

P/155/21/RES

Land West of Pagham Road Pagham

Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.

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The site consists of one large open rectangular field which is located on the western side of Pagham Road. 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 boundary. It forms part of a larger strategic allocation identified in the adopted Local Plan. I note that there are other current applications on part of the neighbouring land.

The proposal relates to reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre'. This comprises of retail, community and commercial uses, 20 residential apartments and a 70 bed care home (an alternative scheme for the same area is also registered with the council).

A map-based assessment has identified that there are no designated or non-designated heritage assets within the proposed development site. However, there are both Scheduled Ancient Monuments, Listed Buildings and Non-Designated Heritage Assets in the locality. These shall be discussed below, including consideration of setting and the impact of the proposals.

Scheduled Ancient Monuments

Becket's Barn

Becket's Barn' is 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 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. It is considered to be of archaeological, architectural and historical significance as one of the relatively few surviving sites which have known remains, standing or buried, of bishop's palaces. Archiepiscopal palaces are necessarily rare still, there being only two archbishoprics in England, those of Canterbury and York.

Prior to the significant development that took place in the early C.20 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. It is now within a large holiday and leisure centre complex in a setting of car parks and mobile homes. Subsequently the setting has been considerably altered and therefore its contribution towards its significance eroded as a result.

Further to the leisure development there is the modern development on both sides of Church Lane. The scheduled ancient monument and the upstanding listed elements of the Barn are approximately 750m to the south of the southern edge of the site, and there are no reciprocal views between the monument (with its listed building) and the proposed development area. It is considered that the development will not impact the setting of both of the heritage assets, and as a consequence, there is no harm to the overall significance of the heritage asset.

Listed Buildings

Martin's Cottage & Summer Lane Cottage - Martin's Cottage and Summer Lane Cottage is a single building which stands on the corner of Summer Lane and Pagham Road. It is a one and a half storey building of rubblestone and flint with brick dressings. It has a hipped roof covered in thatch with the south slope continuing down as a catslide over a lean-to. There is a substantial multi-flued ridge chimney roughly central to the building. The heritage statement identifies that it is one of the oldest intact buildings in the parish and part of the former settlement of Nyetimber. It is considered to be of architectural (aesthetic fortuitous) significance.

Despite its proximity to a handful of other older properties in the area, the setting of the listed building has already been negatively impacted as a result of a significant amount of C20 development which extends right up to the cottages. The site plays little or no part in the present setting of the listed building and that setting plays little or no part in its significance.

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, the existing surrounding development means that there are no views of the site. As a result, the proposed development will have no impact on its setting or significance.

Nyetimber Forge - Nyetimber Forge is on the south side of Barton Close and is of C.18 date and of two storeys and three bays. The principal elevation faces the lane to its front and is faced in well-worked and coursed small pieces of 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 with burnt header bricks. 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 as a result excluded from the listing. The building is considered to be of architectural/historical significance.

The setting of the house has been impacted upon as a result of the later C.20 development and as a result is predominantly limited to its curtilage and immediate area to its front. Of note is the fact that the heritage statement also identifies that it "does have some lingering relationships with the adjacent public house to the west".

The site makes no contribution to the setting of the listed building, and is also some 300m away from the house and separated by modern C.20 development. As a result, I am of the opinion that the proposals will have no impact on the significance of the listed building.

White Rock, Pagham Road - The house is thought to date to the early C.19. It is a double pile two storey building which is parallel to the road with a three-bay front. Elevations are stuccoed and there is a porch with slender Doric columns. The windows are 8/8 sliding sashes. The roofs are slated and have plain coped gables topped with ridge stacks.

Until the later C.20 the house was fairly isolated, with only one property just to the immediate north and a few others in the wider area. The building occupies a narrow plot, which historically was even narrower. To the rear the large open fields remain but are screened from the house by a vegetation which improves the privacy of the gardens and separates it from the site. It is considered that the proposed development site makes little contribution to the significance of its setting. The house is of architectural and historical significance and seems to have been relatively little altered and is a competent example of a house of its date.

The house is some 450m to the south of this development parcel. Therefore, on balance, it is considered that the impact of the proposed development will result in no harm to its setting, character or significance.

Church Farm Club - Church Farm is an C18, farmhouse of two storeys and five windows. It is of red brick construction with diaper pattern of grey headers in the west wall. 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. It is of architectural and historical significance.

The listed building is approximately 600m to the south of the proposed development site and is negatively impacted as a result of the surrounding modern development. It is no longer has a rural setting as the house and surviving farm buildings have been incorporated into the holiday camp. There is a large modern building in front of the south elevation, as well as a significant number of caravans in the immediate area of the building and, immediately to the west, is the main entrance into the camp with modern developments slightly further away. 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. It is not considered that the proposed development site makes any contribution to the setting of the listed building. It is therefore not considered that the development will harm its setting or significance.

The Old Cottage - The Old Cottage lies on the north side of Church Lane near to the church/churchyard, and immediately fronts onto the edge of the lane. It is a small two storey rectangular building of white-painted local rubblestone and red brick quoins and dressings to the jambs of the door and window openings. There are single storey extensions to either side and it has a hipped thatched roof. Windows and doors painted a bright shade of yellow. It is of architectural and historical significance and also has a degree of significance as a result of its contribution to the close setting of the adjacent church and churchyard.

The immediate setting includes the lane as well as the church, and Millstone Cottage to the west. As noted in the heritage statement, the view from the west is compromised by the two modern properties and car park and the views to the south-east are dominated by more later C.20 housing located on the southern side of the lane. The cottage is approximately 640m to the south-west of the nearest part of the proposed development site, and is separated by some vegetation. It is therefore considered that the site does not form part of the setting of the listed building and as a consequence, there is no harm to the significance of the heritage asset.

The Parish Church of St. Thomas a Becket - 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, although it has been altered on several occasions before being quite 'restored' in 1837 by John Elliot. Its churchyard has many monuments and gravestones and is surrounded by a rubblestone wall, which is visible to the lane to the front.

The church is considered to be of Archaeological, Architectural and Historic Significance as a building that properly reflects the medieval importance of Pagham. It was obviously associated with the adjacent archiepiscopal palace, which gives it additional significance.

The church fronts Church Lane and is visible in close up views along the lane along with The Old Cottage and Millstone Cottage. These views and the lane form the close setting of the northern side of the church and contribute to its character and significance.

The Church Farm complex is located to the south and west of the churchyard, with rows of mobile homes almost abutting its walls, along with access paths and carparks etc. To the east is a small group of mid-20th century properties.

On the opposite side of Church Lane to the north is The Old Cottage, next to which are two modern houses and 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 site. I note that the heritage statement considers that in this respect the close setting of the church has been 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. Such fields contribute towards the understanding and appreciation of the rural origins of the church and the historic core of the village. Footpath 101 passes to the immediate south of the application site along which, at times, there are views to the church tower. 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 as noted in the heritage statement, tend to blend into the background.

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. It will not impact on the close setting of the church (including the views along Church 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. 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. Whilst such views of the church is approximately 1km away and visible only in the far distance, the proposed development would impact on the ability to view the tower as a landmark in the wider setting. Whilst further development is proposed under separate applications (the heritage statement notes 'these will be further impacted by the wider residential development site anyway'), the impact upon these views need to be considered as part of this application on its own. Any harm to significance is harmful, no matter how minor it is. As the wider setting of the church could be impacted on it could be that this development (minus the other part) is identified as causing some harm, with this being on the lower end of less than substantial harm.

Millstone Cottage –the cottage is located to the west of the churchyard and fronts onto Church Lane. Whilst originally a small two-storey cottage it has since been considerably extended. The

older element is a two-storey structure of coursed worked blocks of local stone and red brick dressings under a hipped roof. A date stones displays the date of 1773. An extension, in brick and tile- hanging, has been added, of similar profile and scale, to the west which has the effect of doubling the street frontage. There are also large and slightly lower extensions to the rear of the property.

Despite the extensions made to it which are of no heritage value, it is considered to be of aesthetic and historical significance. It also has a minor degree of significance in its contribution to the close setting of the adjacent church and churchyard. However, as noted in the heritage statement, that has been compromised by the modern extensions that have engulfed it.

The house is built directly onto the edge of the lane, and this is where is it experienced most. However, its historical setting has otherwise been effectively eliminated partly as a result of the surrounding modern development (i.e. the holiday camp). As a result, its setting is considered to make very little contribution to the significance of the listed building.

The Cottage is around 670m to the south-west of the site with a large arable field in between as well as the walled car parks and modern dwellings. These modern features will limit any reciprocal views between the listed building and the development site. This is even before the completion of the proposed residential developments. As a result, the site makes no significant contribution to the setting of the listed building. It is therefore considered that the proposals will have no impact on the setting or significance of the listed building, and as a consequence, there is no harm to the overall significance of the heritage asset.

Other Listed Buildings - There are two other groups of listed buildings within some distance of the. The first group is of Grade II listed buildings located to the west of the church, further down the lane, and consists of Little Welbourne, the Former Vicarage, the Salt House and the Garage at Little Welbourne. The second group consists of 225 Pagham Road 'Greensleeves', Nyetimber House and Barton Manor with others further away to the north and northeast.

Both of these groups are considered to be located too far away from the proposed development site, with the second group experienced in a sub-urban context. As a result it is considered that the development will not impact the setting of the listed buildings, and as a consequence, there is no harm to the overall significance of the heritage assets.

Non-Designated Heritage Assets

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, there are two buildings which could be considered as non-designated heritage assets.

The Lamb - The Lamb public house lies on the junction of Pagham Road and Barton Close and close by is Nyetimber Forge. It is also located in the Barton Close Area of Character (a separate non-designated heritage asset). Although the building has clearly been altered and extended it retains a character, appearance and some fabric worthy of note.

The building is surrounded by modern developments and its setting plays little in its significance. The development site is separated from the building by modern development and there will be no impact on its setting or significance through the development proposals.

No.225 Pagham Road - The house is located to the immediate north of White Rock House on the same side of the road. The building dates to the late 18th or early-19th century and is one of the older properties in the parish. It has of flint and brick elevations which have been painted white,

and has a three bay two-storey elevation to the principal elevation. 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. There is a continuous rear lean-to.

The house is predominantly experienced from the road to the front with what appears to be mature vegetation to the rear, screening it from the site. This setting of has been compromised by the developments along Pagham. Overall, it is considered that the impact of the proposed development on the visual setting of the building is such that there will be no harm caused to its character or significance.

Conclusions

It is considered that the development will not impact the setting of most of the listed buildings bar The Parish Church of St. Thomas a Becket, and as a consequence, there is no harm to the overall significance of the majority of the heritage assets. The impact to The Parish Church of St. Thomas a Becket is considered to be less than substantial harm, on the lower end of the scale. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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