

---

# Land at Pagham South Pagham West Sussex

---

## A Heritage Impact Assessment on a Local Centre Reserved Matters Application

---

February 2022  
*Mercian Heritage Series No.1864*

---

RICHARD K MORRISS & ASSOCIATES - HISTORIC BUILDINGS CONSULTANTS  
BROMLOW HOUSE BROMLOW SHROPSHIRE SY5 0EA  
rkmbromlowhouse@gmail.com

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

**A  
Heritage Impact Assessment  
on a  
Local Centre Reserved Matters Application**

**Text**  
Richard K Morriss *MA(Hons) MSocSc*

**Assistant**  
R Little *DipHort*  
D Salt  
L J Morriss *BSc(Hons)*

February 2022  
**Mercian Heritage Series 1864**

Page | 1

*Richard K Morriss & Associates, Historic Buildings Consultants, Bromlow House, Bromlow, Shropshire, SY5 0EA  
Rkmbromlowhouse@gmail.com*

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

*Contents*

|                                                       |           |
|-------------------------------------------------------|-----------|
| <b>1. Introduction</b>                                | <b>3</b>  |
| 1.1 Report Format                                     | 3         |
| <b>2. National Planning Policy Framework Guidance</b> | <b>5</b>  |
| <b>3. Notes on Heritage Impact Assessments</b>        | <b>6</b>  |
| <b>4. The Setting &amp; Outline History</b>           | <b>11</b> |
| <b>5. The Proposals</b>                               | <b>16</b> |
| <b>6. Heritage Impact Assessment</b>                  | <b>17</b> |
| <b>7. Conclusions</b>                                 | <b>32</b> |
| <b>8. Appendix: Location of Heritage Assets</b>       | <b>33</b> |
| <b>9. References</b>                                  | <b>34</b> |

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

*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 and outline consent was granted in 2017 (P/140/16/OUT). This report is concerned with a reserved matters application for the mixed-use development in the centre of the scheme, to the west of Pagham Road. Whilst the principle of the outline development has already been accepted, this consultancy was commissioned to assess the potential heritage impact these specific proposals could have, mainly on adjacent listed buildings - under the guidelines of the National Planning Policy Framework (NPPF) and local planning guidance – in case the finalized scheme raised any unforeseen impacts not covered by the earlier heritage impact assessments produced by this Consultancy and others. A comprehensive Archaeological Desk Based Assessment was produced by Development Archaeology Services Ltd which covers all of the archaeological aspects of the proposal. This report concludes that the proposals would have no impact on the character, setting or significance of any adjacent heritage assets and that therefore paragraphs 201-203 of the NPPF would not be engaged.*

## **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. This consultancy produced a heritage impact assessment of the proposals in January 2017 (Mercian Heritage Series 1056). Outline consent was granted in 2017 (P/140/16/OUT). This report is concerned with this application for the approval of reserved matters for the mixed-use development in the centre of the scheme, to the west of Pagham Road. 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 potential impact of these proposals on those listed buildings and on any other designated and non-designated heritage assets nearby in case the original assessment would be changed by the finalized scheme for this particular application for the approval of reserved matters. It is not concerned with any other planning issues and is designed to be read with other documents, including the original *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 is a *précis* of the proposals. Section 6 is a heritage impact assessment of their potential impact on the listed buildings and any heritage assets within or adjacent to the site. Section 7 is a brief conclusion, Section 8 an appendices with maps of adjacent heritage assets and Section 9 is a list of the references used for this report.

## 2. Planning Guidelines

### 2.1 Legislation and 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 16(2-3) of the Act states that:

*(2) In considering whether to grant listed building consent for any works the local planning authority or 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.*

*(3) Any listed building consent shall (except in so far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.*

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 in virtually repeating Section 16(2) states that:

*‘In considering whether to grant planning permission for development or permission in principle 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’.<sup>1</sup>*

In March 2012 the *National Planning Policy Framework* (NPPF) replaced all other separate *Planning Policy Guidelines* and *Planning Policy Statements*.<sup>2</sup> A revised version was published in July 2018, again in February 2019 and yet again in July 2021<sup>3</sup>. The glossary of the NPPF described ‘heritage assets’:

*‘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 paragraphs in the NPPF reiterate the sections of the 1990 Planning Act. Paragraph 194 states that:

*‘In determining applications, local planning authorities should require an applicant 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 proposal on their significance’.*

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

<sup>2</sup> Department for Communities & Local Government, 2012, *National Planning Policy Framework*.

<sup>3</sup> Ministry of Housing, Communities & Local Government, 2019, *National Planning Policy Framework*.

Paragraph 195 states that:

*‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal’.*

### **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 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. Alternatively, development can result in the restoration and enhancement of a heritage asset and the ensuring of its long-term future.

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.<sup>4</sup>

---

<sup>4</sup> English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation*

### 3.2 Definition of Setting

Setting, as a concept, is defined in the Glossary of the NPPF 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 version of the Historic England guidance on what constitutes setting states:

*‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.’<sup>5</sup>*

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

*‘The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.*

*For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance’.<sup>6</sup>*

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (GPA3)* of 2017 - suggests a five-step approach.<sup>7</sup>

---

<sup>5</sup> Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2<sup>nd</sup> ed.), para.9

<sup>6</sup> *Op.cit.*, Part 1, reiterating guidance in the PPG of the NPPF.

<sup>7</sup> *Op.cit.*, para.19

The steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

### 3.3 Definition of Significance

The glossary of the *Planning Practice Guidance* (PPG) to the NPPF defines significance 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’.*

These are further explained as:

- **Archaeological interest:** *as defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*
- **Architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- **Historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

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’’.<sup>8</sup>*

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’.<sup>9</sup>*

### 3.4 Definition of Harm

Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Paragraph 201 of the revised NPPF states that:

*‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable use of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use’.<sup>10</sup>*

It has been clarified in High Court Judgement of 2013 that this would be harm that would ‘*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*’.<sup>11</sup> Paragraph 202 of the revised 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 including, where appropriate, securing its optimum viable use’.*

---

<sup>8</sup> Planning Practice Guidance, 2014, paragraph 39

<sup>9</sup> *Ibid.*

<sup>10</sup> Ministry of Housing, Communities & Local Government, *op. cit.*, para.201

<sup>11</sup> *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25

Similarly, Paragraph 203 states that:

*‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.*

### **3.5 Local Planning Policies**

In granting the outline consent granted to the overall scheme at Pagham (P/140/16/OUT) the Local Planning Authority considered that it would preserve the settings of the various heritage assets adjacent to the site and therefore that the proposals accorded with local policies HER SP1, HER DM1 and HER DM4 of the Arun Local Plan.

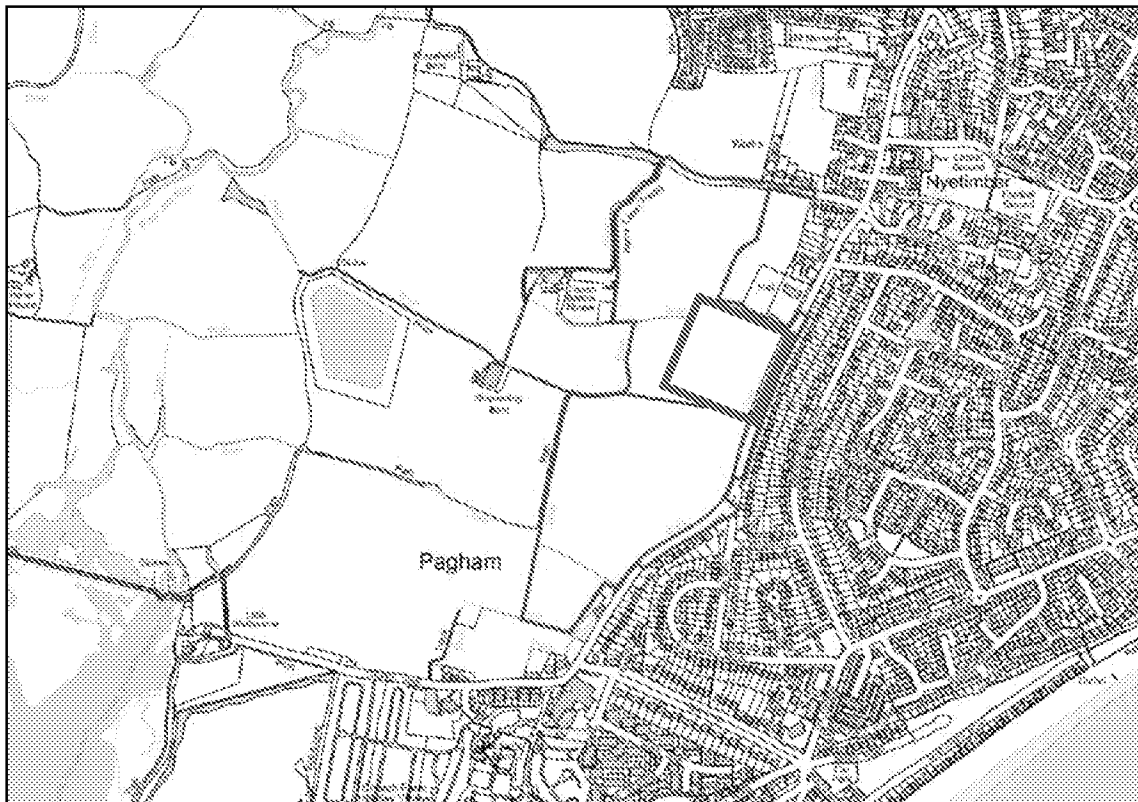
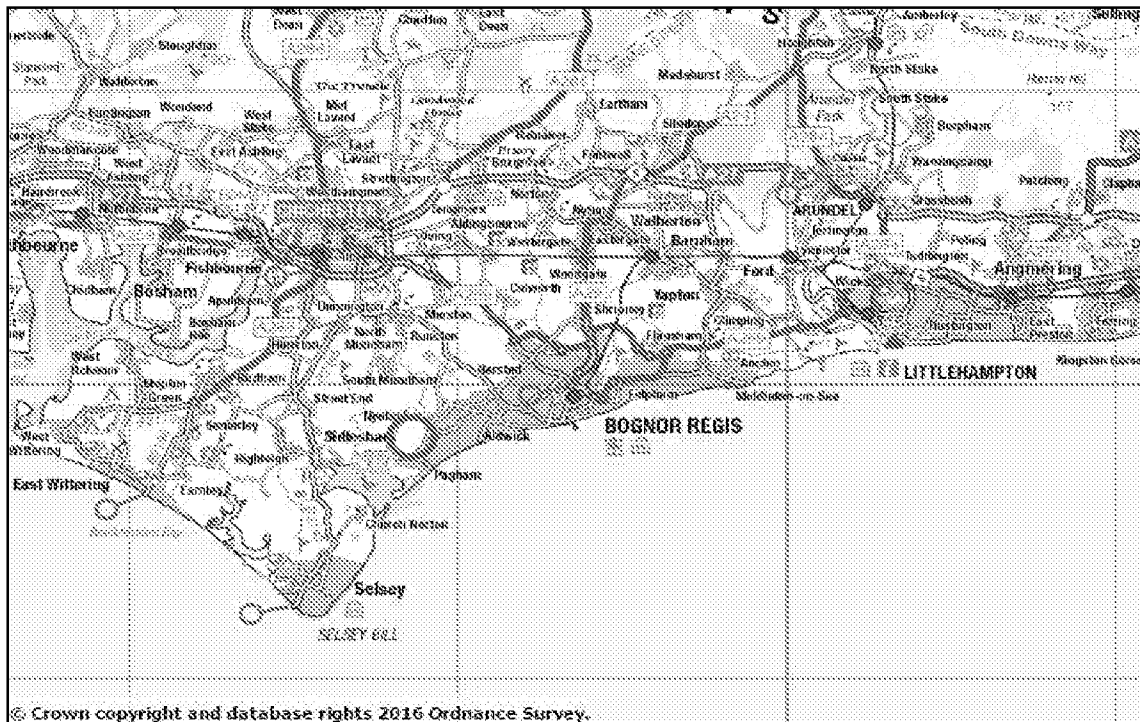


Fig.1: Location Plan (OS Opendata)

## 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-7<sup>th</sup> century CE as *Pecganham*. The name is of Saxon (i.e. Old English) origin and is probably derived from the personal name ‘Pægga’ and ‘ham’ – meaning a homestead. In 673CE 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 10<sup>th</sup> 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 Nyetimber of Barton Manor House which has possible 12<sup>th</sup> and 13<sup>th</sup> 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-14<sup>th</sup> 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.<sup>12</sup> 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-19<sup>th</sup> 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*’.<sup>13</sup> These were the precursors of the later resort town of Bognor, which expanded rapidly after the opening of the railway in 1864.

---

<sup>12</sup> 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.

<sup>13</sup> Horsfield, T W, 1835, *The History, Antiquities and Topography of the County of Sussex*, II, 65-6

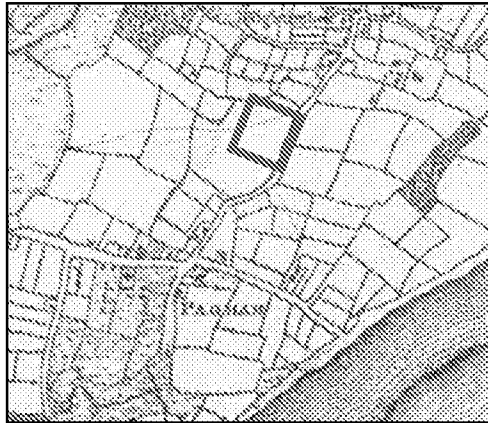


Fig.2: Extract from Yeakell & Gardner's map of Sussex of 1778. (Annotated by Development Archaeology Services Ltd.)

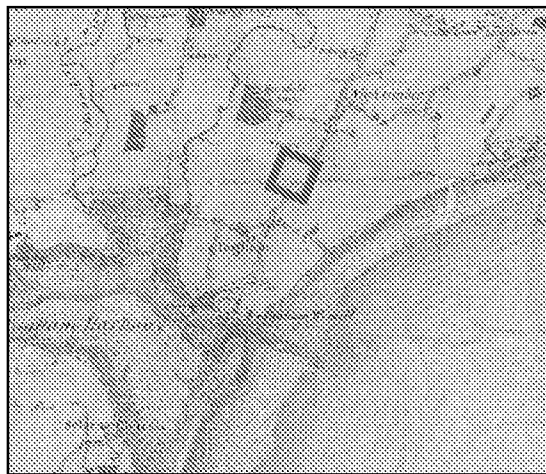


Fig.3: Extract from the Ordnance Survey drawing begun 1805 with approximate site location.



Fig.4: Extract from the tithe apportionment map of 1849 with approximate site location.

Development of the Pagham area began in the early-20<sup>th</sup> century in the form of holiday homes, many originally in converted railway carriages. 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*'.<sup>14</sup>

To a degree, that urbanisation has taken place as building continued in the later-20<sup>th</sup> 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 location of the local centre portion of the overall development lies midway between the historic centres of Pagham and Nyetimber. Map regression and historical study undertaken in the *Archaeological Desk Based Assessment* shows that the main study area has been made up of large fields since at least the 18<sup>th</sup> century.<sup>15</sup>

At the time of the 1849 tithe apportionment much of the land was owned by John Fletcher and rented by Henry Upton Sparkes – and this included the site of the present study area which was within a very large field called 'The Forty Acres', bisected by the existing track to Shipverlin Barn.

It is one large level open space, fronting the Pagham Road on the east side; to the north is the existing village hall and its carpark; to the south is the unfenced concrete track to Shipverlin Barn; and to the west there is no specific boundary at present.

---

<sup>14</sup> Nairn, I & Pevsner, N, 1965, *The Buildings of England: Sussex*, 289

<sup>15</sup> Hall & Pine, *op. cit.*, Section 6 – and see Figs.3-5 and Fig.12 in Appendix 10.3



Pl.1: GoogleEarth © image of the study area.



Pl.2: The study area from the south-west.



Pl.3: View west across the study site.



Pl.4: View south-west from the study area to old Pagham and its church.

## 5. The Proposals

The proposals are set out in detail in the other documentation accompanying the application and can be summarized as a mixed-use development proposed 'local centre' which comprises of retail, community and commercial uses, 20 residential apartments and a 70 bed care home, creating a focal point for the development and an area of attractive public realm. The design and material palette of the buildings has been informed by the local vernacular, including red brick, brown tile, gabled and hipped roofs and areas of weather-boarding and tile-hanging. The character of the scheme is illustrated in the figures below:

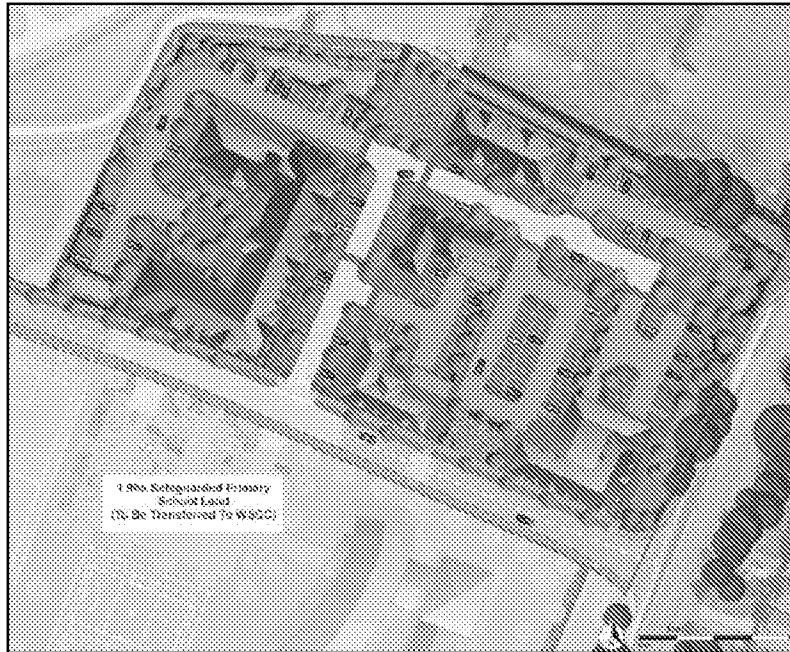


Fig.5: Artist's aerial plan of the mixed use development.



Fig.6: Artist's aerial view of the proposals from the south-west.

## **6. Heritage Impact Assessment**

Adjacent heritage assets are located in Fig.7 in the Appendix and designated assets are numbered; the numbers relate to the last digits in the numbering of the following sections of the report.

### **6.1 Impact on Heritage Assets within the Development Site**

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

### **6.2 Impact on Designated Heritage Assets Adjacent to the Development Site**

#### **6.2.1 Scheduled Ancient Monuments**

##### **6.2.1.01 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 13<sup>th</sup> 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 13<sup>th</sup> 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, Mainstone 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 20<sup>th</sup> 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-20<sup>th</sup> 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 car parks 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 750m to the south of the southern edge of the study site. 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 proposals for the study area 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.

## **6.2.2 Listed Buildings**

### **6.2.2.01 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 17<sup>th</sup> 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-17<sup>th</sup> or early-18<sup>th</sup> 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-20<sup>th</sup> 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-20<sup>th</sup> 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 300m 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, including the present village hall. It is considered that the study area 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.

### **6.2.2.02 Nyetimber Forge**

#### *Description*

Nyetimber 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 18<sup>th</sup> 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-20<sup>th</sup> 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 lies approximately 300m to the north-east 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.

### **6.2.2.03 White Rock, Pagham Road**

#### *Description*

White Rock is a house on the west side of Pagham Road that probably dates to the early-19<sup>th</sup> 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-20<sup>th</sup> 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 450m to the south of the proposed development away and it is considered that the proposed development site makes little contribution to the significance of its setting. Overall it is considered that the impact of the proposed development will result in no harm to its setting, character or significance.



Pl.7: White Rock House, Pagham Road.



Pl.8: Church Farm Club from the west.

#### **6.2.2.04 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-18<sup>th</sup> 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 600m to the south of the proposed development site and reciprocal views are 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.

### **6.2.2.05 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-18<sup>th</sup> 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-20<sup>th</sup> 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.

#### *Heritage Impact Assessment*

The cottage is approximately 640m to the south-west of the nearest part of the proposed development site, which is not considered to contribute to the significance of its setting. It is therefore considered that the proposals would have no impact on, and result in no harm to, 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.

### 6.2.2.06 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 11<sup>th</sup> 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.

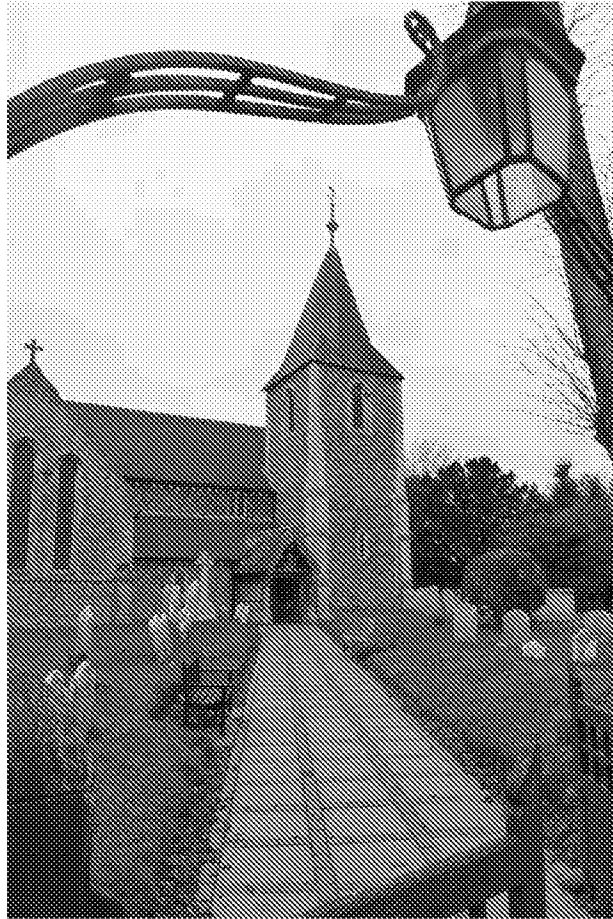
#### *Significance*

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 20<sup>th</sup> 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; to the south-east is more of the same with, to the east, a small estate of mid-20<sup>th</sup> 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. 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.



Pl.11: St. Thomas a Becket church.

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 650m to the south-west of the nearest part of the proposed mixed used development site, and the church itself is set back further from the lane. There are no views to the proposed 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 20<sup>th</sup> century. There will be a slight reduction in the full extent of the longer distance views of the church tower from Summer Lane to the north of the development – but in such views the church is over 1km away and visible only in the far distance.

It is not considered that such long-distance views make a significant contribution to its setting – and these will be further impacted by the wider residential development site anyway. Consequently, it is not considered that the proposed mixed-use community hub development will result in any harm to the setting or significance of the church.

### **6.2.2.07 Millstone Cottage**

#### *Description*

Until the later-20<sup>th</sup> 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-18<sup>th</sup> 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 670m to the south-west of the proposed mixed use 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 even before the competition of the permitted residential developments in between 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.

### **6.2.2.08 Other Listed Buildings**

There are two other small groups of listed buildings within 1km of the mixed development site – as indicated in Fig.. One group of Grade II listed buildings is to the west of the church, to the south-west of the mixed development site and consists of Little Welbourne (8) the Former Vicarage (9), the Salt House (10) and the Garage at Little Welbourne (11). Another more scattered brook is in Nyetimber, consisting of 225 Pagham Road ‘Greensleeves’ (12), Nyetimber House (13) and Barton Manor (14) with others further away to the north and north-east.

Both of these groups are considered to be too far away from the proposed development site and it plays no part in their settings or significance. It is considered that the proposals would have no impact and cause no harm to the character, settings or significance of any of these buildings.

## **6.3 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.

### **6.3.1 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-19<sup>th</sup> 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.12: The Lamb.



Pl.13: No.225 Pagham Road.

### **6.3.2 No.225 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-18<sup>th</sup> or early-19<sup>th</sup> 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 setting of the building has been compromised by the developments along Pagham Road and is not considered to be significant. 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.

### **6.4 Archaeological Issues**

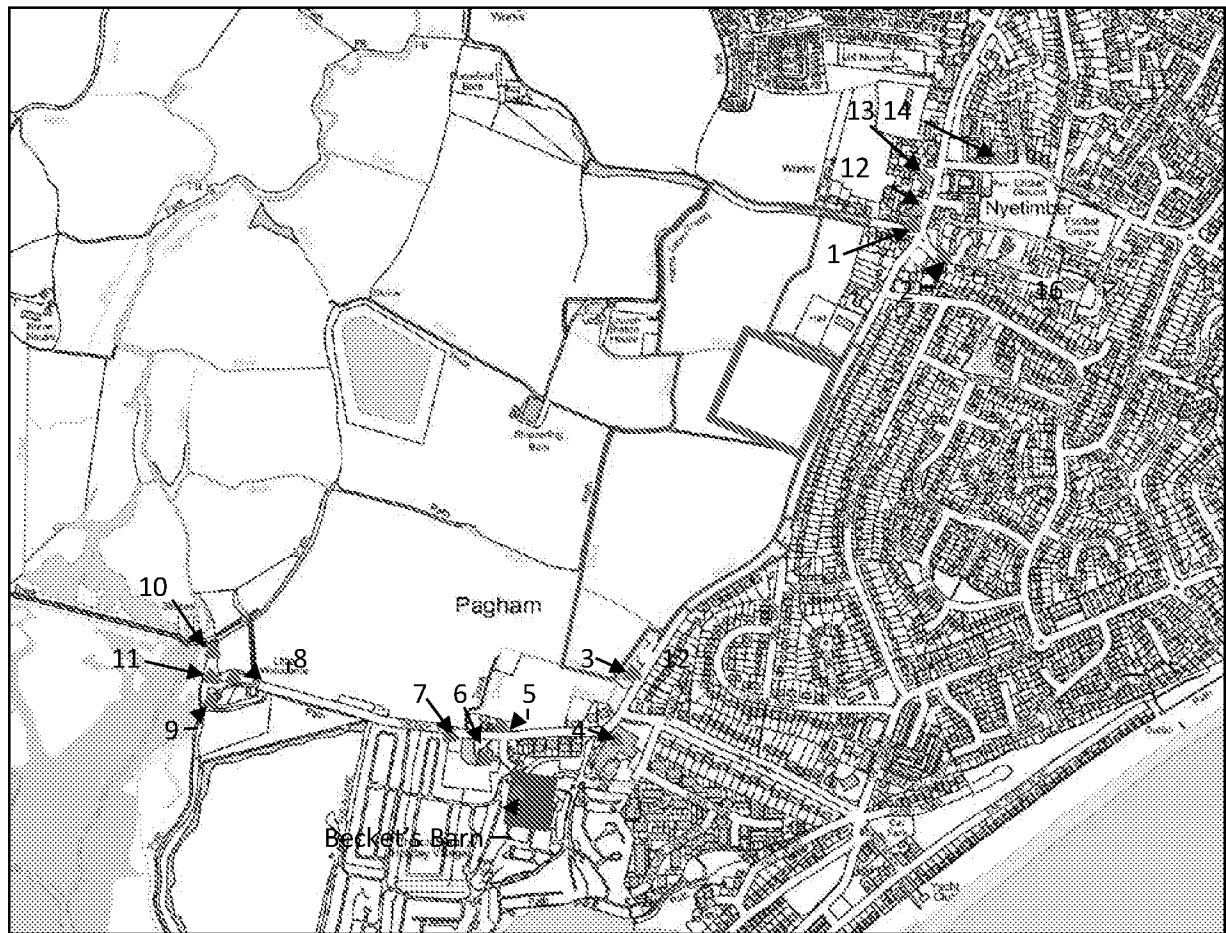
The archaeological issues regarding the site and its setting were discussed in detailed in the original *Desk Based Archaeological Assessment* (DBA) produced by Development Archaeology Services Ltd., and the relevant archaeological condition (Condition 27) for the application have been discharged with the production of a *Written Scheme of Investigation* by the same consultancy.

## **7. Conclusions**

For the reasons outlined above it is considered that the mixed-use community hub development will not result in any harm to the character, setting or significance of any adjacent heritage assets – designated or non-designated – and that therefore neither the statutory duties of Section 66 of the 1990 Planning Act nor Paragraphs 201-3 of the National Planning Policy Framework would be engaged.

The assessment is therefore consistent with the original heritage related assessments accompanying the outline application, and with the decision by the local planning authority to permit it.

## 8. Appendix: Heritage Assets Adjacent to the Site



-  Scheduled Ancient Monument
-  Listed Building Adjacent to the Proposed Development
-  Site Other Listed Buildings
-  Non-designated Heritage Asset

Numbers 1-14 relate to end numbers in Section 6.2.2 of the report identifying listed buildings. The site boundary of the permitted development scheme are outlined in red and the mixed use reserved matter application assessed in this report is outlined in blue.

Fig.7: Location of heritage assets in relation to the site boundaries.

## **9. References**

Act: *Planning (Listed Buildings and Conservation Areas) Act 1990* c.9

Clark, K, 2001, *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation*

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

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

Department for Communities & Local Government, 2012, *National Planning Policy Framework*

*Directories*, various

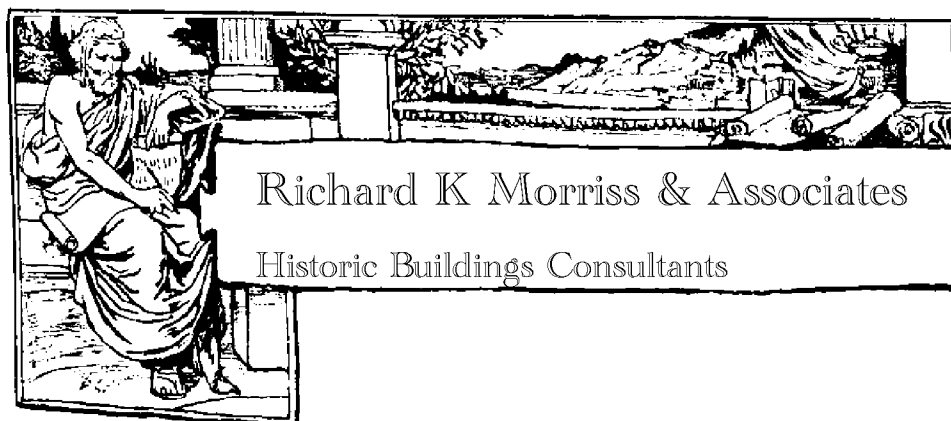
English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*

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

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

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

Williams, A, & Martin, G H (eds.), *Domesday Book: A Complete Translation*



## *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, heritage impact assessments and Conservation Management Plans.*

*Richard Morriss is a former Member of the Institute of Field Archaeologists and 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). The latest work is an Historic England funded monograph on the Houses of Hereford (Oxbow 2018).*

*He was a member of the project teams responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize; the restoration of the Old Market House, Shrewsbury, winner of a 2004 RIBA Conservation Award; and Llwyn Celyn, Monmouthshire, winner of the RICS Conservation Project of the Year 2019. He has also been involved in several projects that have won, or been short-listed for, other awards including those of the Georgian Group for Mostyn House, Denbigh; St. Helen's House, Derby; Radbourne Hall, Derbyshire and Cusgarne Manor, Cornwall.*



BROMLOW HOUSE  
BROMLOW  
SHROPSHIRE  
SY5 0EA

[rkmbromlowhouse@gmail.com](mailto:rkmbromlowhouse@gmail.com)