the Framework) which sets out the information requirements for proposals affecting heritage assets. It states that:
- “In determining applications local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected, including any contribution made by their setting.”
- In addition to Para 189, it has had regard for It has also had regard to Historic England’s Good Practice Advice in Planning Note 3 - the Setting of Heritage Assets.
- 1.3 The site, which comprises two adjoining pasture fields, partially falls within the Yapton Main Road and Church Road Conservation Area on the south east corner. In terms of listed buildings, the site does not contain any designated heritage assets within the wider site boundary however, there are such assets located within a 1km distance, hence the requirement for an assessment on the impact on these assets to be undertaken.



Figure 1 – Ariel view of the development site

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- 1.4 The site has an extant, but not yet implemented, planning permission for 56no. residential units, along with associated open space and the creation of a new access. In addition to this, there is a discharge of condition application relating to the extant planning permission currently under determination by Arun District Council. This relates to details regarding archaeological work, landscaping, ecology, tree protection, surface water drainage and lighting.
- 1.5 Through the granting of planning permission for residential development, the impact on the nearby designated and non-designated heritage assets has already been accepted by the Council. The view of the Council's Conservation Officer was that the development would result in some harm but a level that is *less than substantial*. In line with the relevant advice in the NPPF, this view was then weighed up against the public benefits of the scheme. On balance, it was determined that there were several benefits which overcame the less than substantial harm and permission was therefore granted.
- 1.6 The approved scheme has been designed to mitigate some of the less than substantial harm to heritage assets, by including the public open space within the part of the site that falls within the CA boundary and closest to the listed buildings, thus providing a greater separation distance. The scheme also proposes a mix of materials which are sympathetic to those in the local vernacular.
- 1.7 The revised scheme yet to be submitted to the Council for consideration is looking to increase the number of units by 19no. in total (56no. to 75no.). The general site layout will remain the same, with the open space and access as approved, but some units, mainly on the north-west side of the site, will be subdivided to increase plot/unit numbers. The development proposal and its impact is discussed in more detail in Section 4 of this statement.

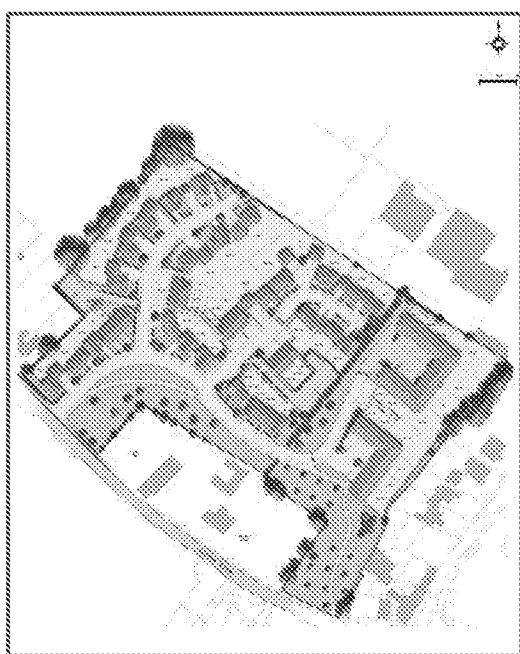


Image showing the scheme approved under Planning Permission Y/63/19/RES for 56no. units

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- 1.8 The statement follows the National Planning Policy Framework (NPPF) and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposals and the contribution made by their setting. The report is structured as follows:

Section 1 – Introduction and Site History

Section 2 – Policy Context and Methodology

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

Section 3 – Baseline Assessment

Summarises data sources consulted and the historical context of the site. Identifies the heritage assets, both designated and non-designated potential affected by the proposals.

Section 4 – Assessment of Significance and Development Proposals

Provides an assessment of the heritage significance of the identified heritage assets and their setting and considers development impacts upon the significance having regard to national and local planning policy.

Section 5 – Conclusion

2.0 PLANNING POLICY CONTEXT & METHODOLOGY

Statutory Context

- 2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

“In considering whether to grant planning permission which affects a listed building or its setting the local planning authority, or, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

National Planning Policy and Guidance

- 2.2 The NPPF covers all aspects of the historic environment and heritage assets, including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets (local lists and archaeological sites of equivalent significance to scheduled monuments). The NPPF draws attention to the irreplaceable nature of heritage assets and the benefits their conservation can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 184).

- 2.3 A heritage **asset** is defined within the Framework as:

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

- 2.4 Significance, for heritage policy, is defined in the Framework as:

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

- 2.5 The aim of any heritage assessment is to demonstrate understanding of the nature of significance and the interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance.
- 2.6 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) does provide definitions of architectural and historic interest in the national context:

Architectural Interest. *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples or building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

Historic Interest. *To be of special historic interest a building must illustrate important aspects of the nation's social economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing"*

- 2.7 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). This sets our heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

Evidential Value: *The potential of a place to yield evidence about past human activity*

Historical Value: *The ways in which past people, events and aspects of life can be connected through a place to the present*

Aesthetic Value: *The ways in which people draw sensory and intellectual stimulation from a place*

Communal Value: *The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory*

- 2.8 These values closely relate to the consideration of archaeological, architectural, artistic and historic interest and help to inform and articulate the derivation of significance.
- 2.9 The NPPF sets out the approach that should be taken in assessing development proposals within the context of applications for development of designated assets. Great weight should be given to the conservation of designated heritage assets and the more important the asset, the more the emphasis should be placed on its conservation. Harm or loss to significance through alteration or destruction or development within its setting should require clear and convincing justification (para 193 & 194).
- 2.10 The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed. The NPPF sets a minimum information standard and states that the level of detail should be proportionate to the heritage asset's significance and the potential impact on that significance (para 189)
- 2.11 Paragraph 192 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

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- *“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.”*

- 2.12 Paragraph 195 states that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset, 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 of loss”

- 2.13 Paragraph 196 states that, where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, that authorities should weigh the public benefits of the proposal against the harm identified.

- 2.14 The Framework does not provide a definition of “substantial harm” but National Planning Practice Guidance does consider the process of assessment and states that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases....

It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed, the harm may arise from works to the asset or from development within its setting”

- 2.15 The NPPG also considers what is meant by the terms ‘public benefits’; and state that:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7).”

- 2.16 In considering development affecting conservation areas and their setting as heritage assets Policy 200 states that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets enhance or better reveal their significance, Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

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- 2.17 With regards to consideration of what constitutes the setting of a heritage asset the Framework provides the following definition:

“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 setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”

- 2.18 Historic England recently issued updated and consolidated guidance in respect of the setting of heritage assets (Historic Environment Good Practice advice in Planning, Note 3 (second edition), The setting of Heritage Assets 2017). It indicates, at paragraph 9 that:

“Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.”

- 2.19 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19):

Step 1: *Identify which heritage assets and their setting are affected*

Step 2: *Assess whether, how and to what degree these settings make a contribution to the significance of the heritage assets(s)*

Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on that significance*

Step 4: *Explore the way to maximise enhancement and avoid or minimise harm*

Step 5: *Make and document the decision and monitor outcomes*

Local Planning Policy

- 2.20 The Development Plan comprises the following:

- West Sussex Waste Local Plan 2014
- Joint Minerals Plan 2018
- The Arun Local Plan 2011 – 2031 (adopted in July 2018)
- ‘Made’ Neighbourhood Plans – Yapton Neighbourhood Plan 2014
- Supplementary Planning Guidance (SPG) – Conservation Areas (2000)

Relevant Local Policies

- 2.21 Chapter 16 of the Arun Local Plan relates to Building Conservation & Archaeological Heritage. This states that Arun's Local Plan strategic objective from Conservation 7 Archaeological Heritage is to:

'Protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment, as well as the setting of the South Downs national Park, thereby reinforcing local character and identity'.

- 2.22 The relevant policies in this section are (with text provided where most relevant):

Policy HER SP1 – The Historic Environment

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

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

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

- 1. Policy HER DM1 – Listed buildings**
- 2. Policy HER DM2 – Locally listed buildings or Structures of Character**
- 3. Policy HER DM3 – Conservation areas**

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

- 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. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area.
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored.
- d. Unsympathetic features are removed and missing features are restored or reinstated

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- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges.
- f. It does not harm important views into, out of or within the Conservation Area.

4. Policy HER DM4 – Areas of Character

Yapton Neighbourhood Plan

- 2.23 The Yapton Neighbourhood Plan has specific policies relating to heritage. These include Policy E8 which relates to the two conservation areas and the need for any development within them to preserve or enhance their character and appearance and be sympathetically designed and built, Policy E9 which confirms listed buildings and buildings of character are to be retained and Policy E10 which requires the retention of features and the line of the canal.

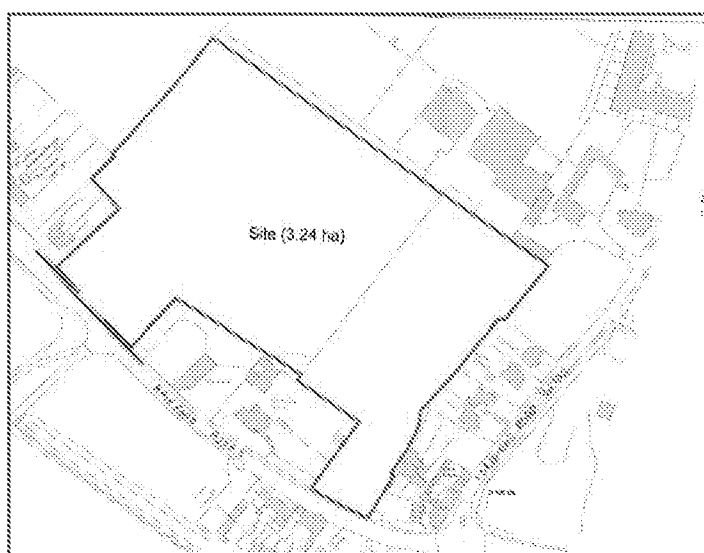
ADC SPG - Conservation Areas (2000)

- 2.24 This SPG sets out the special character of each of the districts conservation areas (CA) including Yapton. It advises that planning applications made within a CA will normally need to be full application supported by adequate design information and that buildings, street patterns, trees and boundaries which make a positive outcome should be retained. It also advises that any new development must be of a high quality and appropriate to its context.

3.0 BASELINE ASSESSMENT

Site location and historic context

- 3.1 The development site is within the village of Yapton which sits in between Chichester and Arundel and north east of Bognor. The site comprises two pasture fields, the south-east corner of which falls within the CA boundary. The north and west boundaries are defined by mature hedgerows and trees. Several mature trees also line the eastern boundary, together with a flint all which forms the boundary of the Main Road Conservation Area. Beyond this flint wall, there is a row of properties on North End Road. At the south of the site, the boundary comprises a mixture of fencing and low stone walls at the point where it runs along Main Road. The Bonham's Farm complex which contains 2no. listed buildings (see below for further descriptions) lies to the south of the development site (but north of Main Road) and is contained by a flint all that runs along the site boundary at this point).



Site Location Plan (red outline) and
aerial view (below)

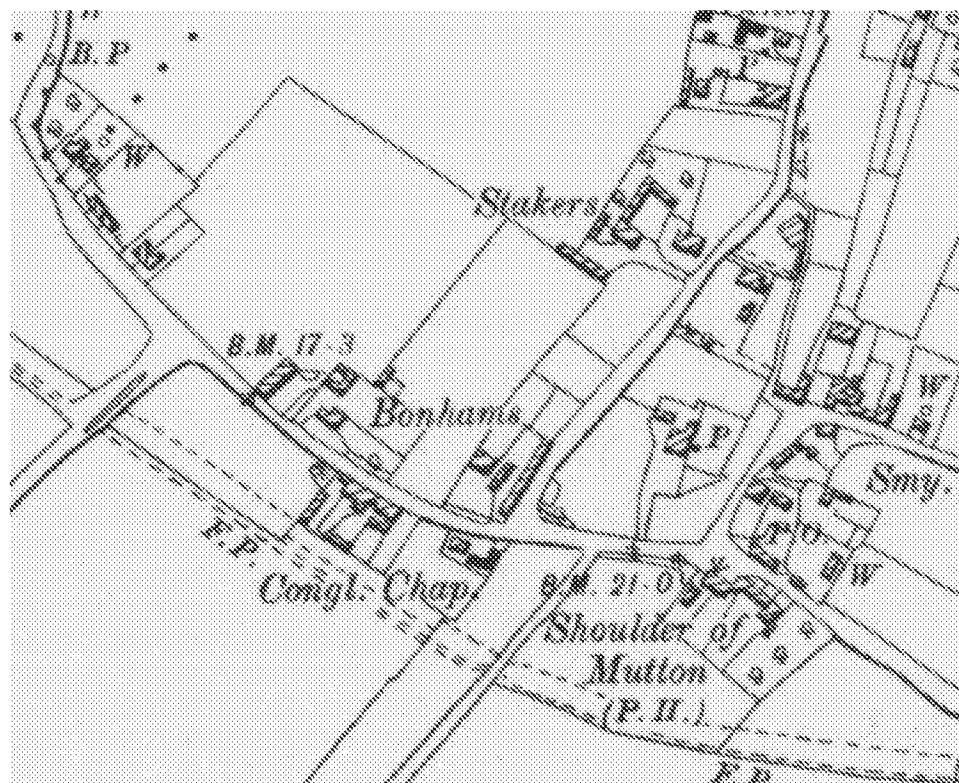


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- 3.2 From studying tithe and historic maps, it is apparent that the site has existed in its current form since at least the C18.



Ordnance Survey map showing site 1875



Ordnance Survey map showing site 1896

3.3 (NHLE) holds 18no. records for listed buildings within a 1km radius of the centre of the development site. The following 5no listed buildings are within the immediate environs of the site:

- Bonhams Barn (Grade II)
- Bonhams Farmhouse (Grade II)
- The Old Malthouse (Grade II)
- Evangelical Church and School Hall (Grade II)
- Laburnham Cottage (Grade II)
- Stakers Farmhouse (Grade II)



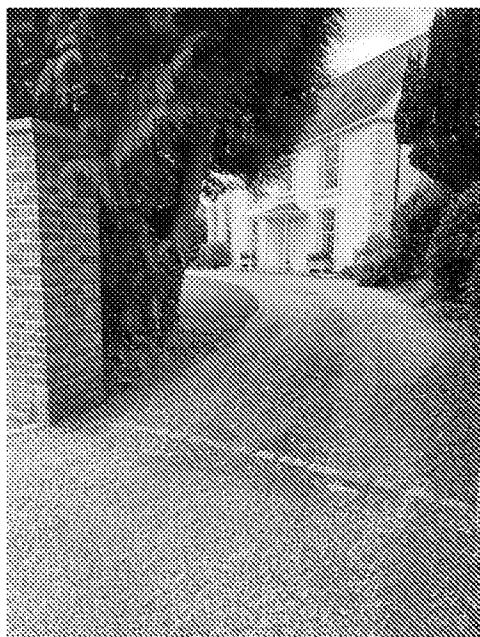
Image shows map of the site showing the listed buildings located within 1km of the centre of the site.

3.4 Further to the statutorily listed buildings outlined above, certain buildings have been identified by the Council as being 'Buildings and Structures of Character' (i.e. non-

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designated heritage assets). These are identified in the Local Plan and Neighbourhood Plan as needing to be retained. Closest of these buildings to the development site is the former public house – The Olive Branch which is now being converted into residential use. Also, in close proximity is a row of cottages to the south west corner of the site. These front onto Main Road and are partially screened by mature trees.

- 3.5 Bonham's House and Barn lie closest to the application site, sharing a boundary with the development site. Historically these comprised Bonham's Farm farmhouse and its associated barn (see Appendix A for listing descriptions). There is also a further building which is curtilage listed and most likely to have been stables. The barn has been converted into residential use, with the principal elevation now facing east towards Bonham's House. The barn is mainly screened from Main Road and is accessed from a separate driveway. Historic maps show that the barn would have been associated with the adjacent farmland and this setting has remained unchanged for a long period of time.



Images - Photos showing the entrance into Bonham's Farmhouse and the front elevation

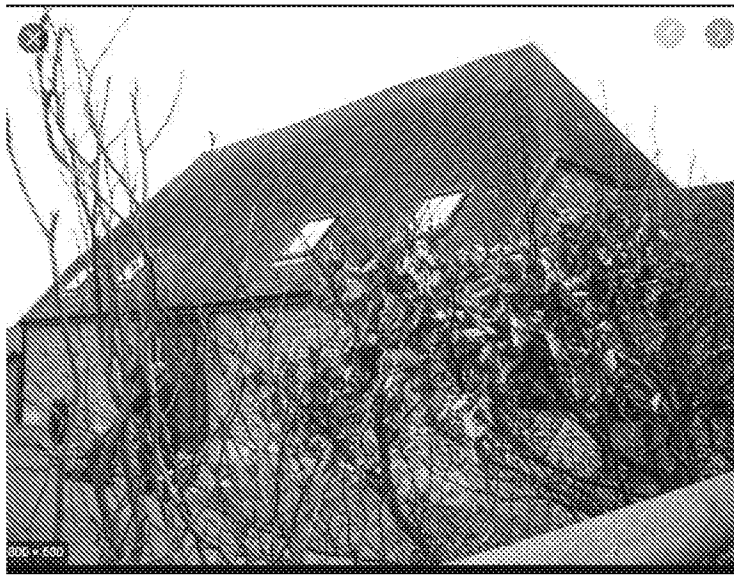


Image - Side view of Bonhams Barn

- 3.6 The Old Malthouse lies to the south of Main Road further east along the road. It is described in its listing as '*C17, two-storeys, three windows, painted black, tiled roof and casement windows*'. It has a porch extension which appears slightly contrived and overwhelms the front elevation to some degree. It appears to have been well maintained.



Image - Front elevation of the Old Malthouse

- 3.7 The Evangelical Church is noted as dating back to 1861. It is a detached building which sits back from the junction of Main Road and North End Road. The materials are a mixture of slate and flint and there is an attractive low flint wall fronting onto Main Road.



Image - View of the Evangelical Church House From Main Road

- 3.8 Laburnham Cottages were built in approximately 1875 appear to be four separate residences within the larger structure although the tithe map shows it as one. The building faces onto Main Road however, it is set quite face back from the highway with mature screening along the access road and front boundary.
- 3.9 Stakers Farmhouse fronts onto North End Road (image below). It sits to the north east of the development site within the CA. There is a working farm which lies to the west and the site is enclosed by low brick walling. Historic maps show there is have been an orchard prior to 1875 and further outbuildings to the north which do not overlook the site.



3.10 Yapton contains two conservation areas – 1) Church Lane and 2) Main Road / Church Road) as shown in the map below. The one relative to this statement is the Main Road / Church Road CA. This is based on Main Road with the southern end of Church Road. The village developed along this principal route and together with Church Road and North End Road, there is wide variety in the age and style of built development. The pallet of materials in the local vernacular mainly comprises natural slate or plain clay tiles, along with brick and flint. Buildings are predominantly two storey in height. The description of the CA refers to Bonham's Barn and Farmhouse as being of importance, along with the field to the south of being important features at the entrance to the village from the west.

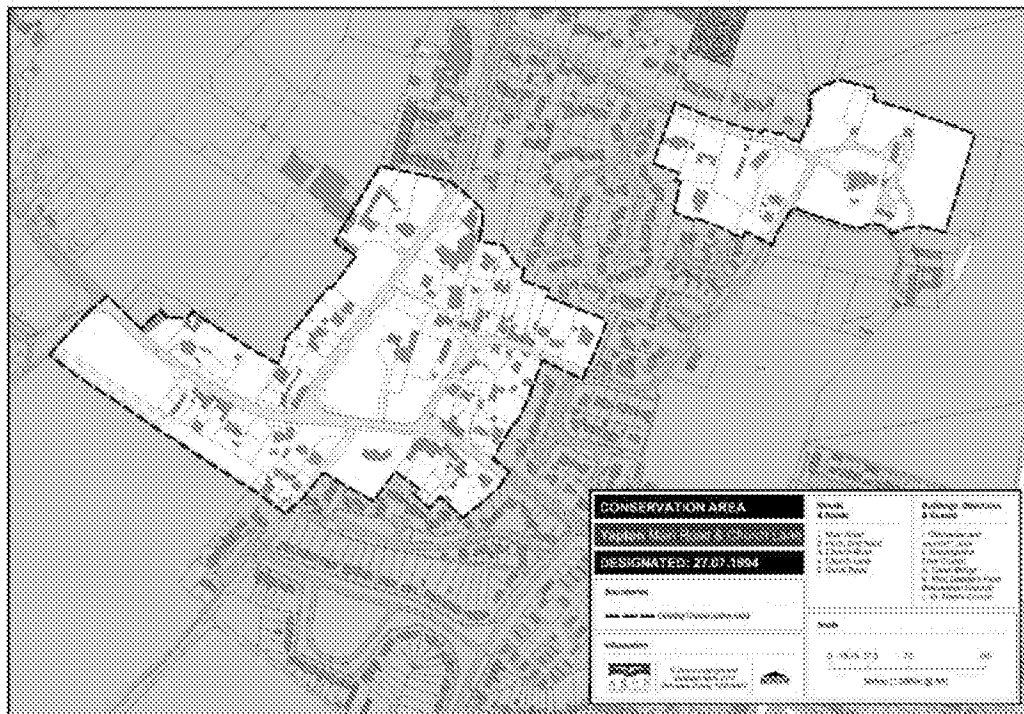


Image showing the 2no. conservation areas within the village of Yapton. Main Road/Church Road is the larger one to the left and the other smaller area is Church Lane.

4.0 ASSESSMENT OF SIGNIFICANCE AND DEVELOPMENT PROPOSALS

Understanding and significance

- 4.1 The listing descriptions for the heritage assets listed in para. 3.3 can be found at **Appendix A**.

Bonham's House and Barn

- 4.2 This former farmhouse is early C19. Whilst there is a flint wall to the west and a mature hedge screen from Main Road, it is visible from Main Road through the dual entrance points. The house remains a high flint walled garden which defines its site area to the east and north. From historic maps, it would appear this has been in situ since the mid C19. The conversion of the barn has altered the setting of the main house to the west, resulting in a smaller, private setting.
- 4.3 The heritage significance of Bonham's House and Barn is primarily derived from the architectural and historic interest of its physical fabric. The assets are best experienced from within their immediate grounds. Its association with the adjacent farmland has since been altered with the conversion of Bonham's Barn, although it is considered that this still forms part of its setting to some degree and therefore significance. The setting of this asset also contributes to the significance of the asset, although the significance derived from the setting is less than that from its historic fabric. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The positioning and experience of the assets from within its immediate garden plot and from its visibility from Main Road.
- 4.4 In summary, it is considered that the proposed position of the increased housing numbers within the development scheme, would result in a negligible impact on the heritage significance of Bonham's House and Barn.

The Old Malthouse

- 4.5 The heritage significance of the Old Malthouse is primarily derived from the architectural and historic interest of its fabric as an example of a historic dwelling. The setting of the asset also contributes to the significance of the asset, however this has already been altered with development of the porch extension. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:
- The experience of the asset from Main Road.
- 4.6 As a result, the proposed development will not result in a change that will cause harm to the heritage significance of the Old Malthouse through a change in its setting.

Evangelical Church / School House

4.7 The heritage significance of the church / school house is primarily derived from the architectural and historic interest of its fabric as an example of a C19 place of worship and school house. The setting of the asset also contributes to the significance of the asset. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The experience of the asset from Main Road and North End Road junction

4.8 Within this context, it is not considered that the site forms part of the setting of the asset which contributes to its heritage significance. During the site visit it was ascertained no views of the church are evident from the development site, due to the separation distances.

Laburnham Cottages

4.9 The heritage significance of Laburnham Cottages is primarily derived from the architectural and historic interest of its fabric. The setting of the asset also contributes to the significance of the asset. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The experience of the asset from within its own setting

4.10 Within this context, it is not considered that the site forms part of the setting of the asset which contributes to its heritage significance. During the site visit it was ascertained no views of the cottages are evident from the development site, due to the separation distances.

Stakers Farmhouse

4.11 The heritage significance of Stakers Farmhouse is primarily derived from the architectural and historic interest of its fabric as an example of a historic farmhouse. The setting of the asset also contributes to the significance of the asset. Elements of the physical surrounds and experience of the asset (its 'setting') which are considered to contribute to its heritage significance comprise:

- The experience of the asset from within its own setting

4.12 Within this context, it is not considered that the site forms part of the setting of the asset which contributes to its heritage significance. During the site visit it was ascertained no views of the cottages are evident from the development site, due to the separation distances.

Assessment of Impact

4.13 The current proposal is for a revised scheme to that of the already approved residential development for the site. The revised scheme includes an increase of 19no. units, with

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access and open space remaining in the same position. The plans below show the approved layout plan and that of the proposed revised layout below that. The units shaded in green will remain but those not shaded will be altered in layout or subdivided to provide additional plots.

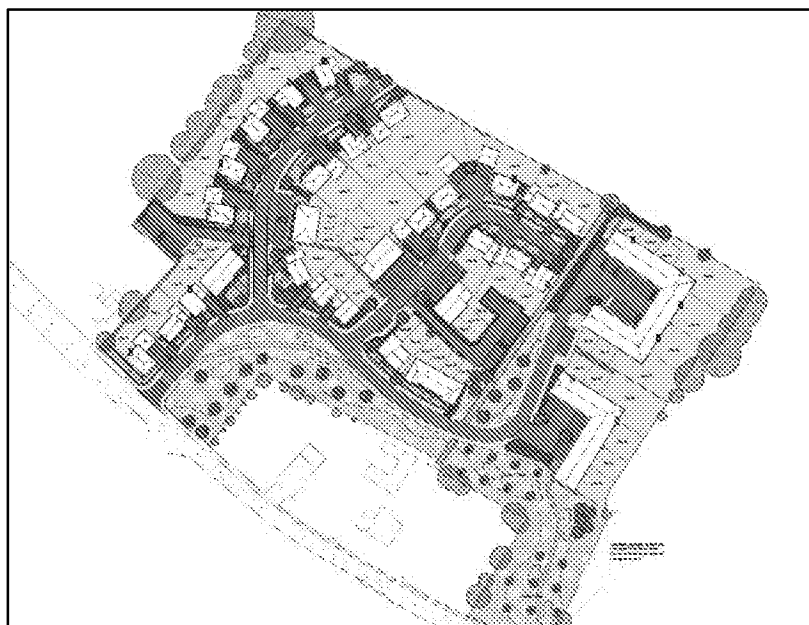


Image showing approved layout plan

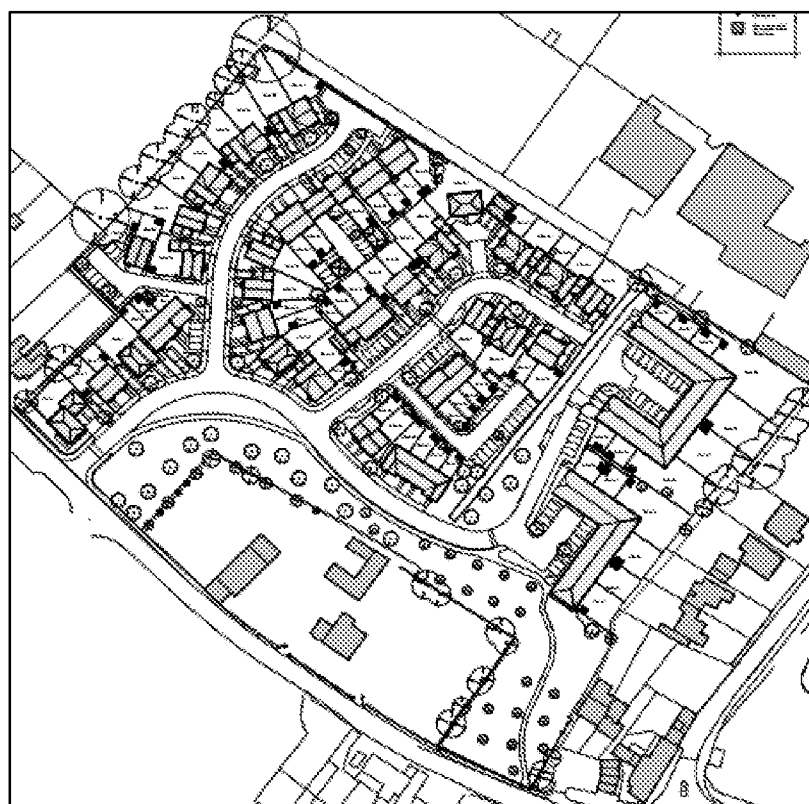


Image showing proposed revised layout plan

- 4.14 With regards to the impact on nearby heritage assets, both designated and non-designated, it appears that the additional units are being created within the already approved layout, through the subdivision of plots. The proposed plans show the units in green which are to remain as approved. These are located to the south and east parts of the site, closest to the conservation area boundaries. This is important as no new buildings will encroach any closer to the CA than those already approved.
- 4.15 The location, scale, form and orientation of the proposed new buildings and the preservation of all the open space and landscaping within the site ensures that the development will continue to reflect the prevailing character of the heritage assets and will blend into its surroundings. The design and materials chosen for the additional dwellings also reflects the quality and distinctiveness already established in the previously granted application.

5.0 CONCLUSION

- 5.1 The development proposal has thus far, evolved with full regard to the special interest of the nearby heritage assets and care has been taken to preserve their settings and / or propose suitable mitigation measures, to ensure that the impact on the significance of the nearby heritage assets remains negligible.
- 5.2 Overall it is concluded that the revised proposal, even with an increase in unit numbers, would maintain the special interest of the nearby heritage assets with no further harm caused to their significance / setting as required by national and local planning policy and the statutory tests in the relevant Planning acts.

Appendix A – Listing Descriptions**1. Bonham's House and Barn**

Early C19. Two-storeys. Three windows. Stuccoed. Long and short quoins. Slate roof. Glazing bars intact. Porch with iron columns and tenet shaped canopy. C19 addition on ground floor only to the west comprising one bay of three windows.

2. The Old Malthouse

C17. Two doors. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Casement windows.

3. The Evangelical Church

Dated 1861. The church and the school or hall form an L. One storey. Five windows. Faced with flints with stuccoed dressings and quoins. Slate roof. Narrow round-headed windows. The school or hall wing to the west has a gabled central projection with a larger window of two lights.

4. Laburnham Cottages

L-shaped building. C18, much altered since. Two storeys. Four windows. Red brick, south fronted stuccoed. Tiled roof. Casement windows. Gabled projection at east end.

5. Stakers Farmhouse

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