

**Land at Pagham South
Pagham
West Sussex
Centred on NGR: SZ 888 981**

**A
Heritage Impact Assessment**

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Summary

Proposals have been made for new housing on the west side of Pagham Road, between Pagham and Nyetimber close to the coast in south-western Sussex. This consultancy was commissioned to assess the potential heritage impact the new proposals could have, mainly on adjacent listed buildings, under the guidelines of the National Planning Policy Framework and local planning guidance. A comprehensive Archaeological Desk Based Assessment was produced by Development Archaeology Services Ltd which covers all of the archaeological aspects; this report is designed to assess the heritage impact of the proposals. The report concludes that the proposals would have little or no impact on the character, setting or significance of any adjacent heritage assets.

1. Introduction

Proposals have been made for new housing on the western side of Pagham Road between Pagham and Nyetimber in south-west Sussex, close to the coast. There are no designated or non-designated heritage assets within the study area but there are a few adjacent heritage assets, including a scheduled ancient monument, within 500m or so of the proposed development site.

This report has been commissioned, under the guidance of the *National Planning Policy Framework* and other relevant guidelines, to assess the heritage value of the site and the potential impact of these proposals on the significance of those listed buildings any other designated and non-designated heritage assets nearby. It is not concerned with any other planning issues and is designed to augment the existing *Archaeological Desk-Based Assessment* prepared by Development Archaeology Services Ltd.

1.1. Report Format

The report format is based on the basic requirements of this type of an assessment and its sections are set out accordingly. Following this introductory section there are sections on the basic planning guidance for listed buildings and heritage assets (Section 2) and on the purpose of heritage impact assessments (Section 3).

Section 4 is an outline of the history and setting of the site and Section 5 a brief description. Section 6 is a *précis* of the proposals and Section 7 is a heritage impact assessment of their potential impact on the listed buildings and any heritage assets within or adjacent to the site. Section 8 is a brief conclusion, Section 9 appendices with maps of adjacent heritage assets, photo locations and map regression, and Section 10 is a list of the references used for this report.

2. Planning Guidelines

2.1 The National Planning Policy Framework

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers - when dealing with planning applications that could impact on heritage assets and states that:

*‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.*¹

Government guidelines regarding the listed buildings and conservation areas legislation in the 1990 Planning Act changed twice in two years. In March 2010, the long-lasting *Planning Policy Guidelines Nos.15 and 16* (PPG15 and PPG16) – relating respectively to archaeology and buildings – were amalgamated into a new set of guidelines - *Planning Policy Statement No.5* (PPS5).²

This introduced a new term in planning legislation – the ‘heritage asset’. Parts of PPS5, much condensed, were incorporated and regurgitated into a new *précis* of planning guidance published in March 2012 – the *National Planning Policy Framework* (NPPF) – which replaced all other separate Planning Policy Guidelines and Planning Policy Statements.³ The glossary of the NPPF described ‘heritage assets’ in the same way as PPS5:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

The main relevant paragraph in the NPPF (largely based on policies HE6-HE8 of PPS5) states that local planning authorities should require applicants:

*‘...to describe the significance of any heritage assets affected, 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 proposals on their significance’.*⁴

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

² Department for Communities & Local Government, 2010, *Planning Policy Statement No.5: Planning for the Historic Environment*

³ Department for Communities & Local Government, 2012, *National Planning Policy Framework*, para. 128.

⁴ *Ibid.*

The *National Planning Policy Framework*, as a general rule, recommends approval of development ‘where the development plan is absent, silent or relevant policies are out-of-date... unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits’.⁵

3. Heritage Impact Assessments

3.1 General Introduction

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets – such as listed buildings, scheduled ancient monuments and conservation area – and non-designated heritage assets, a rather uncomfortable and sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a proposed development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage’s *Conservation Principles* and *Informed Conservation*, and recent material from the newly formed Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.⁶

This report is designed, under the guidance of the NPPF, to assess whether or not the present proposals will have any impact on the character, setting or significance of any listed building, scheduled ancient monument or any other designated or non-designated heritage asset and, if so, the degree of such impact.

⁵ NPPF, para. 14

⁶ English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*

3.2 Definition of Setting

Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The latest Historic England guidance on what constitutes setting is virtually identical to the English Heritage guidance it superseded in March 2015:

‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see Designed settings below). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset’s surroundings.’⁷

The new Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

‘The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets’.⁸

3.3 Definition of Significance

In the glossary of the new *Planning Practice Guidance* to the NPPF, significance is defined as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

⁷ Historic England, 2015, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning*: 3, para.4

⁸ *Ibid.*, para.6

The PPG also states that:

‘Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’’.⁹

but cautions that:

‘A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process’.¹⁰

3.4 Definition of Harm

The NPPF and its accompanying Planning Practice Guidance effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Substantial harm is considered to be a degree of harm so serious to the significance of the heritage asset, usually involving total or partial destruction of a listed building, for example, or radical changes to its setting.

As the term suggests, *less than substantial harm* is not as serious and varies in its impact – but it still is an important consideration in assessing planning applications. Recent High Court rulings have emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to *‘have special regard to the desirability of preserving the [listed] building or its setting’*.

Paragraph 134 of the NPPF states that *‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals’*.

⁹ Planning Practice Guidance, 2014, paragraph 39

¹⁰ *Ibid.*

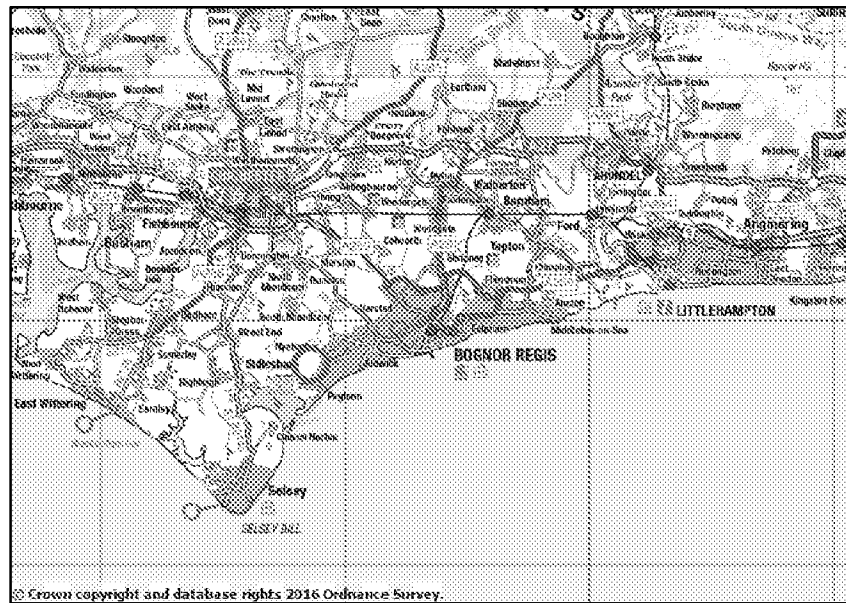


Fig.1: Location plan (OS OpenData).

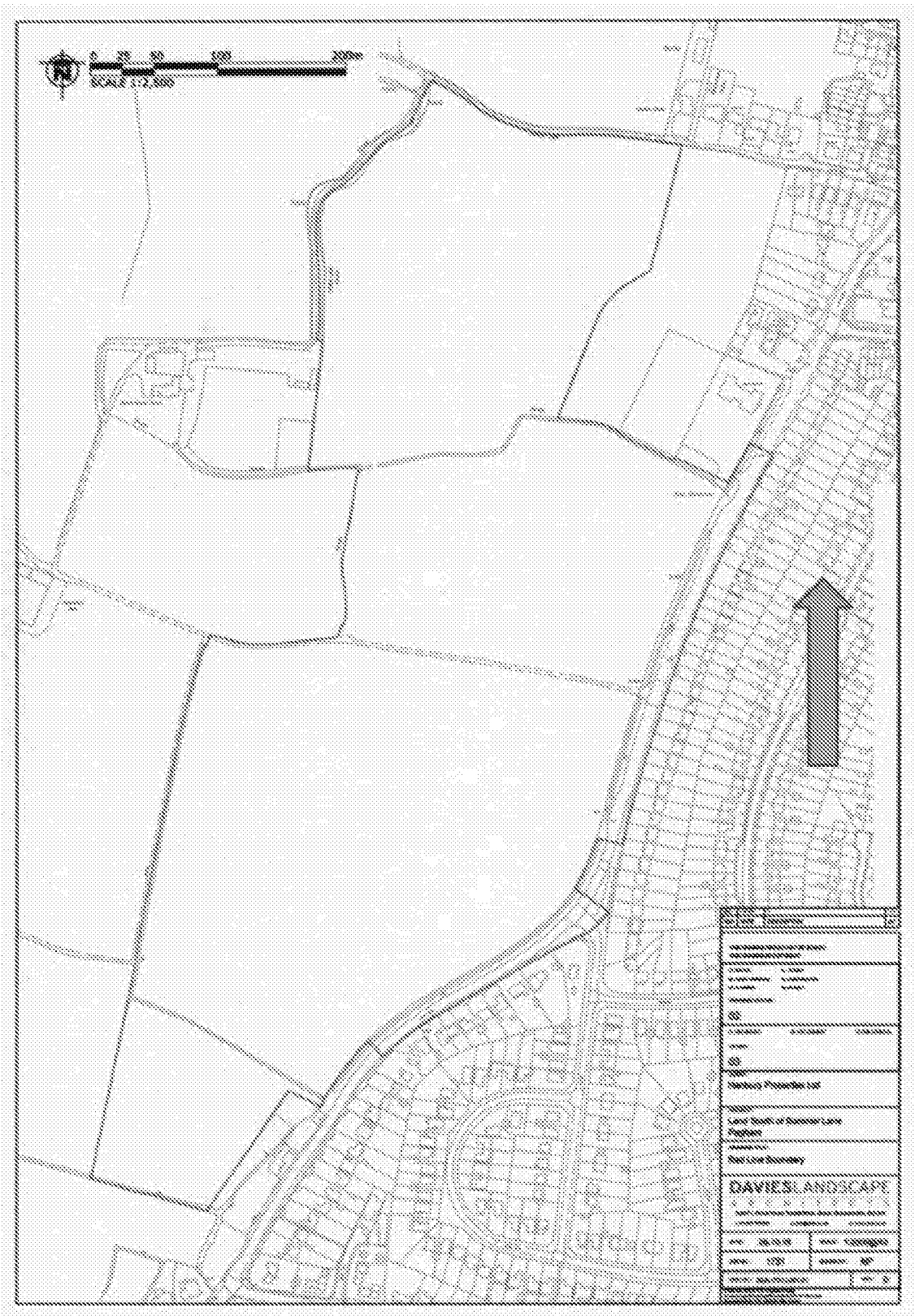


Fig.2: The proposed development site boundaries.

(Courtesy Davies Landscape Architects)

4. Setting and Outline History

4.1 Pagham

The study area lies between the historic core of Pagham to the south and the formerly separate village of Nyetimber to the north. Pagham is a large and growing village on the coast of West Sussex, just to the west of Bognor Regis – which used to be within the parish – and a few miles to the south of the ancient city of Chichester.

Whilst there is evidence, in the form of finds of Neolithic flints, Bronze Age cremations and Roman pottery, of earlier settlement, the village is first recorded in the late-7th century as *Pecganham*. The name is of Saxon (i.e. Old English) origin and is probably derived from the personal name ‘Pæcga’ and ‘ham’ – meaning a homestead. In 673AD it was amongst the lands granted by Caedwalla, king of the West Saxons, to Bishop Wilfred who then passed them onto the archbishop of Canterbury.

During the Saxon period it was still held by the archbishops of Canterbury and was a large and prosperous place, possibly with an important port; at the time of the Norman Conquest in 1066 it was worth £40 a year and twenty years later when the Domesday Survey was made that value had increased to £60 a year and there were 154 recorded households, a mill and a church. In numbers of households it was the 10th largest settlement in the county.

In 1204 King John granted a weekly market and an annual fair at Pagham and a new charter was granted in 1314. Its prosperity is partly echoed in the much-restored church dedicated to St. Thomas a Becket, the adjacent remnants of the former hall of the rectory (now ‘Becket’s Barn’) and its earthworks, the fragmentary remains of St. Andrew’s chapel; and the remains at Nytimber of Barton Manor House which has possible 12th and 13th century origins.

Its relationship with the apparently adjacent borough of Withering, possibly immediately to the south, is unclear. The medieval prosperity, presumably based in part on its role as a port and on fishing, seems to have ended in the early-14th century; in 1341 the jurors of Pagham claimed that 2,700 acres in the parish had been devastated by the sea since 1291 and cost the rector over £40 in revenue; older histories assumed that this was a sudden inrush of the sea which created what is now the extent of Pagham Harbour to the west of the village.

Recent assessments are that the inundation was due to one or more breaches of banks built to reclaim land in the earlier medieval period.¹¹ Whatever the case Pagham, despite still a property of the archbishops, seems to have declined dramatically – becoming little more than a small village. In the early-19th century Pagham was just a small cluster of houses by the parish church, smaller than Nyetimber to the north. In 1835 it was described as ‘*consisting of but a few cottages*’; however, the same account noted that in ‘*the hamlet of Aldwicke, and the sea coast adjoining, have within the last half century been adorned with modern villas in different styles of architecture*’.¹² These were the precursors of the later resort town of Bognor, which expanded rapidly after the opening of the railway in 1864.

¹¹ As recently as 1877 sluices in an improved embankment were introduced and seemed to allow much of the area inside the harbour to be reclaimed; however, the sluices were destroyed in a storm in 1910 and the harbour inundated again.

¹² Horsfield, T W, 1835, *The History, Antiquities and Topography of the County of Sussex, II*, 65-6



Fig.3: Extract from Yeakell & Gardner's map of Sussex of 1778.
(Annotated by Development Archaeology Services Ltd.)



Fig.4: Extract from the Ordnance Survey drawing begun 1805 with approximate site location.

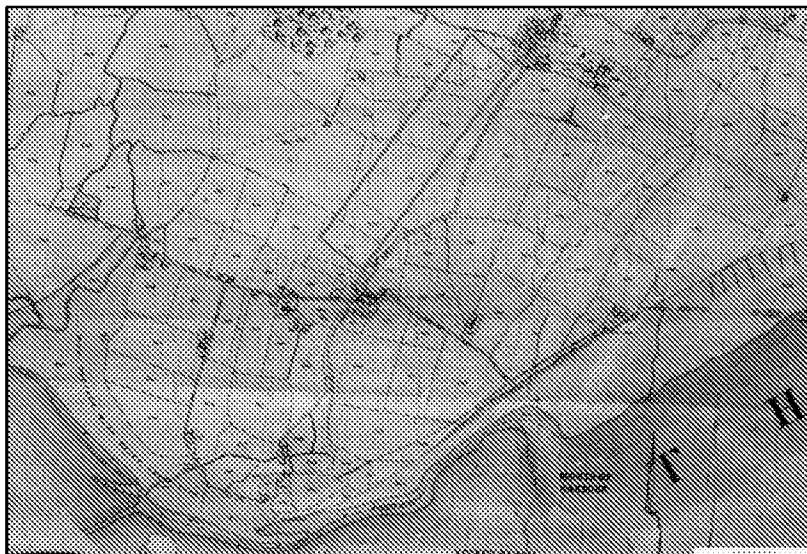


Fig.5: Extract from the tithe apportionment map of 1849 with approximate site location.

Development of the Pagham area began in the early-20th century in the form of holiday homes, many in converted railway carriages originally. Rows of these were laid out on the sandy spit and adjacent area to the south-east of the core of the village between the World Wars, most since replaced by more modern structures. Immediately to the south of the parish church is a large holiday park.

By the early-1930's work had begun on the Bay Estate of permanent houses – detached and semi-detached – to the east of Pagham Road; a long new road parallel to the sea shore – named the Causeway in the southern section and the Fairway to the north – formed part of the new development. More chalet sites and a holiday camp with lido were also built.

In the mid-1960's the architectural critic and historian Ian Nairn described Pagham, in the relevant volume of the *Buildings of England* series as '*largely a half-built bungalow town whose only hope is to become completely built up and achieve some kind of urban character of its own*'.¹³

To a degree that urbanisation has taken place as building continued in the later-20th century, much of it characterised by brick-built detached bungalows set in fairly generous open plots. Houses now unite Pagham and Nyetimber and both settlements are now, in turn, on the western edge of the built-up area centred on Bognor Regis.

4.2 The Study Area

The map regression and historical study undertaken in the *Archaeological Desk Based Assessment* shows that the study area has been made up of large fields since at least the 18th century.¹⁴

At the time of the 1849 tithe apportionment the land was owned by John Fletcher and rented by Henry Upton Sparkes and included fields named as 'Railfield', 'Street Croft', 'The Forty Acres', 'Serwell's Outer Field', and part of the 'Nine Acres Behind Adams's'; also in the same tenure was Horns Lane.

¹³ Nairn, I & Pevsner, N, 1965, *The Buildings of England: Sussex*, 289

¹⁴ Hall & Pine, *op. cit.*, Section 6 – and see Figs.3-5 and Fig.12 in Appendix 10.3



Fig.6: An early-20th century of Pagham church from the north-east.

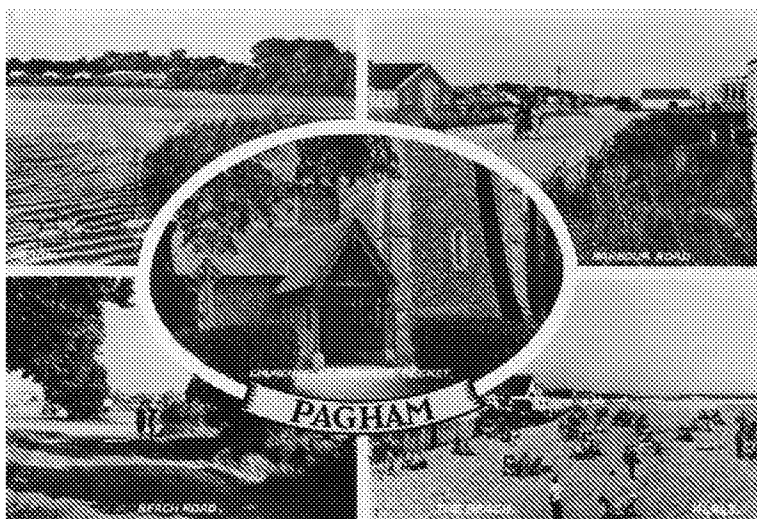


Fig.7: A mid-20th century multi-view postcard of Pagham.



Fig.8: A mid-20th century postcard of Church Farm, Pagham

5. Description

The proposed development site was described in detail in the *Desk Based Assessment* produced by Development Archaeology Services Ltd. It is a flat low-lying area mainly of arable fields between the Pagham Road to the east, Summer Lane to the north, with older field boundaries to the west and south. There are no features of note within its boundaries and no buildings.



Pl.1: View of the proposed development site, looking north. The houses in the distance line Pagham Road all the way to Nyetimber.



Pl.2: View of the southernmost portion of the development site, looking south-east.

6. The Proposals

The proposals are for a scheme of new housing, landscaping, community facilities and amenity space with associated access routes. The schematic outline is shown in Fig.9, below.



Fig.9: Schematic proposals of the scheme.

7. Heritage Impact Assessment

7.1 Impact on Heritage Assets within the Development Site

There are no designated or non-designated heritage assets within the proposed development site.

7.2 Impact on Designated Heritage Assets Adjacent to the Development Site

7.2.1 Scheduled Ancient Monuments

7.2.1.01 Becket's Barn

Description

'Becket's Barn' is the name given to a much-altered stone-built structure containing within it some standing fabric of the great hall of a palace of the Archbishops of Canterbury that probably date to the 13th century. The name is derived from the dedication of the adjacent parish church to St. Thomas a Becket – the controversial archbishop of Canterbury murdered at the end of 1170 (and canonised in 1173).

The standing remains include medieval masonry on at least two sides, a fireplace, a two-light window and a doorway that probably led into the solar; these are incorporated into what appears to have been a threshing barn. The building is Grade II listed and much of the former precinct of the palace, including the site of fish ponds and a possible moat is a scheduled ancient monument.

Significance

Although the medieval remains in the standing structure are fragmentary and the rest of the structure of limited architectural or historical importance and much altered, the site is of sufficient significance in heritage terms to justify its status as a scheduled ancient monument.

There are relatively few surviving sites which have known remains, standing or buried, of bishop's palaces – around 150 in all – and by no means all of these have been investigated to assess their degree of survival. Archiepiscopal palaces are necessarily rare still, there being only two archbishoprics in England – those of Canterbury and York.

The archbishops of Canterbury were hugely important figures in both religious and political spheres as well as being major landowners in the south-east of England in their own right. The archbishops were the largest landowners in Kent and also had estates in Sussex and Surrey. Palaces were built in strategic centres in these landholdings, most fairly close together and along routes often used by the prelates – who were often on the move.

They provided accommodation for the archbishop and his extensive retinue as well as important guests, and were also centres of administration of the estates. By the end of the 13th century it has been suggested that there were some 24 palaces, mostly in Kent but three, including Pagham, in Sussex; identifiable remains survive at 14 sites – the best preserved being at Lambeth, Maindstone and Charing.

Whilst the standing remains at Pagham are relatively slight it should be remembered that the adjacent parish church was probably a key component of the site as well – and that, clearly, is still standing. It is considered that the buried archaeology of the site is significant enough to be scheduled. Despite levelling of the surroundings in the 20th century there are known deposits of the Roman and Saxon period predating the medieval palace and it is highly likely that there will be significant traces of lost buildings and earthworks.

Setting

The setting of the scheduled ancient monument has been radically altered since the early-20th century. Up until that time, despite being converted to an agricultural complex, the site was fairly isolated and its relationship with the nearby parish church was both clear and evidently important. The two were largely surrounded by open fields, with the tidal flats of Pagham Harbour to the south and west.

Subsequently the setting has been considerably altered and its significance considerably eroded as a result. It is now within a large holiday and leisure centre in a setting of carparks and mobile homes.

There is now very limited visual connection between the Barn and the church and because of the many changes made to the building over the years – including in the recent past when other structures have been built close to it – the building cannot easily be read as a building of such historical importance. Similarly, there is no obvious indications of the existence of important buried remains of the medieval complex in the present appearance and setting. Overall it is considered that the present setting of the Barn and the scheduled ancient monument makes no contribution to and, instead detracts from, its significance.

Heritage Impact Assessment

The scheduled ancient monument and the upstanding listed elements of the Barn are approximately 400m to the south of the southern edge of the proposed development. In between there are modern developments on both sides of Church Lane, as well as mobile homes around the Barn itself. Consequently there are no reciprocal views between the scheduled ancient monument with its listed building and the proposed development area.

Evidently the proposed development area makes no contribution to the setting of the scheduled ancient monument or listed building within it. The proposed development will not be visible from the scheduled ancient monument or listed building and will have no impact on the fabric, character, setting or significance of either.



Pl.3: View of Becket's Barn and associated scheduled ancient monument from the east, with the spire of the parish church visible to the right in the distance.



Pl.4: View south-eastwards from the churchyard towards Becket's Barn.

7.2.2 Listed Buildings

7.2.2.01 Martin's Cottage & Summer Lane Cottage

Description

Martin's Cottage and Summer Lane Cottage is a single building, formerly two semi-detached dwellings (listed as 'double cottage and gardens' in the 1849 tithe apportionment), which stands on the corner of Summer Lane and Pagham Road in the once separate settlement of Nyetimber in the northern part of the parish of Pagham. It is a well-kept one and a half storey building of rubblestone and flint with brick dressings; there is a single-storey lean-to extension on the south side facing Summer Lane. Both sections are covered by a hipped roof covered in thatch with the south slope continuing down as a catslide over the lean-to. There is a substantial multi-flued ridge chimney roughly central to the building which is considered to date to the 17th century – though it seems to be slightly later and has been modernised.

Significance

Whatever the true date of the cottage – whether it be of the late-17th or early-18th centuries – it is one of the oldest intact buildings in the parish and part of the former settlement of Nyetimber. It is also relatively unaltered and worthy of its Grade II status.

Setting

The building is close to a few other historic listed buildings in the vicinity but there is very little left of the setting or pre-20th century character of Nyetimber and no clear appreciation of its past is possible from the visual evidence alone.

The setting of the cottage has been completely eroded and it is hemmed in by late-20th century developments. Immediately to the north, facing onto Pagham Road, is a tall group of shops with accommodation over; immediately to the west on the north side of Summer Lane are modern houses and there are more modern houses along the south side of the lane opposite to the cottage. At the junction to the east of the cottage its original garden has been reduced in size to improve the visibility splay and to create safer pavements. Despite its proximity to a handful of other older properties in the area, therefore, this plays little or no part in its present setting – and that setting plays little or no part in its significance.

Heritage Impact Assessment

The nearest part of the proposed development site is about 180m to the south of the listed building, and its main elevation faces that direction. However, there are no views of the proposed development site because of the modern buildings in between. It is considered that the development site plays no role in the setting of the listed building and that for the reasons outlined, the proposed development will have no impact on its character, setting or significance.



Pl.5: Martins & Summer Lane cottages from the east, showing how it is hemmed in by modern development.



Pl.6: Nyetimber Forge from the north-west.

7.2.2.02 Nyetimber Forge

Description

Nytimber Forge is on the south side of Barton Close just to the east of its junction with the Pagham Road; it lies in the southern section of the settlement of Nyetimber. It is of 18th century date and of two storeys and three bays.

The principal elevation to the Close is faced in well-worked and coursed small pieces of local stone with red brick quoins and jambs to the openings – as well as cambered flat arched heads to the ground floor windows. There is a small canopy over the central doorway and the window above has been blocked. The wall tops have dentilled brick eaves and the house has a hipped tiled roof. To one side is the single storey former forge itself, possibly contemporary with the house but much altered – and deliberately excluded from the listing.

Significance

The building is a rare example of a house of its date with architectural pretensions within the parish of this date and is also relatively little altered; its former role and the survival, albeit altered, of the adjacent forge also add to its heritage value and it is worthy of its Grade II listed status.

Setting

The house is one of a handful of older properties in Nyetimber completely surrounded by later-20th century development that has eroded any remnants of their historical setting to such a degree that their setting is no longer of any significance. It does have some lingering relationships with the adjacent public house to the west, however.

Heritage Impact Assessment

The building is within 300m or so of the nearest part of the proposed development site but there are no reciprocal views because of the modern developments in between – and the development site makes no contribution to the setting of the listed building. Consequently, the proposals will have no impact on the character, setting or significance of the listed building.

7.2.2.03 White Rock, Pagham Road

Description

White Rock is a house on the west side of Pagham Road that probably dates to the early-19th century. It is a double pile two storey building built parallel to the road with a three-bay front. This is stuccoed, making assessment difficult; there is a diminutive portico with skinny Doric columns and the windows are quite broad in proportion with thin-barred sashes. The roofs are slated and have plain coped gables topped with ridge stacks.

Significance

The house seems to have been relatively little altered and is a competent example of a house of its date – hence its Grade II listing.

Setting

The house was, until the later-20th century, fairly isolated, with only one property just to the north nearby. This setting was not particularly important in the building's significance, it simply occupying a narrow plot of land by the road. Subsequently, all of the opposite side of the Pagham Road has been developed. To the rear the large open fields remain but are screened from the house by a tree belt clearly planted to improve the privacy of the gardens..

Heritage Impact Assessment

White Rock is the closest listed building to the proposed development site, its rear garden boundary being just about 20m away. However, the proposals for the southernmost section of the site adjacent to White Rock is for open ground and allotments – and as a result the open aspect of the fields to the west will be retained to a large degree. Views to the north-west from the property – towards the built section of the proposed development - are partly obscured by later outbuildings and hedgerows and further hedge screening is in the plans.

Overall it is considered that the impact of the proposed development will result in negligible harm to its setting, character or significance.



Pl.7: White Rock House, Pagham Road.



Pl.8: Church Farm Club from the west.

7.2.2.04 Church Farm Club

Description

Church Farm Club is the former Church Farm farmhouse and its attached outbuildings, a little to the east of the parish church. It lies at the southern end of Pagham Road, opposite the junction with Church Lane to the west and immediately to the south of the junction of Sea Lane to the north. The complex is mainly built of hand-made red bricks. The main part of the house is a two-storey range with a five-bay south elevation forming the original entrance front. This has dentilled eaves and the windows and door openings have segmental arched heads. The roof is tiled with brick coped gables. To the rear are lower wings of various dates and along Sea Lane is a long former barn. The building is probably of mid-18th century date and the basic elements are relatively intact – though there have been many detailed changes.

Significance

The building was evidently built as a substantial farmhouse and had originally a farmstead to match. At the time of the 1849 tithe apportionment it was owned and farmed by Charles Adams, the farm being over 233 acres in extent. It was then one of the largest houses in the parish and its date and character are also unusual survivals locally; it is clearly worthy of its Grade II status.

Setting

The setting of the listed building has, however, been compromised. It is no longer a rural setting as the house and surviving farm buildings have been incorporated into the holiday camp. Unfortunately, this means that the principal elevation faces directly into very large modern buildings containing some of the more important leisure facilities of the site – and the house is abutted by more such buildings to the east. The remnants of the former farmyard to the north-east is now taken up by carparking and, immediately to the west, is the main entrance into the camp with modern developments slightly further away beyond. Immediately opposite the building to the north-west – where Pagham Road turns to become Church Lane – is another modern building. It is considered that the setting now makes little contribution to the significance of the listed building and instead, in heritage terms, detracts from it.

Heritage Impact Assessment

The listed building is approximately 100m to the south-east of the proposed development site – and about 200m from the nearest of the proposed new houses. There will be some views towards the site from the rear of the building at higher floor levels but these will be restricted by existing modern buildings, trees and hedges. It is not considered that the proposed development site makes any contribution to the setting of the listed building, or that the proposed development will impact harmfully on its character, setting or significance.

7.2.2.05 The Old Cottage

Description

The Old Cottage lies on the north side of Church Lane a little to the north-east of the churchyard. It is a well-maintained small two storey rectangular building of white-painted local rubblestone with bare red brick quoins and dressings to the jambs of the door and window openings. The principal elevation to the lane is an irregular three bay composition and there are single storey extensions to either side and has a hipped thatched roof. The doors and casement windows are all relatively modern and the house has been carefully restored in the fairly recent past.

Significance

The house probably dates from the later-18th century and as such is one of the older surviving buildings in the parish. Because of this local significance and because of its age it is considered to be worthy of its Grade II listed status. It also has a degree of significance in its contribution to the close setting of the adjacent church and churchyard.

Setting

The house is built directly onto the edge of the lane and has some land to each side as well as mature attractive private gardens to the rear. The aspect to the lane is an important element in the surviving village feel in the views along the lane from the east that include this property, the church, and Millstone Cottage to the west. The reciprocal view from the west is compromised in this respect by the two modern properties and car parks and the views to the south-east are dominated by more later-20th century housing on the south side of the lane.

In the longer distance views across the fields from the north the cottage is difficult to see because of the mature trees and hedges of its gardens and, because of the adjacent modern properties and their fairly extensive outbuildings, does not stand out at all in the landscape. The overall setting of the listed building is considered not to make a particularly significant contribution to its heritage values.

Heritage Impact Assessment

The cottage is approximately 200m to the south-west of the nearest part of the proposed development and 300m from the nearest proposed new buildings – the area in between being set aside as open land. Between the proposed development and the gardens of the house is another hedged field.

The proposals will not impact the important surviving aspects of the views along Church Lane. Whilst there would be some change in the views north-eastwards from the upper windows of the rear of the property, it is considered that these are limited and that overall the proposals would have negligible impact on the character, setting or significance of this listed building.



Pl.9: the old Cottage from the south-east.



Pl.10: View from the churchyard to the south-west, showing the impact on its setting of the modern properties to the west of the Old Cottage.

7.2.2.06 The Parish Church of St. Thomas a Becket

Description

The parish church lies on the south side of Church Lane, set back in an extensive walled churchyard. It is cruciform in plan and built of local rubblestone. It has an aisled nave, chancel, north-west tower topped by a broached spire covered in shingles,

Some herringbone masonry in the chancel could suggest 11th century origins but it mainly dates from around 1200 – though was altered on several occasions before being quite radically restored in 1837 by John Elliot in what was described by Nairn as ‘*A weird restoration.....which tinkered with the architecture but was surprisingly responsive to the spirit of the building*’. Much of the detailing dates from the restoration, including the rather fine arcade and rose window of the west wall of the nave. Perhaps the unusual form of galletting also dates from that work.

Its churchyard has many monuments and gravestones though none of these have been considered to be of sufficient significance to warrant being separately listed. The churchyard is also surrounded by a rubblestone wall, up to 1.3m high in parts; there is a more recent extension to the south.

Significance

The church is the only building in the parish that properly reflects the medieval importance of Pagham. It was obviously associated with the adjacent archiepiscopal palace, which gives it additional significance – and it is dedicated to one of the former archbishops that may well have stayed at that palace. It is by far the most architecturally important building in the parish and is Grade I listed, making it of very high national significance – within the top few percent of all listed buildings.

Setting

The church fronts Church Lane and in close-up views along the lane that include The Old Cottage and Millstone Cottage (q.v.), it is still just possible to visualise the character of the decayed settlement of Pagham as it was up until the start of the 20th century. However, whilst these views are important elements in the close-setting of the northern side of the church and contribute to its character and significance, they are also deceptive.

Immediately to the south and west of the churchyard, almost abutting its walls, are the rows of mobile homes, access paths and carparks of the huge Church Farm chalet complex (*see* pls.x and y, above); to the south-east is more of the same with, to the east, a small estate of mid-20th century detached houses. On the opposite side of Church Lane to the north is one older property – The Old Cottage (q.v.) – next to which are two modern houses. Next to those to the west are two large walled carparking areas serving the needs of the church.



Pl.11: The parish church of St. Thomas a Becket from Church Lane to the north.



Pl.12: View west along Church Lane, with an echo of 'old' Pagham.

As a result the churchyard is effectively surrounded by residential developments or carparking and there are no clear views from the church or out of the churchyard to the surrounding countryside. In this respect the close setting of the church has been severely compromised by the modern developments, leaving only those views along and from Church Lane to make a positive contribution to its significance.

Because of the flat and fairly featureless nature of the large fields to the north of the church, its tower is a landmark visible from long distances. These vistas do contribute to the wider setting of the church, despite the modern properties that lie immediately in front and to the side of it – which tend to blend into the background. There is a broad sweep of such views from the group of buildings at Little Wellbourne to the north-west to Pagham Road to the north-east.

Heritage Impact Assessment

The northern boundary of the churchyard is approximately 220m to the south-west of the nearest part of the proposed development, and the church itself is set back further from the lane. There are no views to the development from the church because of the new properties and their grounds on the opposite side of Church Lane, as well as The Old Cottage.

The proposed development will obviously not impact on the character or fabric of the church. It will also not impact on the close setting of the church – including the significant views along Church Lane which have echoes of the village's character prior to the beginning of the 20th century.

There will be a slight reduction in the full extent of the longer distance views of the church tower from the fields to the north. Most of these vistas will be retained, including the more important ones from the north and north-west. Those views eastwards are terminated by the hedgerow and the roof tops of the continuous row of housing along Pagham Road; the proposed development will marginally alter the detail of that termination but not its general effect.

There will be a slight reduction in the angles of view from the north-east from Summer Lane – where it is not developed for housing – and through the hedgerow along the west side of Pagham Road just to the south of Nyetimber. This impact is considered to cause only very slight harm to the wider setting of the church under the relevant guidelines.



Pl.13: In longer distance views from the north-west and north the church tower is a prominent feature in a flat landscape – though the setting is compromised by modern developments.



Pl.14: The view from the north-east with the church tower in the far distance; the proposed development site is to the left of the drainage ditch and will have a limited impact on views.

7.2.2.07 Millstone Cottage

Description

Until the later-20th century Millstone Cottage was a small two-storey cottage just to the west of the churchyard, fronting Church Lane. It has since been considerably extended and, taken together, the present structure as a whole is probably at least four times the original. As built it was a two-storey structure of coursed worked blocks of local stone and red brick dressings under a hipped roof, probably once thatched; it is dated 1773. An extension, in brick and tile-hanging, has been added, of similar profile and scale, to the west – doubling the street frontage. There are also large and slightly lower extensions to the rear, or south, or the property.

Significance

The house dates from the later-18th century and as such is one of the older surviving buildings in the parish; it is probably a near contemporary of the Old Cottage (*q.v.*). Because of this local significance and because of its age the original portion of the cottage is considered to be worthy of its Grade II listed status – despite the extensions made to it which are of no heritage value. It also has a minor degree of significance in its contribution to the close setting of the adjacent church and churchyard – but that has been compromised by the modern extensions that have engulfed it.

Setting

The house is built directly onto the edge of the lane and this aspect is a contributory element in the surviving village feel in the views along the lane. However, its historical setting has otherwise been effectively eliminated. This is due to the modern additions on three sides of the original small cottage and the modernisation of the remaining side. Additionally, to the west and south the remaining grounds are abutted by the mobile homes in the holiday camp that continues for some considerable distance in both of these directions. Consequently, its setting is considered to make very little contribution to the significance of the listed building.

Heritage Impact Assessment

Millstone Cottage is around 350m to the south-west of the proposed development site with a large arable field in between as well as the two walled carparks and the modern dwellings with their extensive outbuildings on the opposite side of Church Lane; these will limit any reciprocal views between the listed building and the development site and it is clear that the proposed development site makes no significant contribution to the setting of the listed building.

It is considered that because of the lack of contribution to the setting made to the cottage by the proposed development site, the distances involved, and the lack of reciprocal views, the proposals will have no impact on the character, setting or significance of the listed building.



Pl.15: Millstone Cottage, looking westwards along Church Lane; only the nearest half of the frontage section is original – the rest dates to the late-20th century and later.



Pl.16: View east along Church Lane; the roof in front of the church spire in the background belongs to modern extensions to Millstone Cottage whilst to the right and over the fence is one of the mobile homes in the park that abuts the rear of the listed building.

7.2.2.08 Little Welbourne

Description

Little Welbourne is a well-maintained and attractive property set in attractive grounds at the western end of Church Lane in a small cluster of buildings close to the north shore of Pagham Harbour. It consists of two two-storey parallel piles – the front, or eastern, pile being the original and dated to 1709. This is of painted rubblestone and three irregular bays under a thatched roof with chimneys at the gables. The small upper windows appear to be primary, as could the left-hand ground-floor windows. The door and right-hand window at that level seem to have bricks above their lintels and could be modernised. The rear pile appears to be built of brick – with a dentilled eaves detailing – but is also painted; it was originally of three bays with a later two bay extension to the left, or north; this pile has a tiled roof.

Significance

As it dates from 1709 the original pile of this building is the oldest complete building in this part of the parish, other than the church; despite the later extensions to the rear and other alterations, it retains most of its original character and is certainly worthy of its Grade II status.

Setting

The house is set in extensive grounds between the end of Church Lane to the east and the water's edge to the west and forms part of a grouping of buildings by Pagham Harbour – several of which are also listed. The position of the house by the Harbour is an essential part of its setting and that setting, in turn, contributes to the significance of the building and its heritage values. The view of the older part of the house from the end of Church Lane, behind its tall boundary wall, is also an important part of the setting and the way in which the house can be appreciated.

However, otherwise the grounds are quite private and with extensive tree cover and mature boundaries; they also have modern facilities such as a tennis court and swimming pool and are designed for the enjoyment of the inhabitants rather than being deliberately 'historic' to match the character of the house.

Heritage Impact Assessment

The property is nearly 0.6km from the proposed development site and the site makes no contribution to its setting. Any views from the upper windows of the property towards the development site that are possible through the trees in the front garden are presently terminated by the continuous housing along Pagham Road in the far distance. The proposed development, at the distances involved, will not make any significant difference to such views. It is considered that the proposed development will therefore have no impact on the character, setting or significance of the listed building.



Pl.17: The front, or east, elevation of Little Welbourne.



Pl.18: Little Welbourne from the north-west with the former garage – with remains of the Chapel of St. Andrew, to the right.

7.2.2.09 The Former Vicarage

Description

The Former Vicarage is set in very secluded grounds next to Pagham Harbour off the western end of Church Lane in a small cluster of historic buildings close to the water's edge. It is difficult to see from the public domain, which is probably why it was not listed until 2012. This late listing also accounts for the very detailed listing text – compared to the rather terse descriptions of other listed buildings in the parish.

According to the listing details it dates to the mid-late 18th century but with major extensions and changes in the early-mid 19th and early-20th centuries. According to one source the old vicarage was burnt down in 1703.¹⁵ That could suggest that this building was not its original replacement; interestingly Little Welbourne is dated 1709. It is of two storeys and double pile plan under plain gabled roofs. The building is of painted local rubblestone with brick detailing.

Significance

The building is Grade II listed presumably because of its age, intactness and former function – though the listing details suggest a considerable degree of change and evolution.

Setting

The most importance aspect of its setting is its position by the edge of Pagham Harbour. Otherwise the setting is very introverted and private – consisting of its well-maintained and extensive grounds. The fields to the south and east are deliberately screened by a dense tree belt.

Heritage Impact Assessment

The Former Vicarage is around 0.7km south-west of the nearest portion of the proposed development site. The main aspects of the house faces north or south and even in oblique views from its east end there are no views from the listed building to the development site because of the intervening tree belt, the gardens, modern outbuildings and a renovated barn structure along Church Lane.

The proposed development site makes no contribution to the setting of the listed building and the proposals will have no impact on its character, setting or significance.

¹⁵ Dally, R, 1828, *The Bognor, Arundel and Littlehampton Guide*, 81



Pl.19: There are no views from Church Lane to the Former Vicarage; in this view westwards at the end of the lane the house lies behind its radically rebuilt former outbuilding and tall wall.



Pl.20: The Former Vicarage is difficult to see from the public domain – even in this view, with a telephoto lens, from the north-east across the edge of Pagham Harbour.

7.2.2.10 The Salt House

Description

The Salt House is a small single-storey square building of crude rubblestone construction with red brick quoins and a tall hipped roof covered in thatch. According to the listing details it is probably an 18th century outbuilding in the north-western corner of the garden of Little Welbourne but this is no longer the case; it is now separate, outside those boundaries.

Its original purpose is unknown and it has been used for several different purposes in the known past. The evidence of the tithe map would suggest it had something to do with the adjacent drainage channels and sluices – perhaps a bothy and store for the workers controlling the sluices.

At the time of the 1849 tithe apportionment, the building did not belong to Little Welbourne and was not in its grounds; instead it belonged to the Commissioners of Sewers – i.e. those responsible for the upkeep of the drainage and for flood prevention. It was described as being unoccupied and, by the time of the first detailed Ordnance Survey map of 1875, it had been acquired by Little Welbourne.

Significance

The building seems to be a very rare surviving example of an 18th century building directly related to coastal land reclamation and drainage and, as it has been relatively unaltered and still lies close to the sluices it once served is certainly worthy of its Grade II status.

Setting

The obviously important aspects of the setting of the building are its position between the two drainage sluices immediately to the north and Pagham Harbour to the south – as well as the north wall to the west. All of these features relate directly to the land reclamation and drainage systems that the building was presumably built for.

Heritage Impact Assessment

This diminutive building is about 650m to the west of the nearest part of the proposed development site. There are no views to the development site because, immediately next to the building and in the way is a modern or modernised outbuilding, as well as the tree-lined grounds of Little Welbourne and trees on both sides of the track to the east of those grounds. The proposed development site makes no contribution to the setting of the Salt House and the proposed development will have no impact on its character, setting or significance.



Pl.21: The Salt House from the north-east with Pagham Harbour beyond.



Pl.22: The reciprocal view towards the proposed development site, 650m away.

7.2.2.11 The Garage of Little Welbourne

Description

The former Garage of Little Welbourne lies to the west of the house, close to the shore of Pagham Harbour. It lies in the private gardens of the house and is difficult to see clearly from the public domain. However it is considered to be an 18th century outbuilding containing remnants of St. Andrew's Chapel, including a blocked 11th century chancel arch.

Significance

As an upstanding fragment of a chapel that could be contemporary with the parish church of St. Thomas a Becket the medieval elements are important in demonstrating the importance of Pagham in the early post-conquest period – with two churches so close to each other. As such it is worthy of its Grade II listed status. However the main significance now is likely to be the buried archaeology of the site, given how little is left standing and the changes made to the outbuilding.

Setting

There is little significance remaining in its setting other than its proximity to Pagham Harbour. The rest of the setting within the grounds of the Little Welbourne is considered to be of relatively little significance, especially as the gardens have changed considerably even since the late-19th century mapping and the present.

Heritage Impact Assessment

The property is over 0.6km from the proposed development site and the site makes no contribution to its setting. There are no views to the site because the main house, Little Welbourne, is in the way. Clearly the proposed development will have no impact at all on the character, setting or significance of this listed building.

7.2.2.12 Other Designated Heritage Assets

There are several other designated heritage assets – all Grade II listed buildings – within 500m of the northern edge of the site boundary in Nyetimber. The closest are:

225 Pagham Road – ‘Greensleeves’ (12)

A small and much altered timber-framed property built parallel to, and set back slightly from, the west side of the Pagham Road in very private gardens. The building is of one storey with attics beneath a thatched roof. The timber framing is irregular and has been considerably altered and the original panel infills replaced by various designs of brick nogging. The building probably dates to the early-17th century but could have slightly earlier origins. This is a very rare surviving example – albeit much altered – of a timber-framed building in the parish and it is possibly the oldest intact secular building. Its age alone would make it eligible for Grade II listing.

Nyetimber House (13)

Just to the north of ‘Greensleeves’ is Nyetimber House, a modest but elegantly proportioned two storey house with a three-bay front set back from the west side of Pagham Road within a walled garden. It is built of alternating red and grey brick headers.

Both properties are part of a handful of older properties in Nyetimber completely surrounded by later-20th century development that has eroded any remnants of their historical setting to such a degree that their setting is no longer of any significance. There are no views of the proposed development site because of the modern developments in between – and the development site makes no contribution to the setting of the listed building. Consequently, the proposals will have no impact on the character, setting or significance of these listed buildings.

Even more embedded in modern developments and further away are other listed buildings including the Lion public house on Nyetimber Lane and Barton Manor; further to the north are the Nyetimber windmill and Mill Cottage. None of these will be impacted by the proposed development.

7.3 Impact on Non-Designated Heritage Assets Adjacent to the Development Site

There are no locally listed buildings or other non-designated heritage assets adjacent to the proposed development site on the West Sussex Historic Environment Record (HER). However, the site work did suggest that two buildings could be considered as non-designated heritage assets.

7.3.1 The Lamb

Description and Significance

The Lamb public house lies on the junction of Pagham Road and Barton Close and the triangular area now used as its car park is shown as open space on the early-19th century mapping. Close by is Nyetimber Forge. Although much altered and extended the building is of some antiquity and has been a focal point of Nyetimber for many years. It is considered, therefore, to be worthy of being a non-designated heritage asset.

Heritage Impact Assessment

Despite its age the building is surrounded by modern developments and its setting is no longer of particular significance. There are no views from it to the proposed development site because of the modern development and there will be no impact on its character, setting or significance through the development proposals.



Pl.23: The Lamb, Nyetimber, from the north.

7.3.2 No.25 Pagham Road

Description and Significance

Just to the north of White Rock House on Pagham Road, on the same side of the road, is another cottage of similar date. It has been restored and is well maintained and set in attractive grounds. The property is of brick and flint and painted white and has a three bay two-storey elevation to the road. There is a continuous rear lean-to. The front walls are topped with dentilled eaves and the ground floor windows have segmental arched heads. The roof is plain gabled and tiled with end stacks. The building dates to the late-18th or early-19th century and is one of the older properties in the parish; as such it is considered to be a non-designated heritage asset.

Heritage Impact Assessment

The property is quite close to the south-eastern corner of the proposed development – though faces away from it. The setting of the building has been compromised by the developments along Pagham Road and is not considered to be significant. The proposals for the southernmost section of the site are open ground and allotments – and as a result the open aspect of the fields to the west will be retained to a large degree. Views to the north-west from the property – towards the built section of the proposed development - are partly obscured by later outbuildings and hedgerows and further hedge screening is in the plans. Overall it is considered that the impact of the proposed development on the visual setting of the listed building will be negligible and there will be no harm caused to its character or significance.



Pl.24: No.25 Pagham Road from the south-west.

7.4 Other Heritage Issues

The archaeological issues regarding the site and its setting have been discussed in detailed in the *Desk Based Archaeological Assessment*, which also studied the materials in the West Sussex HER.

There is nothing in the HER that is considered to retain any degree of significant setting in the landscape. For example, the former outbarn to the west of the site, Shipverling Barn, is now a collection of modern portal frame structures with a large reservoir to the west of it – and of no heritage significance. It is considered that the proposed development will have no impact on the setting of any other heritage assets.

8. Conclusions

For the reasons outlined above it is considered that the proposed development will have a neutral impact on most of the designated or non-designated heritage assets adjacent to the site. In most cases this is due to the distances involved, the lack of reciprocal views, and the sheer scale of the later-20th century development of the area that has considerably changed the historic settings of these assets.

The only slight impact of note could be in the wider distant setting of the parish church of St. Thomas a Becket from the north-east. However, considering the survival of most of the remaining vistas that include the church tower in the distance, and the relatively low level of the significance of these views because of the erosion through modern development, this is considered to amount to very limited ‘harm’ under the guidance of the National Planning Policy Framework.

As this impact could be considered ‘less than substantial’ in the context of the NPPF, it should be weighed against the public benefits of the proposal. The benefits of the scheme as a whole are considered to easily outweigh the very limited amount of ‘harm’ and include the potential to enhance the setting of the settlement by introducing improved housing stock, landscaping, community facilities, and other amenities.

9. References

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10. Appendices

10.1 Appendix I: Heritage Assets Adjacent to the Site

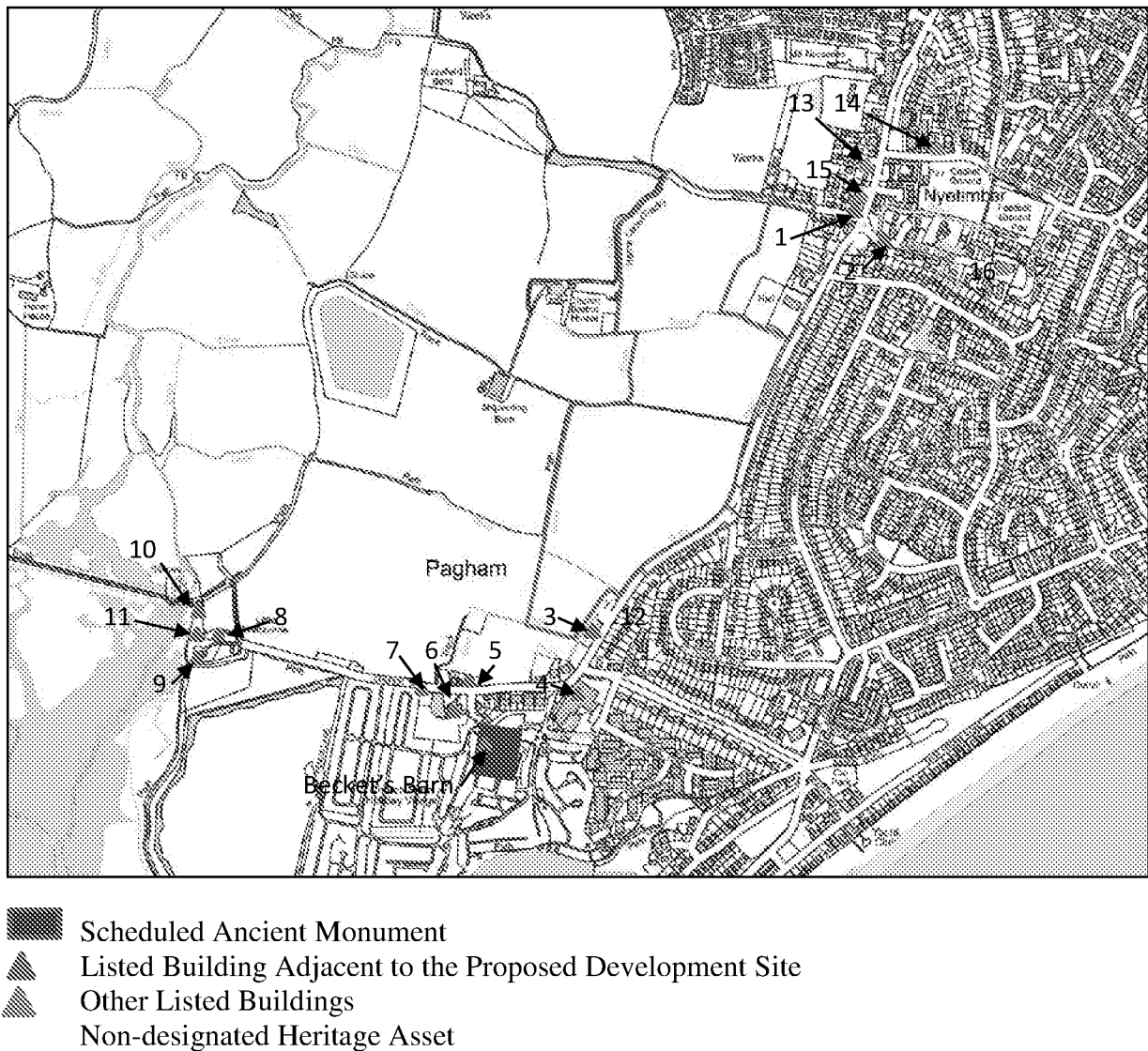


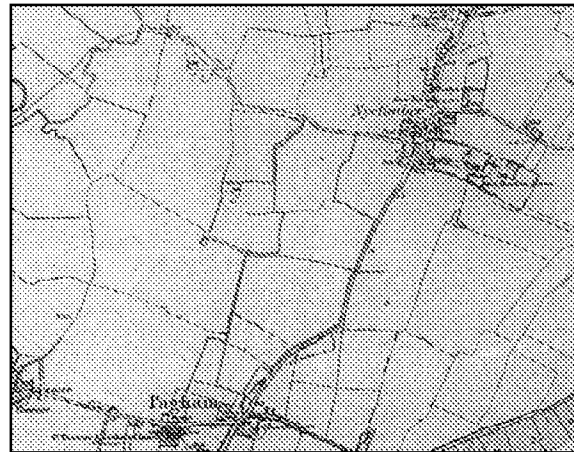
Fig.10: Location of heritage assets in relation to the site boundaries.

10.2 Appendix II: Photo Locations

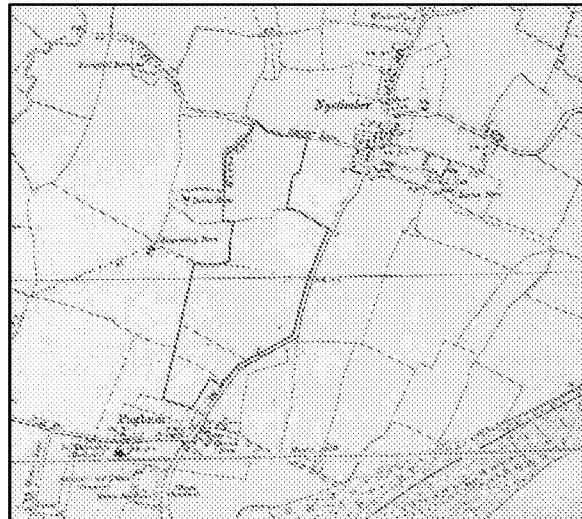


Fig.11: Approximate location and directions of the photographs used in this report; the numbers relate to the plate numbers.

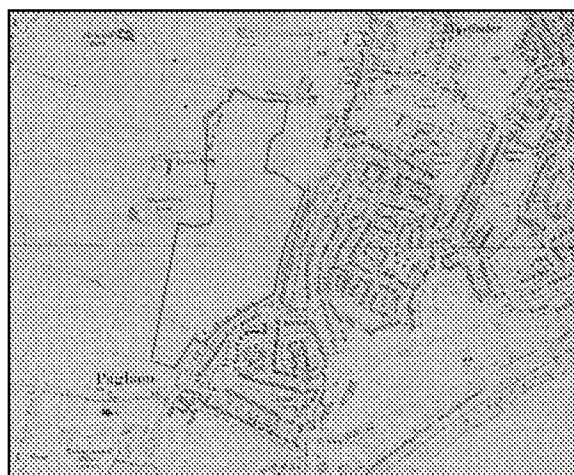
10.3: Appendix III: Map Regression



1875

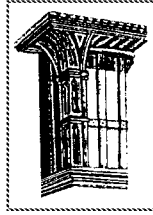


1898



1961

Fig.12: Extract from 6" OS maps (Annotated by Development Archaeology Services Ltd.)



The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes broader area appraisals and Conservation Plans.

*Richard Morriss is a former Member of the Institute of Field Archaeologists, a Member of the Association of Diocesan and Cathedral Archaeologists, archaeological advisor to four cathedrals, occasional lecturer at Bristol and Birmingham universities, and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings of series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester* (Sutton 1993-1994). He was a member of the project team responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize.*