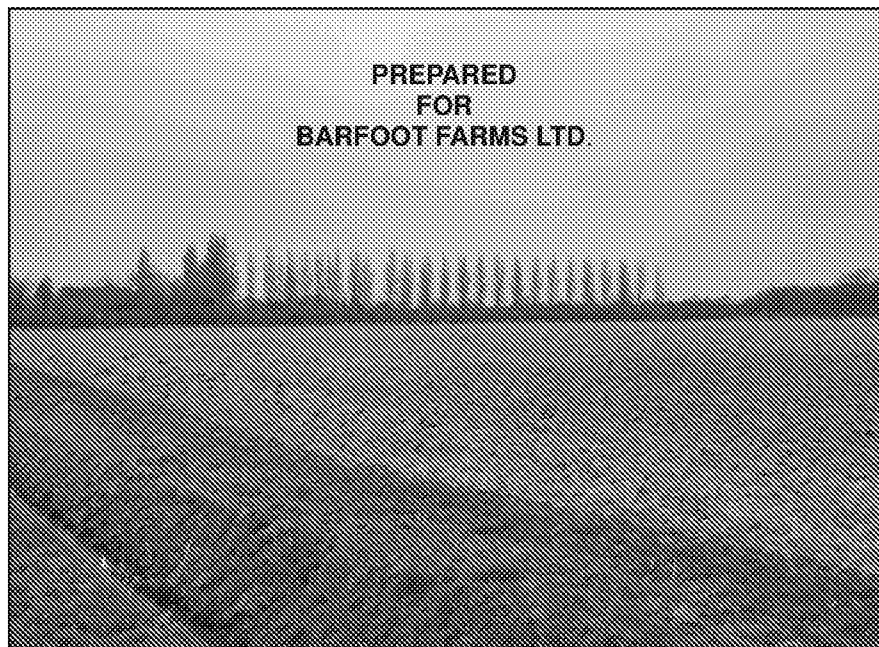


DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

**AN ARCHAEOLOGICAL DESK BASED
ASSESSMENT OF LAND AT A PROPOSED GLASS HOUSE
AND ASSOCIATED RESEVOIR SITE BOTH
LOCATED AT SEFTER FARM,
PAGHAM, WEST SUSSEX.**

[Site Centred at National Grid Reference SZ 893 995]



By

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&
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April 2015

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Appendix 1:	Cultural Heritage Data from the West Sussex Historic Environment Record [HER] and the Chichester District Historic Environment Record [CDHER]
Appendix 2:	Plates 1-9 and Figure A1 [site location Plates 1-9 were taken from]

Summary

This pre-planning application archaeological desk based assessment study has been prepared for Barfoot Farms Limited, in advance of proposed development comprising the construction of a new glass house facility and associated reservoir on land at Sefter Farm, Pagham, West Sussex.

*This archaeological desk based study has established that finds of Neolithic worked flints have been made to the south-west of the assessment site on the Mill Field caravan site. These finds, although indicating a potentially low level of contemporary archaeological activity, may also suggest that similar finds from this and other prehistoric periods may be found on the study site, though this potential is considered to be **low to moderate**.*

*The potential for previously unknown archaeological activity to be found on this assessment site should be taken into consideration. Taking the developing pattern for pre-historic activity on the lower coastal plain to be evidenced by variable, previously unrecorded finds, overall the potential for the site to contain pre-historic evidence should be considered as **moderate**.*

*Finds of Roman pottery have also been made on this caravan site to the south-west of the study site. Similarly, suggest some, low level, of contemporary archaeological activity. The potential for similar such finds to be made on this assessment site is also considered to be **low to moderate**.*

*This study has not identified any archaeological potential for the Anglo-Saxon and medieval periods to be encountered on this assessment site. So consequently, this potential is considered to be **negligible**.*

*Finds of post-medieval pottery have also been made on this caravan site to the south-west of the site. The tithe map of 1847 shows the presence of former parliamentary enclosure field boundaries to the south of the assessment site that may extend into the study site. It is considered that the potential for post-medieval archaeological activity, specifically relating to field boundaries, to be encountered on this site **is moderate to high**.*

Despite the negative findings of the archaeological evaluation, which took place to the west of the assessment site in 2008, previous archaeological investigations undertaken by DAS on the Sussex Coastal Plain have identified evidence of prehistoric and Roman settlement activity.

*This archaeological desk based assessment has identified generally **low** potential for archaeological activity and finds from the prehistoric and Roman periods, **negligible** potential for archaeological activity and finds from the Anglo-Saxon and medieval periods and **moderate to possibly high** potential for archaeological activity from the post-medieval period to be found on this assessment site. Any potential impact of development on **high** archaeological potential is considered to be **high** and similarly, any potential impact of possible development on **low** and **negligible** archaeological potential is also considered to be **low** and **negligible** respectively, based on the currently available data.*

The setting of the Grade II listed 18th century farmhouse at Rookery Farm to the south-east of the assessment site and that of Sefter Farmhouse immediately to the north of the site will be a material

*consideration in respect of any proposed development on this site. There may be a potential impact from this development on this setting, which should be taken into consideration; though this is considered to be **low** and is partially mitigated by a screen of trees and mature hedgerows to the south and existing buildings to the north, which will partially screen these two listed buildings / building complexes, from the proposed development.*

As the general anticipated level of archaeological finds is considered to be low to possibly moderate it is suggested that a program of mitigation might be considered. The precise form and level of mitigation to be determined after consultation with his archaeological advisors to the LPA and after consideration of the proposed build methodology to be employed. It is suggested that any proposed mitigation may be undertaken post determination, by Condition.

1.0 Introduction

- 1.1 This pre-planning application archaeological desk-based assessment study was commissioned by Barfoot Farms Limited. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of land at Sefter Farm, Pagham, West Sussex. This will form the basis for a decision making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.

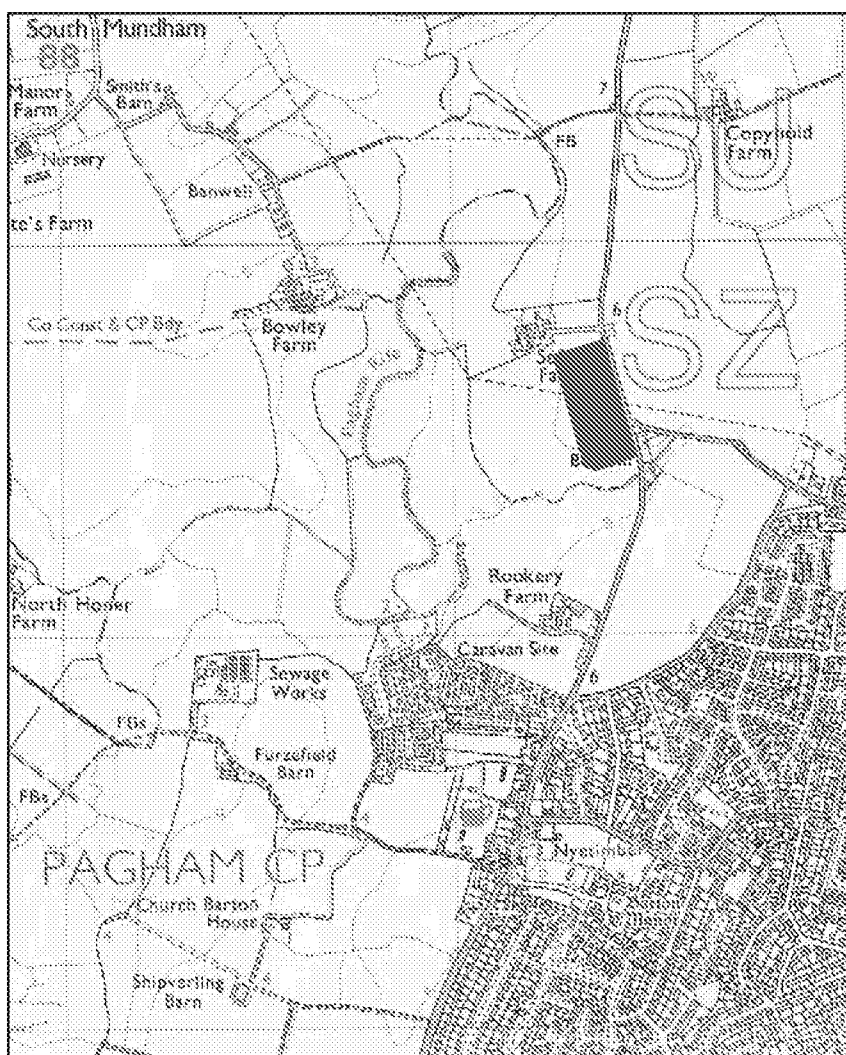


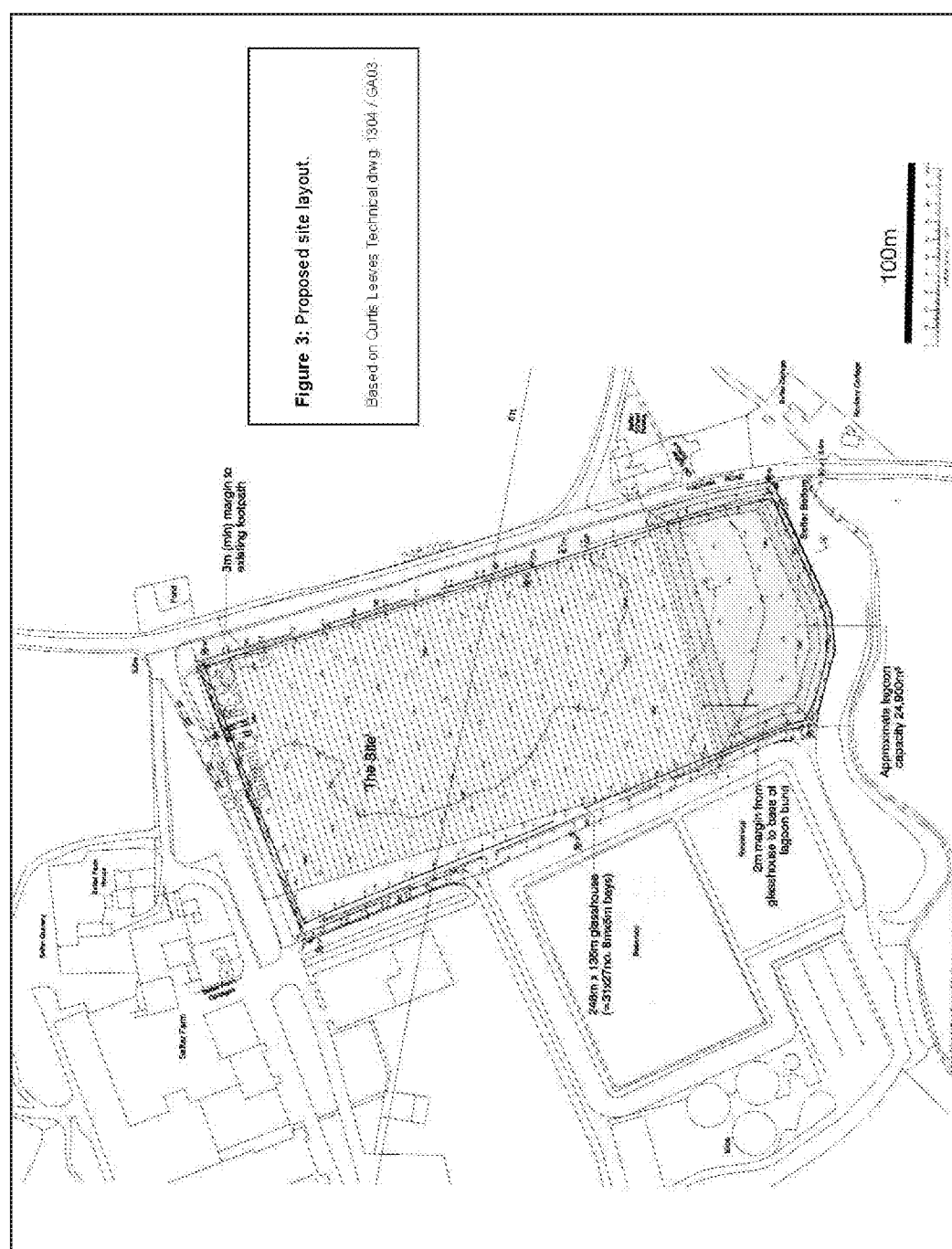
Figure 1: Site location at scale 1:25,000. The assessment site is shown in red.



Figure 2: Site area [AP 2010] Site boundary in red.

2.0 Site location and description

2.1 The assessment site covers an area of approximately 5.4 hectares and is located within an open field immediately to the south of Sefton Farm and approximately 0.5km to the north-west of the town of Pagham. The proposed development site is situated on the low lying Sussex Coastal Plain, and centred at National Grid Reference SZ 489351.33 99575.35, and at a height of between approximately +2.00 m to + 5mAOD. The assessment site is situated within the modern civil parish of Pagham, administrative district of Arun, county of West Sussex [Refer to **Figures 1, 2 & 3**].



2.2 The area of the proposed development site is situated on deep stoneless silty soils of the Park Gate Series [Soil Survey, 1983]. These deposits in turn overlie aeolian silty drift [brickearth] deposits of brickearth [BGS, 1984].

2.3 The site is bordered on its eastern boundary by the Pagham to Chichester road. To the north the site is bounded by an access route to Sefter Farm and to the south open farm land with existing reservoir and silo installations lying immediately to the west [Figure 2].

3.0 Objectives and methods.

3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.

3.2 The report is based on information derived from the following sources: -

- The West Sussex Historic Environment Record [WSHER];
- The Chichester District Historic Environment Record [CDHER];
- The Chichester Local Studies Library;
- The West Sussex Record Office, [including local studies published reference sources, maps and vertical aerial photographs held in their collections]; and
- A site walkover survey by the authors

3.3 A search of the West Sussex Historic Environment Record [HER] was undertaken for listed buildings, archaeological sites and findspots within an approximate 1km radius centred on National Grid Reference SZ 893 995 [Figure 1]. The results of this search are presented below as **Appendix 1**, and their respective locations are shown plotted on **Figure 13**.

3.4 A further search was also undertaken of the Chichester District Historic Environment Record [HER] using the same search criteria, as the study area straddles the administrative boundary between the Districts of Arun and Chichester. The results of this search are presented below as **Appendix 1**, and their respective locations are shown plotted on **Figure 13**.

3.5 Copies of both manuscript and published Ordnance Survey maps of the area of the assessment site were obtained from the West Sussex Record Office, and comprise **Figures 4-13** in this report. The results of the historical map regression are presented in **Section 6.1** of this study. Published reference sources were also consulted at the Record Office and the Chichester Local Studies Library. A number of digital photographs of the assessment site were

taken during the site walkover survey, which are reproduced at Plates 1-9 [& see Figure A1]. The results of the site walkover survey are presented in **Section 6.3** of this study.

- 3.6 The vertical aerial photographic collections were also consulted at the West Sussex Record Office for the area of the development site and its environs. The results of the aerial photographic analysis are presented in **Section 6.2** of this study.

4.0 Planning background:

- 4.1 This pre-planning application archaeological desk based assessment has been prepared for Barfoot Farms Limited in advance of proposed development comprising the construction of a new water reservoir on land at Sefter Farm, Pagham, West Sussex [**Figure 2**]. This report will be submitted to Arun District Council [the Local Planning Authority] in support of a forthcoming planning application for proposed development on this site.
- 4.2 The study constitutes an initial enquiry of archaeological and heritage assets within the development area as detailed / required by Policy HER DM5 [sections 1.7.1, 16.7.2, 16.7.3 and 16.7.4, and also Policy HER DM6 [paragraphs a, b and c] of the submission draft Arun District Council Local Plan [2011-2031].
- 4.3 The study is also guided by and takes heed of national policy relating to conservation of the 'Historic Environment', as stated in National Planning Policy Framework, Chapter 12, and [NPPF 2012].
- 4.4 In line with central and local government policy and guidance this archaeological desk based assessment constitutes a 'first order' review of the archaeological / heritage potential and significance of the site and assesses the need or otherwise for mitigation measures.

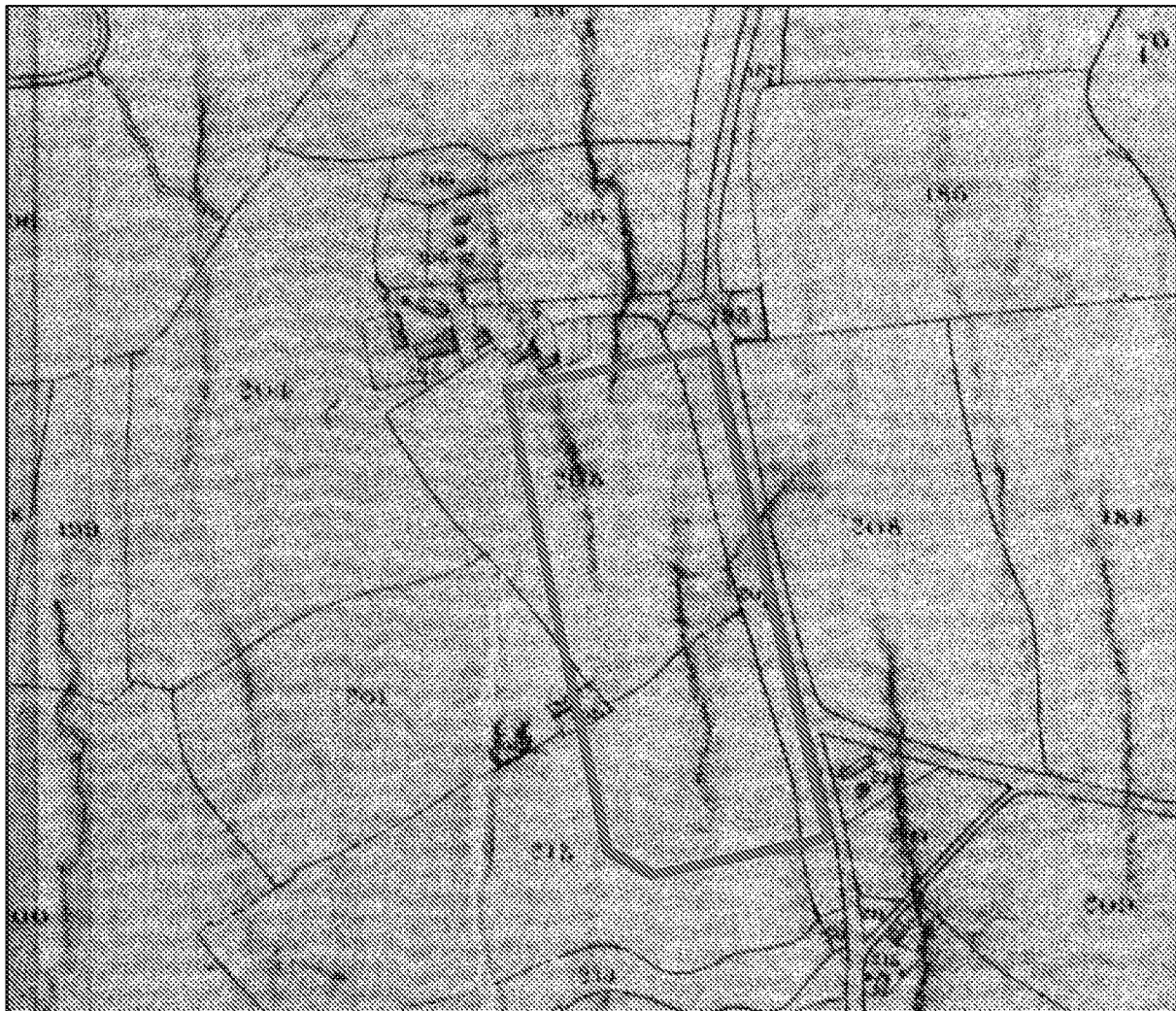


Figure 4: Extract from Tithe map for the Parish of Pagham 1847. [Archive reference TDW94. Approximate site boundary shown in red.

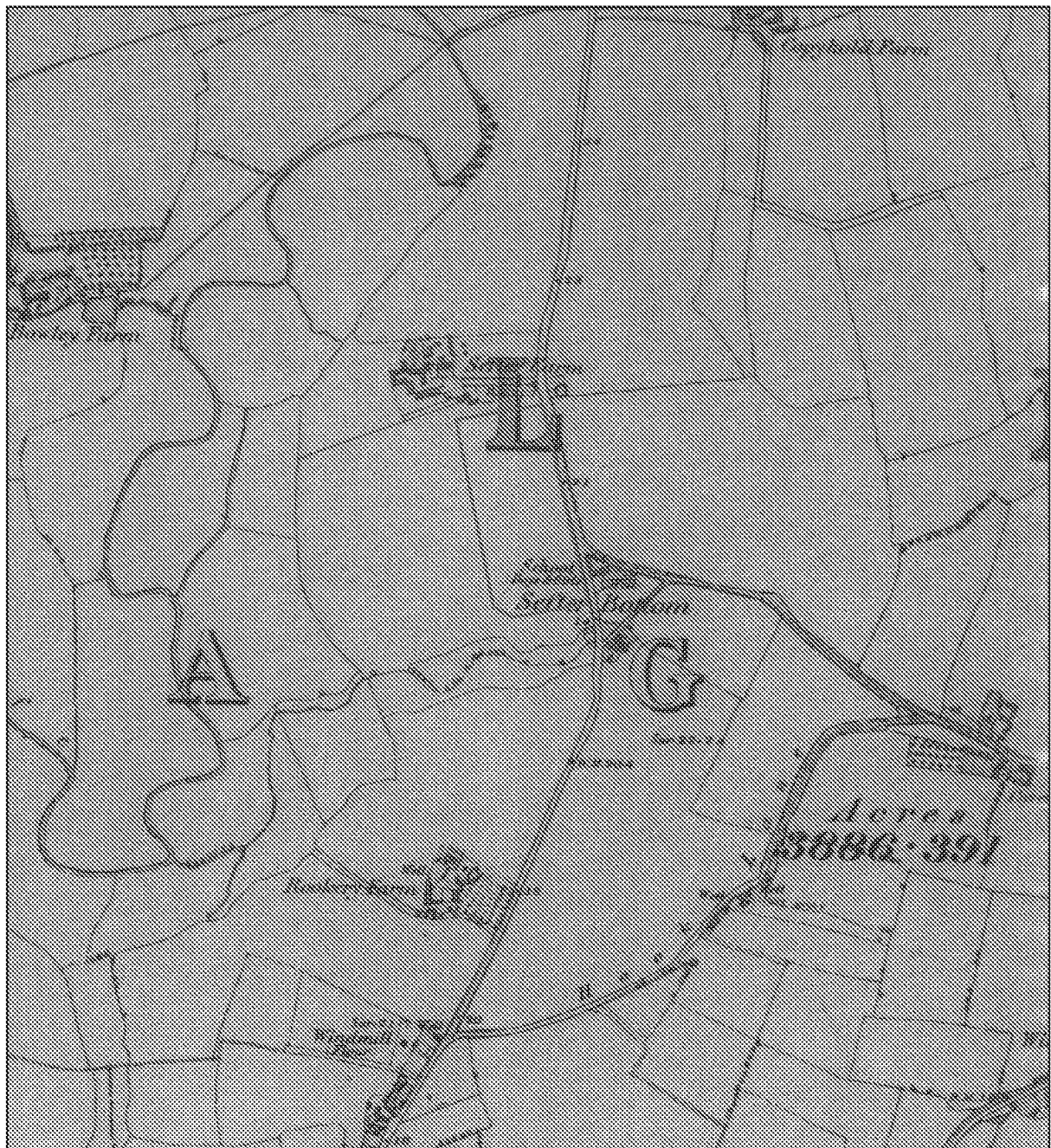


Figure 5: Extract from 1880 OS edition six inch to 1 mile.

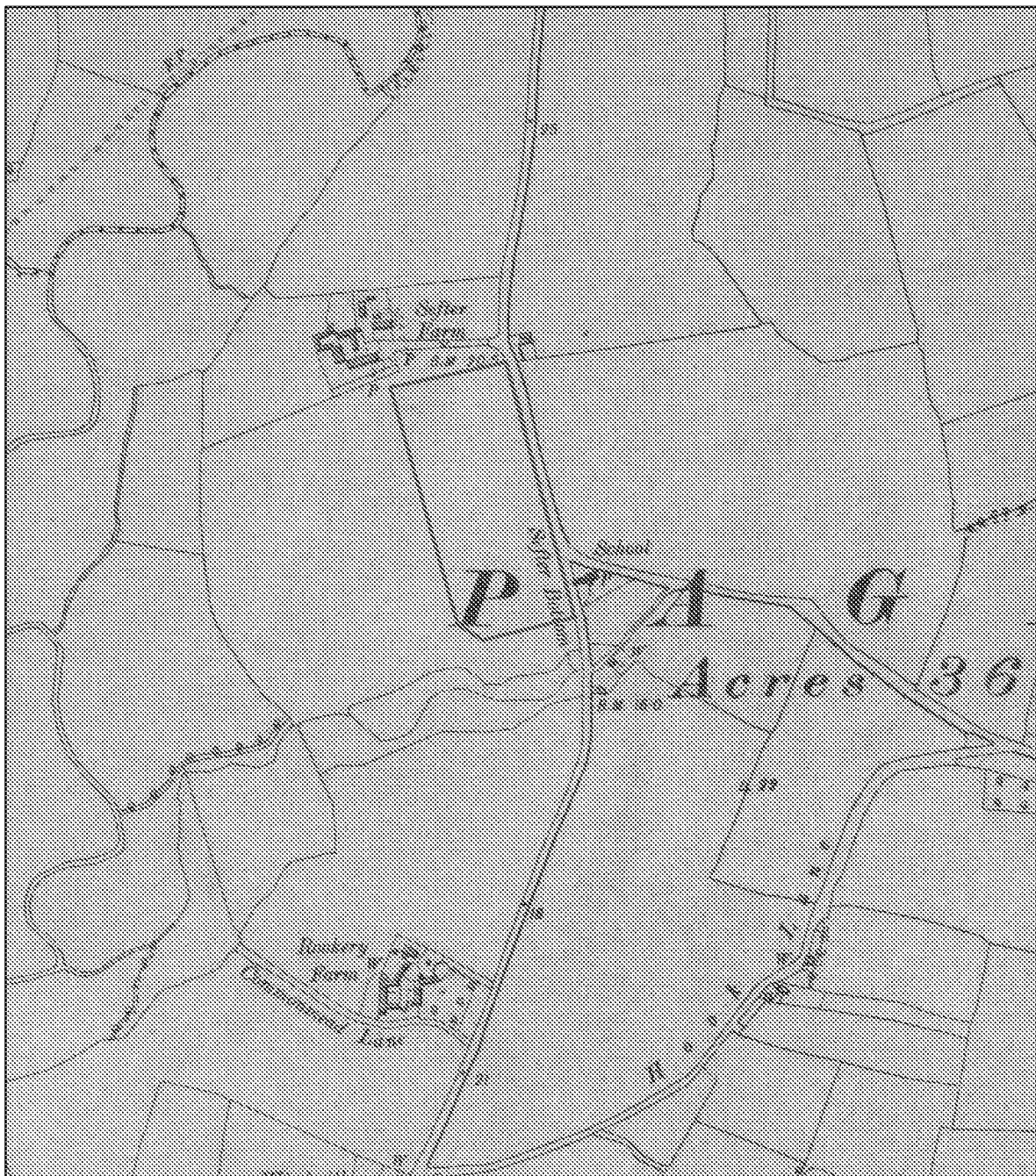


Figure 6: Extract from 1899 OS edition six inch to 1 mile.

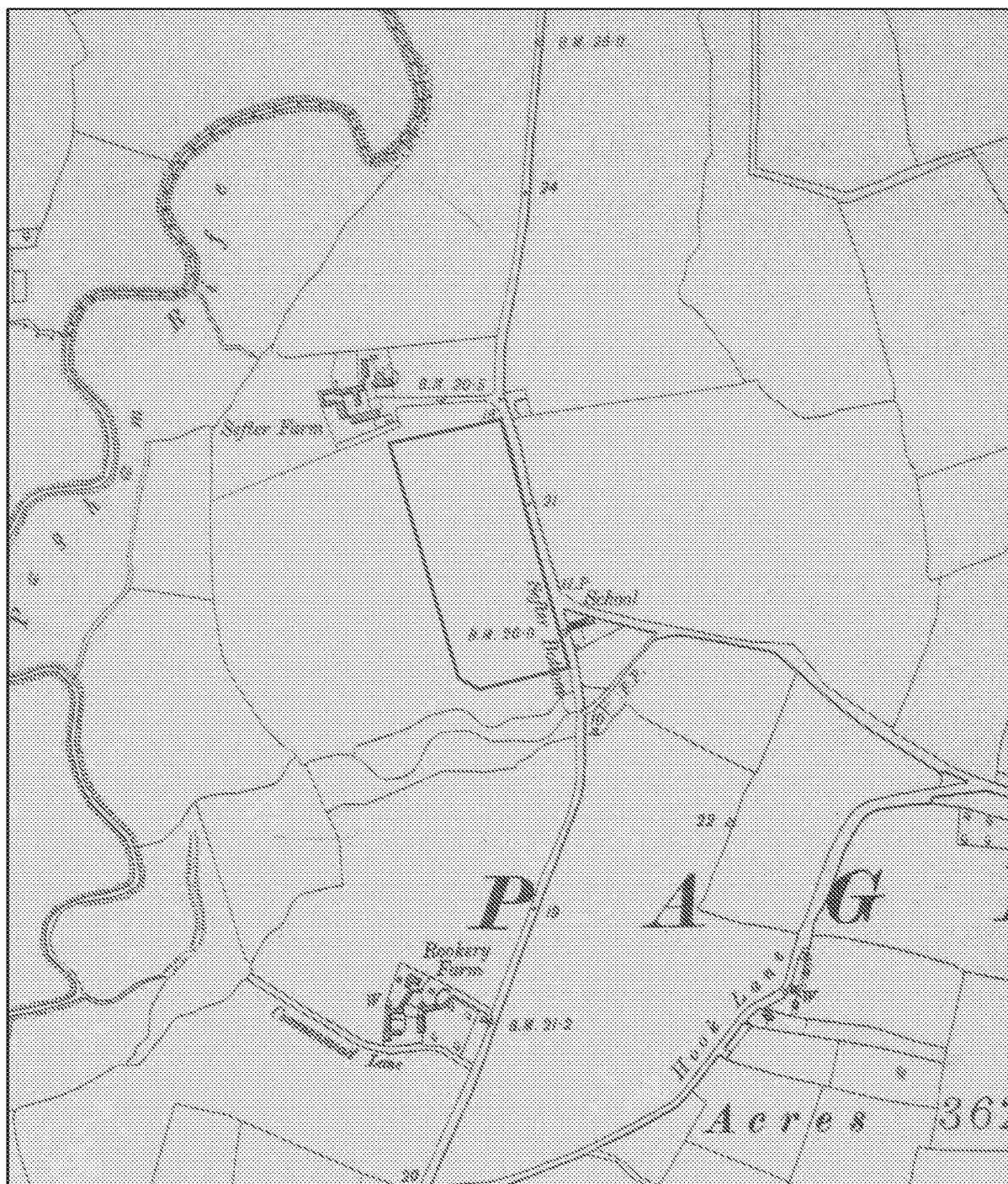


Figure 7: Extract from 1913 six inch to one mile scale. Ordnance Survey [O.S.] map of map sheet 73NE.

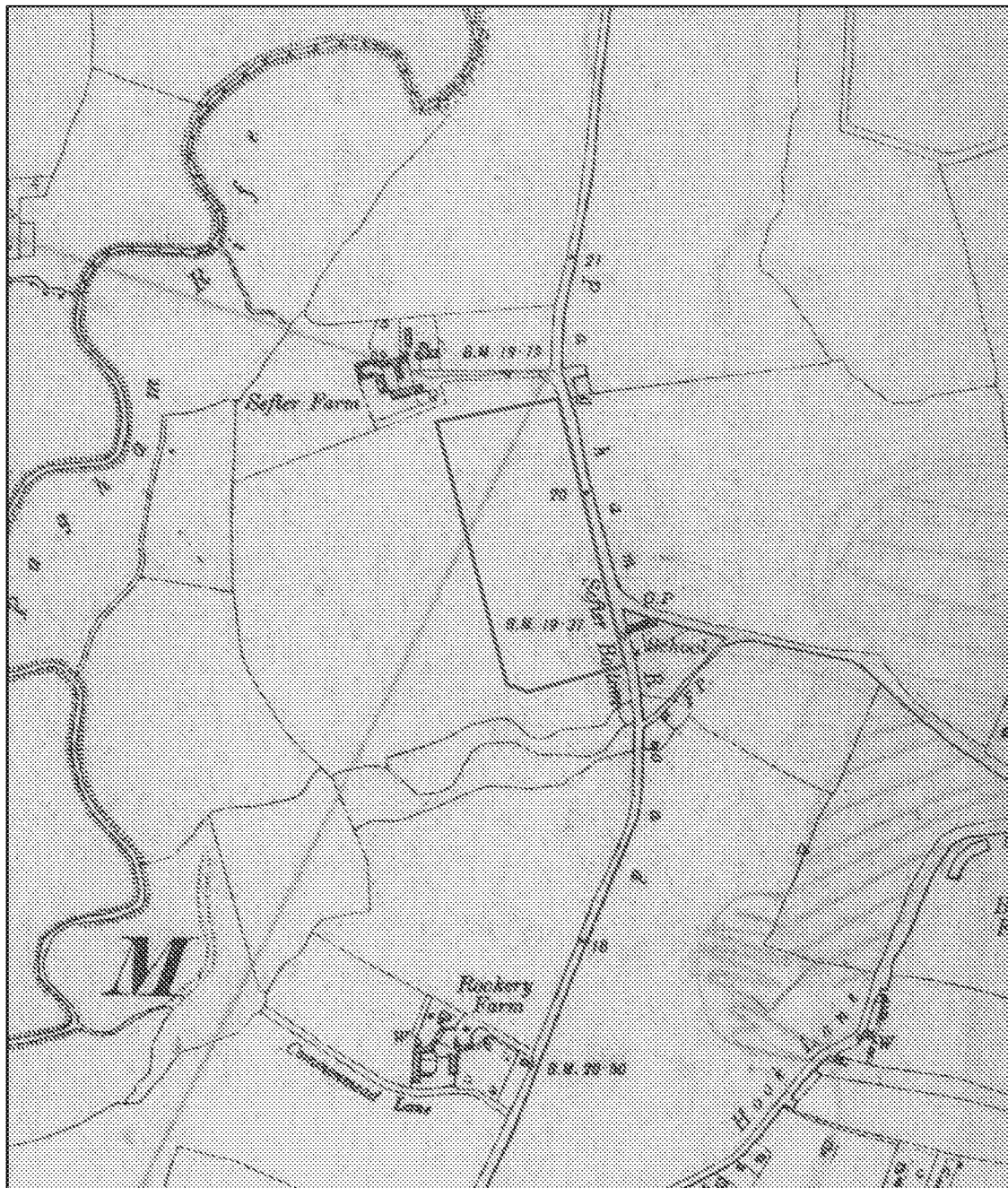


Figure 8: Extract from 1933 six inch to one mile scale. Ordnance Survey [O.S.] map of map sheet 73NE

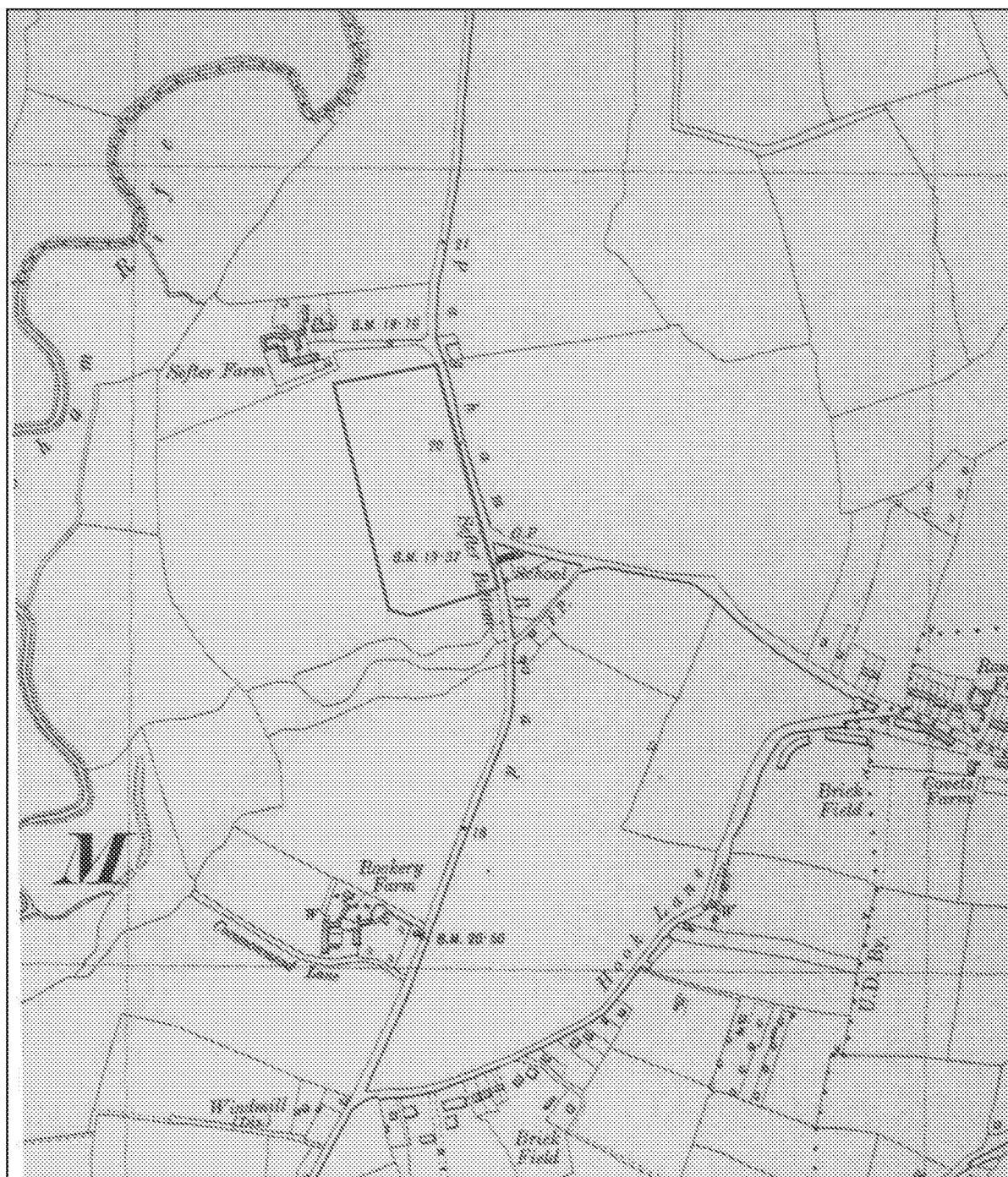


Figure 9: Extract from 1938 six inch to one mile scale. Ordnance Survey [O.S.] map of map sheet 73NE

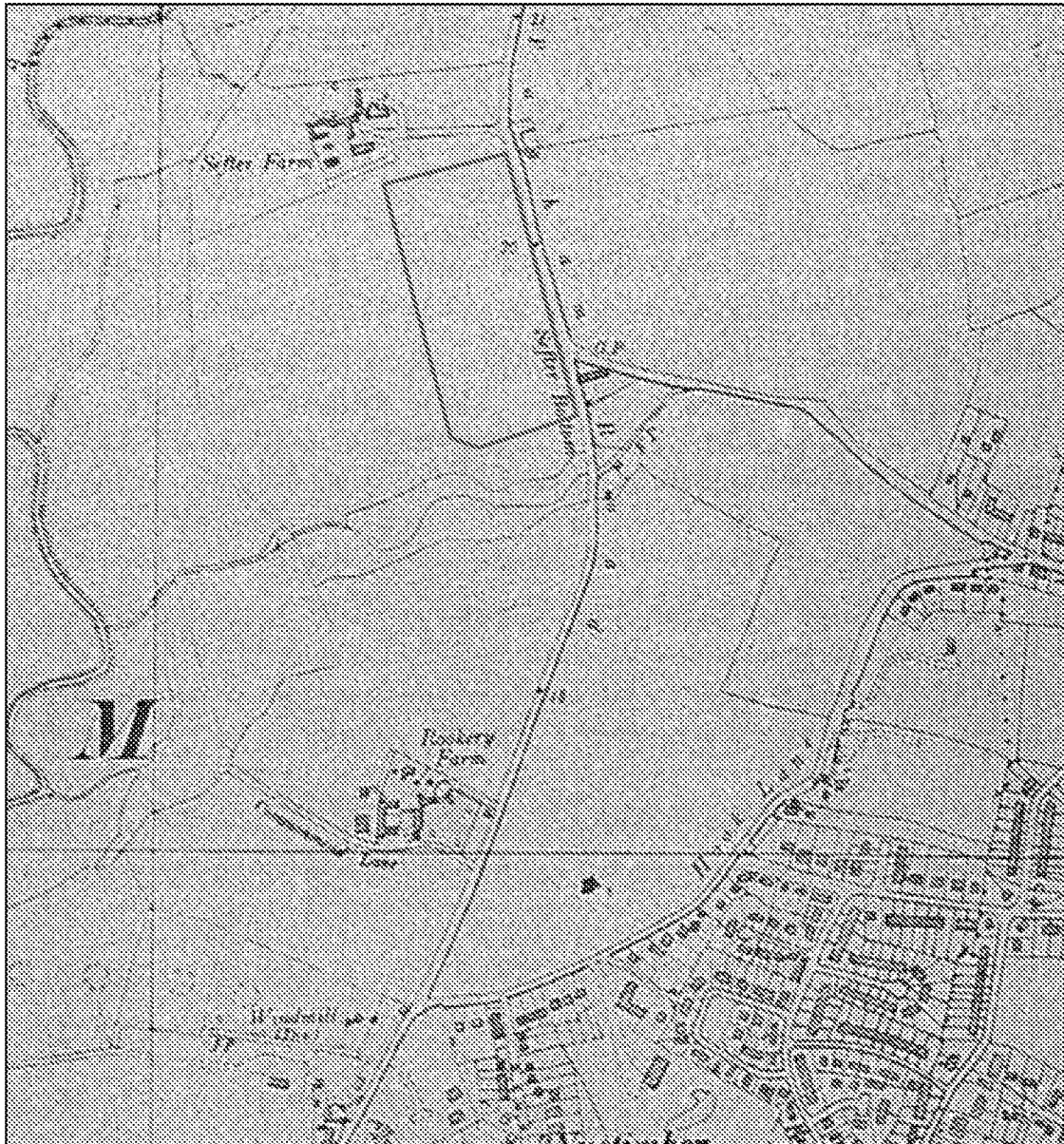


Figure 10: Extract from the 1:10,560 scale Ordnance Survey [O.S.] map of 1961, map sheet no. SZ 89 NE. The approximate location of the assessment sites is shown outlined in red.

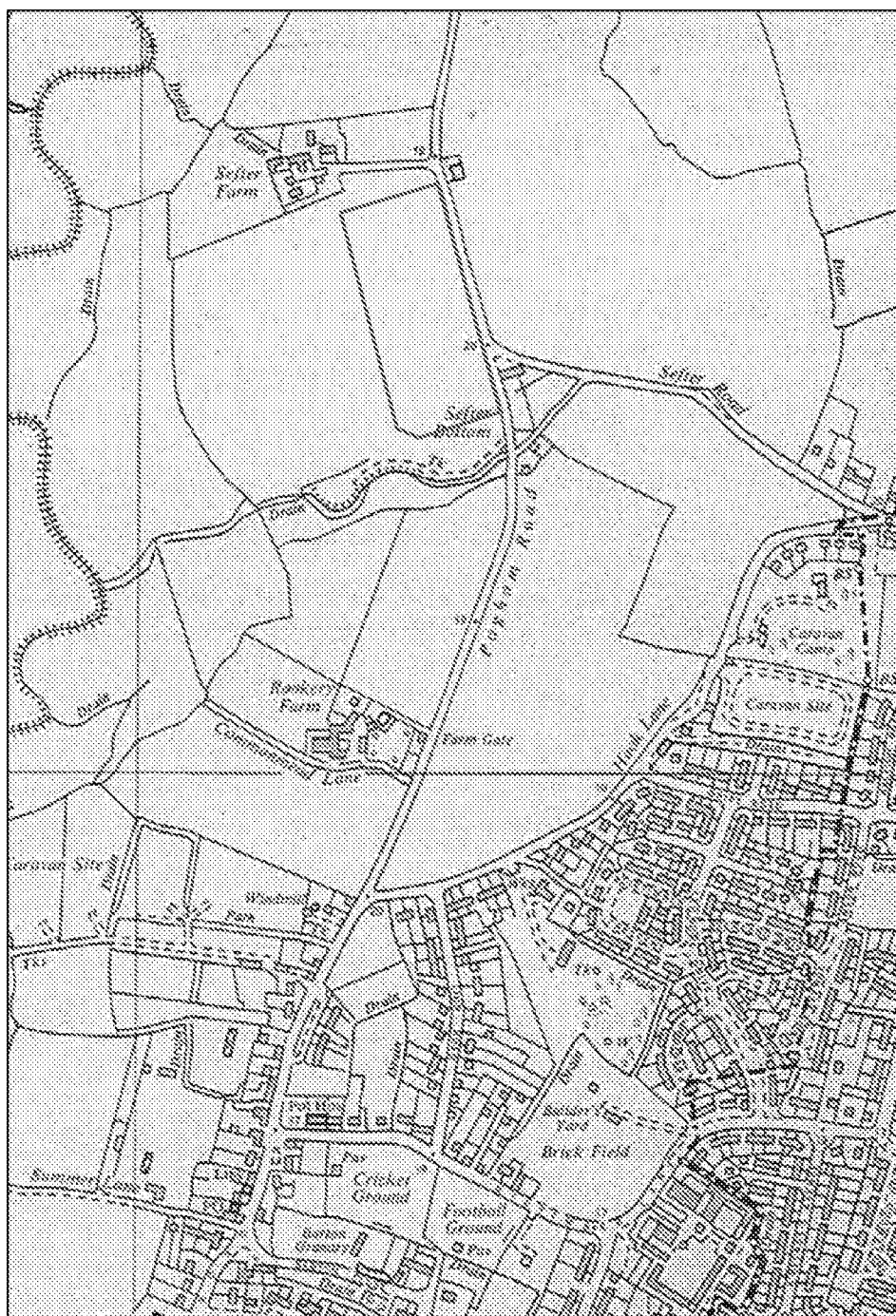


Figure 11: Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1969, map sheet no. SZ 89 NE. [Crown Copyright Reserved]. The approximate location of the assessment sites is shown outlined in red.

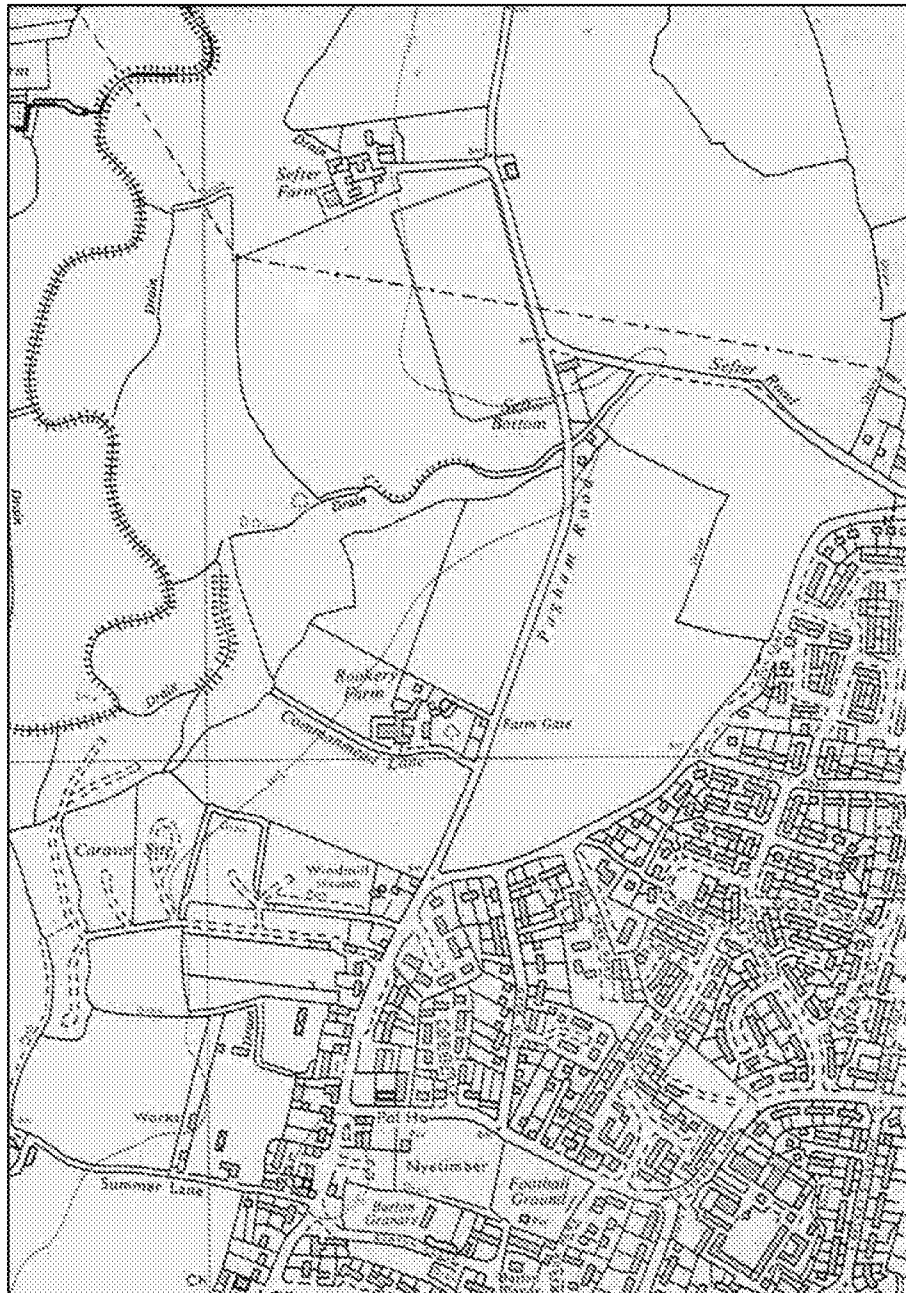


Figure 12: Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1976, map sheet no. SZ 89 NE. [Crown Copyright Reserved]. The approximate location of the assessment site is shown outlined in red.

5.0 Archaeological and historical background

- 5.1 A late Neolithic flint axe was found in the garden of 108, Rose Green Road in 1954, [**Site No. 17**, WSHER MWS2224].
- 5.2 Multi-period finds comprising early Neolithic flint blades and core rejuvenation blades, Roman pottery and five sherds of post-medieval pottery were found in a field at the Mill Farm caravan site at Nyetimber at round 1970 [**Site No. 25**, WSHER MWS7093].
- 5.3 It would appear from place name evidence that the settlement of Pagham has mid Anglo-Saxon origins. The earliest documentary reference to this settlement dates from AD680 as *Pecganham* and as *Paeganham* in the 10th century AD. The place name itself is derived from an Old English personal name of *Paecga* and the Old English *ham* or farmstead, hence 'Paecga's farmstead' [Mawer, Stenton & Gover, 2001; Gover, 1975; Poulton-Smith, 2012].
- 5.4 At the Domesday Survey of AD1086, the manor of Pagham or *Pageham* in the Hundred of Pagham was held by the Archbishop of Canterbury:

The Archbishop holds Pageham itself in lordship. Before 1066 it answered for fifty hides, now for thirty-four. Land for ten ploughs. In lordship, seven ploughs. Seventy-four villagers with eighty smallholders have twenty-three ploughs. A mill at ten shillings. Meadow 80 acres. A small wood for fencing from grazing. One pig from each villager, who has seven pigs. Value before 1066 and later £40, now £60. A church. Osmelin holds one hide of this manor from the Archbishop. He has two smallholders [Morris, 1976].

- 5.5 The mill referred to in the Domesday entry was presumably a tide mill. The manor of Pagham was held by the Archbishops of Canterbury throughout the medieval period and also past the Dissolution of the mid 16th century. Aldwick first appeared as a separate manor in AD1291. The manor of Nyetimber was also included within the land holdings of the Archbishops of Canterbury here and was first documented as a manor in AD1316. Lands in the manor of Willowhale were held in the 13th century by a family who derived their name from this place. Robert and Walter de Wylehale had land holdings here in AD1248 [Saltzman, 1953].
- 5.6 Later medieval documentary references variously refer to this settlement as *Pageham* [AD1121]; *Paggaham* [AD1150]; *Paeganham* [AD1215]; *Paganham* and *Pagnaham* [AD1297] and as *Paggan* [AD1564]. The earliest documentary reference to Seftor Farm dates to AD1296 when it is referred to as *Seyte*. This is derived from the Old English *seohtre* or 'drain, ditch' with reference perhaps to the present and nearby Pagham Rife, a local stream [Mawer, Stenton & Gover, 2001; Gover, 1975; Poulton-Smith, 2012].

- 5.7 The medieval parish of Pagham extended from the Bremere Rife on the west to the Aldingbourne Rife where it reached the sea and divided the Rapes of Chichester and Arundel. In 1873, Bognor became a distinctive parish and in 1935 Aldwick was constituted as a new parish [Saltzman, 1953].
- 5.8 Bowley Farmhouse is a Grade II* listed farmhouse of 13th century origin [**Site No. 32**, CDHER CD780]. It was largely rebuilt in the 17th century but retains 13th century elements. Below the farmhouse is a probable medieval fishpond [**Site No. 33**, CDHER CD781]. Bowley Farm has been identified as the site of a medieval farmstead [**Site No. 34**, CDHER CD9929]. This was described as a regular courtyard with detached addition all elements. The farmhouse was set away from the yard with some loss of the original complex.
- 5.9 Barton Manor, Pagham Road, Pagham is an 'L'-shaped Grade II listed 18th-19th century house which incorporates in its north-west wing, an 11th century hall and a 13th century chapel, [**Site No. 2**, WSHER DWS548]. The 13th century Barton Manor Chapel adjoins Barton Manor House and is orientated from east-west [**Site No. 16**, WSHER MWS1613]. The site may be surrounded by a moat, though this may be no more than a drainage ditch [Saltzman, 1953].
- 5.10 Nyetimber Windmill, Pagham Road, Pagham, is a Grade II listed tower mill built in 1816. The fantail was removed in 1926 with the mill thence being driven by steam power. By 1972, it was described as 'being in ruins', [**Site No. 9**, WSHER DWS551; **Site No. 18**, WSHER MWS4499].
- 5.11 Barton Farm, Pagham has been identified as an historic farmstead dating to the 19th century [**Site No. 27**, WSHER MWS9364]. It is a dispersed multi-yard farmstead in an isolated location and has undergone partial loss. The site of Covets Farm occurs at Aldwick [**Site No. 28**, WSHER MWS9932]. This was a 19th century farmstead and is described as a three sided loose courtyard with a detached farmhouse. It was a farmstead cluster but has been totally demolished. The site of a 19th century farmstead has been identified at Nyetimber [**Site No. 29**, WSHER MWS10309]. This was a single sided loose courtyard with a detached farmhouse set within a village location, but the farmstead site has been totally demolished.
- 5.12 The site of a 19th century farmstead has been identified to the north-east of Barton Farm, Pagham [**Site No. 30**, WSHER MWS10321]. This was described as being a three-sided loose courtyard with a second yard also present. The farmhouse was detached. The farmstead was in an isolated location and has been totally demolished. Furze field Farm, at Pagham has been identified as a 19th century farmstead [**Site No. 31**, WSHER MWS10730]. This was described as a single sided loose courtyard outfarm or field barn. It was in an isolated location and is extant.
- 5.13 There are a number of other Grade II listed within the study area. These comprise: Nos. 96 and 98 Rose Green Road, Aldwick, a range of two 17th century cottages, [**Site No. 1**, WSHER DWS882]; Greensleeves, Pagham Road, Pagham, formerly two 17th century cottages, now one house, [**Site No. 3**, WSHER DWS1480]; Mill Farm, Nyetimber, Pagham Road, Pagham, a group of four 18th century

barns, [**Site No. 4**, WSHER DWS549]; Martins Cottage and Summer Lane Cottage, Summer Lane, Pagham, a 17th century building, [**Site No. 5**, WSHER DWS556]; Mill Cottage, Nyetimber, Pagham Road, Pagham, a 17th century cottage, [**Site No. 6**, WSHER DWS550]; Nyetimber Forge, Pagham Road, Pagham, an 18th century building, [**Site No. 7**, WSHER DWS1282]; Nyetimber House, Pagham Road, Pagham, an early 19th century house, [**Site No. 8**, WSHER DWS547]; Rookery Farmhouse, Pagham Road, Pagham, an 18th century farmhouse, [**Site No. 10**, WSHER DWS552]; Sefter Farmhouse and Sefter Granary, Pagham Road, Pagham, an 18th century building, [**Site No. 11**, WSHER DWS553]; The Inglenook Restaurant, Pagham Road, Pagham, an 18th century or earlier building, [**Site No. 12**, WSHER DWS1481]; The Knife and Fork Restaurant, Nyetimber Lane, Pagham, a 17th century cottage, [**Site No. 13**, WSHER DWS966]; The Lion Public House, Nyetimber Lane, Pagham, a 17th century or earlier building, [**Site No. 14**, WSHER DWS1461] and Willowhale Cottage, Nyetimber Lane, Aldwick, an early 17th century building, [**Site No. 15**, WSHER DWS880].

- 5.14 The site of a brickfield occurs at the junction of Hook Lane and Rose Green [**Site No. 19**, WSHER MWS4728]. The brickfield was in operation by 1910 and had closed by the 1950s. The site of a brickworks occurs to the east of Lion Road [**Site No. 20**, WSHER MWS4729]. The works were in operation in the 1920s and 1930s. The site of a brickworks occurs on the north side of Nyetimber [**Site No. 21**, WSHER MWS4730]. The works were in operation from the late 1930s to 1960.
- 5.15 A WWII pillbox is located to the north of Rosegreen Farm, due east of the study site [**Site No. 24**, WSHER MWS7086].
- 5.16 There have been several other previous archaeological investigations within the study area. An archaeological evaluation was undertaken at Barton Manor in 1989 and showed that the area had recently been levelled down to natural subsoils and that a large pit had been excavated and then backfilled with demolition rubble [**Site No. 22**, WSHER MWS5747]. Another archaeological evaluation was undertaken at Nyetimber Grange in 2002 [**Site No. 23**, WSHER MWS7024]. This identified a ditch which yielded late Bronze Age and Roman pottery, which was probably residual. The ditch was interpreted as a medieval boundary ditch. Other finds comprised medieval and post-medieval pottery.
- 5.17 An archaeological evaluation at Sefter Farm [to the west of the study site] in 2008 did not identify any significant archaeological features [**Site No. 26**, WSHER MWS8620]. The majority of the features found were of modern origin. Finds comprised a spread of 19th and 20th century pottery and tile along with flint found lying just below the topsoil. It was uncertain as to what this spread represented, possibly the base of a shallow pit which was excavated through the topsoil and which had been almost entirely destroyed by subsequent ploughing activity.
- 5.18 An archaeological watching brief at Church Barton Farm, Pagham in 2011 took place during the groundworks for the construction of a new water reservoir [**Site No. 35**]. This identified a discrete area of Bronze Age archaeological activity which comprised six postholes, two of which yielded sherds of contemporary pottery. Associated fieldwalking located a small quantity of degraded Roman brick/tile, prehistoric struck flints and a single fragment of Bronze Age pottery. These finds did not suggest any

focus of activity for any period [Pine, 2011].

- 5.19 Rookery Farm, to the south of the assessment site has been characterised as a large post-medieval farmstead [HER HWS26104]. Setter Farm, immediately to the north of the study site, has been characterised as a large farmstead of medieval date [HER HWS26105] and as a large farmstead of post-medieval to modern date [HER HWS26106]. The fields around Setter Farm and Rookery Farm including the area of the assessment site itself have been characterised as modern field amalgamations dating from the post-medieval to the modern periods [HER HWS26143]. The area to the immediate north and north-west of the assessment site has been characterised as regenerated scrubland including a watercourse [HER HWS26144].

6.0 Site specific search/investigation results

6.1 Cartographic and documentary information [Figures 4-12]

- 6.1.1 Copies of manuscript and early edition Ordnance Survey [O.S.] maps were obtained from the West Sussex Record Office. The earliest map consulted in this study comprised an extract from the tithe map for the parish of Pagham of 1847 [Archive ref: TD W94]. This map comprises **Figure 4** of this study. This map shows the approximate area of the assessment site as lying predominantly within plot 208 with a north south aligned 'field strip' 207 bordering the sites eastern edge. A small building is shown occupying a site at the south west corner of the site. An east west aligned field boundary runs from the building plot [202] and marks the northern boundary of plot 213. It is probable that boundary filed lines may be present within the site area.
- 6.1.2 An extract from the 1880 series [O.S.] forms **Figure 5** of this study. This map suggests radical change took place to the landscape within the area of the assessment site with the removal of a number of field boundaries and the amalgamation of these to create larger field plots. The assessment site is now located at the eastern part of a single large field with its southern boundary defined by drainage ditches / riles and the eastern boundary defined by the Pagham Chichester Road.
- 6.1.3 An extract from the Second Edition six inch to one mile scale Ordnance Survey [O.S.] map of 1899 forms **Figure 6** of this assessment. This map shows that no change took place to the layout of the area of the assessment site between 1875 and 1899.
- 6.1.4 An extract from the Third Edition six inch to one mile scale Ordnance Survey [O.S.] map of 1913 forms **Figure 7** of this study. This map similarly shows that no change took place to the layout of the area of the assessment site between 1875 and 1913.
- 6.1.5 An extract from the Fourth Edition six inch to one mile scale Ordnance Survey [O.S.] map of 1933 forms **Figure 8** of this assessment. This map shows that no change took place to the layout of the area of the assessment site between 1875 and 1933. Similarly the 1938 map for the site [Figure 9]

shows no changes in field layout.

- 6.1.6 An extract from the 1:10,560 scale Ordnance Survey [O.S.] map of 1961 comprises **Figure 10** of this study. This map shows once again that no change took place to the layout of the area of the assessment site between 1875 and 1961.
- 6.1.7 An extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1969 comprises **Figure 11** of this study. This map shows once again that no change took place to the layout of the area of the assessment site between 1875 and 1969.
- 6.1.8 An extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1976 comprises **Figure 12** of this study. This map shows once again that no change took place to the layout of the area of the assessment site between 1875 and 1976.

6.2 Aerial photographs

- 6.2.1 A total of five vertical aerial photographs covering the area of the proposed development site were consulted at the West Sussex Record Office. The earliest of these comprised a image of the area of the assessment site taken in October 1947 [Archive ref: APH 82 SZ 89 NE]. This shows the assessment site as an open field to the north of Rookery Farm. There are no indications of any archaeological cropmark or soilmark activity in the area of the assessment site on this photograph.
- 6.2.2 The second photograph consulted was taken in 1963 and similarly shows the assessment site as an open field, in which there is no apparent evidence of any archaeological cropmark or soilmark activity [Archive ref: APH 31/6, 107962].
- 6.2.3 The third photograph consulted was taken in 1965 as part of a coastal survey [Archive ref: APH 371, 097]. This similarly shows the assessment site as an open field under crop to the north of Rookery Farm. There are no indications of any archaeological cropmark or soilmark activity in the area of the assessment site on this photograph.
- 6.2.4 The fourth photograph consulted was taken in 1971 and similarly shows the assessment site as an open field under crop, in which there is no apparent evidence of any archaeological cropmark or soilmark activity [Archive ref: APH 30 SZ 8899-8999].
- 6.2.5 The fifth photograph consulted was taken in 1988 similarly as part of a coastal survey [Archive ref: Acc 16261, 48 86 198]. This similarly shows t no indications of any archaeological cropmark or soilmark activity in the area of the assessment site on this photograph.

6.3 Site walkover survey [Appendix 2: Plates 1-9]

- 6.3.1 A site walkover survey was made by the authors on the 27th March 2015 for the purpose of recording the present appearance and environs of the proposed development site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which is reproduced in **Appendix 2**. The weather conditions were cold and sunny with very good visibility.
- 6.3.2 The site was ploughed with no crop cover. No concentrations of finds were made however in the south east corner of the site several fragments of burnt flint were collected. No archaeological features, undulations or anomalies were observed on the ground.

7.0 Assessment of archaeological potential

- 7.1 This archaeological desk based study has established that finds of Neolithic worked flints have been made to the south-west of the assessment site on the Mill Field caravan site. These finds, although indicating a potentially low level of contemporary archaeological activity, may also suggest that similar such finds from this and other prehistoric periods may also be found on this assessment site, though this potential is considered to be **low to moderate**.
- 7.2 Finds of Roman pottery have also been made on this caravan site to the south-west of the assessment site. Similarly, this may indicate a relatively low level of contemporary archaeological activity. The potential for similar such finds to be made on this assessment site is also considered to be **low**.
- 7.3 This study has not identified any archaeological potential for the Anglo-Saxon and medieval periods to be encountered on this assessment site. So consequently, this potential is considered to be **negligible**.
- 7.4 Finds of post-medieval pottery have also been made on this caravan site to the south-west of the assessment site. The tithe map of 1847 shows the presence of former parliamentary enclosure field boundaries within the area of the assessment site. Subsequent Ordnance Survey maps also feature several drainage ditches traversing the area of the assessment site. Taking all of this into account, it is considered that the potential for post-medieval archaeological activity to be encountered on this site is **moderate to possibly high**.
- 7.5 Despite the negative findings of the archaeological evaluation, which took place to the north of the assessment site in 2008, previous archaeological investigations undertaken by DAS and others on the Sussex Coastal Plain have identified evidence of prehistoric and Roman settlement activity. The potential for previously unknown archaeological activity to be found on this assessment site should be

taken into consideration.

8.0 Impact on archaeological resources and suggested mitigation.

- 8.1 The ground works associated with the proposed development comprising the erection of new glass house frames and excavation of the new water reservoir can directly impact on buried archaeological potential. It is considered that impact within the majority [northern] site area will be low as impact areas will be confined to stanchion bases / supports. Impact within the reservoir area, should excavation take place, will be correspondingly high.
- 8.2 This archaeological desk based assessment has identified **low** potential for archaeological activity and finds from the prehistoric and Roman periods, **negligible** potential for archaeological activity and finds from the Anglo-Saxon and medieval periods and **high** potential for archaeological activity from the post-medieval period to be found on this assessment site. Any potential impact of development on **high** archaeological potential is considered to be **high** and similarly, any potential impact of possible development on **low** and **negligible** archaeological potential is also considered to be **low** and **negligible** respectively, based on the currently available data.
- 8.3 The setting of the Grade II listed 18th century farmhouse at Rookery Farm to the south-east of the assessment site will be a material consideration in respect of any proposed development on this site. There may be a potential impact from this development on this setting, which should be taken into consideration; though this is considered to be **low** and is partially mitigated by a screen of trees and mature hedgerows, which will partially screen this building from the proposed development.
- 8.4 As the general anticipated level of archaeological finds is expected to be low to possibly moderate it is suggested that a program of mitigation should be considered.
- 8.5 At present precise design details relating to foundation design and build methodology [particularly relating to ground works and finished levels] are not available. Once details are available it is recommended that the applicant.
- 8.6 It is suggested that suitable mitigation might be either in the form of evaluation trenching targeted on areas of anticipated maximum impact and / or by implementation of a targeted watching brief during topsoil stripping within the site development area. It is suggested that any proposed mitigation may be undertaken post determination, by Condition

9.0 Acknowledgements

- 9.1 Development Archaeology Services Ltd. would like to thank Barfoot Farms Ltd for commissioning this archaeological desk based assessment. Thanks are also extended to the staff of the West Sussex Record Office, to Rachael Salter of the West Sussex Historic Environment Record and to Mr. James Kenny of the Chichester District Historic Environment Record for their kind assistance.

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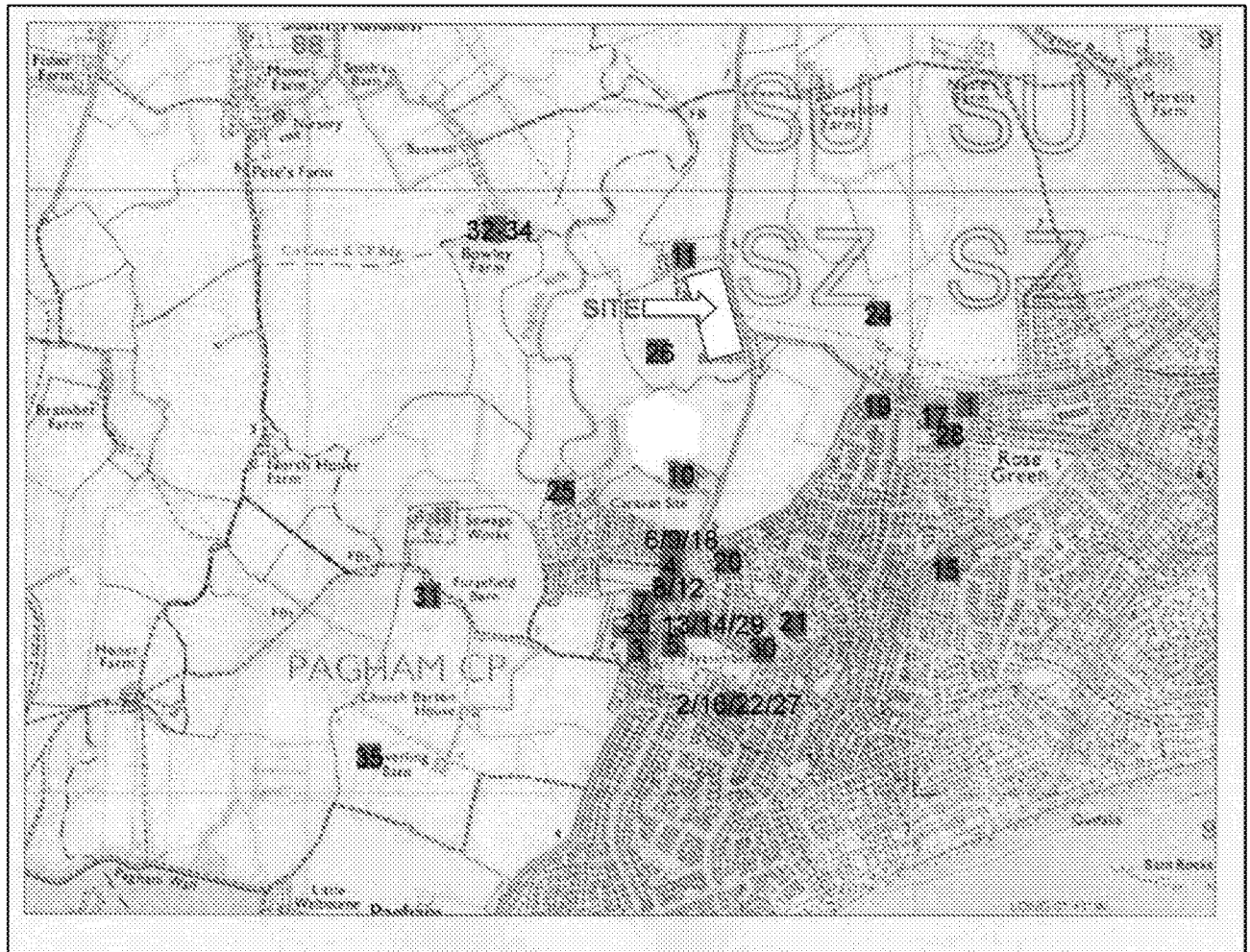


Figure 13: Gazetteer of Cultural Heritage Data from the West Sussex Historic Environment Record [HER] and the Chichester District Historic Environment Record [CDHER]. The assessment site is shown in red.

Appendix 1: Cultural Heritage Data from the West Sussex Historic Environment Record [WSHER] and the Chichester District Historic Environment Record [CDHER]

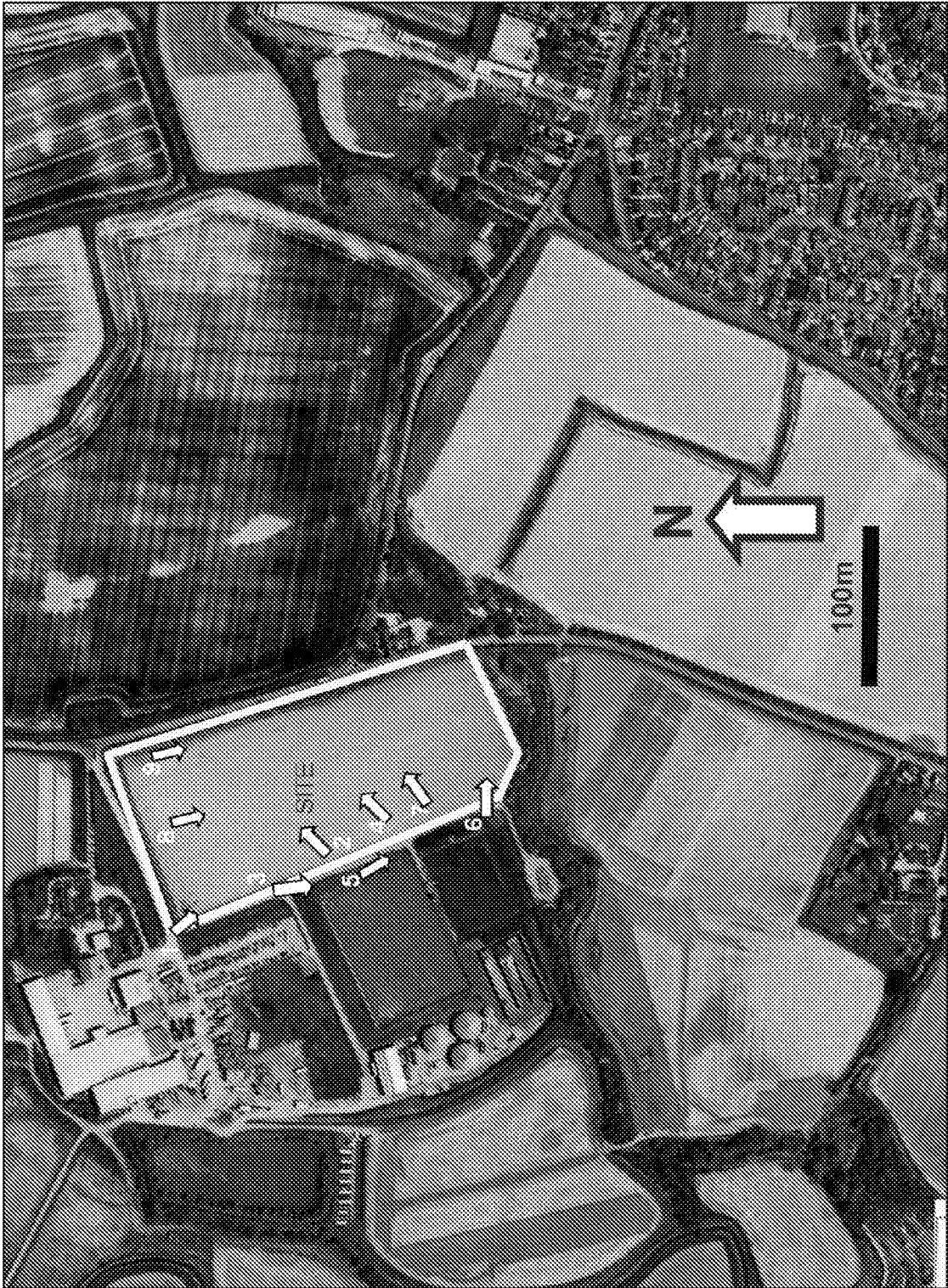
Site No.	HER No.	NGR [SZ]	Description	Period
1	WSHER DWS882 DWS548	9021 9930	96 & 98 Rose Green Lane, Aldwick, two 17 th century cottages. Grade II listed.	PM
2	WSHER DWS548	8940 9832	Barton Manor, Pagham Road, Pagham. 18 th - 19 th century house with earlier 11 th century hall & 13 th century chapel. Grade II listed.	MD/PM
3	WSHER DWS1480	8914 9849	Greensleeves, Pagham Road, Pagham, formerly two 17 th century cottages, now one house. Grade II listed.	PM
4	WSHER DWS549	8919 9874	Nyetimber, Pagham Road, Pagham. Group of four 18 th century barns at Mill Farm. Grade II listed.	PM
5	WSHER DWS556	8911 9842	Martins Cottage & Summerlane Cottage, Summer Lane, Pagham. A 17 th century building. Grade II listed.	PM
6	WSHER DWS550	8924 9878	Mill Cottage, Nyetimber, Pagham Road, Pagham. An 18 th century cottage. Grade II listed.	PM
7	WSHER DWS1282	8916 9861	Nyetimber Forge, Pagham Road, Pagham. An 18 th century building. Grade II listed.	PM
8	WSHER DWS547	8916 9861	Nyetimber House, Pagham Road, Pagham. A 19 th century building. Grade II listed.	PM
9	WSHER DWS551	8923 9882	Nyetimber Windmill, Pagham Road, Pagham. Tower mill built c.1840. Grade II listed.	PM
10	WSHER DWS552	8928 9908	Rookery Farmhouse, Pagham Road, Pagham, An 18 th century building. Grade II listed.	PM
11	WSHER DWS553	8924 9980	Sefter Farmhouse & Sefter Granary, Pagham Road, Pagham. One 18 th century building. Grade II listed.	PM
12	WSHER DWS1481	8919 9872	The Inglenook Restaurant, Pagham Road, Pagham. An 18 th century or earlier building. Grade II listed.	PM
13	WSHER DWS966	8920 9852	The Knife & Fork Restaurant, Nyetimber Lane, Pagham. A 17 th century cottage. Grade II listed.	PM
14	WSHER DWS14611	8928 9855	The Lion Public House, Nyetimber Lane, Pagham. A 17 th century or earlier building. Grade II listed.	PM
15	WSHER DWS880	9013 9877	Willowhale Cottage, Nyetimber Lane, Aldwick. Early 17 th century house. Grade II listed.	PM
16	WSHER MWS1613	8940 9832	Barton Manor Chapel, 13 th century date.	MD
17	WSHER MWS2224	9014 9923	Flint axe found in the garden of 108, Rose Green Road in 1954.	NE
18	WSHER MWS4499	8923 9883	Nyetimber windmill, built in 1816.	PM
19	WSHER MWS4728	8990 9930	Site of a brickfield at the junction of Hook Lane & Rose Green.	MO
20	WSHER MWS4729	8940 9880	Site of a brickworks to the E of Lion Road	MO
21	WSHER MWS4730	8960 9850	Site of a brickworks on the N side of Nyetimber.	MO
22	WSHER MWS5747	8940 9832	Evaluation at Barton Manor House in 1989 located a large pit.	PM
23	WSHER	8910 9854	Evaluation at Nyetimber Grange in 2002 identified a ditch,	BA/RO/MD/PM

	MWS7024		pottery & residual pottery.	
24	WSHER MWS7086	8989 9958	Pillbox to the N of Rosegreen Farm.	MO
25	WSHER MWS7093	8858 9898	Multi-period finds from the Mill Farm caravan site.	NE/RO/PM
26	WSHER MWS8620	89117 9942	Evaluation at Sefter Farm in 2008 did not identify any significant archaeological features.	UN
27	WSHER MWS9364	8935 9834	Barton Farm, Pagham. 19 th century farmstead.	PM
28	WSHER MWS9932	9009 9925	Site of Covets Farm, 19 th century farmstead.	PM
29	WSHER MWS10309	8928 9855	Site of a 19 th century farmstead at Nyetimber.	PM
30	WSHER MWS10321	8950 9846	Site of a 19 th century farmstead to the NE of Barton Farm, Pagham.	PM
31	WSHER MWS10730	8841 9866	Site of a 19 th century farmstead at Furzefield Farm.	PM
32	CDHER CD780	8865 9986	Bowley Farmhouse. Grade II* listed 13 th century farmhouse.	MD
33	CDHER CD781	8874 9985	Fishpond below Bowley Farmhouse.	MD
34	CDHER CD9929	8860 9874	Site of a farmstead at Bowley Farm.	MD
35		882 982	Watching brief at Church Barton Farm, Pagham in 2011 identified features & fieldwalking located ceramic building material, pre-historic pottery & flints.	BA/PR/RO

ABBREVIATIONS

PA - Palaeolithic
 NE - Neolithic
 ME - Mesolithic
 BA - Bronze Age
 IA - Iron Age
 RO - Roman
 EM - Anglo-Saxon
 MD - Medieval
 PM - Post-medieval
 MO - Modern
 Un - Uncertain

Appendix 2: Colour Plates [Walkover images]



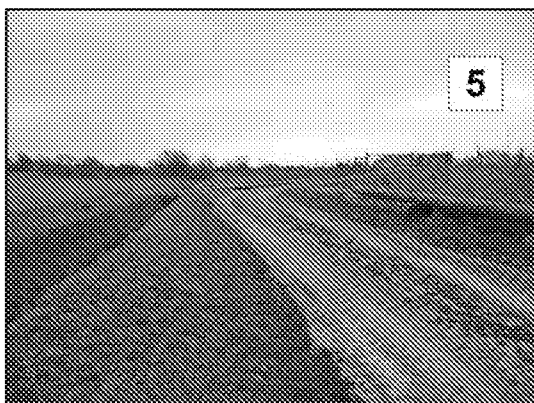


Plate 1: View of site from north west corner looking south east

Plate 2: View from western boundary of site looking north east.

Plate 3: View from central point along the western boundary of the site looking due south. Existing reservoir in right field of view

Plate 4: View from western boundary looking north east.

Plate 5: View from central west boundary looking due south.

Plate 6: South west corner, southern boundary of the site viewed from the south west corner of the site.

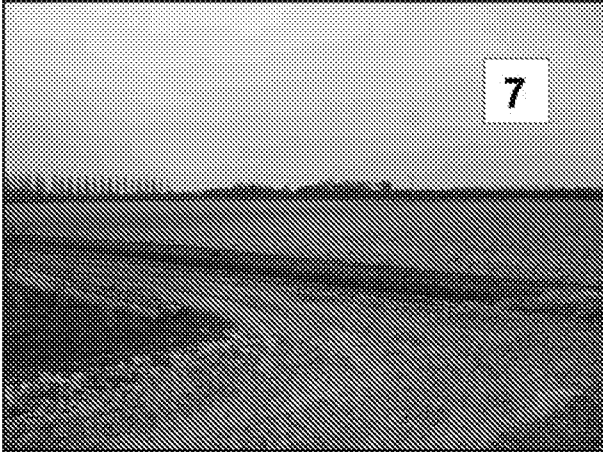


Plate 7: Central site area looking from centre of western boundary.

Plate 8: Site viewed from the north centre of the site looking south.

Plate 9: Site viewed from the north east corner of the site looking south.