



APPENDICES

to our letter of objection dated Feb 2010

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Planning Applications 09/03216/FUL
and 09/03216/CONAC

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1. Introduction

Evidence for the existence of a Swan Inn has been noted by local historians for over 100 years but has been misinterpreted. Until now no-one has proved the separate existence of a third 17th century inn near St Peter's Church. This evidence constitutes the first proof of the existence of the Swan Inn, and its exact location facing Church End Green.

2. Previous interpretations of the evidence

- 2.1 The Rev Stooks, Yateley's vicar in 1905, made use of the 17th century Churchwardens' Accounts, and the parish registers to write about the "Dog and Partridge" (Stooks 1905 p41):

In these earlier accounts we find that the Dog and Partridge Inn, or rather that half of the building which belonged to the Churchwardens, was let to Richard Pitt for the sum of £1. 10s. per annum. The other half was an almshouse, and belonged to the Overseers. The two halves were amalgamated in 1748.

Richard Pitt's daughter married John Barnes, who was Parish Clerk and also landlord of "The Swan" (Blackwater). The two houses seem to have been run under the same management for some time, but it is impossible to say how long. It is certain, however, that in 1676 John Barnes paid the rent of the Dog and Partridge. The next tenant was Widow Price, whose name first appears in 1698. After her came Richard South in 1711, whose lease is still preserved in the Vestry cupboard. After him William Hatt became tenant in 1724, and carried on the business for fifty-three years until 1777.

- 2.2 Stooks assumed that John Barnes was the landlord of the **Swan Inn at Blackwater** -- one of the three ancient coaching inns on the 'Exeter Road' dating from this period. Stooks makes a few other possible misinterpretations: Richard Pitt appears to have paid more than 30s in some years; John Barnes could have married Richard Pitt's widow not his daughter; the Swan and the D&P were run under the same management but probably not until after 1694; Widow Price never ran D&P - she ran the **Horns**, also on Church End Green; Richard South's first lease is dated 1714 although he first paid Poor Rates in 1712; William Hatt's first lease is dated 24 Mar 1725 -- the 1724 lease was signed by Thomas Stroud who died 22 Feb 1726. William Hatt continued to pay rates until he died in 1779. The first lease of Church House which actually mentions the **Dog & Partridge** sign is that dated 1714. Usage of the name Dog & Partridge to refer to the Church House before 1714 is therefore conjecture.

- 2.3 Stooks makes one other reference to **the Swan** (Stooks 1905 p48):

In 1701 the Churchwardens prosecuted Joseph Jewer, who was probably landlord of "The Swan," for selling beer without a licence. He was fined £1, which the Churchwardens received. They spent it by paying 3s. for expenses and giving the balance to the poor.

Joseph Jewer paid Poor Rate for the Inner Tithing (what is now Yateley Civil Parish). If he had been the landlord of the Swan at Blackwater he would have paid rates in Hawley Tithing. Was Joseph Jewer the landlord of the Swan in Yateley Tithing -- or selling beer from another establishment? Probably the latter.

- 2.4 G H Stilwell, a contemporary of Rev Stooks, also assumes (Stilwell 1975 p64) that John Barnes was the landlord of the Swan at Blackwater:
At a Vestry meeting held on 6th October [1700], it was decided to levy a further rate of three pence in the Pound for the repair of the church. Mr. Ryves at the Manor House paid a rate of One Pound 1/3, while the rate on "Colcott" House (later Yateley Hall) amounted to ten shillings, only. Mr. Matthew Ansell, of Hawley House, was the largest ratepayer in the "ote parish," while John Barnes, the landlord of the Swan Inn at Blackwater, paid only three pence; evidently public houses in those days were not considered of much value.
 Stilwell was incorrect in assuming "public houses ... were not considered of much value." In fact they were valued as investments. The Parish of Elvetham purchased the **Anchor in Cove** in order to generate income for their Poor Law payments. Thomas Wyndham, the principal landowner in Yateley, owned the Red Lion at Blackwater. The rate was small for the Swan because Poor Rates were levied on land area. The size of the plot on which the Swan stood was only 1½ acres. Small properties were exempt.
- 2.5 Again, with hindsight, we can see that Stilwell's assumption is incorrect. John Barnes is recorded in the 1700 Churchwardens' accounts as paying rates for the Inner Tithing, so Barnes could not have been landlord of the Swan Blackwater, which is in the outer tithing in Hawley.
- 2.6 Both Stooks and Stilwell would have been aware of two other parish records containing references to **the Swan** (YATSOC DB).
 In the burial records:
1658 Ambrose Jewre of the Swan buried November 7th
1661 Martha Jewre widow buried from the Swan August 6th
 There are complete runs of Poor Rate tax payments (YATSOC DB), often in long runs year by year. Over the years the entry changes very little, sometimes providing the name of the ratepayer, sometimes not. For instance:
- | | |
|--------------------|--|
| <i>1694 - 1710</i> | <i>John Barnes for the Swan</i> |
| <i>1711</i> | <i>Widow Barnes for the Swan</i> |
| <i>1712 - 1717</i> | <i>Richard South for the Swan</i> |
| <i>1728</i> | <i>The Old Swan plat</i> |
| <i>1729 - 1739</i> | <i>The Swan plat</i> |
| <i>1740 - 1747</i> | <i>William Hatt for the Swan plat</i> |
| <i>1784 - 1790</i> | <i>for the Swan plat</i> |
| <i>1790 - 1792</i> | <i>Thos. Shackelford for the Swan Plat</i> |
- Two observations: firstly the persons mentioned were all definitely landlords of the **Dog & Partridge**; secondly the entry changes from "the Swan" to the "the Old Swan Plat" in 1728 .
- 2.7 When the Society prepared its 1997 exhibition "**Inns, Ale and Beerhouses of Yateley**" (YATSOC EXHIB) we quickly became aware of the errors in the assumptions of both Stooks and Stilwell. If there had been a **Swan Inn** it had to be in Yateley Tithing -- but where?
- 2.8 By 1997 the Yateley History Project's digital database (YATSOC DB) already contained transcripts of the Manorial Court Books, the Tithe Apportionment, the Poor Rates, and some Church Rates. It was an easy matter therefore to find the

exact location of an entry for a copyholding known at “the Swan Piddle”. The very last entry in the Manorial Court Books is the enfranchisement of the copyholding on 1 Jan 1934 by William Bellingham Bettsworth of Yateley, Postmaster. The exact location of the Swan Piddle is recorded in the Court Book and many people now living in Yateley, including the author, remember using the Yateley Post Office, then long established in the building now occupied by Lloyds Pharmacy.

- 2.9 Tracking the copyholding back through the Court Books to the time of the Tithe Apportionment of 1844 the then copyholder was stated to be “Blackall Simonds of Reading, Brewer, eldest son and heir at law & universal devisee of the will of William Blackall Simonds, common brewer” who had been admitted to the copyholding in 1783 on the surrender of Rebecca Hatt the widow of William Hatt.
- 2.10 The ‘occupier’ of Simonds’ copyholding in 1844 (YATSOC DB) was stated to be John Anderson, and the description was given as a meadow of 1 acre and 19 perches. From the Alehouse Licences (YATSOC DB) we found that John Anderson was the licensee of the **Dog & Partridge** from 1843 to 1846. The location of the **Swan Piddle** determined from the Tithe Map is confirmed to be immediately to the west and south of the Dog & Partridge.
- 2.11 Given that (a) the ratepayers for both the Poor Rate and the Church Rate were all landlords of the Dog & Partridge back to 1694, that (b) the owners over a long period were the owners of the Simonds Brewer in Reading, and (c) the correct spelling of ‘piddle’ is ‘pightle’ which means small field of enclosure, the society’s Exhibition Team in 1997 came to the conclusion that the Swan Piddle probably had always been a small enclosure used by the landlord of the Dog & Partridge to keep animals to fatten up to serve in the Church owned hostelry, in order to improve the Landlord’s own livelihood. A guess could then be made that **Swan** had been a former name for the **Dog & Partridge** -- particularly as the name Swan is often derived from Swainmoot (RICHARDSON 1974).
- 2.12 A Swainmoot is an ancient name for the manorial or Hundred courts. These were then a court of record and a public jurisdiction dealing with petty offences such as common nuisance, highway and ditch disrepair, and breaking the Assize of Bread or the Assize of Ale. Indictable offences were referred to the Assizes (RICHARDSON 1974). It is known from later records that manorial courts were sometimes held at the Dog & Partridge so it seemed reasonable to infer that courts had always been held there, and the corruption of Swainmoot was the original of the Swan inn-sign.
- 2.13 On the last display board of the Society’s 1997 Exhibition **Inns, Ale & Beerhouses of Yateley** we listed on a display card entitled **Loose Ends** six establishments for which we had found data indicating they may have been pubs or inns, but we had not been able to find enough supporting documentary evidence either to justify their existence:
<http://yateleylocalhistory.pbworks.com/Pubs6More>
- 2.14 The Society’s **previous view**, unsubstantiated by firm documentary evidence, was summarised in an email from Dr Richard Johnston, the Society’s Archivist and former Hon. Secretary, dated 16 Feb 2010:
The Swan piddle would have been a small close of land attached to the Swan (for

keeping animals), not the site of the Swan itself. Bearing in mind that the D&P has almost no land (which would have hampered its operations), my view has been for some time now that the D&P had probably been earlier called the Swan, and that the Swan piddle had been attached to it as part of its holding, but had been alienated. Hence no surprise that it returned to use with D&P.

As you say this tends to be supported by the fact that the D&P leaseholders all pay rates for the Swan. The persistence of the old name is perhaps a bit like my still calling the pub opposite the Cricket Green Eversley the Lamb, in spite of two subsequent ... name changes.

3. New evidence confirms the independent existence of the Swan

- 3.1 Quite by chance, whilst carrying out research for the Museum of London Archaeology Service on potters operating at Outsheets Farm, Cove in the mid 17th century, I have discovered that the Lloyds Bank/Parkers Undertaker site was occupied by an inn called The Swan, managed completely independently from the Dog & Partridge.
- 3.2 When the archaeological sites were physically dug along the line of the M3, before it was built, no documentary research was undertaken whatsoever. That omission is currently being corrected. Robert Hall, the younger of two potters of the same name working at Outsheets, left of will proved in 1659 (PROB11/295). In it he named his son-in-law Henry Turner. A Henry Turner is named in the deeds of the Potter's Arms, Cove (1596-1878) as either an owner of a leaseholder (HRO 67M83/24). The Potters Arms is also known to be a Borderware pottery site. So I needed to investigate Henry Turner further.
- 3.3 Robert Hall's will stated that Henry Turner was 'of Yateley'. An investigation of the Society's now extensive digital database (YATSOC DB) immediately established that Henry Turner appears several times in the parish registers, and that he was the same person named in Robert Hall's will, married to the latter's daughter Margaret:
1649 Henry Turner of Elvetham married to Margaret Hall of Yately, October 8th
1654 John son of Henry Turner baptised February 6th
1656 Richard son of Henry & Margaret Turner baptised December 22nd
1660 Mary daughter of Henry Turner baptised December 3rd
1665 Margaret daughter of Henry Turner baptised January 9th
1669 Elizabeth daughter of Henry Turner baptised February 3rd
- 3.4 The really interesting discovery was that Henry Turner paid the Poor Rates for the Swan, in the Inner Tithing of Yateley, from 1686 to 1691 (YATSOC DB). As has already been seen above Stooks states that *in 1676 John Barnes paid the rent of the Dog and Partridge* the church-owned establishment, as recorded in the Churchwardens Accounts. This fact has now been checked in a digital facsimile of the original Churchwardens' Accounts.
- 3.5 If Barnes was already landlord of the Dog & Partridge this finding tends to lead to the conclusion that the Dog & Partridge and the Swan were separate inns run under different managements. It is not conclusive evidence however since the 'Swan Piddle' could just have been meadow let out on a temporary lease for those 5 years.

- 3.6 Evidence which could also be relevant was that Maria Jewre was buried on 23 Jan 1685 only three months before Henry Turner commenced paying rates on 22 Apr 1685 (YATSOC DB). It will be recalled that there had been two burials 'from the Swan': Ambrose Jewre (1658) and Martha Jewre, widow (1661). Unfortunately it cannot be established from the Poor Rates that Maria Jewre paid Poor Rates for the Swan since from 1675 to 1684 the rate for 'The Swanne' is duly recorded, but the name of the ratepayer is not stated.
- 3.7 After Henry Turner paid his last rate on the Swan in 1691 there were two years for which the rate for the Swan is recorded without stating the ratepayer. In 1694 John Barnes commenced paying the rate for the Swan, and he continued to pay it until he died in 1710. His will, which he wrote in 1700, states he was a Victualler (HRO 1712B/09 transcribed YATSOC DB). John Barnes could have moved from the Dog & Partridge to become landlord the Swan, or he could have run both establishments under the same management. Alternatively, as had been the previous conclusion of the Society's Exhibition team, the rate could have been paid on a acre and a half of meadow adjoining the Dog & Partridge.
- 3.8 At this stage in the research there is thus an indication that the Swan could have been run as an independent establishment, but no categorical proof.
- 3.9 It has already been mentioned that an investigation in the Society's database of admissions and surrenders transcribed from the manorial court books had been made back to the time of the Tithe Map. The manorial tenants who held this site as a copyholding can then be traced right back to 1750 when the copyholding was bequeathed by a John Roberts to his niece Susanna Strachey. She sold the 'Swan Piddle' to William Hatt, then mine host of the Dog & Partridge (YATSOC DB).
- 3.10 The names John Roberts and Susanna Strachey occur nowhere else in the Yateley records. The obvious question thus arises as to why outsiders should invest in a mere acre and a half of Yateley land. So it seems feasible to test the hypothesis that outsiders had invested in the 'Swan piddle' because it had previously been an inn with its own stream of income for those investors.
- 3.11 The only record mentioning a Susanna Strachey recorded in Hampshire Record Office's on-line database (CALM), also mentions a John Roberts of Chancery Lane, London. The documents (HRO 65M67/T5) appear to be the deeds of the Blacksmiths Arms in South Street, Gosport. A victualler named Tristram Roberts is named in the description on CALM, and Susanna is stated to be the wife of Thomas Strachey. The original documents have not yet been seen - only the website calendar.
- 3.12 I therefore decided to investigate John Roberts and Susanna Strachey by downloading the wills of John Roberts, a barrister of Academy Court, Chancery Lane (PROB11/774 proved 1749) and Thomas Strachey (PROB11/713), stated on the National Archives website to be a "gentleman now Midshipman belonging to His Majesty's Ship Bedford of Chew Magna Somerset" proved 1741. As a naval officer it was conceivable that he could have lived in Gosport. Obviously if these people can be linked to Yateley then they were not likely to have invested in a mere acre of land

in Yateley -- unless it had considerable other worth.

- 3.13 Thomas Strachey's will confirms he had a wife named Susanna, and that he was a member of the Strachey family of Sutton Court, near Chew Magna in Somerset. In the next generation they became Baronets, and in the 20th century were elevated to the peerage as Lords Strachey. Lytton Strachey was a descendent. Susanna's husband had been first lieutenant on HMS Bedford and had been the senior officer to sign the report for the Royal Society when Charles Leigh tested his mercury levelling device to enable readings to be made when the horizon was obscured (Phil. Trans. 1737). Thomas' father John Strachey, a Fellow of the Royal Society, is sometimes referred to as the father of geology since he discovered geological strata.
- 3.14 John Robert's will was proved by Susanna Strachey and her mother (Roberts' sister) on 9 November 1749. It states:
- Also I give and devise unto my Heire Susannah Streachy Widow All that my Copyhold or Customary Estate and piece of Ground lying and being in at or near unto a certain Place or Parish called Yately in the County of Southampton commonly known by the Name of the Swan Pidle where formerly was a House called the Swan Inn which said peice of Ground is now or late was in the Occupation of William Hatt. To have and To hold the said peice of Ground with all its Rights Members and Appurtenances unto the said Susannah Streachy and her Heirs according to the Custom of the Mannor whereof the same is or are holden*
- 3.15 John Roberts' will thus provides firm documentary proof of the previous existence of the Swan Inn. The sequence of copyholdings in the Crondall Manor Court books establish its location exactly. The Poor Rates, Churchwardens Accounts, Parish Registers and Hearth Tax Returns attest to the existence of the Swan Inn, and its occupiers, from the time these records begin just before the Restoration in 1660.
- 3.16 Having established that the Swan Inn did exist as a privately owned separate establishment, it will now be very interesting to discover if there is any further documentary evidence which might reveal from whom John Roberts acquired the copyholding and what kind of establishment it had been. This research will now be on-going.

4. The Historical Significance of this Site

- 4.1 Draft PPS15 defines Heritage Assets and states that planning decisions which might affect them must be evidence-based. The proposed development site is in the longest established Conservation Area in Yateley. The Yateley Village Design Framework defines this area as the historical core of the ancient village. The applicant has given no evidential justification of why historic views should be changed. No history of the site has been provided. No assessment of the character of the area has been made to try to convince the planning authority that demolition will be inconsequential to that character. No assessment has been made that important archaeology will not be disturbed or obliterated.
- 4.2 In its nearly 30 years of existence the Society has been scrupulous in providing evidence-based support to the LPA at Public Inquiries. But the test of significance

must now also be applied. So why is this site now of particular significance?

- 4.3 There are many unsolved questions concerning Yateley's past, but key among them are:

A: *Why, in mediaeval times, did Yateley pay more tax than Liverpool and as much as Leeds?*

This new research leads to a new questions:

B: *Why could Yateley village support three inns right next door to each other when there were only 110 households of which in 1665 18 were widows?*

- 4.4 In 1660 St Peter's Church had one inn to its left, **The Horns**, and two to its right, the **Dog & Partridge** and the **Swan Inn**. Blackwater, also then within Yateley Parish but in the tithing of Hawley, had a least three more major inns, **The Red Lion**, the **Swan** and the **White Hart** -- equivalent today of a major motorway service station with blacksmiths' shops, refreshments, overnight accommodation, and change of horses for the coaches and travellers on the Exeter Road -- the major road from London to the Southwest; Salisbury and Exeter (YATSOC EXHIB). In the 1725 visitation returns (HRS Vol 13, 1995 p155) the Yateley perpetual curate estimated the whole parish as only 800 souls, then including Blackwater, Hawley, Minley, Cove, Southwood and the north of what is now Fleet. What was it about Yateley which supported all this commerce?
- 4.5 **The Horns** occupied the listed building now known as **Ye Olde Vicarage**. The listed building citation is somewhat inaccurate since embedded in the "modern south extension" is a building dating from the 15th century which still had mediaeval wall paintings which I was privileged to see before they were lost in modern interior renovations in the 1980s. This was at a time when the building was still listed Grade III. Details of the building as the Horns Inn are on our website and on page 26 of our booklet "*Church End, Yateley*" produced for the YVDF "Ideas Day" held by Hampshire County Council at Yateley Manor School 15 Nov 2003. The major documentary evidence for this building existing as an Inn into the 18th century is from the manorial court books and the inventory of Thomas Elmes, died 1662 (YATSOC EXHIB).
- 4.6 As an aside it should be noted that the listed building currently known as **Ye Olde Vicarage** was only Yateley's vicarage for a decade or two either side of the second world war, until the present modern residence was built in its garden. The original site of the parsonage was to the south of the **Dog & Partridge** and the **Tithe Barn**, on the site of what is now the **Health Centre**. From about 1809 to 1933 the Vicarage was the building originally listed grade II as **Glebe House**, but now divided into three separate residences with differing names on Vicarage Road. The site of the old parsonage later became a **butchers' shop** which existed until just before the **Health Centre** was built. The **Tithe Barn** was demolished in the 1970s. Its site was sold by the Church in the 1980s and is now **Tockington Court**. Unintentional falsification of building and street names and destruction of the physical vestiges of heritage to improve amenity makes it very difficult to promote a sense of pride of place in an expanding and changing population. In the outpouring of objection letters to this application there are several references to Yateley High Street. Yateley does not have a High Street (neither does Fleet). Nevertheless, despite this confusion with regard to Yateley's real heritage, residents want to hang on to that

heritage which they can see with their own eyes, and appreciate as real and not developers' pastiche.

- 4.7 We have already learned from Stooks that the **Dog & Partridge** was half owned by the Overseers of the Poor and half by the Churchwardens. Its history since 1714 was also researched for the Society's 1997 exhibition and given in the "Ideas Day" booklet. The full text of the exhibition is provided on line at:
<http://yateleylocalhistory.pbworks.com/1997Exhibition>
- 4.8 Since there was a major internal refurbishment of the listed building Ye Olde Vicarage in the 1980s there is unlikely to be any traces of The Horns. The original Dog & Partridge building was demolished and rebuilt in 1912 in the then popular 'road-house' style (YATSOC EXHIB). It is hoped that the building of the Post Office and postmaster's bungalow in the 1920s, with subsequent surface treatment of the garden area, will have left better archaeological prospects for the **Swan Inn**.
- 4.9 Research for records relating to the Swan dating from after 1636 is now ongoing. Documentary records for Yateley before the parish records start (between 1636 and 1658) are mainly limited to wills. All the wills dating before 1700 have now been transcribed. Unless we are lucky in the chance location of documents in the National Archives it is unlikely therefore that we shall find any further documentary sources for the history of Yateley's inns before 1636. One of major significant factors concerning this site is that archaeological investigations are likely to be the only method of throwing any light on the size of the Swan Inn, its possible earliest occupancy, its pattern of usage, and maybe shed some light on why Yateley had three inns in such a small area. Such investigations should be left to future generations, when archaeological techniques might be improved.

5. CONCLUSIONS

- 5.1 The evidence in this appendix is provided primarily as an argument that the present Heritage Assets should not be demolished. They provide much of the village character of Church End Green in the Yateley Green Conservation Area, which seeks to preserve the remaining rural character of the ancient core of Yateley. Is the Yateley Green Conservation area eventually to become entirely composed of pastiche buildings which echo some features which were present in the distant past? Having expanded from fewer than 5,000 inhabitants in 1961 to more than 20,000 by 2001 Yateley deserves real Heritage Assets as clues to its heritage.
- 5.2 Secondly, without prejudice to our primary objection, should permission be granted, then this evidence leads to the conclusion that there must be imposed a stringent condition that a full archaeological investigation should be carried out. Bearing in mind that the archaeology service would be hired by the developer, the scope of the investigation and the archaeological service to carry it out should be approved by the County Archaeologist. There is no place to rely on a 'watching brief' here. Furthermore the Society would wish that a first division archaeological service be employed such as the MOLAS or Oxford Archaeology.

6. References:

STOOKS, Rev Charles Drummond, 1905, *A History of Crondall and Yateley*
STILWELL, Geoffrey Holt, edited by LOADER, Sydney, ca 1975, *The History of Yateley*
RICHARDSON, John, 1974, *The local Historian's Encyclopedia*
HAMPSHIRE RECORD SERIES Vol 13 Ed, W R Ward, 1995, *Parson and Parish in Eighteenth-Century Hampshire - Replies to Bishops' Visitations*

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Phil. Trans. 1737 vol 40 no. 445-451: pages 417-424; doi:10.1098/rstl.1737.0073

YATELEY SOCIETY, 1991-2010, *Digital Local History Database*
(available only to a 'closed user group' of research members - original copyright documents available for inspection at Hampshire Record Office, The National Archive and other public record repositories)

YATELEY SOCIETY, 1991-2005, *Public Local History Exhibitions*
(text available on <http://yateleylocalhistory.pbworks.com/ExhibitionList>)