

LAND at WICKS FARM FORD WEST SUSSEX

Results of a Desk-Based Assessment, Walkover Survey &
Limited Historic Visual Impact Assessment



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Land at Wicks Farm, Ford West Sussex

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For

Jack Spurway

Of

Aardvark EM

By



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Summary

This report presents the results of a desk-based assessment, walkover survey and limited historic visual impact assessment carried out by South West Archaeology Ltd. on land at Wicks Farm, Ford, West Sussex, as part of the pre-planning documentation for a proposed digestion unit and glasshouses.

The proposed development would be located on the edge of an existing set of farm buildings, within the southern part of a large arable field. This historically formed part of Wicks Farm, and before that, one of the Open Fields of Yapton. The Manor of Yapton has a complex medieval descent, held by the Edmond and then the Thomas families in the post-medieval period. Wicks Farm appears on a lease of 1667, and probably derives its name from the local surname *Weekes* rather than anything more archaeologically significant.

The walkover failed to identify any features of any great archaeological interest, though subtle earthworks were present that may relate to former field boundaries and the reputed use of the site as a refuelling depot for Ford Airfield during WWII. However, this does appear to be a landscape of high potential, as demonstrated through the fieldwork to the south at Ford Airfield and Yapton, and the finds reported to the PAS.

The few designated heritage assets in the wider area selected for assessment are unlikely to be affected to any significant degree by the proposed development, and mitigation through sympathetic design and tree planting is likely to offset the minor harm that might arise.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on the buried archaeological resource would be **permanent** and **irreversible**.

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1.0 Introduction

Location:	Wicks Farm
Parish:	Ford
County:	West Sussex
NGR:	SU9901604048

1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) at Wicks Farm, Ford, West Sussex (Figure 1). The work was commissioned by Jack Spurway of Aardvark EM Ltd. (the Agent) in order to establish the historic background for the area and identify any heritage assets that might be affected by the construction of a proposed anaerobic digestion facility.

1.2 Topographical and Geological Background

The proposed site comprises approximately 2.2 hectares of generally flat land within Wicks Farm and includes an arable field to the rear of the farm yard. Wicks Farm is located in Ford, West Sussex, approximately 2km north-east of Yapton and 13km east-south-east of the county town of Chichester.

The soils of this area are free-draining, slightly acid loamy soils which overlie superficial brickearth deposits c.1.2m thick. These in turn overlie the sedimentary bedrock of the chalk bedrock of the Lewes Nodular, the Seaford, the Newhaven and the Culver Formations (BGS 2015).

1.3 Historical Summary

The proposed site is located on the western edge of Ford Civil Parish, but formerly lay partly within Yapton parish and partly within a detached portion of Walberton parish. These parishes lie within the historic Rape of Arundel (west). The modern farm buildings lie just to the west of Wicks Farmhouse, a significant estate within the Manor of Yapton. Its location relative to the village would suggest a late or post-medieval foundation, with a name derived from the surname *Weekes*, rather than OE *wīc*. The West Sussex HLC shows these fields as 'planned private enclosure'.

1.4 Archaeological Summary

An increasing amount of fieldwork is taking place in this area as the archaeological potential is more fully recognised. The raised beach deposits of the Sussex Plain are internationally important for their buried Palaeolithic remains. Two large scale intrusive investigations have taken place at Ford Aerodrome (Place 2004) and at Yapton (Holt 2011), which have uncovered Bronze Age, Iron Age and Romano-British settlements and features. A possible Roman villa lies within the Yapton ANA, south-west of the village, and a high density of finds have been reported to the PAS in both Yapton and Walberton.

1.5 Methodology

This document follows the methodology outlined in the Project Design (Appendix 1).

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014). The West Sussex HER was consulted and HER data and HLC data obtained. Records at the West Sussex Record Office and the PAS Database were also consulted.

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment* 3rd edition (Landscape Institute 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).



Figure 1: Site location (the proposed site is indicated) (contains OS data © Crown copyright 2015).

2.0 Desk-Based Assessment and Cartographic Analysis

2.1 Documentary History

The proposed developments site is located within Ford parish, transferred from Yapton parish together with an element of Walberton parish in 1985. It lies on the coastal plain south-west of Arundel. The name Yapton is derived from *Eppa's ton*, supposedly one of two priests left in Sussex c.681AD by the Bishop St. Wilfred (Roberts 1914, 180).

Yapton manor was in existence by 1086, derived from land held by Ansgot of earl Godwine in 1053 and Acard of earl Roger in 1086. The 'land of Yapton' was demised by Humphrey Visdeleu to Simon of Norwich and his assigns for four years in 1231, and perhaps included the manors of Yapton Shulbrede, Yapton Coverts, and Bercourt and Wildbridge which were formed in the 13th and 14th centuries. The early descent of the manor to the early 14th century was through William of Etchingam, William le Moyne, and Edward de St. John, though it was lost until 1568 when Henry FitzAlan, early of Arundel granted Yapton to John Edmunds. The title Yapton manor is not recorded after 1621, when it may have been transferred to one of the other manors of the parish. The demesnes of the manor house associated with the church passed in the direct line from John Edmunds (d.1571) to Walter (d.1612), William (d.1630), William (d.1658), and Henry (d.1675) to his brother John (d.1688) and subsequently to his sister Charity and her husband Laurence Eliot (d.1726), Samuel and John Marsh, before being sold to George Thomas in 1749. He was succeeded by his son Sir William (d.1777) in 1774, whose heir George White (d.1821) took the surname Thomas by 1781. Inigo Thomas (d.1847) was succeeded in direct line by Freeman (d.1853), Freeman Frederick (d.1868), and Freeman-Thomas, created Lord Willingdon in 1910, and by 1910 most of the land had passed to John Metters who owned Wicks Farmhouse and who was called lord of the manor in 1913. Around this time the estate was split with Wicks Farm bought by the tenant Walter Langmead in 1916, whilst Church Farmhouse and the former park remained the property of Lord Willingdon, passing to the Sparks family by 1924.

Yapton parish was largely comprised of Open Fields which would have covered much of the parish; East Field lay north of Ford Lane. These fields were already partly enclosed into fields of 5-25 acres by 1543, and by the 17th century most of the fields lay in parcels with low-yield areas left as common meadow, including the *West Meads* to the north of the development area.

Further detail, including a description of the manor house (Yapton House) can be found in the Victoria County History for this part of West Sussex (Baggs & Warne 1997).

The first specific documentary references to Wicks Farm occur in the later 17th century, with a lease issued by Henry Edmond of Yapton to John Farrington and others of a 'capital messuage, dovehouse, barns, stables and 62a of land... called the Weekes', with named fields including *Coneyfield* and *Coulvercroft* (WSRO: Add Mss 37194). A second document, dated 1667, appears to indicate the capital messuage is likely to be Yapton Place, to which the land at Weekes was attached (WSRO: Add Mss 12894). A further lease of 1797 named George White Thomas of Yapton Place as the owner, and Charles Billingshurst the tenant, of 'messuage called the Farm House situated near the Mansion House' with a number of fields variously described as Wickses or Wickes (WSRO: Add Mss 12924).

The construction of what is now known as the Ford Airfield, formerly the Yapton Airfield, in 1917 introduced a military aspect to the landscape immediately to the south of the development site. The c.1940 plan of Ford airfield (Airfields of Britain Conservation Trust) does not, however, show it extending as far as Ford Road; however, Nissan huts and other structures connected with an associated refueling depot were apparently located on the site (Langmead *pers. comm.*)

2.2 Early Cartographic sources

While there are a number of early county maps for Sussex, none of these sources show the landscape around Yapton in any great detail (e.g. see Figure 2). The first relatively detailed map is the Yeakell and Gardner map of 1778-1783 which shows a relatively complex landscape of small individual fields, broadly rectangular in shape and probably defined by the earlier furlong boundaries of the village Open Field system. Wicks Farm is shown, but probably stylistically rather than accurately. Similarly the Gardner and Gream plan of Sussex (1795, WSRO) shows the fieldscape and the buildings to the south of Wicks Farm, but not the farm buildings themselves.



Figure 2: Extract from the 1724 Budgen Map of Sussex; the approximate location of the site is indicated (WSRO).



Figure 3: Extract from the 1778-1783 Yeakell and Gardner map; the approximate location of the site is indicated (WSRO).



Figure 4: Extract from the 1795 Gardner and Gream plan of Sussex; the approximate location of the site is indicated.

The following Ordnance Survey Surveyor's draft of 1805 reverts to a much less detailed depiction of the area, but does show Wicks Farm and the outfarm to the west.



Figure 5: Extract from the 1805 Ordnance Survey surveyors draft map; the site is indicated (BL).

The subsequent tithe maps for Yapton (1839, WSRO: TDW153) and Walberton (1846, WSRO: TDW133). They show the site as falling within a block of ten fields and part of a single estate, but within two separate parishes (Yapton and Walberton). The Yapton apportionment lists the fields as part of the estate of Yapton Manor owned by Inigo Thomas Esq., and leased to Charles Billingham; whilst the Walberton apportionment lists Thomas Freeman Esq. as the owner and Charles Billingham as tenant. However, the apparent disparity in ownership arises due to the

date of the tithe awards, with Thomas Freeman being the direct successor of Inigo Thomas (d.1845). The farmhouse is shown some distance from its buildings, and approached directly from the road via a track with a turning circle at the end, clear evidence of the rise in status of this farm estate which was by this date covered 260 acres.

The railway was constructed in the interval between the two tithe maps, approximately along the line of the southern boundaries of *West Middle Mead* and *Middle Mead* fields. The field names are mostly prosaic, being named for prominent identifying features in the landscape or else the ownership of the fields, such as the *Wicks* fields to the east. The repetition of name elements (e.g. multiple *Wicks*, *Jannyvers* etc.) implies the subdivision of larger units, during or following the enclosure of the Open Fields. The narrow strip *Part of Jannyvers Field* is also a thrown-back to the former Open Field. The name *Jannyvers Field* defies easy explanation, but in the lease of 1797 a number of fields are called *Januaries*, and this may be a corruption. *Holy Breadth* is also curious, but in this instance the tithes were payable to the vicar, and not the appropriators.

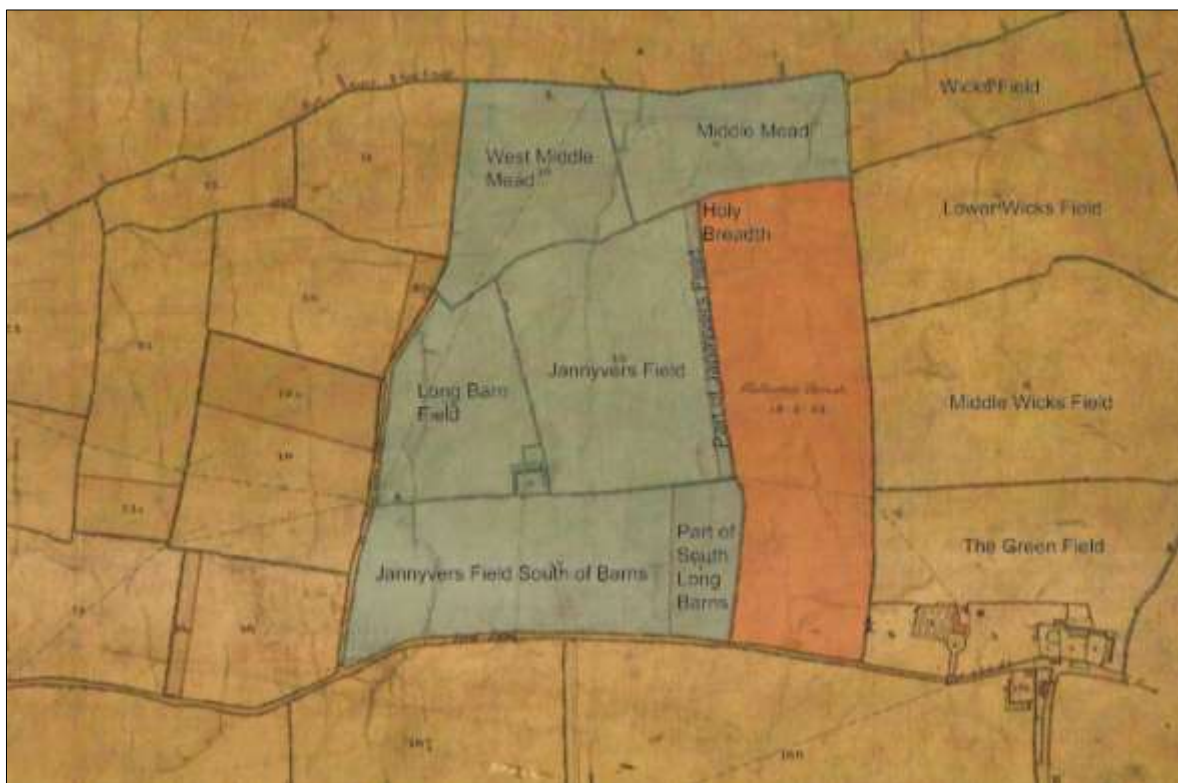


Figure 6: Extract from the 1839 Yapton tithe map; the detached portion of Walberton is shown in red (WSRO).

Field No.	Owner	Tenant	Field Name	Field Use
Yapton 1839 Tithe Map				
9	Inigo Thomas Esq.	Charles Billinghamurst	Middle Mead	Pasture
10			West Middle Mead	Pasture
13			Long Barn Field	Pasture
14			Long barn, hovel & yards	
15			Jannyvers Field	Arable
16			Part of Jannyvers Field	Arable
17			Jannyvers Field South of Barns	Arable
17a			Part of South Long Barns	Arable
Walburton 1846 Tithe Map				
335	Thomas Freeman Esq.	Charles Billinghamurst	Holy Breadth	Arable
337			-	Arable

Table 1: Extracts from the 1839 Yapton and 1846 Walberton tithe apportionments.

2.3 Later Developments

The 1843 map of the intended line of railway from the Shoreham branch of the London and Brighton railway to Chichester (WSRO: QDP/W85), opened in 1846, depicts the fields immediately adjacent to the railway line in similar detail to the earlier maps. The drainage records (1856, WSRO: LD/II/ZP1-9) shows only the levels subject to the commissioners.

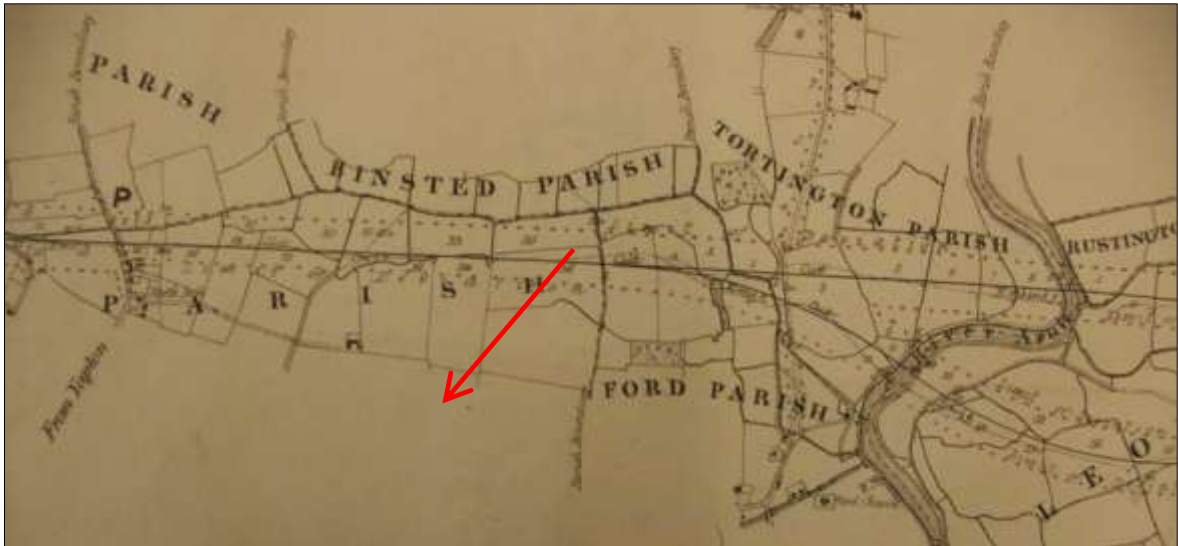


Figure 7: Extract from the 1843 Sussex railway map; the site is indicated (WSRO).



Figure 8: Extract from the 1856 drainage plans; the approximate location of the site is indicated (WSRO).

2.4 Ordnance Survey Mapping

The 1880 1st edition Ordnance Survey Map (Sussex Sheet LCII) shows rapid and widespread rationalisation of this landscape occurred in the third quarter of the 19th century. A significant number of the field boundaries shown on the earlier maps had been removed and the fields much enlarged. *Jannyvers Field, Part of Jannyvers Field, Jannyvers Field South of the Barns, and*

Part of South Long Barns had been thrown together; and the boundary separating West Middle Mead and Middle Mead removed. By 1897 the fields to the north of Wicks Farm had similarly been rationalised and new buildings had been constructed to the west. Some boundaries had been reinstated by 1947, by which time the field north of Wicks Farm had been sub-divided and further buildings had been added, extending further to west along the road.



Figure 9: Extract from the 1880 2nd edition 6" OS map (surveyed 1875-76); the site is indicated.



Figure 10: Extract from the 1897 25" Ordnance Survey map (surveyed 1896); the site is indicated.

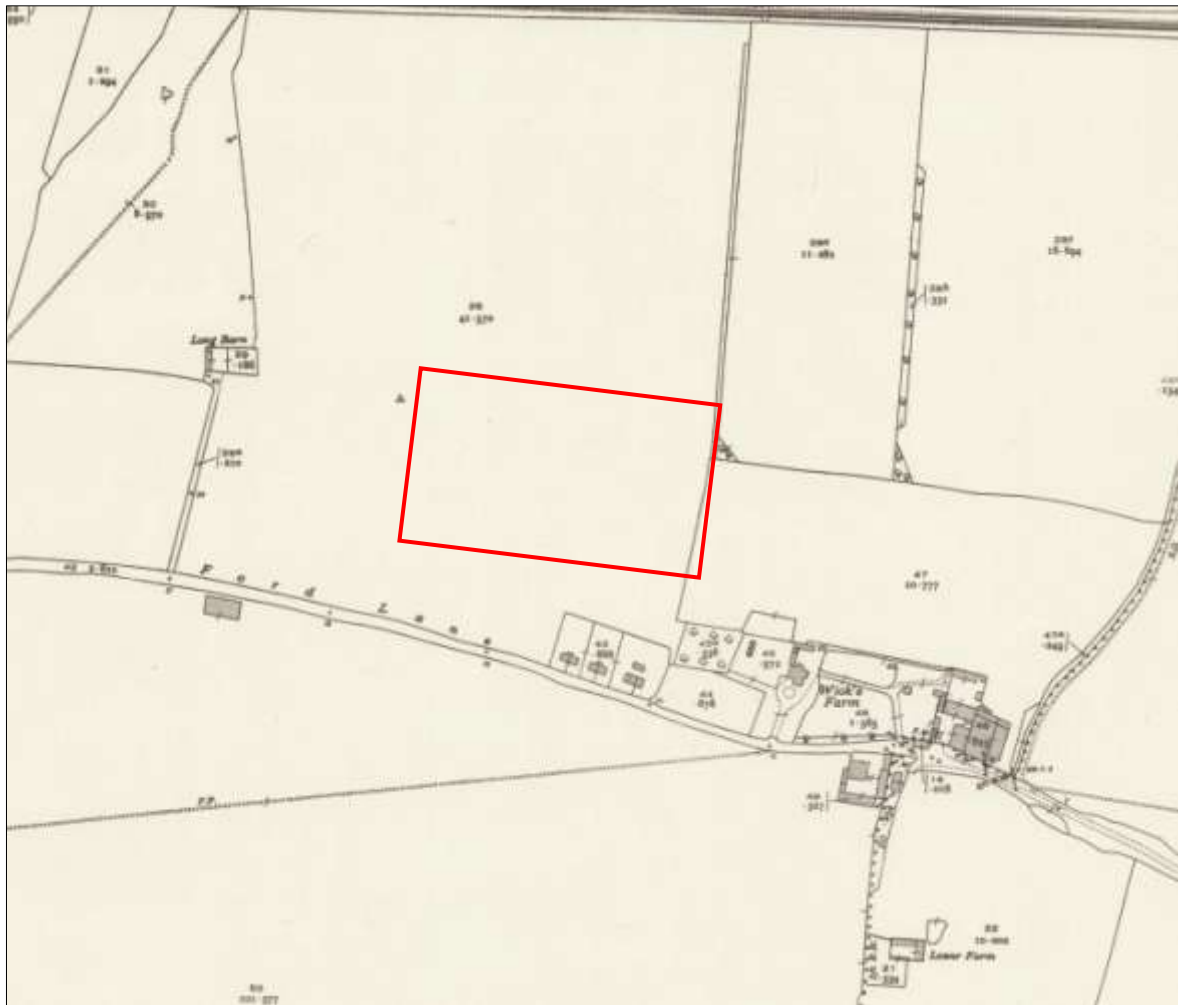


Figure 11: Extract from the 1947 25" OS map; the site is indicated.

3.0 Archaeological Background

3.1 Baseline Data

The amount of active fieldwork that has taken place in this area is relatively extensive, with evaluation trenching carried out on sites at Yapton (Holt 2011) and area excavation at Ford (Place 2004) and some distance to the west at Westhampnett (Fitzpatrick 1997). These excavations, together with the numerous artefact findspots recorded under the Portable Antiquities Scheme, indicate this area was utilised and settled from at least the Bronze Age. In addition, the buried raised beach deposits at the foot of the Downs have produced evidence for Palaeolithic activity, most notably at Boxgrove (Roberts & Parfitt 1999), but also in other areas.

The presence of multi-period sites to the south at Yapton and Ford indicate these largely free-draining loamy soils were attractive for settled farming.

3.1.1 Palaeolithic

Evidence for Palaeolithic activity in the immediate vicinity is sparse, though significant concentrations of artefacts have been recovered along the line of the raised beaches located at the foot of the Downs. The site is located in close proximity to the southernmost of these, the Brighton-Norton raised beach dating to the early-middle Palaeolithic. This, along with Levallois-like artefacts recovered from the site of Selsey south-west, and the recovery of palaeoliths from Ford on the River Arun (MWS6292), would suggest there would be some potential for unstratified finds across the site (Pope 2003, 23). However, borehole data for the site would indicate the superficial brickearth deposits (c.1.2m thick) that lie beneath the topsoil directly overlie the chalk bedrock (BGS borehole data: SU90SE36 and SU90SE8).

3.1.2 Prehistoric

Evidence for early Prehistoric occupation is similarly sparse. Sites located along the river valleys of Sussex, including at Westhampnett to the west, indicate possible winter settlements used in conjunction with task-specific sites within a hunter-gatherer framework. Coastal and estuarine areas have been demonstrated to be able to provide sustainable resources for this lifestyle (Holgate 2003, 35) and the recovery of Mesolithic artefact scatters at Marsh Farm (MWS2314; MWS2410) indicate there is some potential. The move to more settled occupation and farming has been linked to the inundation of lowland marshy areas (Holgate 2003, 36), with extensive clearance of woodland during the early Neolithic resulting in soil deterioration and the development of the flood plains (Drewett 2003, 39). This increased sedentism can be seen by the proliferation of sites, including flint mines, barrows, causewayed enclosures and individual find spots that have been identified, particularly on the higher ground to the north. This pattern of settlement and proliferation of sites, and particularly of monuments, on higher ground continued into the Bronze Age and can be seen in the identification of a Bronze Age ring ditch at Westhampnett to the west (Fitzpatrick 1997) and Neolithic or Bronze Age flint scatters (MWS6980; MWS6981; MWS6982; MWS6983). However, the identification of settlements for these early periods is rare, and it is not until the middle Bronze Age that significant numbers of occupation sites become archaeologically visible (Hamilton 2003, 70), as can be demonstrated by the Late Bronze Age and Iron Age occupation at Ford (Place 2004) and the middle and later Bronze Age/early Iron Age occupation at Yapton (Holt 2011). In this latter instance there seems to have been at least two phases of landscape enclosure, in the later Bronze Age and in the later Iron Age. The PAS reports numerous Prehistoric finds from Walberton and Yapton CPs.

3.1.3 Romano-British

There is increasing evidence for late Prehistoric and Romano-British occupation in West Sussex, predominantly to the north of the county, though it has been suggested that there was an

increase in the number of settlements along the coastal plain (Davenport 2003, 104), which includes an Iron Age religious site and Iron Age and Romano-British cemetery at Westhampnett (Fitzpatrick 1997), and recently excavated site at Barnham (BBC website). The settlement enclosure at Ford did not, however, last into the second century AD. A probable villas site has been located south-west of Yapton (part of Yapton ANA) and the PAS reports numerous Roman-British finds, mainly coins but also other metal finds, from Walberton and Yapton CPs.

3.1.4 Early Medieval

The end of the Roman period saw a decline in the overall population and the advent of the Anglo-Saxon settlements (Gardiner 2003). There is limited evidence for an Anglo-Saxon presence close to the site, but a pit at Ford (Holt 2004) can be dated to this period, as can burials at Westhampnett (Fitzpatrick 1997). The PAS reports some early medieval finds from Walberton and Yapton CPs.

3.1.5 Medieval

By 1086 the basic structure of the medieval landscape had already come into being, though Yapton settlement is not in evidence until the late 12th century when the parish church of St Mary was constructed (MWS2403), likely to have been associated with the deserted medieval settlement at Yapton (MWS3369). The village is likely to have been surrounded by its Open Fields, laid out between the eighth and the twelfth centuries; these survived into the later medieval period, when individual farms began to be established on several landholdings. The PAS reports a scatter of four medieval finds from Ford CP, but numerous ones from Walberton and Yapton CPs.

3.1.6 Post-Medieval

The Elizabethan house at Yapton Place (MWS2405) was built, presumably replacing an earlier structure, and more individual farmsteads or outfarms were constructed within the former Open Fields of the parish. Yapton Place was demolished in the early 19th century, and the surviving farmhouses on these later farmsteads were aggrandized in the 18th and 19th centuries. The Portsmouth to Arundel Canal was built 1818-22 and was out of use by 1833 (MWS5754). It runs well to the south of the site, but the railway that runs immediately to the north was built 1845-46. Extensive parts of the coastal plain are liable to flooding, and these levels were drained and administered by the local land drainage commissioners; the low-lying ground immediately to the north of the site, and bisected by the railway, fell within the Yapton (31½a) and Ford (25a) Levels, drained by the Little Tortington Stream.

3.1.7 Modern

Urbanisation of Yapton continued into the 20th century, though the most significant development was the construction of the Ford airfield in 1917 as part of the American role in WWI, alongside further military construction of anti-aircraft artillery sites (MWS7129). During WWII the infrastructure relating to the airfield may have extended onto the site in the form of a refuelling depot (Langmead *pers. comm.*). In the last 10-20 years the pace of development has quickened, with substantial residential and commercial developments in the wider area.

3.1.8 Historic Landscape Characterisation

The modern landscape can be characterised as an arable plain punctuated by sprawling commuter villages with small historic cores and light industrial development. There has been a high degree of field boundary loss and this, together with ongoing developmental pressure, has contributed to a landscape steadily eroded of historic value. The site would lie within an area of *formal enclosure*, but the distinction between this and the *informal fieldscapes* is unclear in this instance and reflects historical processes rather than its modern appearance. The presence of formal enclosures around Wicks Farm could acknowledge planned enclosure relating to the creation of Wicks/Weekes Farm in the early post-medieval period.

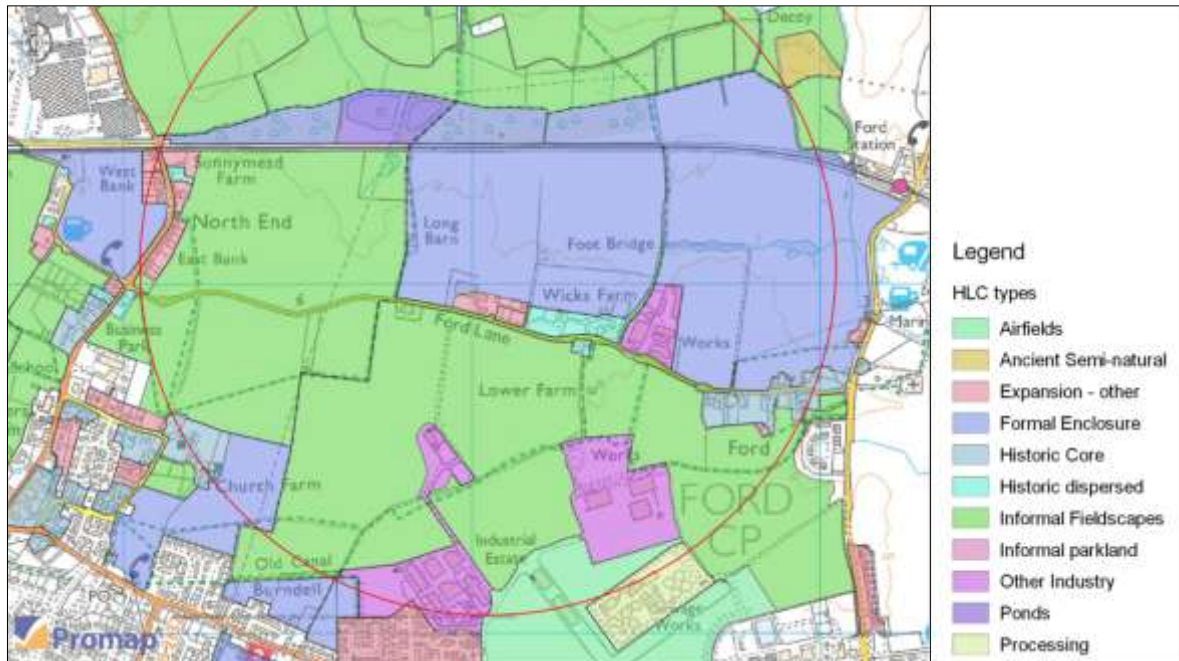


Figure 12: Map showing the West Sussex Historic Landscape Characterisation areas (West Sussex HER).

3.1.9 Local Heritage Assets

The table (below) and Figure 13 show the location and extent of the known heritage assets in this area (source: West Sussex HER).

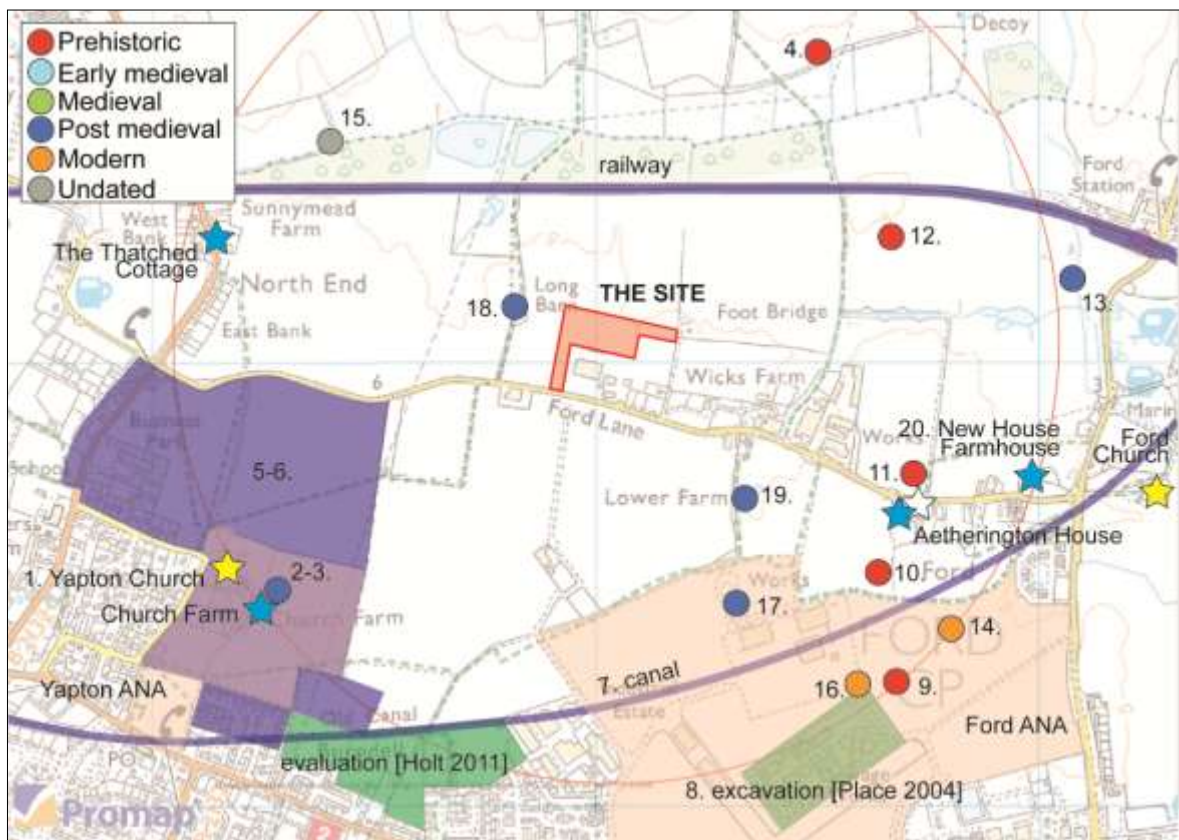


Figure 13: Nearby heritage assets (source: West Sussex HER).

No	SMR	Name	Record	Details
-	MWS2314	Mesolithic Axes and Flints – Marsh Farm	Find Spot	A number of Mesolithic flints, including two broken tranchet axes and flakes, have been picked up on the fields to the east of Marsh Farm over a number of years on sandy soil. They were retained by the finder.
1	MWS2403	The Parish Church of St Mary, Yapton	Listed Building	St Mary's Church, Yapton, is a complete church of c.1180-1220. The chancel is of mid C13.
2	MWS2405	Yapton Place	Monument	There was a manor at Yapton in Elizabethan times. Yapton Place was reconstructed in 1800, and apparently almost demolished in 1829. The only remains in c. 1976 were a dovecot in a field, on the east side of the house.
3	MWS2406	Dovecote – Yapton Place	Monument	The Yapton Place dovecot, good condition, dates from c.1800.
4	MWS2410	Mesolithic Flints - Tortington	Find Spot	A scatter of Mesolithic flints was found on a field east of Marsh Farm, Tortington.
5	MWS2423	Parkscape - Yapton	Landscape	A parkscape is shown north of Yapton on the OS map of 1813.
6	MWS3369	Yapton DMV	Monument	In the pasture fields adjacent to the site of Yapton Place and St Mary's Church are a number of banks and linear depressions demarcating roughly rectangular areas. They probably represent the remains of a Medieval village.
7	MWS5754	Portsmouth-Arundel Canal	Canal	A barge canal was originally projected to run from the Arun at Ford to Salterns in Chichester Harbour, with a branch from Hunston to Chichester. The west section from Salterns to Chichester was finally cut as a ship canal. From Hunston the barge canal ran for 9.75 miles to Ford, where two locks took it down to the Arun. Work began in 1818 and the canal opened in 1822, but by 1833 it had fallen into disuse. It survives as an earthwork along most of its line except where destroyed by agriculture or development.
-	MWS6292	Palaeoliths – Ford CP	Find Spot	Palaeoliths have been found at Ford on the River Arun. They are listed by Woodcock at TQ002-026-A.
8	MWS6921	Former Ford Airfield, Yapton - Excavations	Monument	Excavations on the site of the former airfield at Ford recovered evidence for prehistoric and Roman settlement. A Bronze Age drainage ditch, pits and trackways were identified as well as two Linear Late Iron Age to Roman features containing burnt flint, fired clay and pottery. Two Late Iron Age cremation burials as well as an enclosure were exposed and Roman activity in the form of pits, ditches and a possible shelter for metalworking were identified.
9	MWS6980	Ford Water Treatment Works	Find Spot	5 hard hammer struck flakes (late Neolithic or BA) and 7 burnt flint fragments (probably Prehistoric) were recovered from Haul Road Segment 1.
10	MWS6981	Ford Water Treatment Works – segment 2	Find Spot	9 hard hammer flakes, 4 retouched tools, 1 core, Prehistoric burnt flint, a medieval flagon handle and a fragment of post-medieval peg tile were recovered from Haul Road Segment 2.
11	MWS6982	Ford Water Treatment Works – segment 3	Find Spot	1 hard hammer struck flint, 5 fragments of burnt flint and a post-medieval pot sherd were recovered from Haul Road Segment 3.
12	MWS6983	Ford Water Treatment Works Area A	Find Spot	17 struck flints, 1 awl and 10 flakes were recovered from the disturbed topsoil, dating to the Neolithic or BA.
13	MWS6985	Ford Water Treatment Works	Monument	A sub-oval area entering the excavation baulk with a length of 33m and width of 6m was exposed in area B. A complete 19 th century stoneware ink well was recovered from the feature therefore giving it a post-medieval date.
14	MWS7129	Anti-Aircraft Artillery - Ford	Monument	WWII Anti Aircraft Artillery. Unarmed, no Radar.
15	MWS7313	Earthworks, Todhurst Crossing	Monument	Earthworks were noted by a member of the public.
16	MWS7518	Royal Observer Corps Monitoring Post (Cold War) – Littlehampton (Ford)	Building	Royal Observer Corps monitoring post.
17	MWS10605	Site of Fordground Barn Historic Outfarm, Ford	Monument	Site of Fordground Barn, Ford has been identified as a Historic Outfarm dating to the 19 th Century. Fordground Barn was a 19 th century double-sided loose courtyard outfarm or field barn. It was in an isolated location and no longer exists.
18	MWS12035	Site of Long Barn Historic Outfarm, Ford	Monument	Long Barn, Ford, has been identified as an Outfarm dating to the 19 th Century. Long Barn was a 19 th century L-plan regular courtyard outfarm or field barn. It was in an isolated location and no longer exists.

19	MWS12220	Lower Farm, Historic Outfarm, Ford	Monument	Lower Farm, Ford has been identified as a historic outfarm dating to the 19 th Century. Lower Farm was a 19 th century L-plan regular courtyard outfarm or field barn. It was in an isolated location and no longer exists.
-	MWS12341	Marsh Farm, Historic Farmstead, Walberton	Monument	Marsh Farm, Walberton, has been identified as a historic farmstead dating to the Medieval period. It is in an isolated location and has suffered partial loss.
20	MWS12588	Newhouse Farm Historic Farmstead, Ford	Monument	Newhouse Farm, Ford, has been identified as a historic farmstead dating to the 18 th century. Newhouse Farm is an 18 th century 4-sided loose courtyard farmstead with a detached farmhouse set away from the main plan. It is located within a hamlet and is extant (no apparent alteration).

Table 2: Table of nearby undesignated heritage assets (source: West Sussex HER).

3.2 Walkover Survey

The site of the proposed development was visited in October 2015 by E. Wapshott; the site was walked and boundaries, topography and any visible archaeological features were noted.

The proposed site lies within a large arable field behind an agricultural business, with a large yard, grain dryers, silos and a large glasshouse to the south-east corner. The field currently carries a crop and has been regularly ploughed and intensively farmed; this can be expected to have damaged any below ground deposits. The field has a very slight north-north-east slope, with the railway line cutting through to the north. The field has mature hedge boundaries to the east and west and is framed by the railway, wire fencing and scrubby hedging to the north. To the south there is a fence and mature hedge along the roadside, enclosing the yard, with fencing only to the west. A group of farm cottages stand along the road, just to the south-east, with gardens and yards behind. Beyond the railway, the remaining fields have been planted with trees forming a dense and enclosing visual block to views to the north. Whilst this cover would be reduced in the winter months, it would still provide an effective screen to the proposed development.

The Langmead family have owned the farm since 1910. There are undulations across the surface of the field which may well relate to WWII Nissan huts and yards, part of a refuelling depot for the nearby Ford airfield. The use of the site during the WWII may also have damaged below-ground remains from earlier periods. There is, however, a large cropmark and associated earthwork that runs north-south down the length of the field on its eastern side. This is a former hedge boundary, visible on aerial photographs. Parallel to this runs a second, less pronounced earthwork that is again a former historic boundary. These boundaries would have formed part of a series of long narrow strip-fields that constituted the medieval common Open Field system.

Due to the level landscape, views from the farm are open and widespread. Distant views to Arundel are possible. There are direct views across the fields to Yapton, although a converted barn and small business park to the south-west provides some screening. There are views and some intervisibility to the farm and houses around Ford to the south-west, but intervening mature hedges and trees provides effective screening. Photos taken during the walkover survey can be found in Appendix 5.

3.3 Aerial Photographs

A review of the online and readily-available aerial photographs was undertaken, only two of which show features that could be archaeological in origin. The first (Figure 14) shows a wide curving cropmark (in this instance where the cereal crop has failed, presumably due to waterlogging) entering the field from the east; this is likely to be a buried palaeo-channel. In

addition, there are several small discrete cropmarks to the north of the proposed development; these may represent archaeological features. Otherwise, there are indistinct marks running into the area of the proposed development from the north. The second aerial photograph (Figure 15) shows the footprint of the existing glasshouse on the site just after the topsoil was stripped. It would be unwise to attempt to discern archaeological features within this grainy photograph, but it is possible to distinguish closely-spaced straight narrow linear marks orientated north-south. Given the size, spacing and regularity of these features it is probable they are modern ploughmarks, and imply truncation through arable cultivation on the site is likely to have been fairly severe. None of the photographs examined showed any clear indication of the structures erected during WWII, in contrast to the clear cropmarks visible at the Ford Aerodrome itself.



Figure 14: 2005 aerial photograph (31.12.05) (© Getmapping plc). The boundary of the site is indicated.



Figure 15: 2012 aerial photograph (06.01.12) (© DigitalGlobe).

4.0 Historic Visual Impact Assessment

4.1 The Structure of Assessment

Given the large numbers of heritage assets that are usually considered by HVIA's, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* page 7-8), this HVIA groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. More detailed discussion of the methods employed can be found in Appendix 4.

It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.2 Impact by Class of Monument or Structure

4.2.1 Farmhouse and Farm Buildings

Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the sheds in which the carts were stored, the lofts used for hay, and the threshing barn to which the horses brought the harvest. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often Listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Wicks Farmhouse		
<i>Parish:</i> Yapton, West Sussex		<i>Within the Impact Assessment Area:</i> YES
<i>Designation:</i> Undeg.	<i>Condition:</i> fair/good	<i>Significance:</i> LOW
<i>Description:</i> House, probably 19 th century, purpose-built as a 'gentry farmhouse'. The house has an asymmetric south principal facade, with a gabled projection to the right and a bay window to the left, with central porch and entrance door. There is a range of brick and flint service buildings or barns to the rear of the house.		
<i>Topographical Location & Landscape Context:</i> Located on a very slight north-north-east facing slope, on slightly raised ground above the former marshes that wrap around to the north and north-east, now reclaimed agricultural land.		
<i>Setting:</i> The house stands in large grounds, laid to lawn with a number of mature specimen trees/shrubs and a mature tree-lined boundary to the south, restricting views. The private grounds can be said to be its immediate setting, within which it was intended to be viewed. Its wider setting is the agricultural landscape, the house facing south-south-west, bounded by the road between Ford and North End. Converted farm buildings, forming a small rural business park, lie to the east, with the modern Wicks Farm complex to the west. Open fields lie to the north.		
<i>Principal Views:</i> Principal views to the house are from within its grounds but it was almost certainly designed to be seen along Ford Lane, from the south, framed by its farm buildings and gardens/fields. There are views out from the farmhouse across the fields to the north and within these are distant views to Arundel.		
<i>Landscape Presence:</i> The farm is a large building alongside a main routeway in an open landscape, so it is a visible feature. However, the landscape is of complex mixed character being historic rural with reclaimed wetlands, with increasing industrial developments and urban sprawl. This reduces the impact of the building in the landscape, so it is prominent only within its immediate setting.		
<i>Sensitivity of Asset:</i> The house is a 19 th century building of probable agricultural function. It is not Listed and is thus of limited architectural and historic interest. However, it does relate to the wider man-made agricultural landscape. It has already been affected by ribbon development along Ford Lane to its immediate east and west.		
<i>Magnitude of Impact:</i> The development site would lie immediately to the west of the farmhouse, within and beyond the modern farm complex/yard. The copse of trees to the west of the grounds and the hedges and trees in the gardens behind Wicks Cottages would be expected to provide quite substantial local blocking, impeding direct views between the farmhouse and development site. Wider views across the flat landscape from Yapton or Ford would include the undesignated asset and the proposed site and this may have a detrimental effect on the setting of the house, further altering the agricultural character of its wider setting.		
<i>Overall Impact Assessment:</i> Negative/minor		

Asset Name: New House Farmhouse		
<i>Parish:</i> Ford, West Sussex		<i>Within the Impact Assessment Area:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> fair/good	<i>Significance:</i> Medium
<i>Description:</i> 18 th century farmhouse of two storeys, with a three-window front range. Faced with flint with red brick dressings and a hipped tiled roof. Two curved bay windows on the ground floor. Central doorway to front elevation, with pilasters, pediment-shaped hood and door of six fielded panels.		
<i>Topographical Location & Landscape Context:</i> Located west of the River Arun on slightly raised land on the edge of the flood plain of the river and water meadows. To the north are the reclaimed wetlands/marshlands.		
<i>Setting:</i> The farm is set within large private grounds, framed by plantations of native trees to the east and west, enclosed by mature hedging to the north and south. Formal lawned gardens about the house to the east, which is approached via the south-east along a long driveway. To the south-west stand a range of service buildings or barns. This provides the immediate setting of the asset. The wider setting is the mixed-use agricultural landscape, the main road to Arundel to the east with the River Arun beyond, and fields to the north and west.		
<i>Principal Views:</i> Views to and from the house are restricted by the hedges and trees. Within the private grounds the house is framed in views by its designed gardens. There would be some views out to the north-east to Arundel. In wider landscape views the house, church and river are framed by Arundel in the distance, giving the asset an important sense of place/context.		

Landscape Presence: The farm is a large building alongside a main routeway in an open and flat landscape, so it is a visible feature. However the landscape is of complex mixed character, with increasing industrial development and urban sprawl. This reduces the impact of the building in the landscape, which is further reduced by the wooded grounds, so it is prominent only within its immediate setting.

Sensitivity of Asset: The farmhouse is a Listed building, statutorily protected, due to its architectural significance. It is an 18th century building, designed with an agricultural function, but of noted status and size, probably a 'gentry farm'. The house relates to the wider man-made agricultural landscape and it has already been affected by the ribbon development along Ford Lane, to its immediate west and south-west

Magnitude of Impact: The wooded grounds to the west would block direct views to the proposed development site but in wider landscape views the assets and development would be visible together and the development would contribute to the industrialisation of this landscape that affects the intended agricultural setting of the asset, by which we understand it as a farmhouse.

Overall Impact Assessment: Negligible

4.2.2 Lesser Gentry Seats

Older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. There were many more minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites to the visual impact of development is less pronounced.

What is important and why

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

Atherington House (Ford Place)

Parish: Ford, West Sussex

Within the Impact Assessment Area: YES

Designation: GII

Condition: fair

Significance: Medium/Low

Description: Large L-shaped house, of two storeys and attic, now sub-divided into multiple properties. The house may have 17th century origins but its exterior is 18th century. The house is of complex plan, with a four-window range facing west, and a four-window range facing north. Red brick and grey headers with some panels of squared knapped flints, with brick stringcourses. Eaves cornice with heavy brackets. Hipped tiled roof.

Topographical Location & Landscape Context: Located west of the River Arun, on slightly raised land on the edge of reclaimed wetlands. The ground drops to the former marshes to the north and the river Arun

to the east.

Setting: Set in large gardens; these are walled along the roadside to the north, framed by farm buildings and barns to the east, and open to the fields to the west and south. The gardens and historic farmyard provide the immediate setting for the house. The wider setting is the mixed-use agricultural landscape, the settlement of Ford and the wider River Arun valley. The landscape here is complex and multi-character, with intensively-farmed agricultural fields and rural historic villages, being linked by 20th century ribbon developments and industrial estates, along the main routeways that link Chichester with Littlehampton, Bognor Regis and Arundel, all major local urban centres.

Principal Views: Views to and from the house are restricted by the hedges and trees, within the private grounds the house is framed in views by its designed gardens and buildings. There would be some views out to the north-east to Arundel. In wider landscape views the house is framed by its fields, with the settlement of Ford to the east. There is a key view to the house from the road to the north, where it is framed by its flint walls.

Landscape Presence: The house is a large building alongside a main routeway in a flat landscape among large open fields, so it is a visible feature. However the landscape is of complex mixed character, with increasing industrial developments and urban sprawl.

Sensitivity of Asset: The house is a Grade II Listed building, statutorily protected, due to its architectural significance. It is an 18th century building, designed with a possible agricultural function, although of noted status and size. The house is more sensitive to views than a mere farmhouse, due to its large windows and wide landscape views.

Magnitude of Impact: The development site lies along Ford Lane to the west-north-west. It is expected that the large complex of modern and historic farm buildings at Wicks Farm, as well as Wicks Cottages, would block direct views. Wider landscape views along Ford Lane would include both the development site and the house, and the development would further the industrialisation of this complex landscape, thereby changing the character of the setting of the house.

*Overall Impact Assessment: **Negative/minor***

4.2.3 Churches and pre-Reformation Chapels

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village. Church buildings are often Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature as places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their villages. Viewed within the context of the settlement itself, churches are unlikely to be affected by such developments unless they are located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower/steeple. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a

focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive element in this landscape.

Churchyards often contain Listed gravestones or box tombs, and associated yard walls and lychgates are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role.

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19th century also saw the proliferation of churches and parishes in urban areas, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the ‘patina of age’ (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: The Parish Church of St Mary		
<i>Parish:</i> Yapton, West Sussex	<i>Within the Impact Assessment Area:</i> YES	
<i>Designation:</i> GI	<i>Condition:</i> good	<i>Significance:</i> High
<i>Description:</i> Unrestored medieval church, a rare and attractive example. Plan of chancel and nave with side aisles and a south-west tower. The nave and tower are earlier, believed to be 12 th century; the chancel is believed to be 13 th century. The nave has lean-to roofs with later dormer windows inserted. The tower has red brick buttresses and a hipped shingled roof.		
<i>Topographical Location & Landscape Context:</i> Located west of the River Arun, on slightly raised land on the edge of reclaimed wetlands.		
<i>Setting:</i> Located to the north-east of the main village, in a small grouping of Church, Church House and former Manorial farmstead. To the north, south and east the church is enclosed by agricultural fields, of an arable character. To the west and south-west the church is enclosed by the settlement, a mixture of historic cottages, farms and 20 th century housing, of semi-rural character. The landscape here is complex and multi-character, with intensively farmed agricultural fields and rural historic villages, being linked by 20 th century ribbon developments and industrial estates, along the main routeways that link Chichester, with Littlehampton, Bognor Regis and Arundel, all major local urban centres.		

Principal Views: There are key inward views to the church, where its spire is visible above the trees from along the Burndell Road, the B2233 and there are also views to the church along Church Road, within the settlement, on approach from the south. Church Lane, which approaches from the west, has a principal view where the church is framed by the flint walls of the churchyard and main gate with cast-iron lantern and brick gate piers. The churchyard is framed by trees to the north and south, but there are views between the trees across the agricultural fields. There are key distant views to Arundel, a important medieval urban centre, on the hill to the north-east, which gives the church an important sense of place and context.

Landscape Presence: In this flat landscape the small church and squat tower can be seen in and around Yapton, from the fields and on the approach to the village along the B2233, North End Road and from the Ford Road that leads to Arundel, but it is not visible wider afield, being visually blocked by trees and buildings. Its visibility is also reduced by the complex mixed nature of the view. It is visible feature of the landscape, but is visually prominent only in certain views.

Sensitivity of Asset: As a Grade I building, of exceptional architectural, historical and aesthetic value, the asset would be very sensitive to changes in its setting and immediate views. Modern impacts would affect our experience, but not our understanding, of the building in the landscape, and visual changes are likely to be negative.

Magnitude of Impact: The development site lies directly to the north-east, across the level agricultural fields. It would appear in views to Arundel from the churchyard. It would not appear in any of the principal views towards the church, affect its immediate setting or its relationship with the village of Yapton to the south-west.

Overall Impact Assessment: **Negative/minor to negligible**

Asset Name: Parish Church of St Andrew

Parish: Ford, West Sussex

Within the Impact Assessment Area: YES

Designation: GI

Condition: good

Significance: HIGH

Description: Unusually small church of Norman origins, with significant survival of Norman construction, but with medieval alterations and later windows. The building is little restored, with some minor 17th century additions and is aesthetically pleasing. Plan of chancel and nave in one, with south porch and western bell-turret faced with white weather-boarding, with a hipped roof. South porch in red brick with shaped gable over, added in 1637.

Topographical Location & Landscape Context: Located on the west banks of the River Arun, on a break of slope, set on a slight spur of land immediately above the highwater limit within the wetlands.

Setting: The church stands in a small sub-rectangular churchyard, which is enclosed by mature trees and hedges. The churchyard is the immediate setting of the asset. The church stands out in the surrounding open agricultural fields, west of the flood plain, east of the road junction around which the small community is focused. It is accessed via a long track. To the east is the River Arun and to the north-east the historic river crossing that gives the settlement its name.

Principal Views: Principal views are along and across the River Arun towards Arundel, a major medieval urban centre, with dominant landscape feature being Arundel Castle. There would also be key views from the riverscape to the church and along the track to the church from the small settlement of Ford to the west. In these views the church is framed/enclosed by the mature trees and its flint-walled churchyard.

Landscape Presence: The church is a small building, enclosed by mature trees. It is therefore screened from much of the landscape. It would have been intended to be visible from the settlement and the river and in these views the regularly-shaped group of trees are still visible features. The building holds no wider landscape presence.

Sensitivity of Asset: As a Grade I building, of exceptional architectural, historical and aesthetic value, the asset would be very sensitive to changes in its setting and immediate views. Modern impacts would affect our experience, but not our understanding, of the building in the landscape, and visual changes are likely to be negative.

Magnitude of Impact: The buildings within the settlement of Ford lie between the church and the development site and are anticipated to block direct views. There would be wider landscape views across the River Arun valley which would include the church and proposed site. The introduction of another semi-industrial modern feature in the landscape will further complicate its landscape character and therefore the wider setting of the asset.

Overall Impact Assessment: **Negligible**

4.2.4 Historic Landscape

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs (Areas of Outstanding Natural Beauty) have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, quarries and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but the impact of intrusive new visual elements within the landscape are likely to be **negative**.

The proposed site would be located within the South Coast Plain Area (Countryside Agency) and the *Chichester to Yapton Coastal Plain* Landscape Character Area (LCA) (see West Sussex County Council *A Strategy for the West Sussex Landscape* [incorporates County Landscape Character Assessment] 2003).

- This LCA is characterised as low-lying flat open landscape with large-scale arable farming and market gardening and, as such, extensive farms with both traditional and modern farm buildings, silos and clusters of glasshouses.
- The relatively open character of much of the area, coupled with the general lack of trees or hedgerows, allows long views, so that village church towers are important landmarks in views. Long views are also possible to Arundel, the Downs and the distinctive spire of Chichester Cathedral.
- The proposed development – a digestion unit with additional glasshouses – is in keeping with the agricultural character of the LCA. The generally flat or very gently undulating landscape means that local blocking from trees and other structures becomes more important, with elevated viewpoints restricted to the downs to the north. Given the extent of modern development in this landscape there will be a cumulative impact, and on that basis the impact is assessed as **negative/minor**.

4.2.5 Aggregate Impact

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

The selection criterion for this assessment was largely based on proximity and predicted likely impact. Those assets considered include two parish churches and a number of farmhouses, of which only Atherington House (GII) and Wicks Farmhouse (undeg.) would suffer any quantifiable level of harm (negative/minor). On that basis the aggregate impact is taken to be **negligible**.

4.2.6 Cumulative Impact

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

The visual impact of a single large development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge: the threshold of acceptability has not been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, existing ribbon development along Ford Road and around the Ford Aerodrome, and the proposed residential expansion of Yapton, mean this is a landscape under increasing developmental pressure. Taking into account the size of the proposed development, and the in light of mitigation through tree planting, the cumulative impact is taken to be **negative/minor**.

4.3 Summary of the Evidence

ID	UID	Name	NGR	Assessment
GI	1237782	The Parish Church of St Mary	SU9816703535	Negative/minor to negligible
GI	1233989	Parish Church of St Andrew	TQ0025303711	Negligible
GII	1233927	Atherington House (Ford Place)	SU9968403655	Negative/minor
GII	1027630	New House Farmhouse	SU9998403741	Negligible
u/d	-	Wicks Farmhouse	SU9910403897	Negative/minor
-	-	Aggregate impact	-	Negligible
-	-	Cumulative impact	-	Negative/minor
-	-	Historic landscape character	-	Negative/minor

Table 3: Summary of impacts.

4.4 Mitigation

It is recommended that a sympathetic paint palette and further tree planting be undertaken in order to soften the visual impact of the proposed development.

5.0 Conclusion

The proposed development would be located on the edge of an existing set of farm buildings, within the southern part of a large arable field. This historically formed part of Wicks Farm, and before that, one of the Open Fields of Yapton. The Manor of Yapton has a complex medieval descent, held by the Edmond and then the Thomas families in the post-medieval period. Wicks Farm appears on a lease of 1667, and probably derives its name from the local surname *Weekes* rather than anything more archaeologically significant.

The walkover failed to identify any features of any great archaeological interest, though subtle earthworks were present that may relate to former field boundaries and the reputed use of the site as a refuelling depot for Ford Airfield during WWII. However, this does appear to be a landscape of high potential, as demonstrated through the fieldwork to the south at Ford Airfield and Yapton, and the finds reported to the PAS.

The few designated heritage assets in the wider area selected for assessment are unlikely to be affected to any significant degree by the proposed development, and mitigation through sympathetic design and tree planting is likely to offset the minor harm that might arise.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor**. The impact of the development on the buried archaeological resource would be **permanent** and **irreversible**.

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<http://www.abct.org.uk/airfields/airfield-finder/ford-yapton>

Unpublished:

West Sussex Record Office

Add Mss 12294

Add Mss 12894

Add Mss 37194

1724 Budgen Map of Sussex PM 608

1778-83 Yeakell and Gardner map of Sussex PM 1

1839 Yapton tithe map TDW153

1846 Walberton tithe map TDW133

1843 Sussex railway map QDP/W85

1856 Drainage Commission map LD/II/ZP2

1880 6" Ordnance Survey map, Sussex sheet LXII

1897 25" Ordnance Survey map, Sussex sheet LXXII.12

1947 25" Ordnance Survey map, Sussex sheet LXXII.12

British Library

1805 Surveyor's draft map

Appendix 1

PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON AT WICKS FARM, FORD, WEST SUSSEX

Location:	Wicks Farm
Parish:	Ford
County:	West Sussex
NGR:	SD379054
Planning Application ref:	Pre-Planning
Proposal:	Solar Farm
Date:	10.10.15

1.0 INTRODUCTION

This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) on behalf of Jack Spurway of Aardvark EM Ltd. (the Agent). It sets out the methodology for desk-based research, historic visual impact assessment and for related off-site analysis and reporting at land off Wicks Farm, Ford, West Sussex.

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed site is located on low-lying ground adjacent to a tributary of the Sudell Brook, and extensive surveys undertaken in the region have identified Prehistoric occupation/activity in similar fen-edge locations.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Undertake a desk-based assessment of the site;
- 3.1.2 Undertake a walkover survey of the site;
- 3.1.4 Identify and assess the significance of the likely landscape and visual impacts of the proposed development on limited number of designated and undesignated heritage assets;
- 3.1.5 Produce a report containing the results of the desk-based research, walkover survey and the visual impact assessment;
- 3.1.6 Provide a statement of the impact of the proposed development on the potential archaeological resource with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

4.0 METHOD

4.1 Desk-based Assessment:

The programme of work shall include desk-based research to place the development site into its historic and archaeological context. This will include examination of material currently held in the West Sussex County Council Historic Environment Record and examination of available cartographic sources.

4.2 Visual Impact Assessment (VIA):

- 4.2.1 A small number of designated and undesignated historic assets will be selected, based on proximity and intrinsic importance and the potential impact of the development assessed following English Heritage 2015 guidelines on the Setting of Heritage Assets.
- 4.3.2 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.
- 4.3.3 The likely impact will be assessed using the methods based on English Heritage 2015 Guidelines on the Setting of Heritage Assets.

5.0 REPORT

5.1 A report will be produced and will include the following elements:

- 5.1.1 A report number and the OASIS ID number;
- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.6 A statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further evaluation (e.g. intrusive trenching) and/or recording is recommended;
- 5.1.7 A copy of this PD will be included as an appendix.

5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.

5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under record number southwes1-228494.

6.0 FURTHER WORK

Should the results of this Assessment indicate a need for further archaeological works to be undertaken this may need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012). This work would be subject to a separate Project Design.

7.0 ARCHIVE DEPOSITION

7.1 An ordered and integrated site archive will be prepared in accordance with Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the project. If artefactual material is recovered the requirements for archive storage shall be agreed with the West Sussex Museum under an accession number to be obtained.

7.2 A summary of the contents of the archive shall be supplied to the HEPAO.

8.0 PERSONNEL

The project will be managed by Dr. Brynmor Morris; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff at West Sussex County Council will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought.

Bryn Morris

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Appendix 2

Nearby Heritage Assets

Grade I

The Parish Church of St Mary

1237782

Chancel, nave with aisles and tower to the south west of the nave. Nave and tower C12. The nave has lean-to roofs with later dormer windows inserted. The tower has red brick buttresses and a hipped shingled roof. Chancel C13. Very attractive unrestored medieval church.

SU9816703535

The Parish Church of St Andrew

1233989

Chancel and nave with south porch and western bell-turret faced with white weather-boarding and with hipped roof. Mainly Norman with later windows. South porch in red brick with shaped gable over, added in 1637. Very attractive small church, little restored.

TQ0025303711

Grade II

Atherington House/Ford Place

1233927

Large L-shaped house, now sub-divided. The interior may contain some C17 work but the exterior is C18. Two storeys and attic. Four windows facing west, four windows facing north. Modern dormers. Red brick and grey headers with some panels of squared knapped flints. Brick stringcourse. Eaves cornice with heavy brackets. Hipped tiled roof. Glazing bars intact. Porch in angle of the L.

SU9968403655

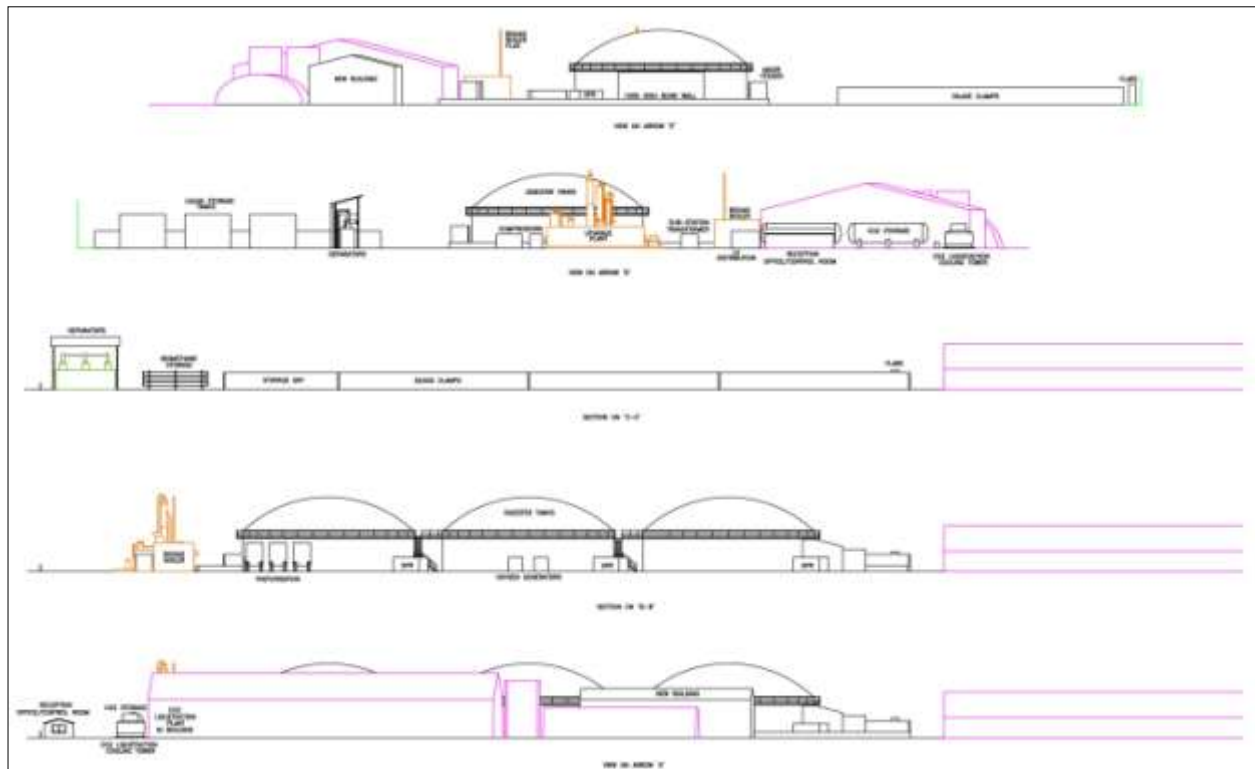
New House Farmhouse

1027630

C18. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows. Glazing bars intact. Two curved bay windows on ground floor. Doorway with pilasters, pediment-shaped hood and door of six fielded panels.

SU 99984 03741

Appendix 3 Plans of the Development



Appendix 4

HVIA methodology

National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 128

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, **including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

Paragraph 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.*

It is also relevant to consider the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1):

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This test applies only where the effect of planning permission materially affects either the Listed building or its setting. Where such an effect has occurred the Local Authority (or the Secretary of State) then considers whether the desirability of preservation of the historical asset or its setting is such that the planning balance falls in favour of refusing the application.

Case Law

The duty under Section 66(1) was extensively discussed by the Court of Appeal in the case of *East Northamptonshire District Council and others v Secretary of State for Communities and Local Government and another* [2014] EWCA Civ 137, more commonly known as 'The Barnwell Judgement'. In that case the Court of Appeal held that under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the duty required the decision maker to give the desirability of preserving the building or its setting '*not merely careful consideration for the purpose of deciding whether there would be some harm, but considerable importance and weight when balancing the advantages of the proposed development against any such harm*'.

However, it is a common misinterpretation that this decision means that *any* harm to a historic asset or its setting would be sufficient to refuse an application when in actual fact the level of harm and the desirability of preservation must be weighed as against the proposed benefits of the application. Indeed, the Court continued that if the harm to the setting of the Grade I Listed building would be less than substantial, then the strength of the presumption against the grant of planning permission would be lessened, albeit not entirely removed.

It is important, therefore, to bear in mind that one must first establish whether any harm is caused by the proposed development and then whether the historical asset or its setting is sufficiently desirable of such protection and then and only then can the harm be weighed as against the proposed benefit. This reflects the position in National Policy guidance.

Setting and Views

The principle guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2011a) and *Seeing History in the View* (2011b). While interlinked and complementary, it is useful to consider the following sites in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or that include the heritage asset.

Setting is the primary consideration of any HVIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the English Heritage publication *The Setting of Heritage Assets* (2011a, 4 & 7):

Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes,

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pertaining to the heritage asset's surroundings... In some instances the contribution made by setting to the asset's significance is negligible; in others it may be the greatest contribution to significance.

The HVIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this.

Historic and significant views are the associated and complementary element to setting, but can be considered separately as a development may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011b, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

Evidential Value

Evidential value is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. It is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

Historical Value

Historical value is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

Aesthetic Value

Aesthetic value is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

Aesthetic values are where a proposed development usually has its principal or most pronounced impact. The indirect effects of a digestion facility are predominantly visual, but could be olfactory, and the reflective surfaces of the associated glasshouses will draw attention within vistas where local blocking does not prevail. In most instances the impact is incongruous; however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

Communal value is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic*, *social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

Social value need not have any relationship to surviving fabric, as it is the continuity of function that is important.

Spiritual value is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical/associational and communal/spiritual), where views or sensory experience is important.

Likely Impacts of the Proposed Development

Types and Scale of Impact

Four types of archaeological impact associated with developments of the nature have been identified, as follows:

Construction phase

The proposed construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.

Operational phase

The proposed might be expected to have a visual impact on the settings of some key heritage assets within its setting during the operational phase. Such factors also make it likely that any large development would have an impact on Historic Landscape Character. The operational phase impacts are temporary and reversible.

Cumulative Impact

A single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact

A single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

Scale and Duration of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, developments of this nature are generally large and inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of such a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimantal impact** on the setting of ancient monuments and protected historic buildings.

For the purposes of this assessment, these impacts are evaluated on a six-point scale:

Impact Assessment

Neutral No impact on the heritage asset.

<i>Negligible</i>	Where the developments may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the developments impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the development in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts (e.g. Conservation Areas). This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the development is direct and irreversible e.g. on potential buried archaeology.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the site.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

Condition Assessment

Excellent The monument or structure survives intact with minimal modern damage or interference.

Good The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.

Fair The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement.

Poor The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features.

Trace The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure.

Not applicable There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Visual Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of 'national importance'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, during which significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a

dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of ‘listing’ were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20th century are also now included as the 21st century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

<i>Grade I</i>	buildings of exceptional interest, sometimes considered to be internationally important (forming only 2.5% of Listed buildings).
<i>Grade II*</i>	buildings of particular importance, nationally important , possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed buildings).
<i>Grade II</i>	buildings that are also nationally important , of special interest (92% of all Listed buildings).

Other buildings can be Listed as part of a group, if the group is said to have ‘group value’ or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed buildings and other historic homes which are not Listed may be protected under the designation of ‘conservation area’, which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

Parks and Gardens

Culturally and historically important ‘man-made’ or ‘designed’ landscapes, such as parks and gardens are currently “listed” on a non-statutory basis, included on the ‘Register of Historic Parks and Gardens of special historic interest in England’ which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on ‘designed’ landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2015 Guidance Note), with reference to other guidance. The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 4), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 4 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

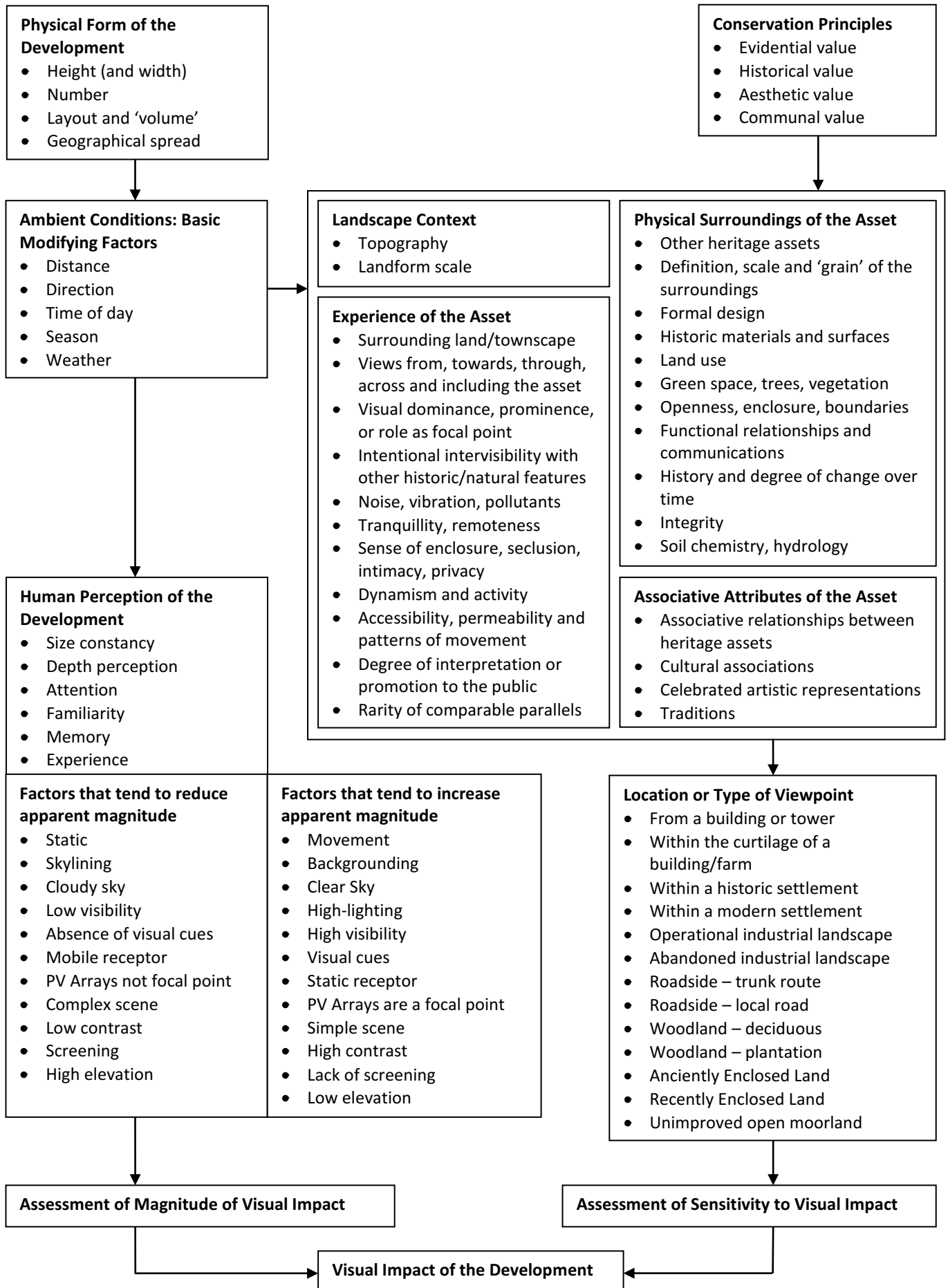


Table 4: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 6), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19)
South West Archaeology Ltd.

Appendix 5 Supporting Photographs

Walkover



View to the extant glasshouse on the site; from the west.



View across the north-eastern part of the field; from the south-west.



View across the field from the south, showing the break of slope where the ground slopes gently to the north-north-eastern part of the field; from the south.



View across the field, towards the barn in the west; from the east-south-east



View across the field, to the railway line that forms the northern boundary of the field; from the south.



View across the field; from the west



View across the ground surface of the field, showing the undulations which run east-west across the field. These may be merely contour ridges; from the south-east.



View to the existing glasshouse; from the north-west.



View to the existing agricultural buildings to the south side of the field, along Ford Lane; from the north.



View to the modern agricultural buildings and grain silos; taken from the north-north-east.



View to another agricultural building to the south of Ford Lane, which partly blocks views to Yapton; from the north-east.



View to the north across the western part of the field; from the south.



View across the field to the east; from the west.



View across the field; from the south-western corner.



View along the concrete yard, to the back of the existing buildings; from the east.



View of the grain silos; from the north-east.



View of the older agricultural buildings between the proposed site and the cottages to the south-east.



View across the field from the south-east corner; from the south-east.



View across the field from the south-east corner; from the south-south-east.



The existing buildings on the agricultural compound; from the south-east.



View of the western part of the yard which encloses the existing buildings; from the south.



View across the western part of the field, from the yard; from the east.



View across the yard; from the west.

HVIA



Parish Church of St Mary, Yapton; viewed from Church Lane, from the west



Yapton Church within a churchyard framed by trees.



The Parish Church of St Andrew, Ford, viewed from the Ford Road, from the west.



As above.



New House Farm, an 18th century house with service buildings, with a large complex of converted barns across the road. The house stands in wooded and enclosed grounds; from the south-west.



View along the road from New House Farm; from the east.



Atherington House/Ford Place/The Lodge viewed from the fields to the west; from the north-west.



The views from Atherington House, with Wicks Farm and trees and hedges reducing direct views; from the east-south-east



Atherington House/Ford Place/The Lodge, viewed from the road with its gardens and buildings, open to the north and views to the north and north-west.



Wicks Farm, the historic and modern farm buildings, now a rural business park; from the south-east.



Wicks Farmhouse in its large grounds, enclosed by trees and hedges to the south, north and west; from the south-east.



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