



Land to the rear of Bairds Farm Shop, Littlehampton – Historic Environment Desk-Based Assessment

Brackley Investments Ltd

Report prepared by:

ECUS Ltd.
Unit 1 Woodland
Business Village
Coronation Road
Basingstoke
Hampshire
RG21 4JX

April 2018

ECUS Ltd

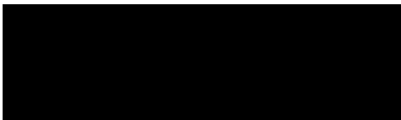
Report to: **Brackley Investments**

Report Title: **Land to the rear of Bairds Farm Shop, Littlehampton – Historic Environment Desk Based Assessment**

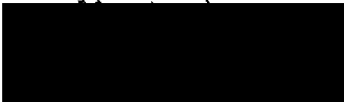
Revision: **v.1.3**

Issue Date: **April 2018**

Report Ref: **9328**

Originated By: 
Sarah Gallagher
Assistant Heritage Consultant Date: 17/04/2018

Reviewed By: 
Paul White
Head of Heritage Date: 17/04/2018

Approved By: 
Paul White
Head of Heritage Date: 17/04/2018

Prepared by:
ECUS Ltd.
Unit 1 Woodland
Business Village
Coronation Road
Basingstoke
Hampshire
RG21 4JX

The report and the site assessments carried out by ECUS on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by ECUS with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by ECUS taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between ECUS and the client.

Other than that expressly contained in the paragraph above, ECUS provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. ECUS is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, ECUS does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and ECUS disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

ECUS accepts no responsibility for the accuracy of third party data used in this report.

Executive Summary

Ecus Ltd was commissioned by Brackley Investments Ltd in January 2018 to prepare a historic environment desk based assessment to inform a planning application for the development of land to the rear of Bairds Farm Shop, Littlehampton (hereafter 'the site'). The site is situated at National Grid Co-ordinates 499945 101677. The proposed scheme is for the redevelopment of the site to accommodate a new 64-bed Dementia Care Centre including communal facilities, access, car parking and landscaping.

The proposed scheme indicates that the main building will be T-shaped with two diagonal off shoots and of two storeys. The elevations indicate that the building will be constructed from a mixture of Dorchester red facing brick, blackened wood timber cladding, heritage flint walling and composite slate roof tiles. The car park will be situated north of the building and situated adjacent to the Baird's Farm Shop and Café. Vehicle and pedestrian access will be a variation of the existing access road that adjoins the Crookthorne Lane (A259).

The site is considered to make a neutral contribution to the heritage significance of the Grade II Listed The Cottage (NHLE: 1353859) and no meaningful contribution to the setting or heritage significance of the additional nearby Grade II listed buildings Dove Cottage (NHLE: 1233449), The Black Horse Public House (NHLE: 1353860) and Virginia Cottage (NHLE: 1027675). Although the proposed development has a large footprint the design of the scheme has been developed to respond to and be respectful of its surrounding area. The height of the building with the second storey incorporated into dormer styled roof reduces the perceived scale of the building and ensures that it is not prominent in the skyline with reference to The Cottage. The proposed development is set back from the listed building to ensure that it is not dominated by the new building and at its closest point it will be screened by existing mature vegetation which will be retained as part of the scheme. The choice of materials is in keeping with the mixed palette of development along Climping Street and the proposed materials break up the scale of the building and will provide interest to the elevations. The Cottage is set within its own curtilage and will be mostly screened through an established treescape. Therefore, it is considered that the proposed development will not result in harm to the heritage significance of The Cottage.

The application area is situated within a landscape that contains known prehistoric and Romano-British finds; this includes finds of pottery, flint flakes and deposits such as ditches, post-holes and pits. There are medieval settlements remains and post-medieval historic farmsteads also present within a 1 km study radius of the application area. This includes the historic farmstead of Hobb's Farm which is located to the southeast of the site. The cartographic evidence suggests that the site may have been agricultural land associated with the farm. In recorded history, the land within the application area has been undeveloped and therefore its primary use was as agricultural land. Due to this any archaeological remains, if present, would only have been impacted by slight truncation through agricultural ploughing. It is therefore anticipated that the archaeological horizon will have survived with high preservation. It is anticipated that the associated groundwork will have the potential to impact on any archaeological remains present within the site. It is therefore recommended that a small scale archaeological evaluation would determine whether any archaeological remains survive within the site.

Contents

1.	Introduction	1
1.1	Project Background	1
1.2	The Site	1
1.3	Aims and Objectives	2
2.	Regulatory and Policy Context	3
2.1	Introduction	3
2.2	Historic Buildings and Ancient Monuments Act 1953	3
2.3	Ancient Monuments and Archaeological Areas Act 1979	3
2.4	Planning (Listed Buildings and Conservation Areas) Act 1990	3
2.5	Local Plan	4
2.6	National Planning Policy Framework	4
3.	Methodology	6
3.1	Standards	6
3.2	Scope of Assessment	6
3.3	Assessment of Significance	6
4.	Historic Environment Baseline	9
4.1	Introduction	9
4.2	Historic and Archaeological Baseline	9
	<i>Previous studies</i>	9
	<i>Prehistoric - Romano-British</i>	10
	<i>Medieval</i>	10
	<i>Post-Medieval</i>	11
	<i>Modern</i>	11
	<i>Archaeological Notification Areas</i>	11
4.3	Historic Landscape Assessment	11
	<i>Introduction</i>	11
	<i>Outline Assessment</i>	11
4.4	Summary of Potential Heritage Constraints	12
5.	Statement of Significance	13
5.1	Introduction	13
5.2	The Cottage	13
5.3	Archaeological Potential	15
6.	Statement of Impact	15
6.1	Introduction	15
	<i>Scheme Proposal</i>	15
6.2	Assessment of Proposal	15
	<i>Archaeological Potential</i>	16
7.	Discussion	17
7.1	Summary	17
	<i>Designated Heritage Assets</i>	17
	<i>Archaeological Potential</i>	17
8.	References	18

8.1	Bibliography	18
-----	--------------------	----

Appendix 1: Gazetteer of Heritage Assets	19
---	-----------

Illustrations	22
----------------------------	-----------

Plates

Plate 1 The Site, facing north	1
Plate 2 The Cottage (Grade II Listed, NHLE: 1353859)	14
Plate 3 Established treescape screening The Cottage	14
Plate 4 Dove Cottage (Grade II Listed, NHLE: 1233449)	16

Tables

Table 1:	Criteria for determining the significance of heritage assets	8
Table 2:	Criteria for valuing the contribution of the application area to the significance of heritage assets	8

Figures

Figure 1:	Site Location
Figure 2:	Heritage Assets
Figure 3:	Designated Heritage Assets
Figure 4:	1825 Estate Map
Figure 5:	1843 Tithe Map
Figure 6:	Historic Mapping

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd was commissioned by Brackley Investments Ltd in January 2018 to prepare an historic environment desk based assessment. This was to inform a planning application for the development of vacant land to the rear of Bairds Farm Shop, Littlehampton (hereafter the 'site'). The site is situated at National Grid Co-ordinates 499945 101677. The proposed scheme is for the development of the site to accommodate a new dementia care centre including communal facilities, access, car parking and landscaping.

1.2 The Site

- 1.2.1 The site measures to approximately 0.62 ha and currently comprises of agricultural land (**Plate 1**). The site is defined by agricultural land to the east, Hobb's Farm Buildings and yard to the south and The Cottage (Grade II Listed Building, NHLE: 1353859) and its curtilage to the west. The site is bound by fencing and mature hedges with trees. Climping Street is located to the west and Crookthorne Lane to the north.
- 1.2.2 The site is situated 4 m above Ordnance Datum (aOD). The Natural bedrock geology is mapped as white chalk; sedimentary bedrock formed approximately 66 to 100 million years ago in the Cretaceous period. The superficial deposits have been recorded as brickearth and silt; deposits that formed up to 3 million years ago in the Quaternary Period (BGS 2017).



Plate 1 The Site, facing north

1.3 Aims and Objectives

1.3.1 The purpose of this historic environment desk-based assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:

- An assessment of the potential for heritage assets to survive within the area of study;
- An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Strategies for further evaluation intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.

2. Regulatory and Policy Context

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Historic Buildings and Ancient Monuments Act 1953

- 2.2.1 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.3 Ancient Monuments and Archaeological Areas Act 1979

- 2.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.4 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.4.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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 (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- 2.4.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.
- 2.4.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

2.5 Local Plan

- 2.5.1 The site is situated within the administrative boundaries of the Arun District Council who adopted The Arun Local Plan 2003 on 17th April 2003. The council is currently in development of the new Arun Local Plan 2011-2031. The following policy from The Arun Local Plan 2003 concerns the historic environment and is considered to be relevant to the proposed scheme.

2.5.2 POLICY AREA17 Sites of Archaeological Interest

Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

(i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;

(ii) where the assessment shows that the physical preservation of remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development;

and

(iii) whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.

Reason

To preserve the archaeological heritage.

2.6 National Planning Policy Framework

- 2.6.1 Section 12 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 2.6.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 128).
- 2.6.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 126/131).
- 2.6.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and

Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 132).

- 2.6.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 135).
- 2.6.6 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 141).

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk based assessment (CIfA, January 2017).
- Planning Practice Guidance Conserving and enhancing the historic environment (6th March 2014), published by the Department for Communities and Local Government.
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a- b; 2017).

3.2 Scope of Assessment

3.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme or due to the sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's The Setting of Heritage Assets (2017).

3.2.2 The spatial scope of the assessment was defined by a 1 km study area around the application area to inform the archaeological potential for the site. These study areas were agreed with the West Sussex Historic Environment Record.

3.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
- The West Sussex Historic Environment Record (WSHER)
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the application area were studied.

3.2.4 A site visit was undertaken during March 2018 in order to assess the general character of the application area, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the application area were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the application area, and viewpoints where they may be seen alongside one another.

3.3 Assessment of Significance

3.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 2012: 30).

3.3.2 The significance of heritage assets is defined in terms of their value to this and future

generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, 2012: 56):

- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
- **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.

- 3.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2010a-b), selection guides published by Historic England, and regional research agendas.
- 3.3.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2012, 56).
- 3.3.5 The overall significance of a heritage asset is the sum value of its interest, expressed within this report on a 6-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 3.3.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset can not be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the application area to the significance of heritage assets

Contribution of Application Area	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

4. Historic Environment Baseline

4.1 Introduction

- 4.1.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 3.
- 4.1.2 The HER assets are assigned a number with a HA (Heritage Asset) prefix within the text for ease of reference, are depicted on **Figure 2** and listed in Appendix 1. Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number and depicted on **Figure 3**.

4.2 Historic and Archaeological Baseline

Previous studies

- 4.2.1 There have been a total of three previous archaeological investigations within the 1 km study area. There have not been any executed directly within the site. The investigations are listed below:

EWS715: Evaluation (2003) Land at Former Ford Airfield, Ford

An evaluation was conducted 925 m northwest of the application area prior to the development of this site. An archaeological evaluation revealed remains dating from the Bronze Age to the post-medieval period or later including ditches, a possible enclosure, postholes and three Late Bronze Age possible inurned cremations.

EWS787: Evaluation (2005) Land rear of the ‘Oystercatcher’ Public House and Restaurant

The evaluation was conducted 339 m west of the application area. Fifteen trenches were mechanically excavated totalling 370 m in length. Three firmly dated features were identified; these included a Middle-Late Bronze Age urned cremation, a Late Bronze Age rubbish or funerary pit, and a Late Iron Age/early Romano-British field or boundary ditch. A further eight ditches, one pit and four possible post-holes were also identified, the majority of which were interpreted as dating to the Romano-British period or earlier.

EWS1642: Architectural Survey (2012) Archaeological Investigation of St Mary’s Church

The investigation was conducted approximately 804 m from the application area. An archaeological investigation was undertaken of St Mary’s Church in Climping with the aim to investigate the landscape context of the Church and to construct the development history of the structure. It was concluded that a settlement existed immediately east and south east of the church in the twelfth to thirteenth centuries. The church had ten development phases originating c .1100. A resistivity survey produced no evidence on whether the tower, of c.1170, was defended by a ditch.

Prehistoric - Romano-British

- 4.2.2 In addition to the discoveries within the archaeological investigations which indicate a presence of prehistoric and Romano-British activity within the study area, the West Sussex HER (WSHER) returned eleven further records of known prehistoric and Roman activity in the study area.
- 4.2.3 With the retreat of the last ice age about 10,000 years ago nomadic hunters moved into England from Europe, walking across the England Channel and North Sea which were dry land at this time. They moved around, not setting up permanent settlements but have left evidence of their existence behind. Notable sites in Sussex include Chithurst, West Heath and Selveston (Caffyn n.d). Prehistoric finds appear to be clustered 370 m north of the application area in the parish of Climping (**HA1, HA3-7**). Flint flake scatters dating to the Early Neolithic as well as two sherds of Late Roman Alice Holt greyware were discovered amongst this cluster (**HA1**). In addition, a flint flake was discovered 717 m northeast of the site (**HA2**).
- 4.2.4 Bronze Age Activity within the study area consisted of pits, post-holes and ditches which resulting in the finds of pottery, worked flint, fire-cracked flint and burnt clay (**HA3 - 6**). A copper alloy harness fitting dating to the Iron Age was found 195 m north of the site by a metal detector, potentially indicating the continued use or contact with the area throughout the prehistoric period (**HA7**).
- 4.2.5 Roman activity is widely spread across the 1 km study area. Across the South of England important routes and towns such as Stane Street and Chichester (Niviomagus Reginorum) were established. Pottery fragments were discovered 917 m northwest of the site (**HA8**). Features of Romano-British date were discovered with pottery 797 m south of the site; this included two ditches dating to the first to second century (**HA9 and 10**). A hoard of 88 silver denarii was discovered 736 m south of the site (**HA11**); the earliest coin dates to AD 81-91 (Domitian) and the latest coin dates to AD 135-161.

Medieval

- 4.2.6 The WSHER returned seven known records of medieval activity. The site was likely to have been situated within the parish of Ilsham but is now located within the present Climping parish. The WSHER records the known presence of deserted medieval villages within the study area. The Islesham deserted medieval village (**HA13**) 768 m west of the site was lost due to coastal erosion. There was a known deserted medieval village (**HA18**) around the location of the former church which was present by 1220 and demolished possibly in the early sixteenth century. Located adjacent to this deserted medieval village is the Parish Church of St Mary (**HA14**) which has a cruciform building with tower to the south of the south transept. The tower and the doorway to the west of it date to the late twelfth century. The Church of Islesham (**HA15**), an extinct parish, was in existence 790 m from the site; it is now no longer present and disappeared either by deliberate demolition or slow decay. A grange with a chapel for Benedictine monks at Atherington was founded after 1102 and dissolved c.1414; the chapel is the sole remaining original building on the site of Bailiffscourt (**HA12**). Other Medieval activity included post-holes, pits and pottery which were discovered within the study area at Church Farm cottage (**HA16**). The Bailiffscourt Hotel was built on the location of a house belonging to the bailiff of the medieval abbey of Seez in Normandy (**HA17**). The only remaining feature from this is the chapel. Although modern, the hotel itself is built in late Medieval Cotswold Style entirely out of salvaged materials from old buildings in many different parts of the country.

Post-Medieval

- 4.2.7 As Climping parish slowly expanded with the incorporation of the parishes Cudlow and Ilsham (Baggs and Warne 1997), several farmsteads were formed creating agricultural land for the surrounding area (**HA21-35**). The dispersed historic farmsteads included Brookpits Farm (**HA35**), Church Farm (**HA23**), Hobb's Farm (**HA26**), Kent's Farm (**HA28**) and Outfarm (**HA25**); these were formed with a sporadic linear development lining the roads between each farmstead. Hobb's Farm is situated directly to the south of the site; it was a nineteenth century single sided loose courtyard farmstead.

Modern

- 4.2.8 An air raid shelter (**HA36**) for St Mary's school is located 382 m west of the application area. In addition one of three surviving blister hangers that still remain or around the disused Ford airfield is located 752 m northwest of the application area (**HA37**).

Archaeological Notification Areas

- 4.2.9 The WSHER has defined archaeological notification areas for identifying where there is a likelihood of archaeological work being necessary. These areas are strictly part of an alert system to local planning authorities which are based on known archaeological finds and historic assets. Some areas may be expanded from known designated assets and others are based on non-designated assets. They are not used as an indicator for archaeological potential.

4.3 Historic Landscape Assessment

Introduction

- 4.3.1 In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (2017) the following section identifies and assesses the significance of the known and potential heritage assets that may have the potential to receive effects from the proposed development, or help to understand the archaeological significance of the site. Those of relevance to the site are described further below.

Outline Assessment

- 4.3.2 The site is situated within the parish of Climping on the western bank of the River Arun. The hamlet of Climping is 750 m northeast of the site, centred on the Grade I listed Parish Church of St Mary (NHLE: 1027640). It contains a small number of dwellings with earthworks relating to deserted medieval village (Scheduled Monument, NHLE: 1005828) to the south and east of the church suggest that at one time the settlement was larger.
- 4.3.3 The present landscape surrounding the site is predominantly rural in character with dispersed historic farmsteads such as Brookpits Farm, Church Farm, Hobb's Farm, Kent's Farm, Mushroom Farm and Outfarm with sporadic linear development lining the roads between each farmstead.
- 4.3.4 The 1843 Tithe Map of Climping illustrates and lists the land in which the site is situated as belonging to John Boniface who carried the title of esquire (**Figure 5**). John Boniface owned several plots of land surrounding the area including Hobb's Farm (**HA26**) which was occupied by William Hobbs. This land ownership can also

be seen on the 1825 Estate Map (**Figure 4**). The Grade II listed building The Cottage (NHLE: 1353859) can be seen adjacent to the land and was owned by Mrs Murrell and occupied by Henry Bransbury. This indicates that the site was under separate ownership from the listed building and does not share a meaningful historical association.

- 4.3.5 Much of the built form within the study area was present by the publication of the First Edition Ordnance Survey Map of 1876 (**Figure 6**) with the roads likely being medieval or early post-medieval in date. The fieldscape is characterised by large regular shaped fields with straight boundaries. Open fields surrounding Climping were enclosed by agreement in the late sixteenth century. All land appears to have been enclosed by 1834 except for two small pieces to the north of the site on either side of Horsemere Green Lane which was registered as common land in 1971. Hobbs Farm (**HA26**) can be seen adjacent to the site consisting of a few rectangular buildings. The site is part of a larger trapezoidal shaped parcel of land which was historically associated with Hobb's Farm.
- 4.3.6 There was very little change within the surrounding landscape between the end of the nineteenth and early twentieth century. During the early twentieth century there was some small scale piecemeal development and during the 1930s new buildings were constructed at Hobb's Farm to the south. Generally there had been very little development in the surrounding landscape during the twentieth century. By the 1937 OS Map, the village of Climping had begun to expand to the west with small coarse grain bounded farms appearing on the map (**Figure 6**). The site is still shown as large open land to the north of Hobb's Farm. During the 1970s Crookthorne Lane was upgraded to an A-road and re-routed to a new crossing over the River Arun replacing the swing bridge approached by Ferry Road; the 1974 OS map records the road as the A259 (**Figure 6**). At the same time the large triangular junction between Crookthron Lane and Climping Lane was altered. Horsemere Green Estate to the north of the site was built in 1990.

4.4 Summary of Potential Heritage Constraints

- 4.4.1 There are no designated heritage assets situated within the site. There are 23 listed buildings within 1 km of the site. Four are situated to the north in the hamlet of Climping and include the Grade I listed Parish Church of St Mary (NHLE: 1027640). To the east of the site there are three listed buildings associated with Kent's Farm and a further two further east at Brookpits. The majority of the listed buildings within 1 km are situated to the south of the site at Atherington and are associated with Bailiffscourt Hotel (Grade II* Listed, NHLE: 1027676) formerly a large country house.
- 4.4.2 Of the 23 listed buildings within the 1 km study area only 4 are within 500 m. Dove Cottage (Grade II Listed, NHLE: 1233449), Virginia Cottage (Grade II Listed, NHLE: 1027675) and The Black Horse Public House (Grade II Listed, NHLE: 1353860) are situated along Climping Street and are all over 220 m to the south and do not share inter-visibility with the site.
- 4.4.3 The Cottage (Grade II Listed, NHLE: 1353859) is located 5 m from the western boundary of the site and due to the close proximity it has the potential to receive effects to its heritage significance from the proposed scheme within the site.

5. Statement of Significance

5.1 Introduction

- 5.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the site in Section 4 above.
- 5.1.2 In accordance with Step 2 of Historic England's Good Practice Advice Note 3 (December 2017) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the site towards that setting.

5.2 The Cottage

- 5.2.1 The Grade II Listed The Cottage (NHLE: 1353859) is located approximately 5 m west to the application area. It is a two storey cottage built in 1812. It is faced with flint cobbles with brick dressing, quoins and modillion eaves cornice which are painted (**Plate 2**).
- 5.2.2 The designated heritage asset is considered to be of high heritage significance as a result of its historic and architectural interests which derive from the age of the cottage as well as the fabric used to construct the building.
- 5.2.3 The setting is defined by its position on the narrow Climping Street within its own curtilage grounds. It is surrounded by a low density, coarse grain development of buildings and agricultural land that includes extensive treescapes. The busy A259 is located north of The Cottage and has slight inter-visibility with the building when approached from the east. The view is screened by an established treescape on the junction when approached from the west. The modern one storey Baird's Farm Shop and Café is located northeast to the listed building. It is therefore situated in a setting with rural character that makes a neutral contribution to its historic and architectural values.
- 5.2.4 The application area is situated adjacent to The Cottage and represents bounded agricultural land. It is situated directly adjacent to the site and has partial inter-visibility that is mostly screened by trees (**Plate 3**). The site in its current form makes a neutral contribution to setting of The Cottage.



Plate 2 The Cottage (Grade II Listed, NHLE: 1353859)



Plate 3 Established treescape screening The Cottage

5.3 Archaeological Potential

- 5.3.1 The site is situated within an area of known Bronze Age and Romano-British activity as well as medieval settlement remains and post-medieval historic farmsteads.
- 5.3.2 The OS maps indicate that the application area has remained undeveloped in recorded history and has likely been agricultural land since the medieval period. If archaeological remains are present then it is anticipated that other than modern agricultural truncation through ploughing, the archaeological horizon will have survived and therefore there is a high potential that if archaeological features are present then preservation is likely to be high.

6. Statement of Impact

6.1 Introduction

- 6.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

- 6.1.2 The proposed scheme is for the redevelopment of the site to accommodate a 64-bed Dementia Care Centre. The scheme will include the construction of communal facilities, access routes, 28 car parking spaces and landscaping such as communal resident gardens.
- 6.1.3 The proposed scheme indicates that the main building will be T-shaped with two diagonal off shoots and of two storeys. The elevations indicate that the building will be constructed from a mixture of Dorchester red facing brick, blackened wood timber cladding, heritage flint walling and composite slate roof tiles. The car park will be situated north of the building and situated adjacent to the Baird's Farm Shop and Café. Vehicle and pedestrian access will be a variation of the existing access road that adjoins the Crookthorne Lane (A259).

6.2 Assessment of Proposal

- 6.2.1 The proposed scheme indicates that the building will be set back from Crookthorne Lane (A259) behind Baird's Farm Shop and Café which would partially screen the development when viewed from the road. The proposed building is also set back away from Climping Street and will be visually screened by existing established trees. The proposed building is to be set slightly further west from Climping Street than the adjacent Baird's Farm Shop and Café. This will ensure the character of both roads will not be affected by the proposed building.
- 6.2.2 Although the proposed development has a large footprint the design of the scheme has been developed to respond to and be respectful of its surrounding area. The height of the building with the second storey incorporated into dormer styled roof reduces the perceived scale of the building and ensures that it is not prominent in the skyline with reference to The Cottage. The proposed development is set back from the listed building to ensure that it is not dominated by the new building and at its closest point it will be screened by existing mature vegetation which will be retained as part of the scheme. The choice of materials is in keeping with the mixed palette of

development along Climping Street and the proposed materials break up the scale of the building and will provide interest to the elevations.

- 6.2.3 There is no distinct character or style of materials used in the surrounding area as different materials are utilised on different buildings. Despite this, the proposed development does reflect the palette of other buildings along Climping Street through the use of Dorchester Red Facing brick, blackened wood timber cladding and heritage flint walling; these materials feature on buildings such as the Baird's Farm Shop and Café and Dove Cottage (NHLE: 1233449, **Plate 4**). The utilisation of similar design elements within the elevations of the proposed development will link the new modern building visually into its surrounding landscape.
- 6.2.4 The proposal indicates the building to have a T-shaped design with two off-shooting diagonal wings. This design technique in accumulation with the use of mixed materials will break up the mass of the building and avoid the appearance of a single monolithic structure.



Plate 4 Dove Cottage (Grade II Listed, NHLE: 1233449)

Archaeological Potential

- 6.2.5 It is anticipated that the proposed development will involve groundwork associated with the construction of foundation trenches, establishment of an access road and installation of services. The groundwork has the potential to impact upon any possible archaeological remains present within the site. The land associated with the application area has been undeveloped and as such would only have had slight truncation to any potential remains through agricultural ploughing. The site is in a known area of prehistoric, Romano-British and medieval activity and therefore any archaeology found would be of high significance.

7. Discussion

7.1 Summary

- 7.1.1 The site is located on the southern side of Crookthorne Lane (A259) to the rear of Bairds Farm Shop within the parish of Climping. It is currently a vacant site used for dog training & off lead facility (approved under CM/1/16/PL). The proposed scheme is for the construction of a two storey complex including 64-bed Dementia Care Centre with communal facilities, a car park and resident gardens. It is therefore anticipated that this will require groundwork for the construction of foundations, establishment of new access roads and installation of services.

Designated Heritage Assets

- 7.1.2 The site is considered to make a neutral contribution to the Grade II Listed The Cottage (NHLE: 1353859) and no meaningful contribution to the setting or heritage of the additional nearby Grade II listed buildings Dove Cottage (NHLE: 1233449), The Black Horse Public House (NHLE: 1353860) and Virginia Cottage (NHLE: 1027675).
- 7.1.3 The proposed development height is respectful of its surrounding area and the dormer styled roof is a positive contribution to reduce the perceived scale of the building and to reduce prominence in skyline with The Cottage. The building is set back from The Cottage and its closest point of contact is screened by tree foliage. The choice of materials is in keeping with the mixed palette of development along Climping Street and the proposed materials break up the scale of the building to reduce any perceived mass and dominance over the listed building.
- 7.1.4 The Cottage is set within its own curtilage which largely defines the extent of its setting. It will be mostly screened from the development by an established treescape. Therefore, it is considered that the proposed development will not result in harm to the heritage significance of The Cottage.

Archaeological Potential

- 7.1.5 The site is situated within a landscape that contains known prehistoric and Romano-British finds; this includes finds of pottery, flint flakes and deposits such as ditches, post-holes and pits. There are medieval settlements remains and post-medieval historic farmsteads also present within a 1 km study radius of the application area. This includes the historic farmstead of Hobb's Farm which sits on the boundary of the application area. The cartographic evidence suggests that the site may have been agricultural land associated with the farm.
- 7.1.6 In recorded history, the land within the application area has been undeveloped and therefore its primary use was as agricultural land. Due to this any archaeological remains, if present, would only have been impacted by slight truncation through agricultural ploughing. It is therefore anticipated that the archaeological horizon will have survived with high preservation.
- 7.1.7 It is anticipated that the associated groundwork will have the potential to impact on any archaeological remains present within the site. It is therefore recommended that a small scale archaeological evaluation would determine whether any archaeological remains survive within the site.

8. References

8.1 Bibliography

British Geological Survey 2017. Geology of Britain Viewer. Available at:
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Baggs, A and Warne, H . 1997. 'Climping', in A History of the County of Sussex:
Volume 5 Part 1, Arundel Rape: South-Western Part, Including Arundel, pp. 126-
147. Available at: <http://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp126-147>
[accessed 19/03/2018]

Caffyn n.d [http://www.sussex-
ancestors.co.uk/html/sussex_ancestors___sussex_hist.html](http://www.sussex-ancestors.co.uk/html/sussex_ancestors___sussex_hist.html) [Accessed 19/03/2018]

The Chartered Institute for Archaeologists (CIfA) 2014. Standard and Guidance for
historic environment desk-based assessment.

Historic England 2015a. Historic Environment Good Practice Advice in Planning
Note 1 – The Historic Environment in Local Plans.

Historic England 2015b. Historic Environment Good Practice Advice in Planning
Note 2 – Managing Significance in Decision-Taking in the Historic Environment.

Historic England 2017. Historic Environment Good Practice Advice in Planning Note
3 – The Setting of Heritage Assets.

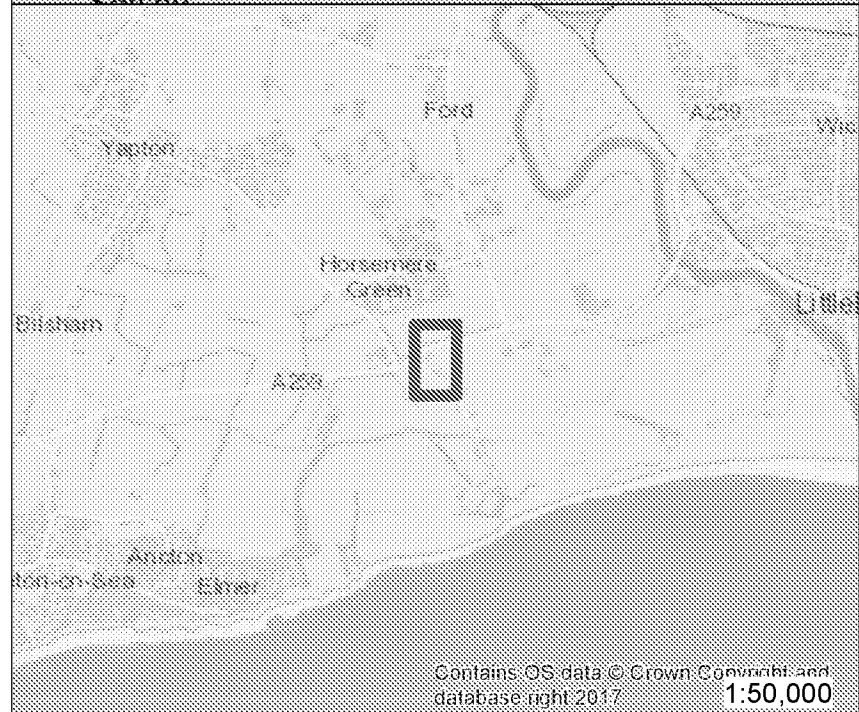
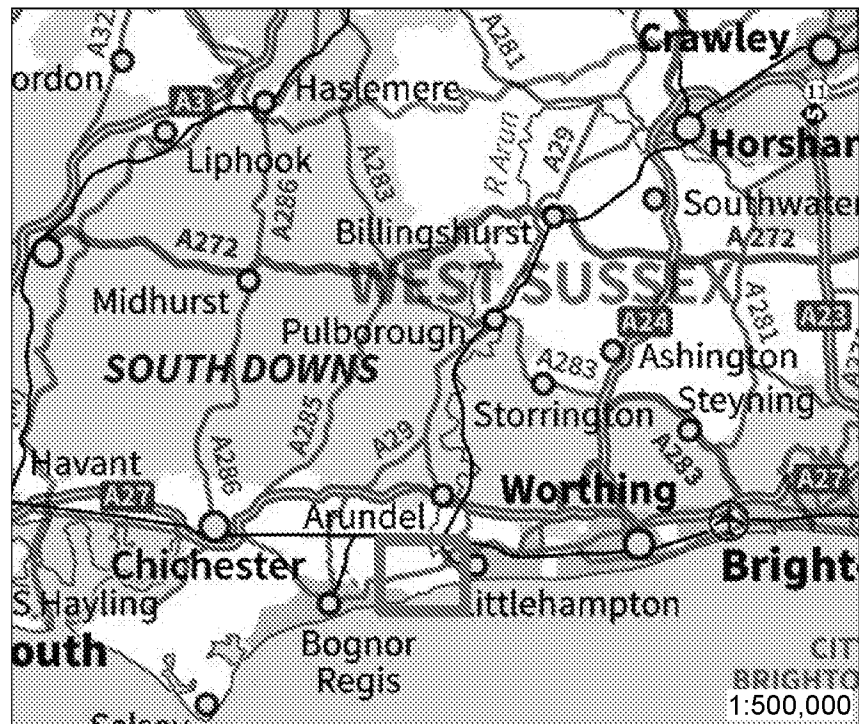
Appendix 1: Gazetteer of Heritage Assets

HA	Period	Name	HER Reference	NGR	
				X	Y
1	Prehistoric	Bognor Regis & Littlehampton Transfer Pipelines - Segment 31	MWS6777	500133	102149
2	Prehistoric	Bognor Regis & Littlehampton Transfer Pipelines - Segment 32	MWS6778	500658	102099
3	Prehistoric	Bronze Age Activity, Horsemere Green Lane	MWS6998	499974	102272
4	Prehistoric	Bronze Age, Roman Post-medieval Activity, Waterford Gardens	MWS6999	500000	102170
5	Prehistoric	Bronze Age and Post-medieval Activity, Crophorne	MWS7001	500066	102227
6	Prehistoric	Mushroom Farm, Climping	MWS7003	499923	102129
7	Prehistoric	Iron Age Copper Alloy Harness Fitting	MWS7704	500000	102000
8	Roman	Roman Pottery, Ford	MWS6683	499400	102500
9	Roman	Romano British Features, Bailiffscourt, Climping	MWS6994	500114	100889
10	Roman	Romano British Ditch, Bailiffscourt Hotel, Climping	MWS6995	500135	100915
11	Roman	The Climping Silver Hoard	MWS7072	499882	100940
12	Medieval	Benedictine Grange - Bailiffscourt	MWS3067	500170	100930
13	Medieval	Islesham Deserted Medieval Village - Climping	MWS3100	500800	101900
14	Medieval	The Parish Church of St Mary, Climping	MWS3103	500290	102550
15	Medieval	Site of Islesham Church, Climping	MWS3104	500830	101840
16	Medieval	Medieval and Post-medieval Activity at Church Farm Cottage	MWS6993	500351	102516
17	Medieval	Medieval Building, Bailiffscourt Hotel	MWS7684	500166	100816
18	Medieval	Site of a Deserted Medieval Village, Climping	MWS3371	500460	102560

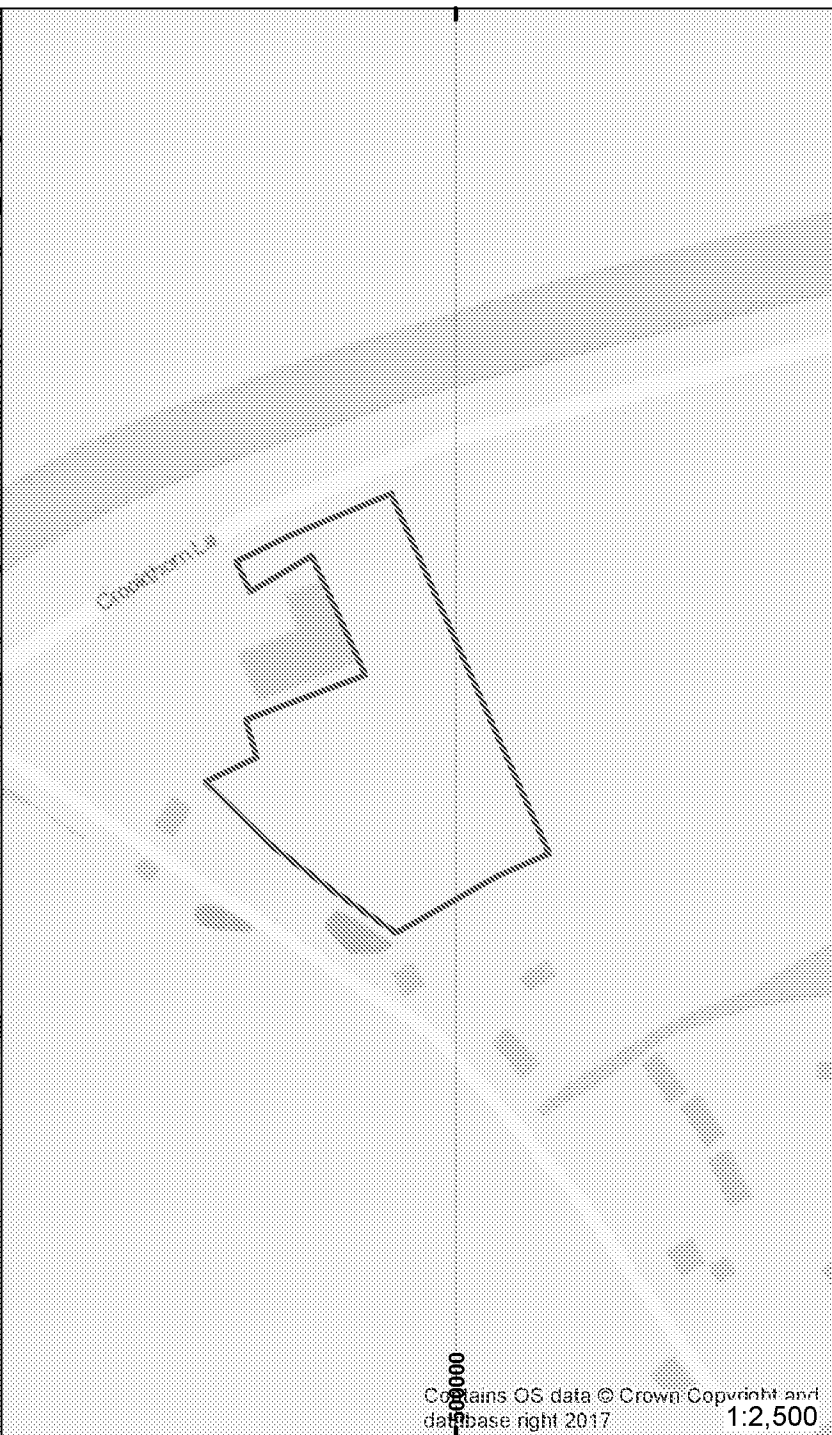
19	Post Medieval	Brickworks on the site of Ford Aerodrome	MWS4711	499800	102500
20	Post Medieval	Bailiffscourt Hotel, Climping	MWS6996	500159	100755
21	Post Medieval	Atherinton Historic Farmstead, Climping	MWS9305	500534	100854
22	Post Medieval	Bailiffs Court Historic Farmstead, Climping	MWS9318	500230	100841
23	Post Medieval	Church Farm Historic Farmstead, Climping	MWS9757	500150	102388
24	Post Medieval	Site of Cudlow Barn Historic Outfarm, Climping	MWS9987	499793	100689
25	Post Medieval	Site of Outfarm Historic Outfarm, Climping	MWS12750	499111	102013
26	Post Medieval	Hobbs Farm, Historic Farmstead, Climping	MWS11537	500016	101644
27	Post Medieval	Hobbs New Barn, Historic Outfarm, Climping	MWS11538	499347	101375
28	Post Medieval	Kents Farm Historic Farmstead, Climping	MWS11869	500707	101779
29	Post Medieval	New Barn Historic Outfarm, Climping	MWS12480	499963	101212
30	Post Medieval	Outfarm Historic Outfarm, Climping	MWS12743	499581	102001
31	Post Medieval	Site of Westground Barn Historic Outfarm, Climping	MWS13958	499187	101631
32	Post Medieval	Yard to the South of Kents Farm, Climping	MWS14149	500734	101637
33	Post Medieval	Atherinton Historic Farmstead, Climping	MWS9305	500545	100871
34	Post Medieval	Bailiffs Court Historic Farmstead, Climping	MWS9318	500225	100831
35	Post Medieval	Brookpits Farm Historic Farmstead, Climping	MWS9553	500912	101911
36	Modern	Air Raid Shelter, Climping	MWS8031	500438	101760
37	Modern	Blister hanger - Ford	MWS8137	499470	102350
38	Archaeological Investigation	Archaeological Investigation of St Mary's Church, Clymping	EWS1642	500299	102551
39	Archaeological Investigation	Land at the Former Ford Airfield, Ford - Archaeological Evaluation	EWS715	499667	102878
40	Archaeological Investigation	Land rear of the 'Oystercatcher' Public House and Restaurant, Climping	EWS787	499611	101736

41	Archaeological Notification Area	Multi-Period Site at the Disused Ford Airfield and Ford Open Prison, Ford	DWS8485	499410	102950
42	Archaeological Notification Area	The Church of St Mary and the Deserted Medieval Village of Climping	DWS8486	500580	102490
43	Archaeological Notification Area	Multi-Period Site, The Oystercatcher Public House, Climptin	DWS8487	499620	101720
44	Archaeological Notification Area	Site of Islesham Church and Deserted Medieval Village, Climping	DWS8488	500910	101750
45	Archaeological Notification Area	Medieval Monastery Site, Bailiffscourt Hotel, Climping	DWS8489	500260	100860

Illustrations



Contains OS data © Crown Copyright and
database right 2017 1:50,000



Contains OS data © Crown Copyright and
database right 2017 1:2,500

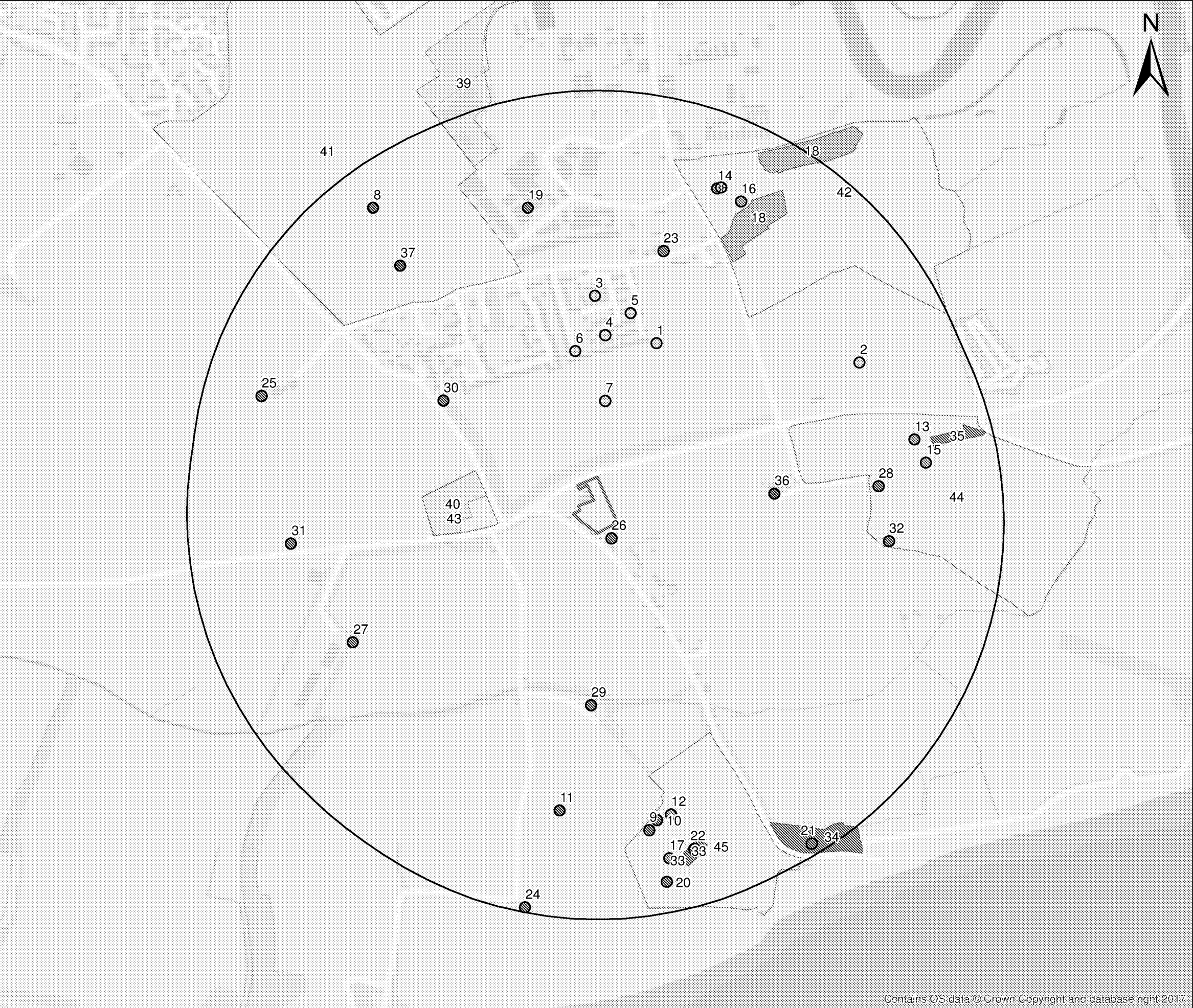
Legend



Brackley Investments Ltd
Land to the rear of Bards Farm Shop,
Littlehampton – Historic Environment
Desk-Based Assessment

Figure 1: Site Location

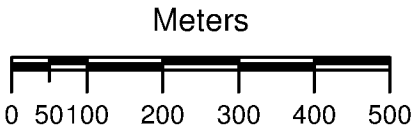
Brook Holt 3 Blackburn Road Sheffield S61 2XW
T: 0114 2669292 www.ecus.co.uk



- Application Area
- 1 km Study Area
- Archaeological Notification Area
- Archaeological Investigations

Non-designated heritage assets by period

- Prehistoric
- Roman
- Medieval
- Post Medieval
- Modern



Brackley Investments Ltd
Land to the rear of Bairds Farm Shop,
Littlehampton

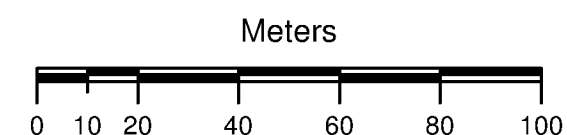
Figure 2 Heritage Assets

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

Contains OS data © Crown Copyright and database right 2017

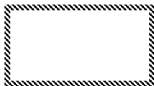
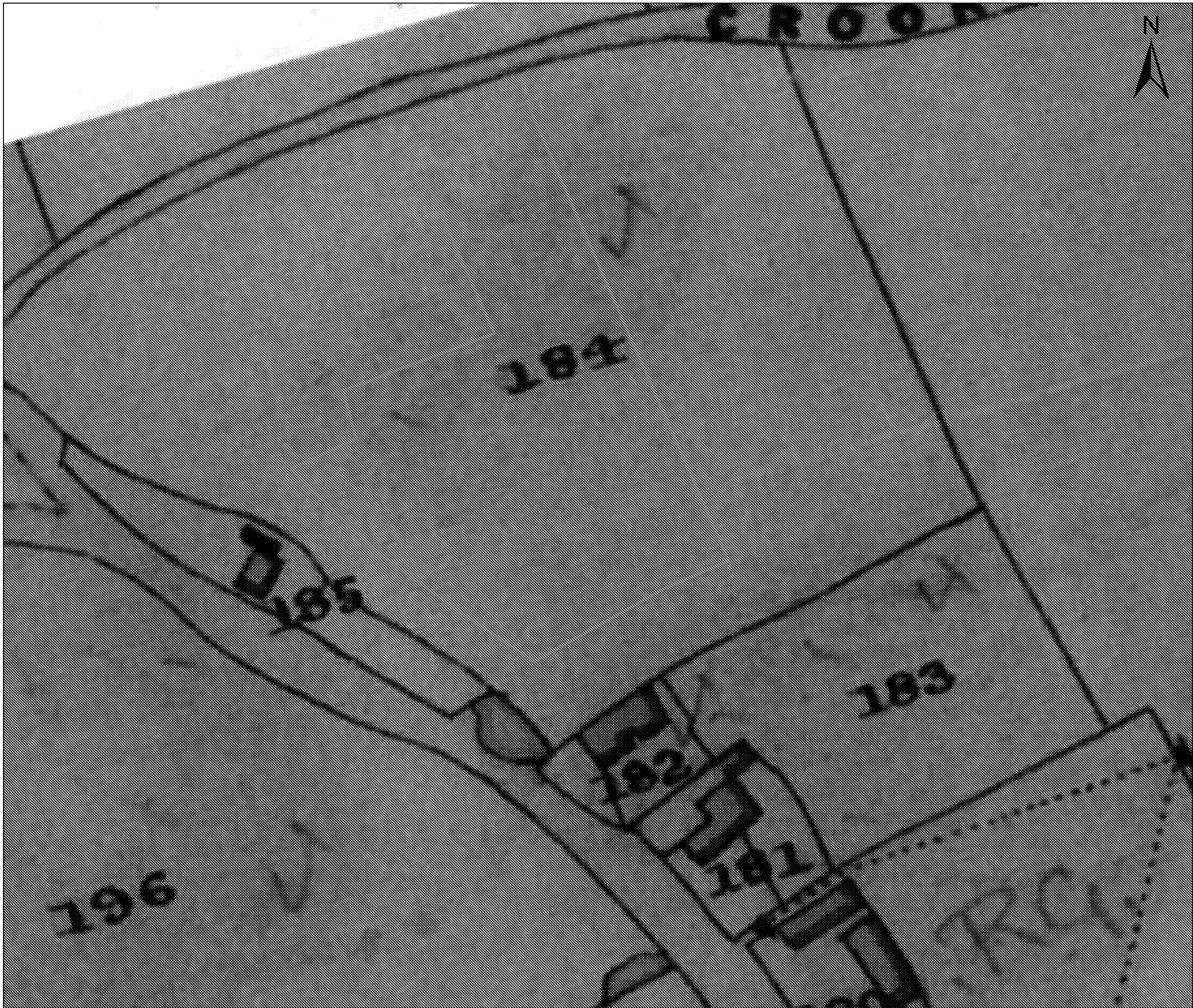


Application Area



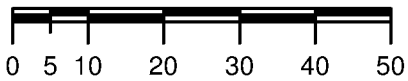
Brackley Investments Ltd
Land to the rear of Bairds Farm Shop,
Littlehampton
Figure 4 1825 Estate Map

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk



Application Area

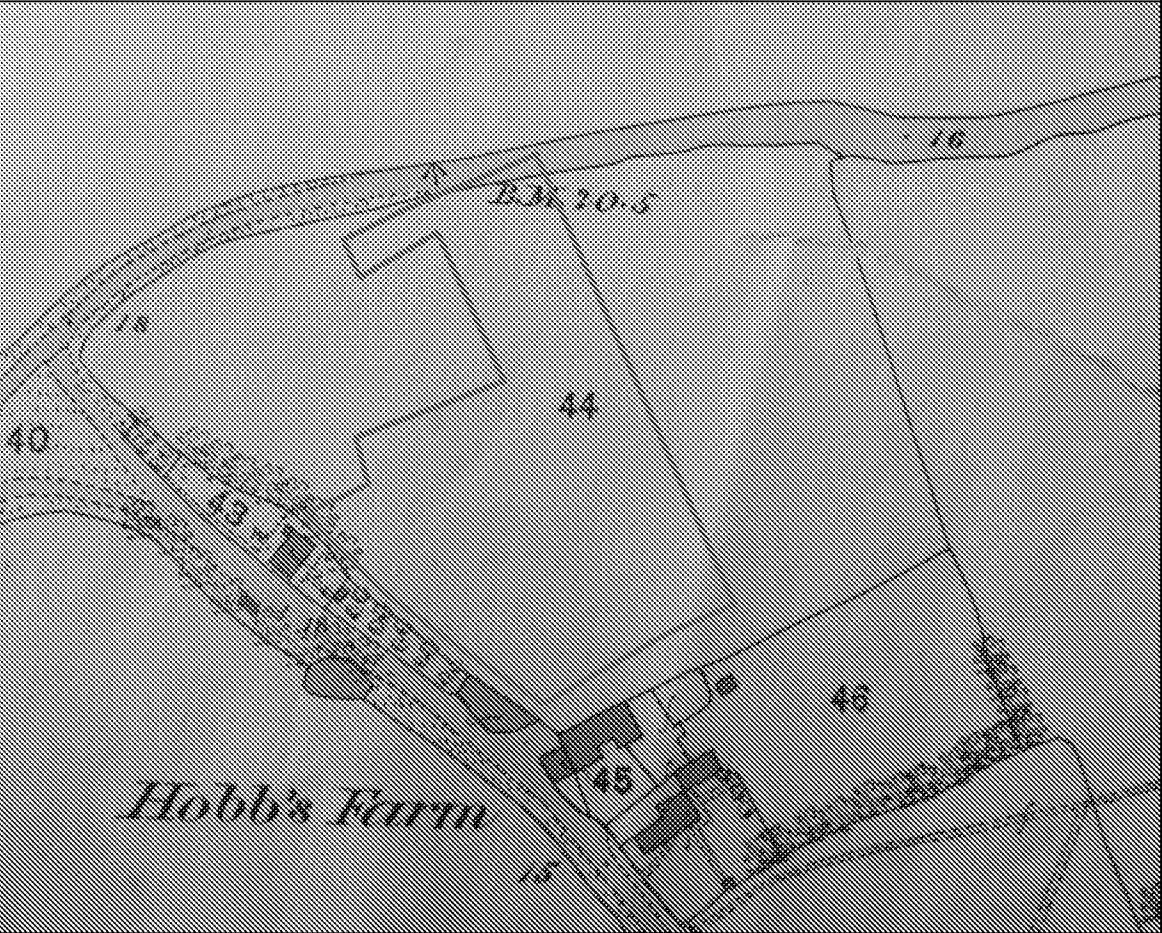
Meters



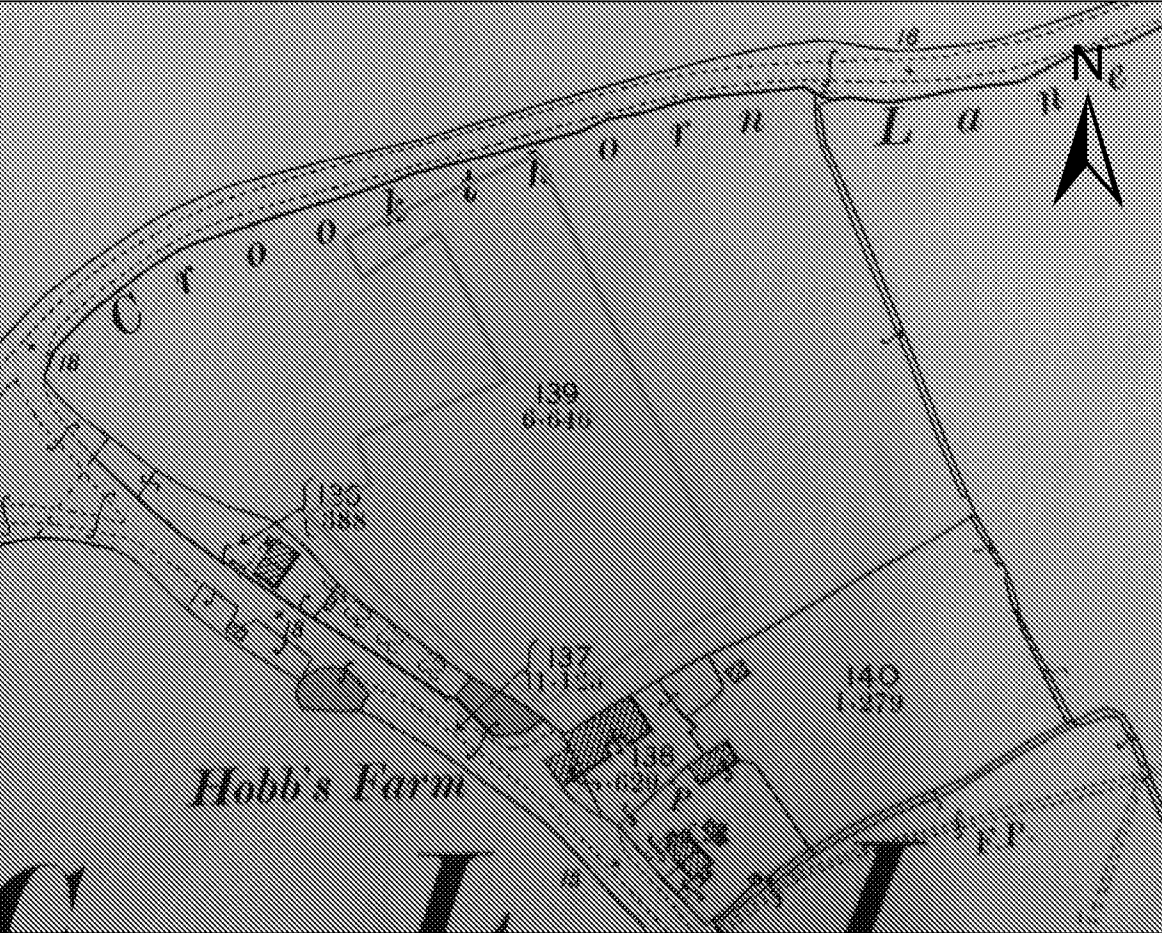
Brackley Investments Ltd
Land to the rear of Bairds Farm Shop,
Littlehampton
Figure 5 1843 Climping Tithe Map

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

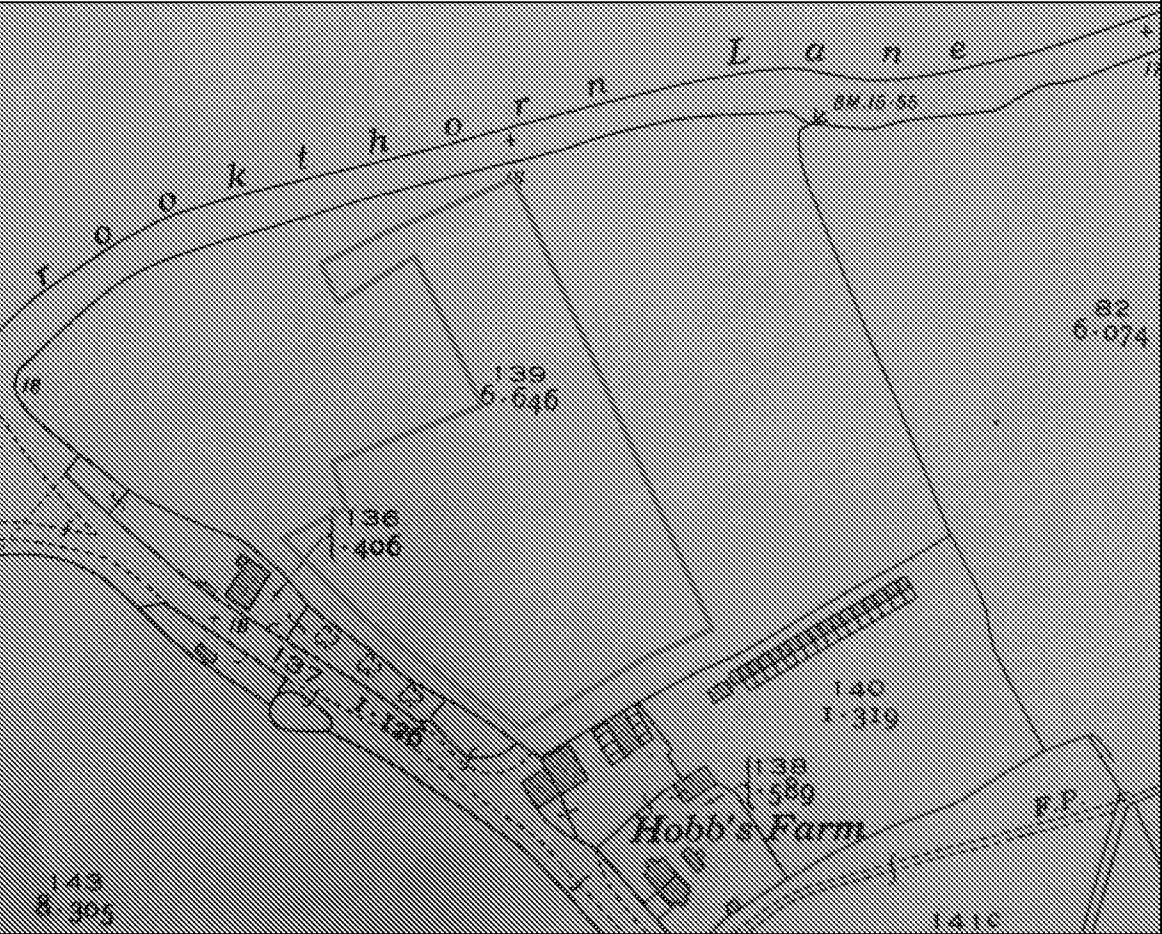
1876 OS Map 1:2,000



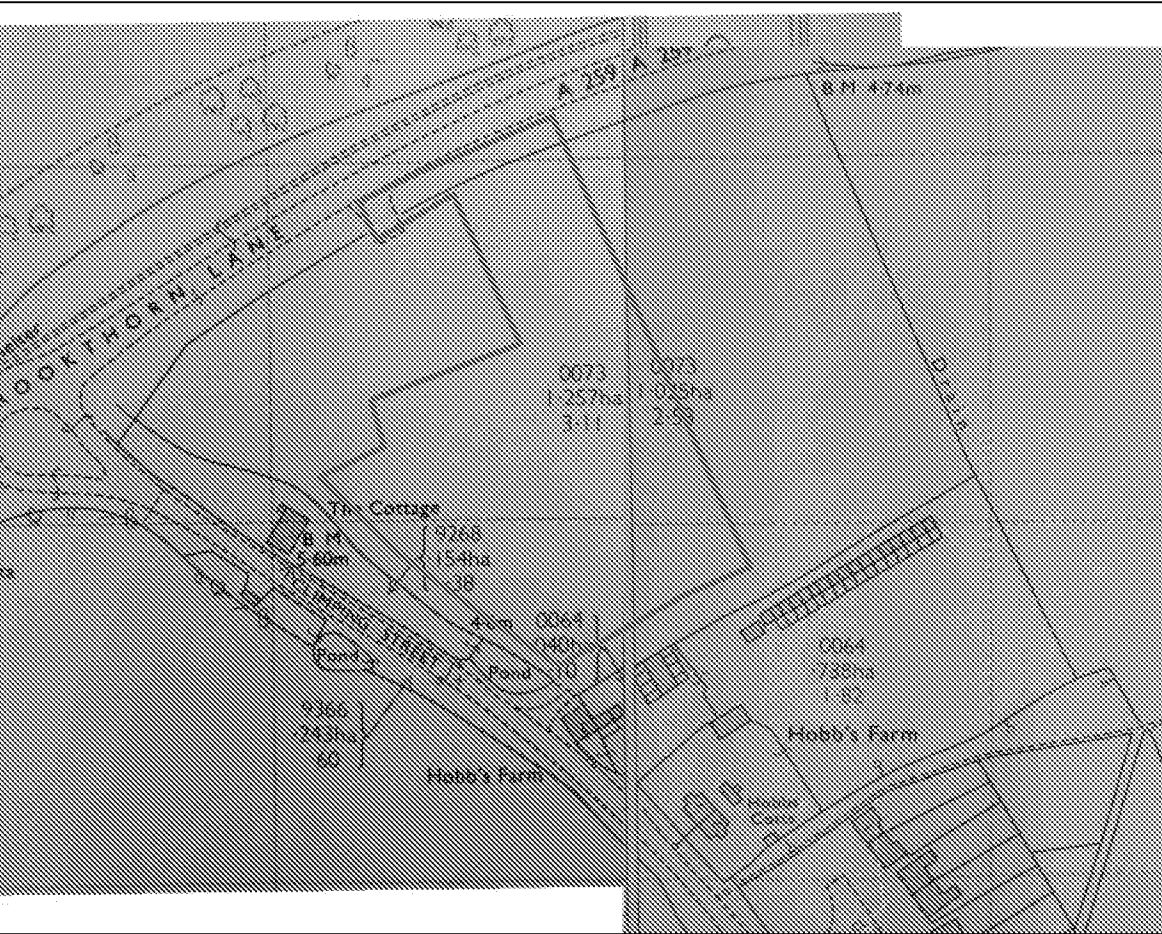
1898 2nd Edition OS Map 1:2,000



1937 OS Map 1:2,000



1974 OS Map 1:2,000



Application Area

Brackley Investments Ltd
Land to the rear of Bairds Farm Shop,
Littlehampton

Figure 6
Historic Mapping

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk