

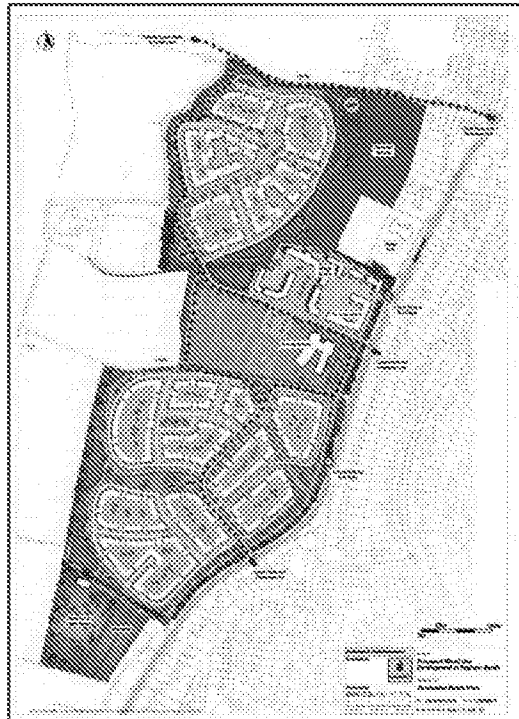
DEVELOPMENT ARCHAEOLOGY SERVICES LTD

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY OF LAND AT PAGHAM SOUTH PAGHAM, WEST SUSSEX.

[Includes Heritage Statement
for site & surrounding area]

[Site Centred at National Grid Reference SZ 8880 9812]

PREPARED FOR HANBURY [PM] LTD.



By

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Contents

Summary

- 1.0** Introduction
- 2.0** Site location and description
- 3.0** Objectives and methods
- 4.0** Planning background
- 5.0** Archaeological and historical background
- 6.0** Site-specific search/investigation results
 - 6.1** Cartographic and documentary information
 - 6.2** Site walkover survey
- 7.0** Assessment of archaeological potential
- 8.0** Impact on archaeological resources
- 9.0** Acknowledgements
- 10.0** Bibliography

List of Figures

- Figure 1:** Site location at scale 1:25,000.
- Figure 2:** Site location at a scale of 1:2,500 at A3.
- Figure 3:** Block plan showing the proposed layout of the development site at a scale of 1:25,000 at A3, [extract from Architects plan].
- Figure 4:** Extract from Yeakell & Gardner's map of Sussex of 1778.
- Figure 5:** Extract from the tithe map for the parish of Pagham of 1847 [Archive ref: TD W94].
- Figure 6:** Composite extracts from the First Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1873, map sheet nos. Sussex 73NE & 73SE.
- Figure 7:** Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1898, map sheet nos. Sussex 73NE & 73SE.
- Figure 8:** Composite extracts from the Third Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1912-13, map sheet nos. Sussex 73NE & 73SE.
- Figure 9:** Composite extracts from the Fourth Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1932-33, map sheet nos. Sussex 73NE & 73SE.
- Figure 10:** Composite extracts from the Provisional Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1938, map sheet nos. Sussex 73NE & 73SE.
- Figure 11:** Extract from the 1:10,560 scale Ordnance Survey [O.S.] map of 1961, map sheet no. SZ 89 NE.
- Figure 12:** Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1969, map sheet no. SZ 89 NE.
- Figure 13:** Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1976, map sheet no. SZ 89 NE.
- Figure 14:** Cultural Heritage Data from the West Sussex Historic Environment Record [HER].

Appendices

- Appendix 1:** Cultural Heritage Data from the West Sussex Historic Environment Record [HER]
- Appendix 2:** Heritage Statement [in respect of designated and non-designated assets within the site and surrounding area].

Summary

This pre-planning application archaeological desk based assessment study [including Heritage Statement] has been prepared for Hanbury [PM] Ltd, in advance of a proposed new residential development with associated access of land at Pagham South, Pagham, West Sussex.

*This archaeological desk based study has not identified any archaeological significant potential within the area of the assessment site itself. However, previous archaeological investigations undertaken by Development Archaeology Services Limited on the Lower Sussex Coastal Plain have yielded unexpected discoveries of archaeological activity from the later prehistoric periods [from the Bronze Age and Iron Age periods] through to the Romano-British period. Although there is no direct evidence to suggest this, it is possible that similar such unexpected archaeological activity and finds from the Bronze Age, Iron Age and Romano-British periods may be encountered on this assessment site, though this potential is considered to be **low to possibly moderate***

Such potential may be illustrated by the results of an archaeological evaluation which took place at Nyetimber Grange in 2002 to the immediate north-east of the assessment site. This identified a medieval boundary ditch which yielded residual finds of Bronze Age and Roman pottery along with finds of medieval and post-medieval pottery. This may be further testified by the results of an archaeological watching brief at Church Barton Farm in 2011 to the west of the assessment site. 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. A sherd of Roman pottery has also been found to the east of the assessment site in 1969.

*The finding of an Anglo-Saxon loom weight to the east of the assessment site in 1948 is an isolated find and so not symptomatic of associated settlement activity, so the potential for Anglo-Saxon archaeological activity and finds to be made on this assessment site is considered to be **low**.*

*The findings from the archaeological evaluation at Nyetimber Grange in 2002 to the immediate north-east of this assessment site, which identified a medieval boundary ditch, may also be duplicated by similar findings on this assessment site, though this potential for medieval archaeological activity and finds to be made on this site is thought to be **low**.*

*The map regression, which was undertaken for this study has identified a number of removed post parliamentary enclosure field boundaries within the area of the assessment site to create larger field plots since the 18th century. It is thus considered that the potential for post-medieval archaeological activity and finds to be found on this assessment site will be **moderate to possibly high**.*

*It is considered that there will be a **low to possibly moderate** impact from any proposed development within the area of the assessment site on the setting of the Grade II listed White Rock, Pagham Road situated to the immediate south of the assessment site and a **low impact** from any proposed development within the area of the assessment site on the setting of the Grade II listed Martins Cottage and Summer Lane Cottage on Summer Lane, to the north-east of the assessment site.*

It is suggested that the indicated level of archaeological resource within the proposed development area should not be viewed as an overriding constraint to development.

It is suggested that a program of investigation, post determination, though undertaken in advance of development should be implemented. This may be secured by implementation of an appropriately worded Condition.

The review of designated and non-designated heritage assets for the site and surrounding area concludes there is no anticipated physical impact on any recorded assets within the site and its environs and no to low impact in terms of setting on the designated and non-designated assets within the same study area.

1.0 Introduction

- 1.1 This pre-planning application archaeological desk-based assessment study was commissioned by Hanbury [PM] Ltd. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of land to the north-west of Pagham Road, 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.

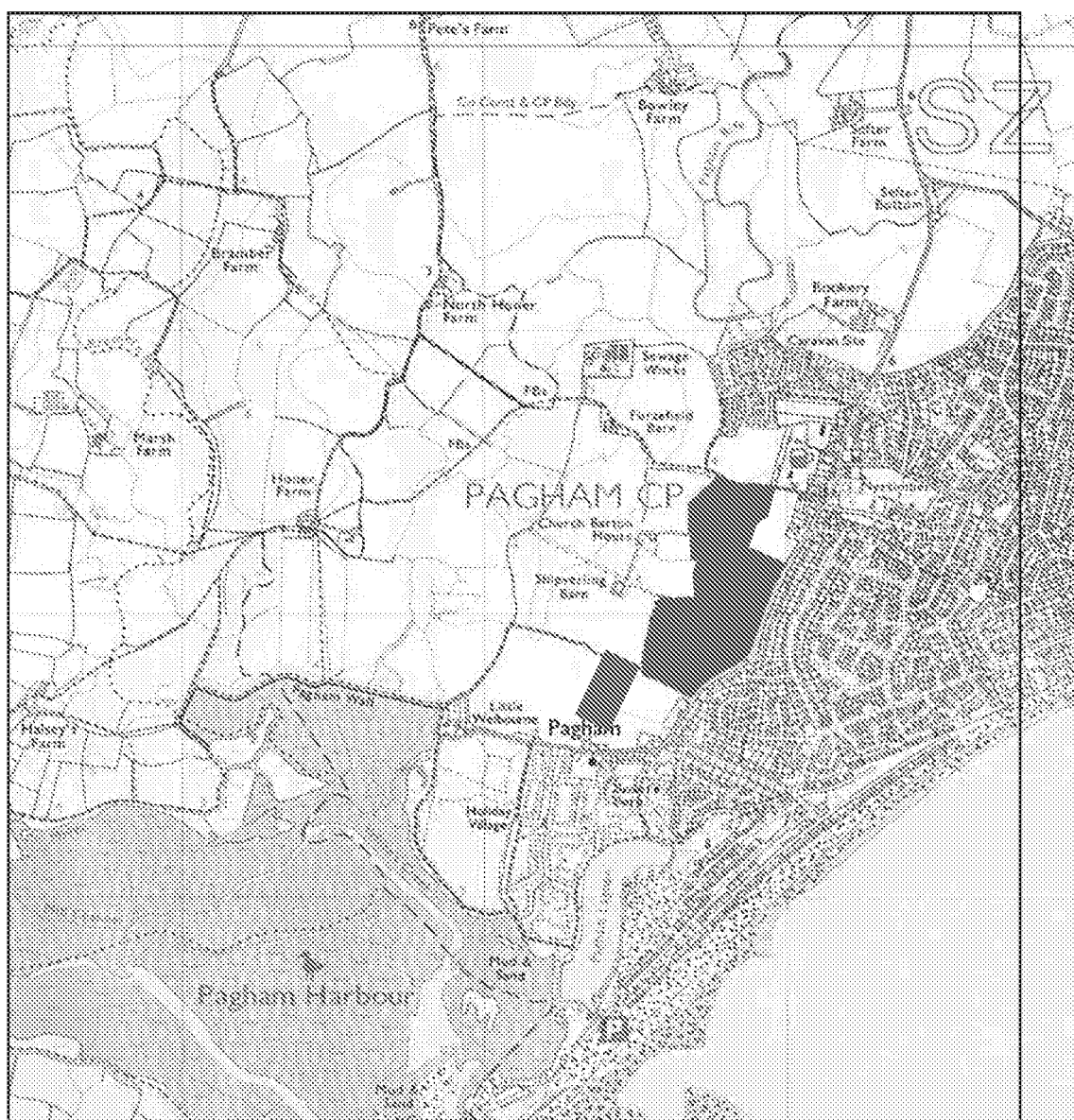


Figure 1: Site location at scale 1:25,000. The assessment sites are shown in red. [O.S. copyright licence no. 100048723]

2.0 Site location and description

- 2.1 The Phase 2 assessment site comprises three plots of land, including two enclosed fields, which are situated to the north-west of the Pagham Road. Two of the land plots comprising the two open fields are located off the north-western frontage of the Pagham Road. The Phase 2 assessment site is situated on the western outskirts of the modern town of Bognor Regis and on the low lying Lower Sussex Coastal Plain, at National Grid Reference SZ 8880 9812, and at a height of approximately +4mAOD. The assessment site is situated within the modern civil parish of Pagham, administrative district of Arun, county of West Sussex [Figures 1 and 2].

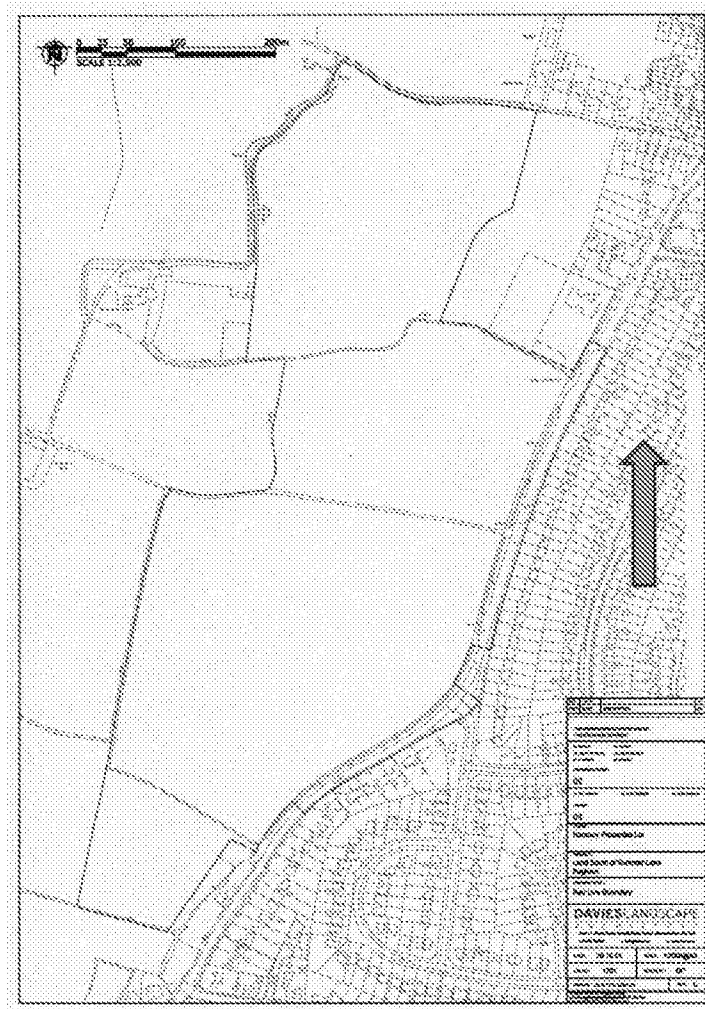


Figure 2: Site location at a scale of 1:2,500 at A3. The Phase 2 assessment site boundaries are shown outlined in red.

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

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 [HER];
 - The Chichester Local Studies Library;
 - The West Sussex Record Office, [including local studies published reference sources and maps held in their collections]; and
 - A site walkover survey by Christopher Pine of Development Archaeology Services Limited.
- 3.3 A search of the West Sussex Historic Environment Record [HER] was undertaken for listed buildings, archaeological sites and findspots and previous archaeological investigations within a 1km radius centred on National Grid Reference SZ 8880 9812. The results of this search are presented below as **Appendix 1** and their respective locations are shown plotted on **Figure 14**.
- 3.4 Copies of both manuscript and published Ordnance Survey maps of the areas of the assessment sites were obtained from the West Sussex Record Office and comprise **Figures 4-13**. in this study. 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.
- 3.5 A number of digital photographs of the assessment site were taken during the site walkover survey, which are reproduced below. The results of the site walkover survey are presented in **Section 6.2** of this study.

4.0 Planning background

- 4.1 This pre-planning application archaeological desk based assessment study has been prepared for. Hanbury [PM] Ltd. in advance of a proposed new residential development with associated access [Phase 2] on land to the north-west of Pagham Road, Pagham, West Sussex **[Figure 3]**. This report will be submitted to Arun District Council [the Local Planning Authority] in support of a forthcoming planning application for proposed development on 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 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.

5.0 Archaeological and historical background

- 5.1 A search was undertaken of the West Sussex County Historic Environment Record [WSHER] for a 1km radius which was centred on National Grid Reference SZ 8880 9812.
- 5.2 A late Neolithic flint axe was found in the garden of 108, Rose Green Road in 1954, **[Site No. 24, WSHER MWS2224]**.
- 5.3 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 around 1970 **[Site No. 23, WSHER MWS7093]**.
- 5.4 An Anglo-Saxon loom weight was found in 1946 at Nyetimber **[Site No. 16, WSHER MWS1615]**.
- 5.5 Sherds of Roman pottery were found during the excavation of the foundations for a new house in the early 1960s at The Lido, Pagham **[Site No. 14, WSHER MWS1612]**.
- 5.6 It would appear from place name evidence that the settlement of Pagham has mid Anglo

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].

- 5.7 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].

- 5.8 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].

- 5.9 Later medieval documentary references variously refer to this settlement as *Pageham* [AD1121]; *Paggaham* [AD1150]; *Paeganham* [AD1215]; *Paganham* and *Pagnaham* [AD1297] and as *Paggan* [AD1564] [Mawer, Stenton & Gover, 2001; Gover, 1975; Poulton-Smith, 2012]. 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].

- 5.10 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. 1, HER DWS548]. 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. 20, HER MWS5747]. The restored 13th century Barton Manor Chapel adjoins Barton Manor House and is orientated from east-west [Site No. 15, HER MWS1613]. The site may be surrounded by a moat, though this may be no more than a drainage ditch [Saltzman, 1953].

- 5.11 There are a number of Grade II listed buildings within the study area. These comprise: Greensleeves, Pagham Road, Pagham, formerly two 17th century cottages, now one house, [**Site No. 2**, HER DWS1480]; Mill Farm, Nyetimber, Pagham Road, Pagham, a group of four 18th century barns, [**Site No. 3**, HER DWS549]; Martins Cottage and Summer Lane Cottage, Summer Lane, Pagham, a 17th century building situated to the immediate north-east of the assessment site, [**Site No. 4**, HER DWS556]; Mill Cottage, Nyetimber, Pagham Road, Pagham, a 17th century cottage, [**Site No. 5**, HER DWS550]; Nyetimber Forge, Pagham Road, Pagham, an 18th century building, [**Site No. 6**, HER DWS1282]; Nyetimber House, Pagham Road, Pagham, an early 19th century house, [**Site No. 7**, HER DWS547]; Rookery Farmhouse, Pagham Road, Pagham, an 18th century farmhouse, [**Site No. 9**, HER DWS552]; The Inglenook Restaurant, Pagham Road, Pagham, an 18th century or earlier building, [**Site No. 10**, HER DWS1481]; the Knife and Fork Restaurant, Nyetimber Lane, Pagham, a 17th century cottage, [**Site No. 11**, HER DWS966]; The Lion Public House, Nyetimber Lane, Pagham, a 17th century or earlier building, [**Site No. 12**, HER DWS1461]; White Rock, Pagham Road, Pagham, an early 19th century house situated to the immediate south of the assessment site [**Site No. 13**, HER DWS546]; . Nos. 96 and 98 Rose Green Road, Aldwick, a range of two 17th century cottages, [**Site No. 29**, HER DWS882] and Willowhale Cottage, Nyetimber Lane, Aldwick, an early 17th century building, [**Site No. 30**, HER DWS880].
- 5.12 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. 8**, HER DWS551; **Site No. 17**, HER MWS4499].
- 5.13 Barton Farm, Pagham has been identified as an historic farmstead dating to the 19th century [**Site No. 25**, HER MWS9364]. It is a dispersed multi-yard farmstead in an isolated location and has undergone partial loss. The site of a 19th century farmstead has been identified at Nyetimber [**Site No. 26**, HER 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. The site of a 19th century farmstead has been identified to the north-east of Barton Farm, Pagham [**Site No. 27**, HER 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.
- 5.14 Furze field Farm, at Pagham has been identified as a 19th century farmstead [**Site No. 28**, HER MWS10730]. This was described as a single sided loose courtyard out-farm or field barn. It was in an isolated location and is extant. The site of Covets Farm occurs at Aldwick [**Site No. 31**, HER 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.
- 5.15 The site of a brickworks occurs to the east of Lion Road [**Site No. 18**, HER 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. 19**, HER MWS4730]. The works were in operation from the late 1930s to 1960.

- 5.16 The site of a brickfield occurs at the junction of Hook Lane and Rose Green [**Site No. 32**, HER MWS4728]. The brickfield was in operation by 1910 and had closed by the 1950s.
- 5.17 A WWII pillbox is located to the north of Rosegreen Farm [**Site No. 33**, HER MWS7086].
- 5.18 There have been several previous archaeological investigations within the study area. An archaeological evaluation was undertaken at Nyetimber Grange in 2002 [**Site No. 21**, HER 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. A number of geoarchaeological and palaeographic test pits were excavated at Summer Lane, Pagham in 2003 and identified a selected stratigraphic sequence [**Site No. 22**, HER MWS7028].
- 5.20 An archaeological evaluation at Seftor Farm in 2008 did not identify any significant archaeological features [**Site No. 34**, 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.
- 5.21 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 field-walking 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].

6.0 Site specific search/investigation results:

6.1 Cartographic and documentary information [Figures 4-13]

- 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 Yeakell and Gardner's map of Sussex of 1778, which forms **Figure 4** of this study. This map shows the area of the assessment site as occupying a number of smaller enclosed fields to the north towards Summer Lane and one much larger enclosure forming the southern portion of the assessment site which fronts onto the western side of the Pagham Road.
- 6.1.2 An extract from the tithe map for the parish of Pagham of 1847 [Archive ref: TD W94] comprises **Figure 5** of this study. This map shows that much of the current boundaries of this assessment site have

become established by this time. The northern portion of the assessment site is made up of much of three enclosures - plot nos. 310, 314 and 316. The southern portion of the assessment site is composed of two larger enclosures - plot nos. 313 and 319.

- 6.1.3 Composite extracts from the First Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1873 comprise **Figure 6** of this study. This shows that by 1873, the three enclosures in the northern portion of the assessment site have become absorbed into one larger enclosure with the removal of two former field boundaries. The layout of the southern portion of the assessment site composed of the two larger enclosures remained unchanged.
- 6.1.4 Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1899 form **Figure 7** of this study. This shows that no change took place to the layout of the whole assessment site between 1873 and 1899.
- 6.1.5 Composite extracts from the Third Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1912-13 comprise **Figure 8** of this study. This shows that no change took place to the layout of the whole assessment site between 1899 and 1913.
- 6.1.6 Composite extracts from the Fourth Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1932-33 form **Figure 9** of this study. This shows that no change took place to the layout of the whole assessment site between 1913 and 1933.
- 6.1.7 Composite extracts from the Provisional Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1938 comprise **Figure 10** of this study. This shows that no change took place to the layout of the whole assessment site between 1933 and 1938.
- 6.1.8 An extract from the 1:10,560 scale Ordnance Survey [O.S.] map of 1961 comprises **Figure 11** of this study. This map shows that no change took place to the layout of the whole assessment site between 1938 and 1961.
- 6.1.9 An extract from the 1: 10,000 scale Ordnance Survey [O.S.] map of 1969 comprises **Figure 12** of this study. This map shows that no change took place to the layout of the whole assessment site between 1961 and 1969.
- 6.1.10 An extract from the 1: 10,000 scale Ordnance Survey [O.S.] map of 1976 comprises **Figure 13** of this study. This map shows that no change took place to the layout of the whole assessment site between 1961 and 1976.
- 6.1.11 **Figure 2** shows the current layout of the assessment site, which has remained largely unchanged since 1976.

6.2 Site walkover survey [Plates 1-20]

- 6.2.1 A site walkover survey was made by Christopher Pine of Development Archaeology Services Limited on the 16th July 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 at Plates 1-20 [See Figure 15 for location and direction plates were taken from]. The weather conditions were good with clear visibility. The full site area is under arable cultivation.
- 6.2.2 The northern site area was under part mature crop [Plates 1,2, 5 and 6 ,7]. This northern site area is predominantly flat though there appears to be a weak trend dipping east to west. The north of this 'sub-site' area is bounded by Summer Lane to the north, a north south orientated line of residential dwellings that front on to the north south aligned Pagham road.
- 6.2.3 The central site area [Plates 7, 10 and 19] is predominantly flat and lies at approximately +4m A.OD. At the time of survey, the area was crop covered. The north and south of this central area are bounded by a service access road to the south and ditch and hedge line to the north.
- 6.2.4 The southern site area [Plates 9,11,12 and 13] is again wholly flat. Lower crop cover allowed observation of topsoil that appeared derived from fine brick earth silts. An equivalent topsoil cover is anticipated across the gross site area.
- 6.2.5 There are no significant topographic variations visible / present across the gross site area. There is a suggestion of a slight to very slight surface elevation dip west to east.
- 6.2.6 The eastern boundary of the site area is defined by the main Pagham access trunk road [Plates 17 and 18].
- 6.2.7 Considering the present land use [arable] and having reviewed the cartographic evidence for the site indicating prolonged arable husbandry over the full site area, it is to be anticipated that any near surface archaeological features that may be present within the site area, are likely to have been impacted upon by modern ploughing regimes.



Figure 15: Site area [2015 AP] showing direction / location Plates 1-20 were taken from.

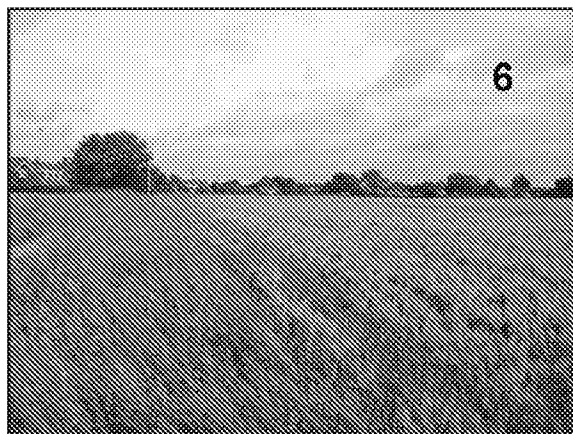
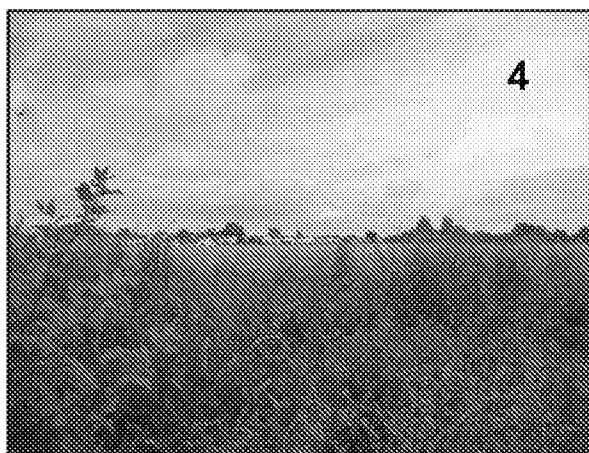
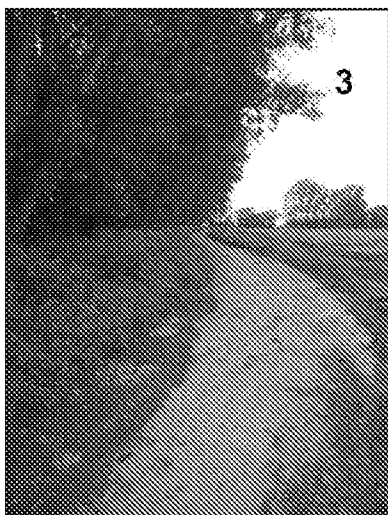
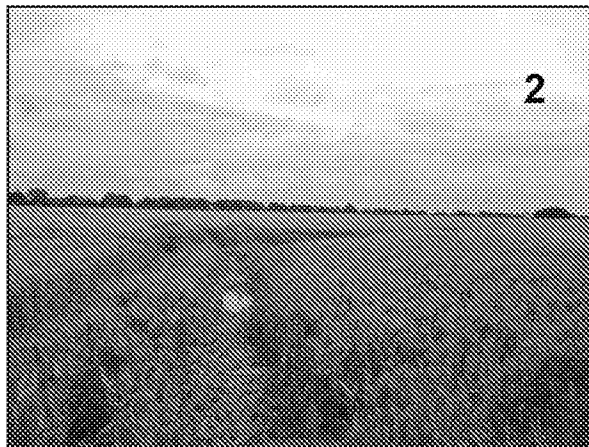


Plate 1: View from north west corner of site area looking east along southern boundary of Summer Lane.

Plate 2: View from north west corner of site looking south east

Plate 3: North west corner of the site, external access path

Plate 4: View from north west corner of site looking north east to "Phase 1" application area

Plate 5: View looking west along Summer Lane [northern site boundary]

Plate 6: As Plate 5 though looking east

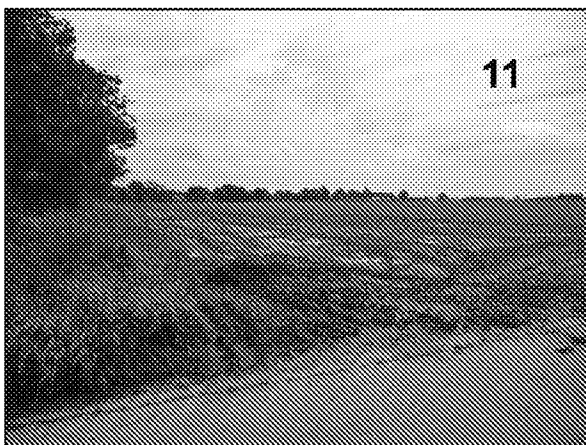
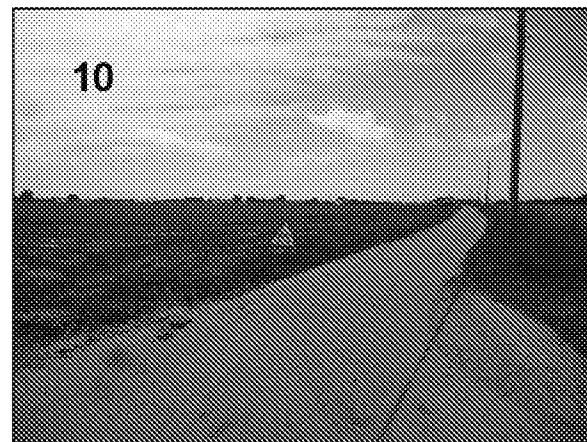
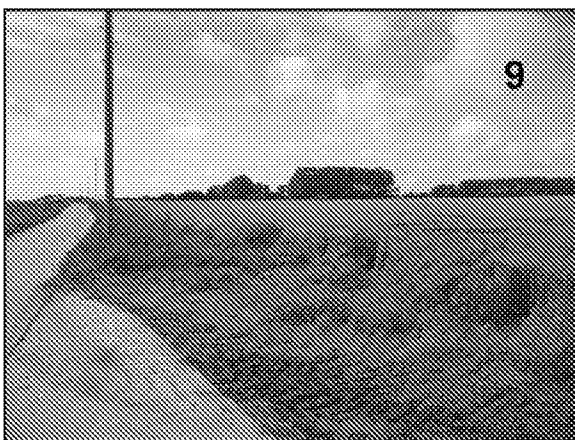


Plate 7: Central site area looking to the west from approximate centre of eastern boundary [Pagham Road]

Plate 8: As Plate 7 though looking to the north along the sites eastern boundary

Plate 9: View from the eastern site boundary looking along access road to Shiverling Barn

Plate 10: As 9 through 15° to the south west

Plate 11: As Plate 10 though looking south along the site southern eastern boundary

Plate 12: As Plate 9 though looking north east towards Church Barton House

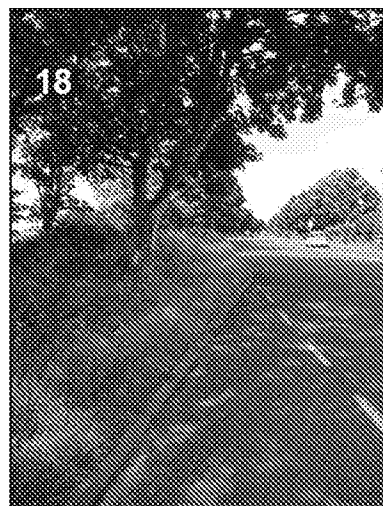
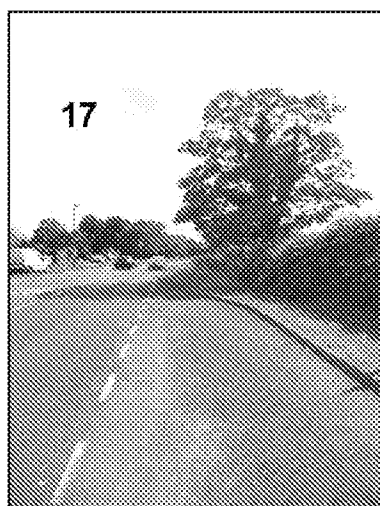
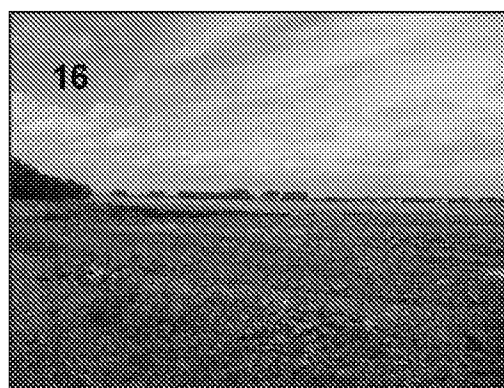
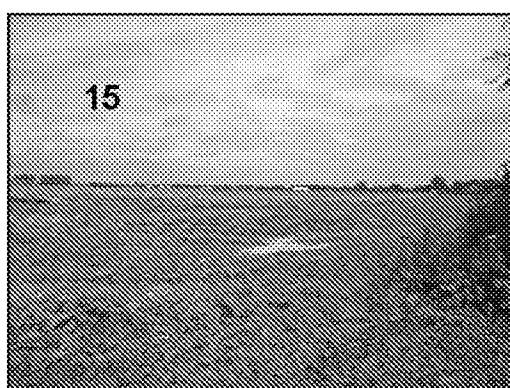
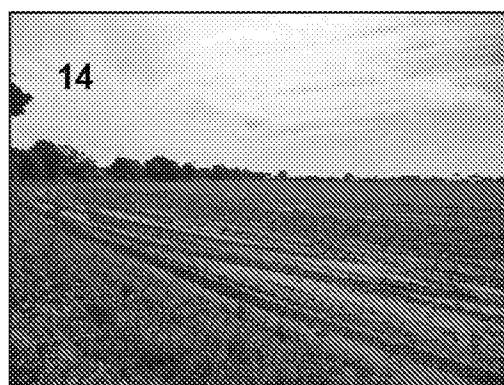


Plate 13: Southern site area viewed from the east

Plate 14: As Plate 13 though looking to the south west

Plate 15: Southern site area looking north east from location at south west exterior of the site

Plate 16: As 15 though looking due north

Plate 17: View of Pagham Road, eastern site area boundary, view looking south.

Plate 18: As 17 looking north.

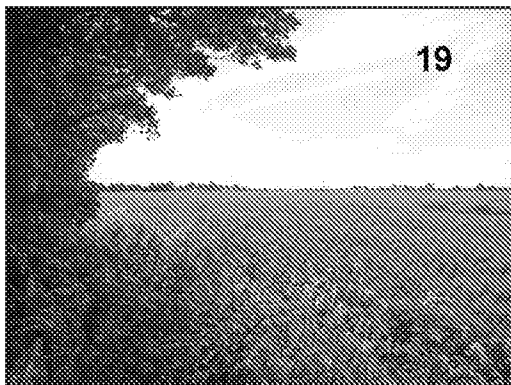


Plate 19: View from eastern site boundary looking south west across central site area.

Plate 20: View from same location as Plate 19 looking north west.

7.0 Assessment of archaeological potential

- 7.1 This archaeological desk based study has not identified any archaeological potential within the area of the assessment site itself. However, previous archaeological investigations undertaken by Development Archaeology Services Limited on the Lower Sussex Coastal Plain have yielded unexpected discoveries of archaeological activity from the later prehistoric periods [from the Bronze Age and Iron Age periods] through to the Romano-British period. Although there is no direct evidence to suggest this, it is possible that similar such unexpected archaeological activity and finds from the Bronze Age, Iron Age and Romano-British periods may be encountered on this assessment site, though this potential is considered to be **low to possibly moderate**.
- 7.2 Such potential may be illustrated by the results of an archaeological evaluation which took place at Nyetimber Grange in 2002 to the immediate north-east of the assessment site. This identified a medieval boundary ditch which yielded residual finds of Bronze Age and Roman pottery along with finds of medieval and post-medieval pottery. This may be further testified by the results of an archaeological watching brief at Church Barton Farm in 2011 to the west of the assessment site. This identified a discrete area of Bronze Age archaeological activity which comprised six postholes, two of which yielded sherds of contemporary pottery. Associated field walking located a small quantity of degraded Roman brick/tile, prehistoric struck flints and a single fragment of Bronze Age pottery. A sherd of Roman pottery has also been found to the east of the assessment site in 1969.
- 7.3 The finding of an Anglo-Saxon loom weight to the east of the assessment site in 1948 is an isolated finds and so not symptomatic of associated settlement activity, so the potential for Anglo-Saxon archaeological activity and finds to be made on this assessment site is considered to be **low**.
- 7.4 The findings from the archaeological evaluation at Nyetimber Grange in 2002 to the immediate north-east of this assessment site, which identified a medieval boundary ditch, may also be duplicated by similar findings on this assessment site, though this potential for medieval archaeological activity and finds to be made on this site is thought to be **low to possibly moderate**.
- 7.5 The map regression, which was undertaken for this study has identified a number of removed post parliamentary enclosure field boundaries within the area of the assessment site to create larger field plots since the 18th century. It is thus considered that the potential for post-medieval archaeological activity and finds to be found on this assessment site will be **moderate to high**.
- 7.6 There are two Grade II listed buildings which are located in close proximity to the assessment site. This includes White Rock, Pagham Road, a 19th century house located to the immediate south of the assessment site and Martins Cottage and Summer Lane Cottage on Summer Lane, to the north-east of the assessment site. The settings of these buildings in relation to the assessment site will be material considerations in respect to any decisions concerning proposed development within the area of this assessment site. However, provision of open space immediately to the south of Martins Cottage and Summer Lane Cottage, as detailed in Application P/58/OUT, for which permission has been granted

provides a high level of protection for the setting of this listed buildings.

8.0 Impact on archaeological resources

- 8.1 The groundworks associated with the new proposed residential development comprising the excavation of new foundations and services and ground reduction associated with the creation of new access roads typically associated with residential developments can directly impact on buried archaeological potential.
- 8.2 This archaeological desk based assessment has identified **low** to **possibly moderate** potential for possible archaeological activity and finds from the Bronze Age, Iron Age, Romano-British, Anglo-Saxon and medieval periods and **moderate to possibly high** potential for archaeological activity and finds from the post-medieval period to be made on this assessment site.
- 8.3 It is considered that there is the potential of **low impact** from any proposed development within the area of the assessment site on the setting of the Grade II listed White Rock, Pagham Road situated to the immediate south of the assessment site and a **low impact** from any proposed development within the area of the assessment site on the setting of the Grade II listed Martins Cottage and Summer Lane Cottage on Summer Lane, to the north-east of the assessment site [See also Appendix II for additional review of heritage assets within the site environs].

9.00 Suggested Mitigation:

- 9.1 The review of available data undertaken in this desk based assessment suggests ground works associated with the proposed development, such as the excavation of foundations and services and the construction of new access roads / landscaping etc., may directly impact on buried archaeological resource. At this stage, precise details of proposed build footprints or development layout details [including landscaping and screening] are not confirmed.
- 9.2 It is suggested that the indicated level of archaeological resource within the proposed development area should not be viewed as an overriding constraint to development.
- 9.3 It is advised that a program of investigation, post determination, though undertaken in advance of development should be implemented. This may be secured by implementation of an appropriate Condition.
- 9.4 The precise details of mitigation to be undertaken defined after consultation between the Environment and Heritage Team of the relevant planning authority [Arun District Council] and the applicant / applicant agent.

10.0 Acknowledgements

- 10.1 Development Archaeology Services Ltd. would like to thank Hanbury [PM] Ltd for commissioning this archaeological desk based assessment study.
- 10.2 Thanks are also extended to the staff of the West Sussex Record Office and to Rachael Salter of the West Sussex Historic Environment Record for their kind assistance in compiling and collation of used data.

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Extract from the tithe map for the parish of Pagham of 1847 [Archive ref: TD W94].

Composite extracts from the First Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1875, map sheet nos. Sussex 73NE & 73SE.

Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1898, map sheet nos. Sussex 73 NE & 73SE.

Composite extracts from the Third Edition 25 inch to one-mile scale Ordnance Survey [O.S.] maps of 1912, map sheet nos. Sussex 73.NE & 73SE.

Composite extracts from the Fourth Edition 25 inch to one-mile scale Ordnance Survey [O.S.] maps of 1932-33, map sheet nos. Sussex 73NE & 73SE.

Composite extracts from the Provisional Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1938, map sheet nos. Sussex 73NE & 73SE.

Extract from the 1:10,560 scale Ordnance Survey [O.S.] map of 1961, map sheet no. SZ 89 NE.

Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1969, map sheet no. SZ 89 NE.

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Figure 4: Extract from Yeakell & Gardner's map of Sussex of 1778. The assessment site is shown outlined in red.



Figure 5: Extract from the tithe map for the parish of Pagham of 1847 [Archive ref: TD W94]. The assessment site is shown outlined in red.



Figure 6: Composite extracts from the First Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1873, map sheet nos. Sussex 73NE & 73SE. The assessment site is shown outlined in red.

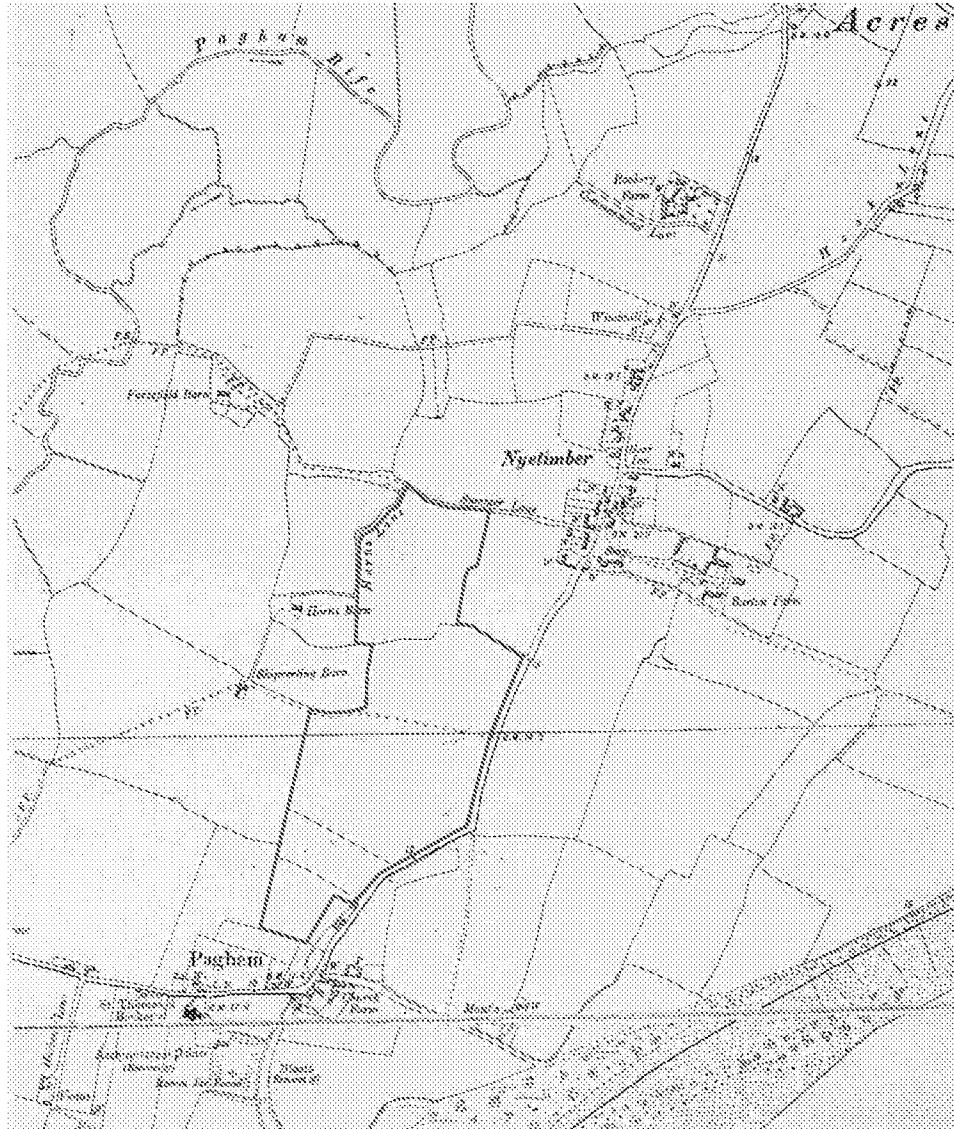


Figure 7: Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1898, map sheet nos. Sussex 73NE & 73SE. The assessment site is shown outlined in red.



Figure 8: Composite extracts from the Third Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1912-13, map sheet nos. Sussex 73NE & 73SE. The assessment site is shown outlined in red.

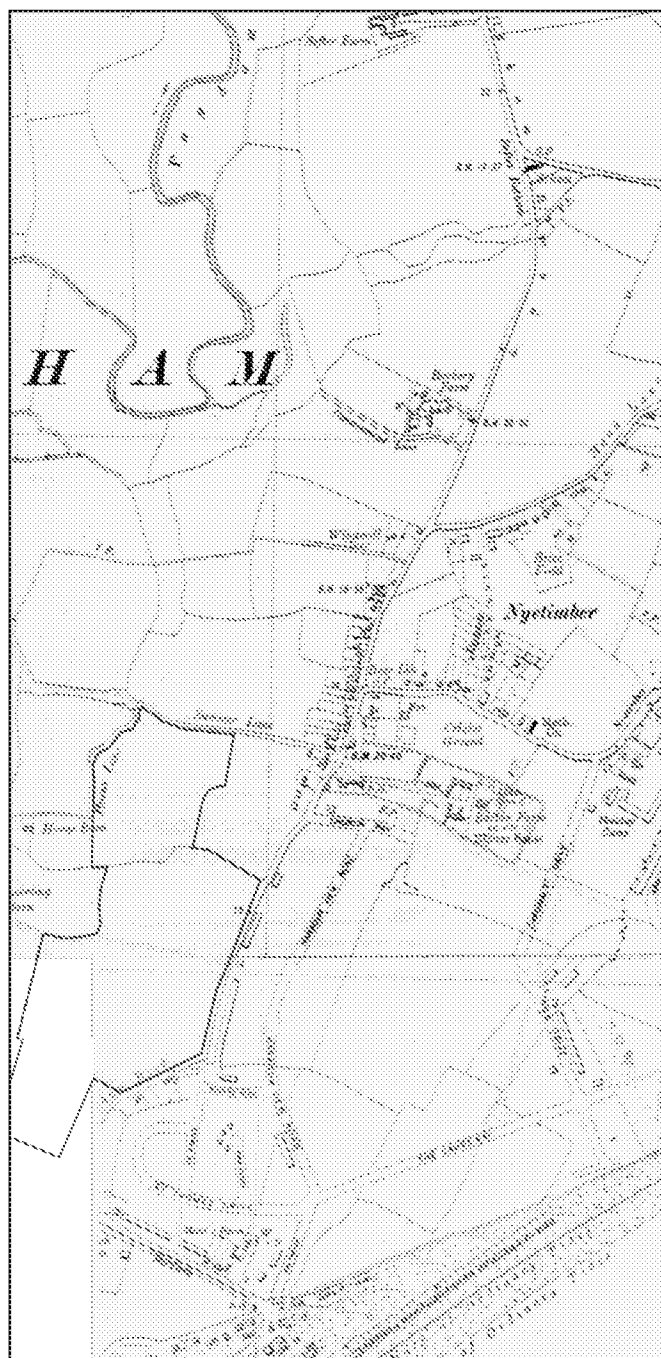


Figure 9: Composite extracts from the Fourth Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1932-33, map sheet nos. Sussex 73NE & 73SE. The assessment site is shown outlined in red.

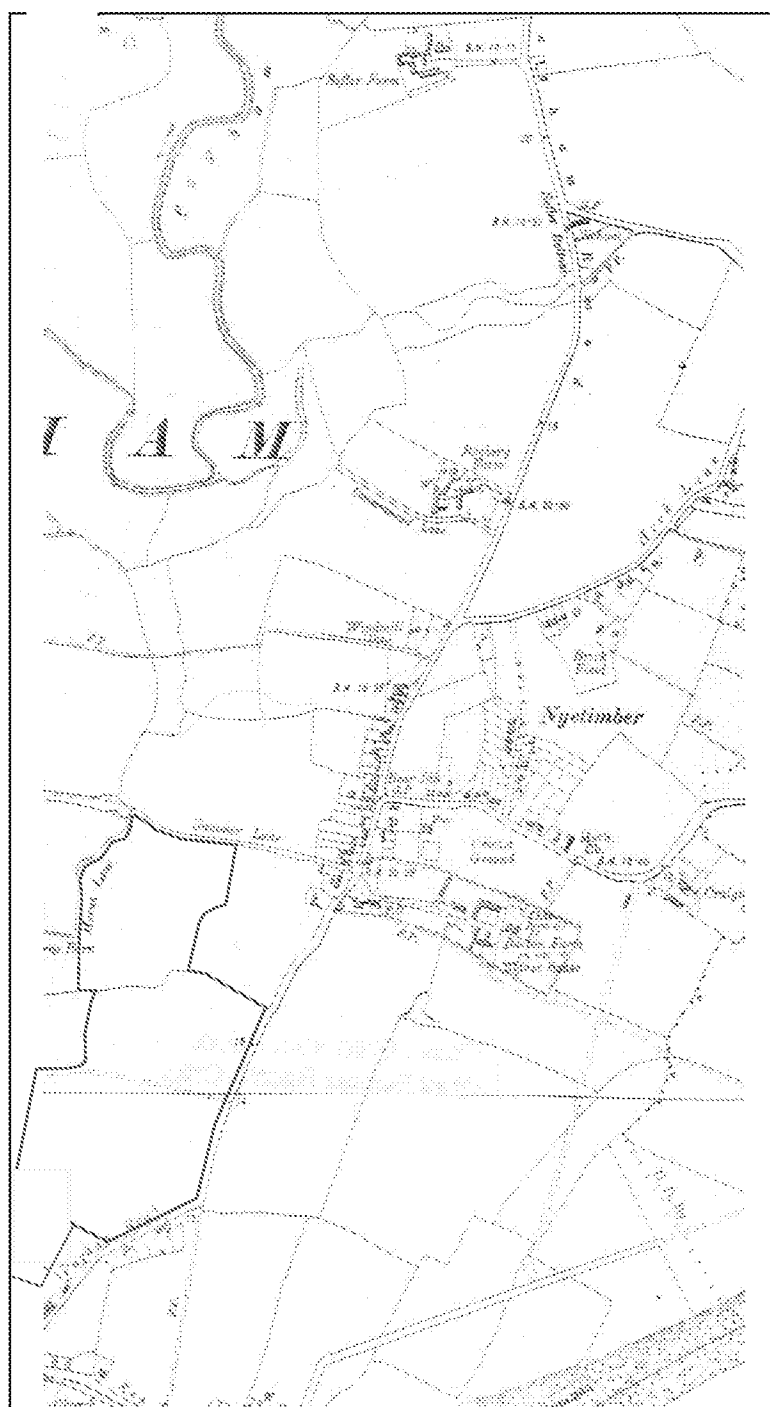


Figure 10: Composite extracts from the Provisional Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1938, map sheet nos. Sussex 73NE & 73SE. The assessment site is shown outlined in red.

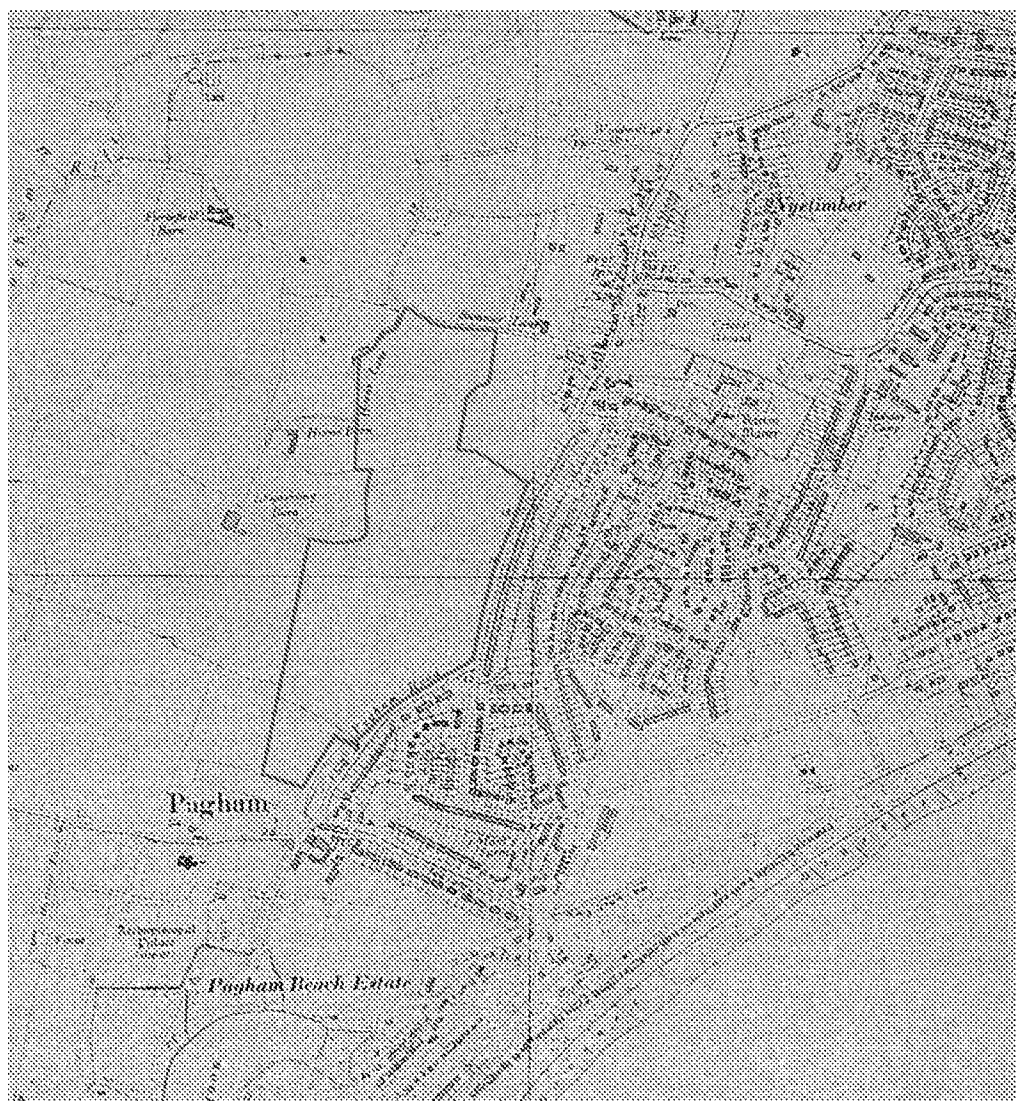


Figure 11: Extract from the 1:10,560 scale six inch to one-mile scale Ordnance Survey [O.S.] map of 1961, map sheet no. SZ 89 NE. The assessment site is shown outlined in red.

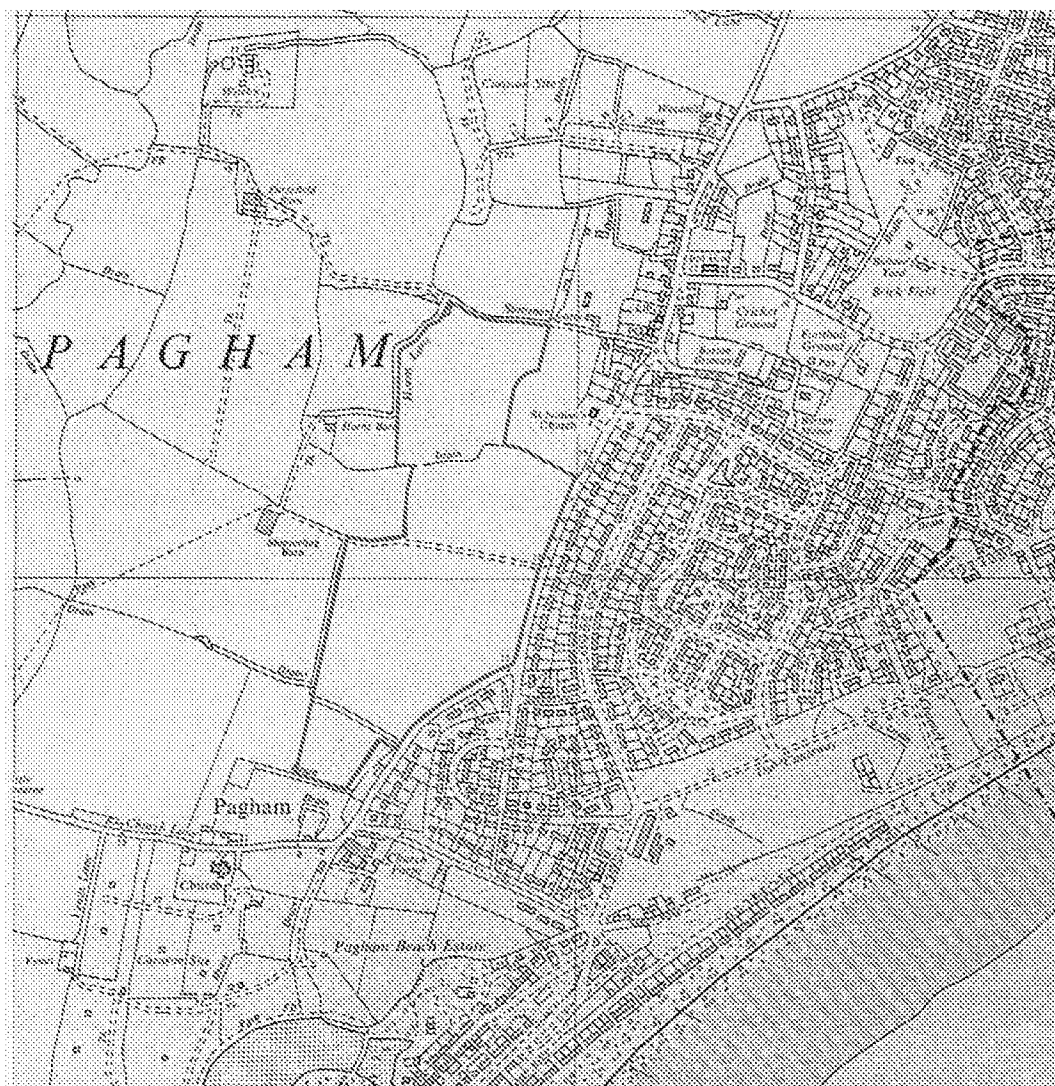


Figure 12: Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1969, map sheet no. SZ 89 NE. [Crown Copyright Reserved]. The assessment site is shown outlined in red.

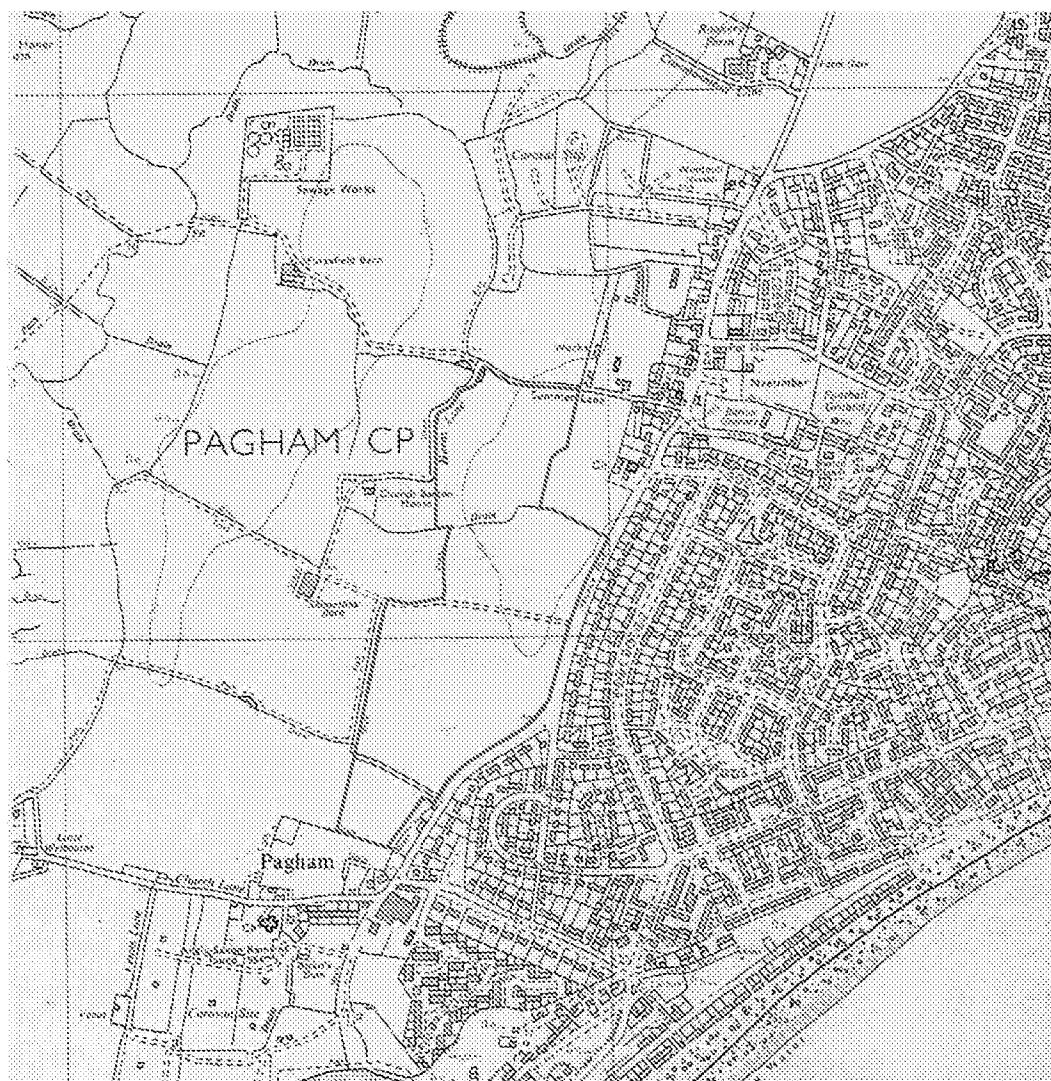


Figure 13: Extract from the 1:10,000 scale Ordnance Survey [O.S.] map of 1976, map sheet no. SZ 89 NE. [Crown Copyright Reserved]. The study site is shown outlined in red.

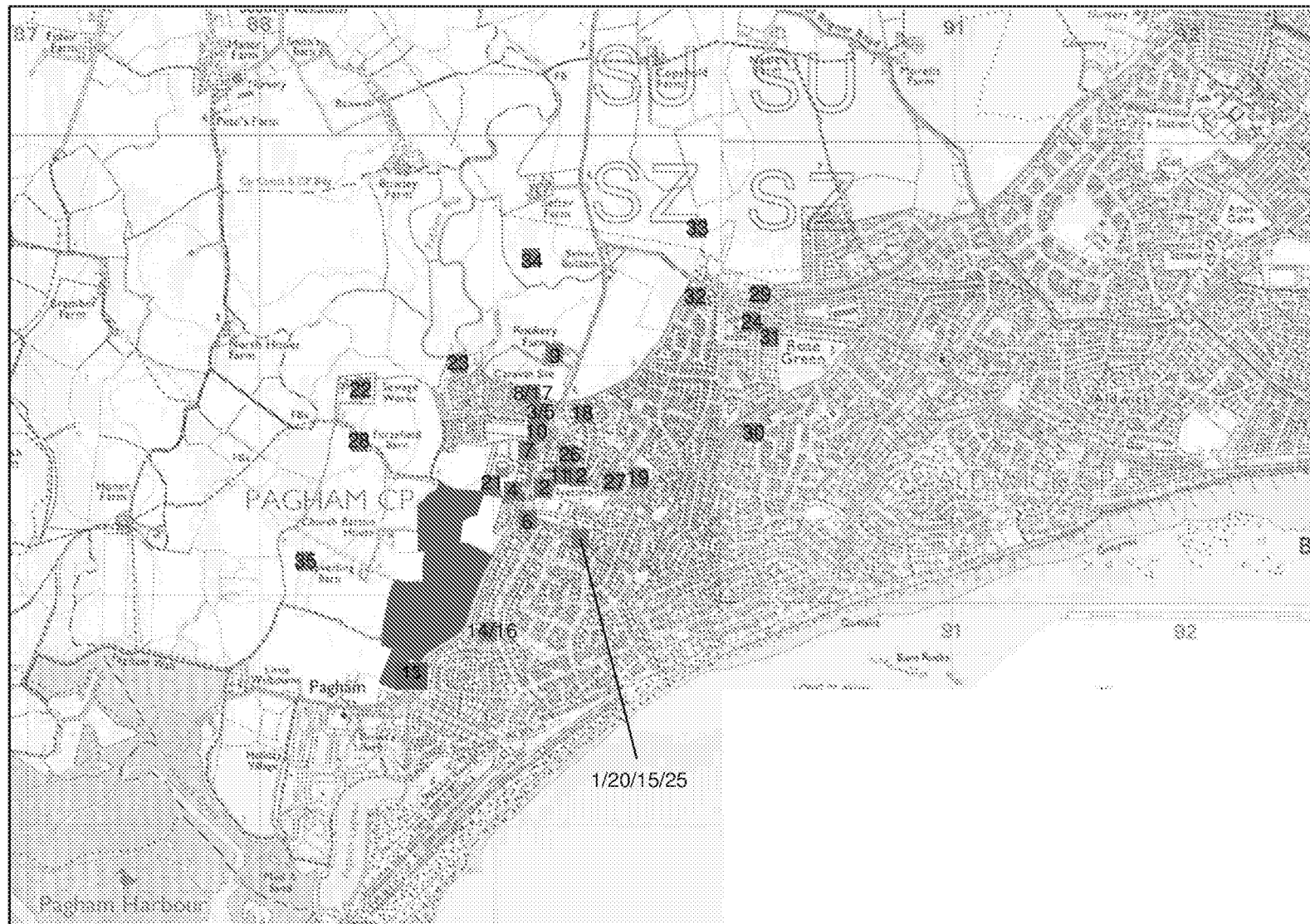


Figure 14: Gazetteer of Cultural Heritage Data from the West Sussex Historic Environment Record [HER]. The assessment site is shown in red.

Appendix 1: Cultural Heritage Data from the West Sussex Historic Environment Record [HER]

Site No.	HER No.	NGR [SZ]	Description	Period
1	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
2	WSHER DWS1480	8914 9849	Greensleeves, Pagham Road, Pagham, formerly two 17 th century cottages, now one house. Grade II listed.	PM
3	WSHER DWS549	8919 9874	Nyetimber, Pagham Road, Pagham. Group of four 18 th century barns at Mill Farm. Grade II listed.	PM
4	WSHER DWS556	8911 9842	Martins Cottage & Summer Lane Cottage, Summer Lane, Pagham. A 17 th century building. Grade II listed.	PM
5	WSHER DWS550	8924 9878	Mill Cottage, Nyetimber, Pagham Road, Pagham. An 18 th century cottage. Grade II listed.	PM
6	WSHER DWS1282	8916 9861	Nyetimber Forge, Pagham Road, Pagham. An 18 th century building. Grade II listed.	PM
7	WSHER DWS547	8916 9861	Nyetimber House, Pagham Road, Pagham. A 19 th century building. Grade II listed.	PM
8	WSHER DWS551	8923 9882	Nyetimber Windmill, Pagham Road, Pagham. Tower mill built c.1840. Grade II listed.	PM
9	WSHER DWS552	8928 9908	Rookery Farmhouse, Pagham Road, Pagham, An 18 th century building. Grade II listed.	PM
10	WSHER DWS1481	8919 9872	The Inglenook Restaurant, Pagham Road, Pagham. An 18 th century or earlier building. Grade II listed.	PM
11	WSHER DWS966	8920 9852	The Knife & Fork Restaurant, Nyetimber Lane, Pagham. A 17 th century cottage. Grade II listed.	PM
12	WSHER DWS14611	8928 9855	The Lion Public House, Nyetimber Lane, Pagham. A 17 th century or earlier building. Grade II listed.	PM
13	WSHER DWS546	8864 9765	White Rock, Pagham Road, Pagham, Grade II listed 19th century house.	PM
14	WSHER MWS1612	890 980	Pottery found at The Lido, Pagham in the early 1960s.	RO
15	WSHER MWS1613	8940 9832	Barton Manor Chapel, 13 th century date.	MD
16	WSHER MWS1615	890 980	Loomwight found in 1948 at Nyetimber.	AS
17	WSHER MWS4499	8923 9883	Nyetimber windmill, built in 1816.	PM
18	WSHER MWS4729	8940 9880	Site of a brickworks to the E of Lion Road	MO
19	WSHER MWS4730	8960 9850	Site of a brickworks on the N side of Nyetimber.	MO
20	WSHER MWS5747	8940 9832	Evaluation at Barton Manor House in 1989 located a large pit.	PM
21	WSHER MWS7024	8910 9854	Evaluation at Nyetimber Grange in 2002 identified a ditch, pottery & residual pottery.	BA/RO/MD/PM
22	WSHER 7028	884 989	Geoarchaeological & palaeographic test pits excavated at Summer Lane, Pagham in 2003 identified a stratagraphical sequence.	PA
23	WSHER MWS7093	8858 9898	Multi-period finds from the Mill Farm caravan site.	NE/RO/PM
24	WSHER MWS2224	9014 9923	Flint axe found in the garden of 108, Rose Green Road in 1954.	NE

Site No.	HER No.	NGR [SZ]	Description	Period
25	WSHER MWS9364	8935 9834	Barton Farm, Pagham. 19 th century farmstead.	PM
26	WSHER MWS10309	8928 9855	Site of a 19 th century farmstead at Nyetimber.	PM
27	WSHER MWS10321	8950 9846	Site of a 19 th century farmstead to the NE of Barton Farm, Pagham.	PM
28	WSHER MWS10730	8841 9866	Site of a 19 th century farmstead at Furze Field Farm.	PM
29	WSHER DWS882 DWS548	9021 9930	96 & 98 Rose Green Lane, Aldwick, two 17 th century cottages. Grade II listed.	PM
30	WSHER DWS880	9013 9877	Willowhale Cottage, Nyetimber Lane, Aldwick. Early 17 th century house. Grade II listed.	PM
31	WSHER MWS9932	9009 9925	Site of Covets Farm, 19 th century farmstead.	PM
32	WSHER MWS4728	8990 9930	Site of a brickfield at the junction of Hook Lane & Rose Green.	MO
33	WSHER MWS7086	8989 9958	Pillbox to the N of Rosegreen Farm.	MO
34	WSHER MWS8620	89117 9942	Evaluation at Sefter Farm in 2008 did not identify any significant archaeological features.	UN
35		882 982	Watching brief at Church Barton Farm, Pagham in 2011 identified features & fieldwalking located ceramic building material, 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 II

HERITAGE STATEMENT [IN RESPECT OF DESIGNATED AND NON-DESIGNATED ASSETS WITHIN THE SITE AND SURROUNDING AREA].

Introduction:

- 1.1 Heritage Statements are required as part of information submitted with planning applications when the proposed development may affect an archaeological site or historic building.
- 1.2 The National Planning Policy Framework (NPPF) sets out planning policies on different aspects of spatial planning in England.
- 1.3 Paragraph 128 of the NPPF advises that in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affect, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.4 LPAs are required by Sections 16 and 66(1) of the planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the Listed Building or its setting or any features of architectural or historic interest which it possesses.
- 1.5 With regards the impact on the setting of the listed building, LPAs are required to have special regard to the desirability of preserving a listed building or its setting by virtue of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation areas) Act 1990.
- 1.6 Sections 7 and 12 of the NPPF make it clear that the aims of high quality design and protecting and enhancing the built and historic environment and important components of environmental sustainability. Paragraph 128 requires the setting of heritage assets to be appropriately assessed.
- 1.7 In response to this requirement a review of designated Heritage Assets has been made including a walkover of the site area. The results of the review and walkover are presented below.

2.00 General

- 2.1 The development is not situated within the site of any Scheduled Ancient Monument [a single SM [Beckets Barn HER 345] lies c. 400 metres from the southern boundary of the development site. There are several Listed Buildings [10 Grade II and a single Grade 1] within the gross site area [up to c. 1.5-2km from the site centre]. These structures are classified as 'designated heritage assets'.
- 2.2 Descriptions of each asset with the gross site area are given at sections 1-12 below. In addition, refer to Figures 1-5 for location of reviewed assets within the study area and see Plates A-S for detail.

1: Martins Cottage Summer Lane.

Grade II. Historic England List entry 1027582 UID 298005

Description: One building c. C17th Single storey and attic. Four windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof. Casement windows. **Location:** SZ89118 98426

Comments: Martins Cottage is located approximately 180 metres to the east of the north-east corner of the proposed development site. The main façade of the building fronts onto Summer Lane directly facing existing C20th buildings. To the north the rear / north of the building is obscured by existing C20th buildings.

- **Given the distance of the proposed development from St Martins Cottage and the existing screening / blanking of all but the south facing facade there is considered to be no significant impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

2: Nyetimber Forge. Pagham Road.

Grade II. Historic England List entry: 12756225. UID 298003

Description:

House with brick dressings, quoins, flush stringcourse and eaves cornice. Hipped tiled roof. Glazing bars intact. Doorway with sloping hood on brackets and six panel doors. Adjoining to the south west is the original forge, which is now a separate dwelling but has been modernised [not listable]. **Location:** SZ89177 98360

Comments: Nyetimber Forge is located approximately 280 metres to the east of the north-east corner of the proposed development site. The main façade of the building fronts onto Barton Close. The building lies approximately 60 metres to the east of the Pagham Road.

- **Given the distance of the proposed development from Nyetimber Forge and the presence of existing 'screening buildings' between the asset and the proposed development there is considered to be no impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

3: White Rock House. Pagham Road.

Grade II. Historic England List entry: 1027572. UID 1027572

Early C19th 2 storey. Three windows. Stuccoed eaves, brackets cornice slate roof. Glazing bars intact. Small porch with Doric columns. **Location:** SZ88647 97656

Comments: Nyetimber Forge is located approximately 20 metres to the west of the allotment and southern open space allocation of the proposed development site. The northern, modern extension of the building lies approximately 40 metres from the south-eastern build area of the proposed development site with additional C20th buildings occupying the intervening ground space. The main façade of the building fronts onto Pagham Road.

Whilst this building is the closest heritage asset to the proposed development the presence of existing 'screening buildings' between the asset and the proposed development there is considered to be low impact on the setting of this heritage asset. There will be no direct physical impact to this asset.

4: Church Farm Club. Pagham Road.

Grade II. Historic England List entry 1234305 UID 297975

Description: No listed detail recorded. From observation c. C19th 2 storey brick structure with variable sash windows even glazing bars. Hipped tiled roof. As part of C19th complex with some single storey elements.

Location: SZ88599 97528

Comments: Church Farm is located approximately 100 metres to the south of the south-east corner of the proposed development site. The main façade of the building fronts onto Pagham Road. The building lies at the corner of Sea Lane and Pagham road with a linear development, facing onto Pagham Road, of C20th mixed buildings lying immediately to the north.

- **Given the distance between the proposed development and existing development to the north there is considered to be nil impact on the setting of this heritage asset. be no direct physical impact on this asset.**

5: The Old Cottage Church Lane.

Grade II. Historic England List entry: 1027612. UID 297978

C18th Two storeys. Three windows. Bognor stone rubble with brick dressings and quoins, all painted. Hipped thatched roof. Casement windows. **Location:** SZ 8838897523

Comments: The Old Cottage is located approximately 300 metres to the south of southern build area of the development site and c. 200 metres from the southern boundary of the proposed open space allotment area of the development. The area between the proposed southern allotment / open space boundary is retained as open farm land. The main façade of The Old Cottage fronts onto Church Lane. A small mid C20th building group sits immediately to the west of The Old Cottage.

- **Given the distance between the asset and the proposed development there is considered to be low to nil impact on the setting of this heritage asset. There will be no direct physical impact on this asset.**

6: The Parish Church of St. Thomas a Becket Church Lane.

Grade 1 Historic England List entry 1359302 UID 297976

Description: Cruciform church with aisles to the nave and north west tower with broached shingle spire. Medieval building with extensive restoration by John Elliot in 1837. Chancel is C11th-C12th. **Location:** SZ 88369 97474

The church boundary fronts on to Church Lane. The church boundary wall [c1.30m high] lies approximately 220 metres from the southern boundary of the proposed development site. The church [north facing façade] lies approximately 250metres from the southern boundary of the proposed development site. Opposite the church running along the north side of church lane lies a grouping of modern C20th buildings and opposite and to the west two car park areas defined by perimeter walls c. 1.30m in height.

- **Given the distance between the proposed development and existing 'screening buildings' to the north of the church building and church yard there is considered to be low impact on the setting of this heritage asset. There will be no direct physical impact on this asset.**

7: Millstone Cottage Church Lane.

Grade II. Historic England List entry 1234328 UID 297979

Description: Dated 1773 Two storeys. Three windows. Coursed ironstone with red brick dressings and quoins. Hipped tiled roof. Casement windows. Stone with date 1773 and initials G. R. E. Modern [late C20th] addition adjoining and as part, to the west. **Location:** SZ 8830897517

Comments: Millstone Cottage is located approximately 350 metres to the south west of the south-eastern corner build area of the proposed development site. The extensive arable field between the asset and the proposed development site is to be retained. The asset sits to the north of Church Lane some 30metres from the boundary of St Thomas a Becket church. The main façade of the building fronts onto Church Lane. The east facing 'end' of the building is visible only from Church Lane. The western part of the building is a modern [C20th] addition though in the style of the original building.

- **It is considered the proposed development will have low impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

8. Little Welbourne Church Lane.

Grade II. Historic England List entry 1353903. UID [----].

Description: Two parallel ranges. Front range dated 1709. Two storeys. Three windows. Faced with Bognor stone rubble, white-washed. Thatched roof. Casements, those on the first floor being original tiny windows. Back range C19th. **Location:** SZ 87915 97617.

Comments: Little Welbourne is located at the western terminal of Church Lane approximately 0.60km from the south west corner of the proposed development area. The main façade of the building fronts onto the western terminus of Church Lane. The building sits approximately 35 metres to the west of a north south orientated boundary wall.

- **It is considered the proposed development will have low to nil impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

9. Former Vicarage Church Lane.

Grade II. Historic England List entry 1411576 UID 297980

Description: Mid-to late C18th house until recently the vicarage. Site is close to the location of the C13th chapel of St Andrew. Earliest reference to the Vicarage c. 1786. The 1875 OS map shows the current double pile plan with a narrow extension to the rear and outbuildings to the east. Perimeter and associated stone rubble walls and part brick forming and arched carriage opening leading to probable yard area. Low to nil visibility of building from the east looking west from the west end of Church Lane. **Location:** SZ 8787697583.

Comments: The Old vicarage is located approximately 0.7 km from the south west corner of the proposed development area. The intervening open farm land is to be retained. The main façade of the building and all key elements of the listing are not visible from any public access points.

- **It is considered the proposed development will have no significant impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

10. The Salt House at Little Welbourne.

Grade II. Historic England List entry 1027613 UID 297982

Description: Situated in the north-west corner of the garden of Little Welbourne. Probably C18th outbuilding. One storey. Stone rubble. Hipped thatched roof. **Location:** SZ 8787597680.

Comments: The Salt House is located to the rear / west of Little Welbourne and not visible from the western end of Church Lane. Public view toward the asset is restricted. The Salt house lies approximately 0.65km from the south west corner of the proposed development area.

- **It is considered the proposed development will have no significant impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

11. The Garage of Little Welbourne to the west of the house

Grade II. Historic England List entry UID 297981

Description: 20/490A 10.5.73: Garage of Little Welbourne to the west of the C18th outbuilding of stone rubble with hipped thatched roof. Built into the back wall are remains of the chapel of St Andrew, c. C11th chancel arch, blocked in. Also, C16th two small windows and one doorway, all blocked. **Location:** SZ 89 NE Pagham Church Lane.

Comments: The Salt House is located to the rear / west of Little Welbourne and not visible from the western end of Church lane. Public view is restricted. The Salt house lies approximately 0.65km from the south west corner of the proposed development area.

- **It is considered the proposed development will have no significant impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

12: Beckett's Barn and adjoining earthworks: See Figure 4 ★

West Sussex HER 345-MWS4246, 346-MWS5705, 347-MWS5706. NMR SZ89NE 18.
Located at national Grid Reference: SZ 884569370

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979. The upstanding remains are Grade II listed.

The monument includes an archiepiscopal palace surviving as upstanding stone remains and below-ground archaeological remains. The upstanding stone remains include those of the medieval great hall of Pagham Rectory, incorporated into a later barn known as Beckett's Barn. It is thought to date from the 13th century. The barn is constructed of stone rubble with a gable at the west end and a tiled roof. The medieval remains include parts of the walls of the great hall in the lower courses of the north-west and south sides of the barn. A two-light window

and a blocked doorway survive in the north wall. There is also a large blocked fireplace and a segmental-headed doorway probably once leading to a solar, traces of which survive outside the south wall. The earthworks of fishponds and/or a possible moated enclosure survive in traces to the south and east of the barn. They were largely levelled in the 20th century but include a bank to the east and a bank and slight ditch to the south. The area in and around the palace was partially excavated in 1950 and 1974, which uncovered three main phases of occupation on the site. The earliest, 2nd Century AD Roman phase, includes in-filled and buried ditches containing Samian pottery and Romano-British coarse wares. The next phase is Saxon, dating to about the 8th century AD and represented by a cobbled path overlain by a midden deposit cut by three buried and in-filled ditches. The final phase is an archiepiscopal palace dating from the 13th century. Archaeological evidence of this phase includes floors, foundation trenches, pits and pottery. The gaps in activity on the site were possibly due to marine incursions. Pagham Rectory is first recorded in documentary sources in 1299. It belonged to the see of Canterbury and detailed records of repairs survive for the period 1380-1444. A survey of 1650 refers to a parsonage house, barns, storehouse and a large yard on the site.

Comments: This structure and Scheduled area lie approximately 400 metres to the south of the southern boundary of the proposed development site. The site may not be viewed from Church Lane due to C20th residential development lying between Church Lane and the northern boundary of Beckett's Barn. [No photographic views of Beckett's Barn were taken for this reason].

- **It is considered the proposed development will have no significant impact on the setting of this heritage asset. There will be no direct physical impact to this asset.**

10.00 Summary and conclusion:

- 10.1 As paragraph 129 of the NPPF advises, LPAs should identify and assess the particular significance of a heritage asset that may be affected by a proposal, including its setting.
- 10.2 This statement represents a proportionate assessment of the effect on the Listed Buildings outside the gross site area [including the single Scheduled Monument [Beckett's Barn West Sussex HER 345] that lies c. 0.5km to the south of the proposed development site.
- 10.3 Paragraph 131 requires LPAs to take account of the desirability of sustaining and enhancing the heritage asset, the economic contribution the asset can make to communities whilst ensuring that new development positively contributes to local character and distinctiveness.
- 10.4 The proposal has clear benefits in making a positive contribution to improving the quality of the Islands housing stock.
- 10.5 It is considered that the proposal will not harm or have any significant material impacts on any heritage assets within or beyond the study / site area.



Appendix Figure 1: Site area relative to Tiles A-D. Refer to separate aerial tiles for location of Heritage Assets [Listed Grade 1 and II buildings and Scheduled Monument relative to site area / site boundaries



Appendix Figure 2: Tile A [refer to Figure 1 for location]

1: Martins Cottage Summer Lane. Grade II. Historic England List entry 1027582 UID 298005. **Description:** One building c. C17th Single storey and attic. Four windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof. Casement windows. **Location:** SZ89118 98426

2: Nyetimber Forge. Pagham Road. Grade II. Historic England List entry: 12756225. UID 298003. **Description:** House with brick dressings, quoins, flush stringcourse and eaves cornice. Hipped tiled roof. Glazing bars intact. Doorway with sloping hood on brackets and six panel doors. Adjoining tot the south west is the original forge, which is now a separate dwelling but has been modernised [not listable] **Location:** SZ89177 98360

A: Location / direction Plate A was taken from. **B:** Direction location Plate B was taken from. **C:** Location direction Plate C was taken from. **D:** Location /direction Plate D was taken from.



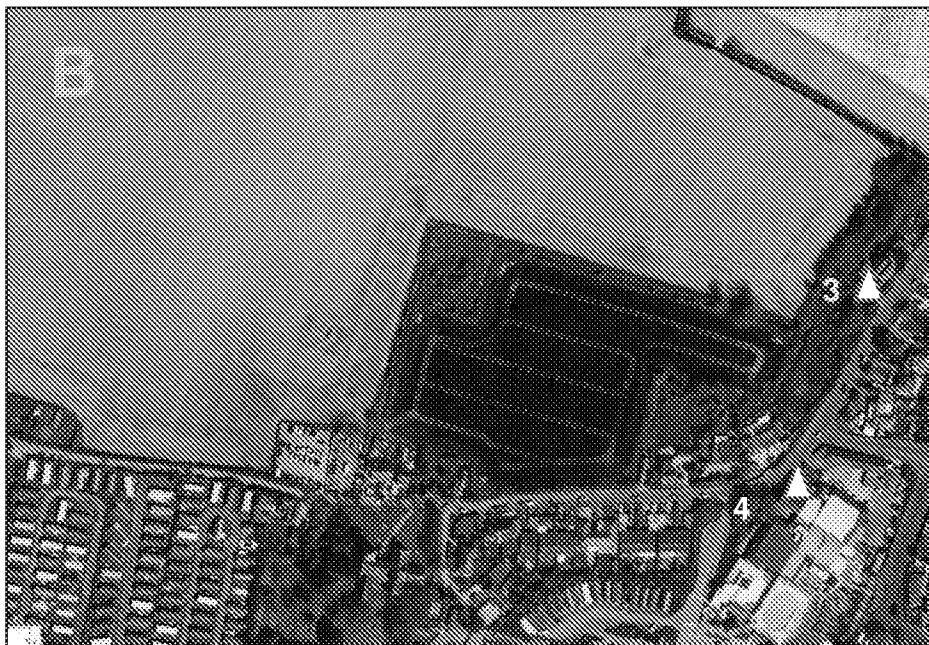
Plates A-D from within Tile area A. Refer to Figures 1 and 2 Tile A for location / detail

Plate A: Martins Cottage Summer Lane viewed from the east looking west along the entrance of Summer Lane. Modern C20th development to the immediate east and south east. Viewed from Pagham Road shows exposed south fronting façade of the building.

Plate B: As A though viewed from the west looking east along Summer Lane. View of Martins Cottage blocked by existing C20th buildings to the north and south of Summer Lane.

Plate C: Nyetimber Forge viewed from Pagham Road in the west looking east.

Plate D: As C though looking due west from west end of Barton Close.

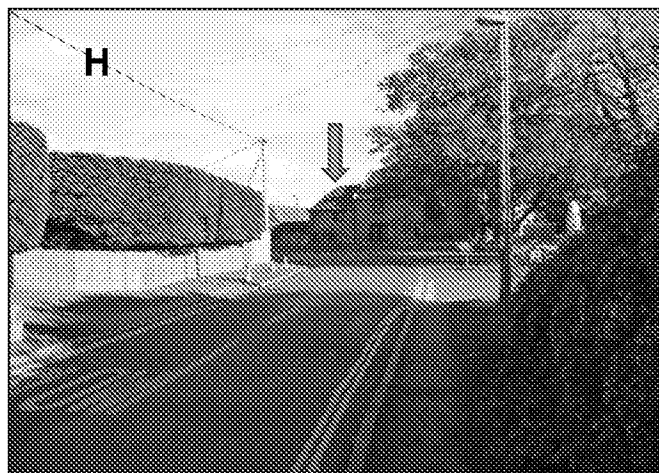
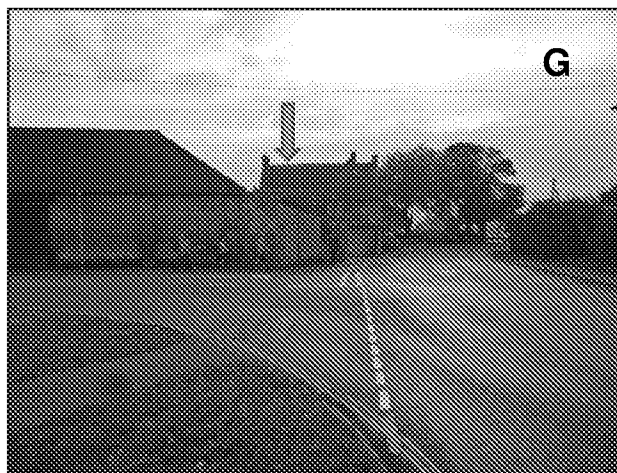
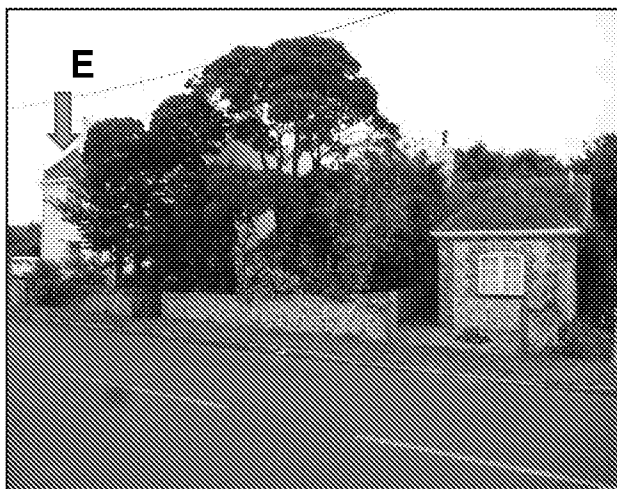


Appendix Figure 3: Tile B [refer to Figure 1 for location]

3: White Rock House. Pagham Road. Grade II. Historic England List entry: 1027572. UID 1027572 Early C19th 2 storey. Three windows. Stuccoed eaves, brackets cornice slate roof. Glazing bars intact. Small porch with Doric columns. **Location:** SZ88647 97656

4: Church Farm Club. Pagham Road. Grade II. Historic England List entry 1234305 UID 297975 **Description:** No listed detail. From observation c. C19th 2 storey brick structure with variable sash windows even glazing bars. Hipped tiled roof. As part of C19th complex. **Location:** SZ88599 97528

E: Location / direction Plate E was taken from. **F:** Direction location Plate F was taken from. **G:** Location direction Plate G was taken from. **H:** Location / direction Plate H was taken from.



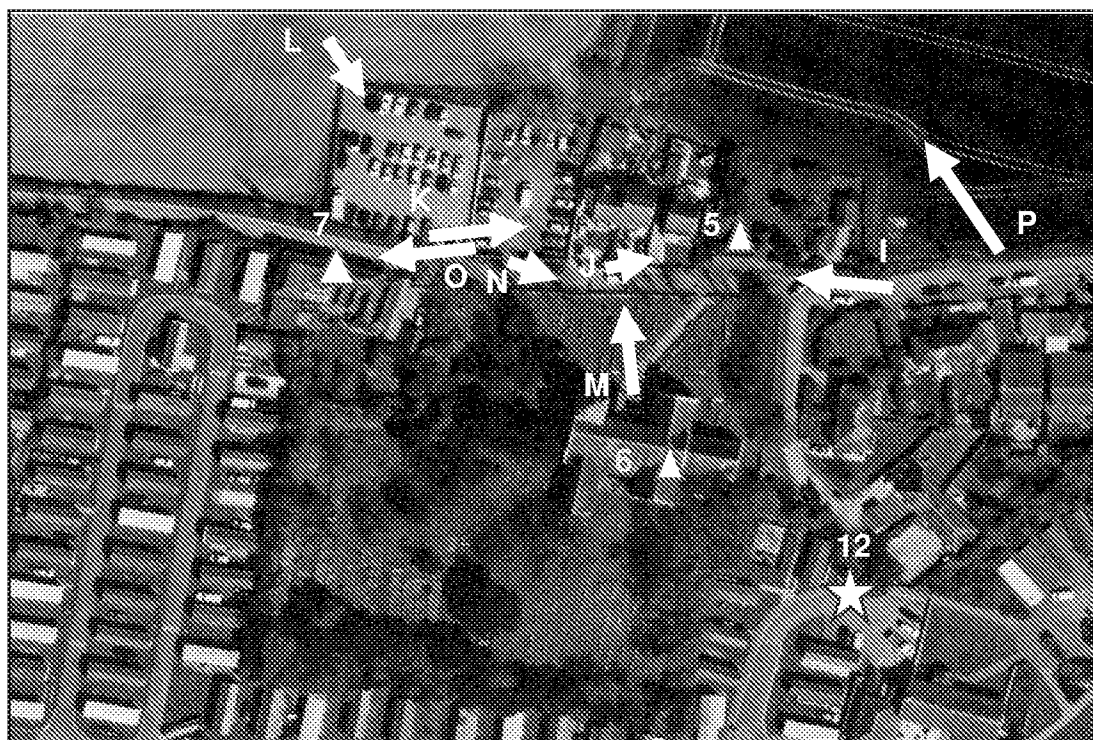
Plates E-H from within Tile Area B. Refer to Figure 3 for location / detail

Plate E: White Rock House viewed from the north east looking south west along Pagham Road. Foreground shows 'modern' extension to the north of building frontage.

Plate F: As A though viewed from the south east looking north west. Shows east facing façade fronting on to Pagham Road

Plate G: Church Farm Club viewed from the north looking south along Pagham Road

Plate H: As G though looking east along Church Lane



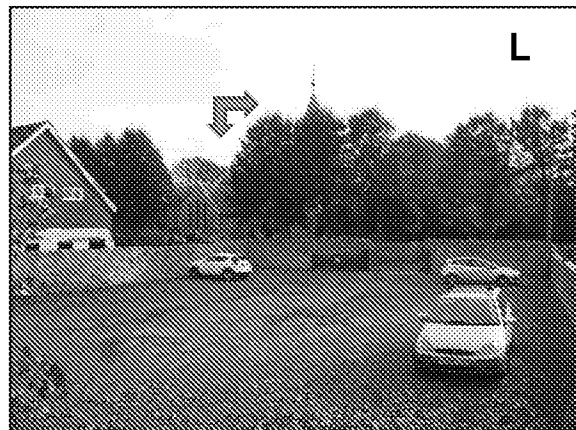
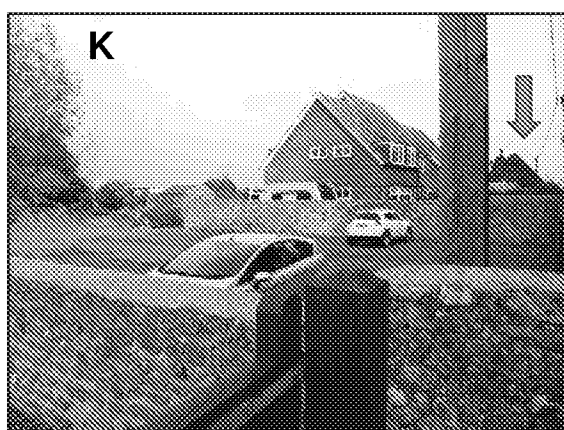
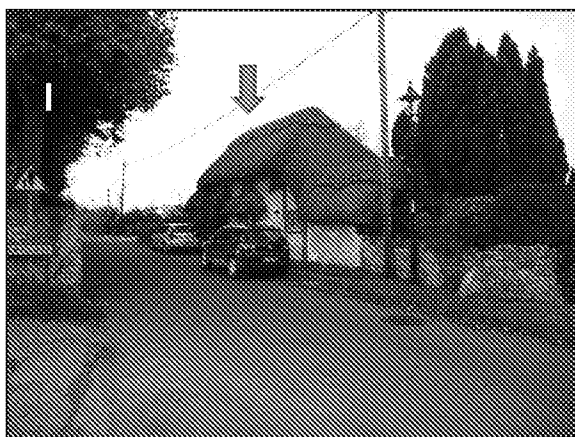
Appendix Figure 4: Tile C [refer to Figure 1 for location]

5: The Old Cottage Church Lane. Grade II. Historic England List entry: 1027612. UID 297978. C18th Two storeys. Three windows. Bognor stone rubble with brick dressings and quoins, all painted. Hipped thatched roof. Casement windows. **Location:** SZ 8838897523

6: The Parish Church of St. Thomas a Becket Church Lane. Grade 1 Historic England List entry 1359302 UID 297976. **Description:** Cruciform church with aisles to the nave and north west tower with broached shingle spire. Medieval building with extensive restoration by John Elliot in 1837. Chancel is C11th-C12th **Location:** SZ 88369 97474

7: Millstone Cottage Church Lane Grade II. Historic England List entry 1234328 UID 297979 **Description:** Dated 1773 Two storeys. Three windows. Coursed ironstone with red brick dressings and quoins. Hipped tiled roof. Casement windows. Stone with date 1773 and initials G. R. E. Modern [late C20th] addition adjoining and as part, to the west. **Location:** SZ 8830897517

I: Location / direction Plate I was taken from. **J:** Direction location Plate J was taken from. **K:** Location direction Plate K was taken from. **L:** Location /direction Plate L was taken from. **M:** Direction location Plate M was taken from. **N:** Location direction Plate N was taken from. **O:** Location direction Plate O was taken from. **P:** Locaton direction Plate P was taken from.



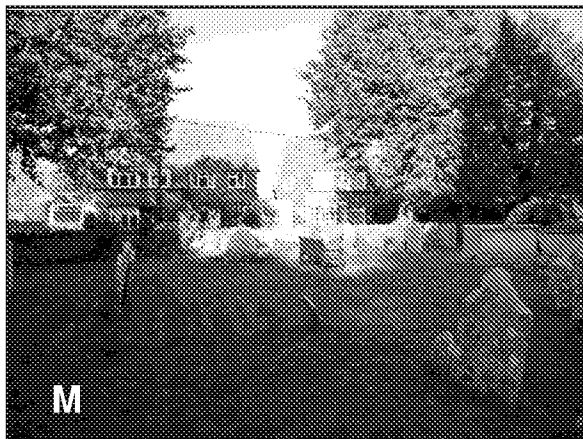
Plates I-L from within Tile Area C. Refer to Figure 4 for location / detail.

Plate I: The Old Cottage Church lane viewed from the east looking due west along Church Lane.

Plate J: The Old Cottage Church Lane viewed from the west looking to the east. Church boundary wall to the south [right field of image].

Plate K: View from south west corner of church car park looking to the north east. Shows west facing elevation of modern [late C20th] housing 'block' siting opposite the church of St Thomas a Becket.

Plate L: View from the north-west corner of the church car park looking south east. Church roof line arrowed.



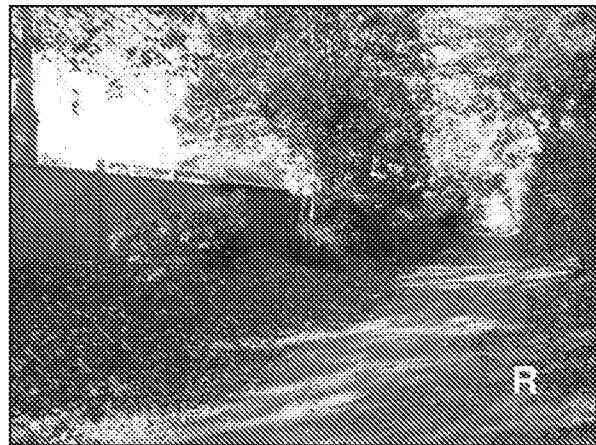
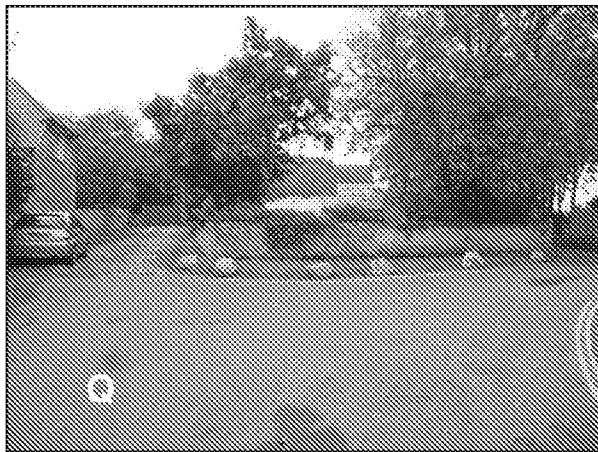
Plates M-P from within Tile Area C. Refer to Figure 4 for location / detail.

Plate M: View from main door of the church of St Thomas a Becket looking due north

Plate N: Southern church boundary wall. East west orientated skirting southern edge of Church Lane

Plate O: Mill Cottage viewed from the east looking to the west along Church Lane.

Plate P: Field to the north of Church Lane remaining clear and defining part of the southern boundary of the proposed development

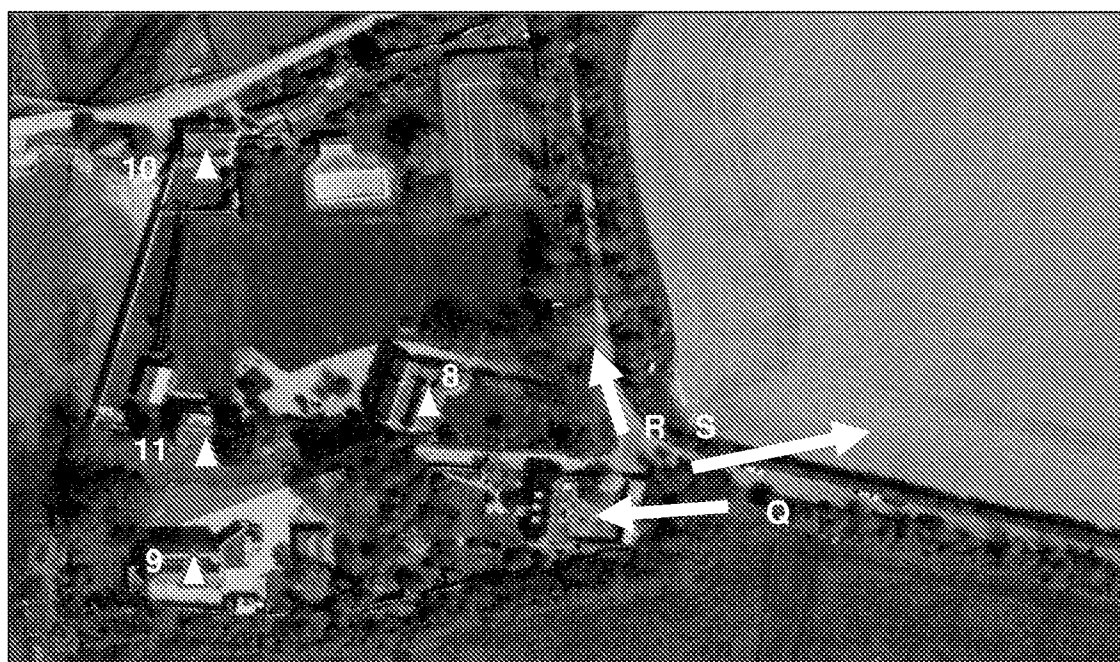
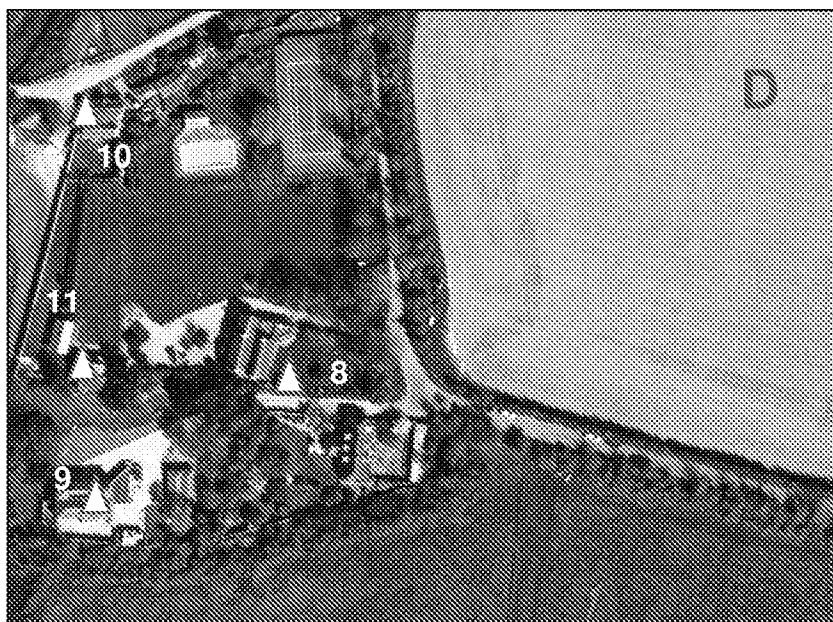


Plates Q-S from within Tile Area C. Refer to Figure 5 for location / detail.

Plate Q: Entrance drive to the Old Vicarage and Little Welbourne access Lane. The Old Vicarage not visible from public Access points from the west end of Church Lane.

Plate R: Access lane / footpath to the east of Little Welbourne from the south looking to the north.

Plate S: Field to the north of Church Lane from the west terminal of Church lane looking to the e north east. Field remaining clear and defining the southern boundary [as indicated by arrow] of the proposed development



Appendix Figure 5: Tile D [refer to Figure 1 for location]

8. Little Welbourne Church Lane. Grade II. Historic England List entry 1353903. **Description:** Two parallel ranges. Front range dated 1709. Two storeys. Three windows. Faced with Bognor stone rubble, white-washed. Thatched roof. Casements, those on the first floor being original tiny windows. Back range C19th. **Location:** SZ 87915 97617

9. Former Vicarage Church Lane. Grade II. Historic England List entry 1411576 UID 297980

Description: Mid-to late C18th house until recently the vicarage. Site is close to the location of the C13th chapel of St Andrew. Earliest reference to the Vicarage c. 1786. The 1875 OS map shows the current double pile plan with a narrow extension to the rear and outbuildings to the east. Perimeter and associated stone rubble walls and part brick forming and arched carriage opening leading to probable yard area. Low to nil visibility of building from the east looking west from the west end of Church Lane. **Location:** SZ 8787697583.

10. The Salt House at Little Welbourne. Grade II. Historic England List entry 1027613 UID 297982. **Description:** Situated in the north-west corner of the garden of Little Welbourne. Probably C18th outbuilding. One storey. Stone rubble. Hipped thatched roof. **Location:** SZ 8787597680.

11. The Garage of Little Welbourne to the west of the house Grade II. Historic England List entry UID 297981 **Description:** 20/490A 10.5.73: Garage of Little Welbourne to the west of the C18th outbuilding of stone rubble with hipped thatched roof. Built into the back wall are remains of the chapel of St Andrew, c. C11th chancel arch, blocked in. Also, C16th two small windows and one doorway, all blocked.