

Historic England

SOUTH EAST OFFICE

Ms Claire Potts
Arun District Council
Littlehampton
West Sussex

Direct Dial: 01483 252000

Our ref: P00547434
8 February 2017

Dear Ms Potts

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND SOUTH OF SUMMER LANE & WEST OF PAGHAM ROAD PAGHAM
Application No. P/140/16/OUT**

Thank you for your letter of 6 January 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The proposed development is an outline application with all matters reserved, apart from access, for up to 400 dwellings, care home, local centre, primary school, scout hut, public open space and allotments on land to the north east of St Thomas a Becket Church, Pagham.

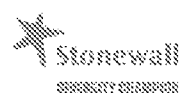
St Thomas a Becket is a large grade I listed medieval church that was restored in 1837. It sits in a verdant churchyard on Church Lane and enjoys a sense of enclosure from both the characterful boundary walls and mature trees. Further to the south and now separated from the church by modern development is Becket's Barn, the remains of an archiepiscopal palace designated as a schedule ancient monument and listed building. The church and former archbishop's palace have a clear historic relationship and reflect the medieval importance of the settlement of Pagham which was also due to its fertile soils, temperate climate and seaside location which offered high agricultural yields, fishing, transport and trading opportunities.

Opposite the church is Old Cottage, an 18th century thatched cottage which together with the church provides a very picturesque grouping. Despite more recent infill of bungalows along Church Lane, the church and other cottages along the lane, as described by Pevsner's in Buildings of England -Sussex, 'keep the old character remarkably well.' The historic core of Pagham is today represented by this small cluster of historic buildings along Church Lane and Pagham Road. The character of the lane and the open fields to the north and west clearly assist in helping to understand and appreciate the rural origins of St Thomas a Becket and the historic core of Pagham and contribute positively to their setting.

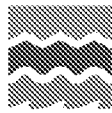


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Under the NPPF it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para.17 NPPF). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. No other planning concern is given a greater sense of importance in the NPPF. The more important the asset, the greater the weight should be. Paragraph 132 requires that any harm or loss to the significance of a heritage asset should require clear and convincing justification and that it should be outweighed by sufficient public benefits. Paragraph 137 states that new development within the setting of listed building should enhance or better reveal its significance.

I have visited the site, and noted that from within the verdant churchyard, there is a sense of enclosure provided by the churchyard and the characterful boundary walls. Views directly north towards the site are largely contained by modern bungalows and The Old Cottage directly opposite the church, although the aspect is open to the north west with views to the flat open farmland on the other side of the lane.

Historic England therefore agrees with the heritage statement that direct views of the development site from the church and churchyard are largely contained by the modern bungalows opposite. However, I also walked across footpath101 that crosses the application site, and where there are views to the church tower, providing a local landmark within the open farmland.

In addition it should also be noted that changes to the general landscape and settlement character in the vicinity of the church also have the potential to affect it's setting as a result of an increase in traffic and noise, relatively close to it. Some views of the new development will also be apparent when travelling towards and away from the church and the historic core along Church Lane.

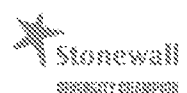
There are other grade II listed buildings that are near to the site and any impacts on the significance of these as a result of the proposals should be assessed by the local authority with advice from their own conservation specialist.

We recommend that the local authority refers to our recently published Advice: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015) which defines setting as 'the way in which an asset is experienced'. This emphasis on experience allows us to think about setting not only in terms of intervisibility of assets and new development, but also to consider impacts in terms of how they affect our understanding of the historic development or function of historic places. Your Authority should therefore judge the contribution that the land proposed for development makes to the significance of the church and the understanding of its medieval and rural origins and look for opportunities for the new development to



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enhance its significance, as required by the NPPF.

The Local authority should ensure that any potential harm is avoided or minimised, such as through the implementation of measures to provide effective landscape screening of the proposed development and landscaped buffer areas to maintain a sufficient setting around Pagham's historic core.

You may also need to consider whether there is a need to for the applicant to provide visual representations showing the expected level of harm in views of and from the historic core, to demonstrate whether the proposed planting and development design will truly avoid harm, or at least reduce it to a minimum. This appraisal could include consideration of how impacts will differ between day and night, winter and summer, and should be carried out in accordance with Historic our guidance mentioned above. There are other grade II listed buildings that are near to the site and any impacts on the significance of these as a result of the proposals should be assessed by the local authority with advice from their own conservation specialist. We also recommend that you consult your archaeological advisors, if you have not done so already, regarding the potential effect on undesignated archaeological remains and how this should be mitigated or reduced

Recommendation

Historic England does not object on heritage grounds provided the issues and safeguards outlined in our advice are addressed in order for the application to meet the requirements of paragraphs 17, 132 and 137 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Alma Howell

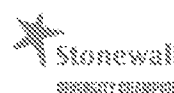
Assistant Inspector of Historic Buildings and Areas

cc Martyn White - Principal Conservation Officer



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