

Land west of Pagham Road, Pagham, West Sussex
Historic Environment Desk-Based Assessment
October 2021

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Report

Historic Environment Desk-Based Assessment

Site

Land west of Pagham Road, Pagham, West Sussex

Clients

Hallam Land Management Ltd

Date

October 2021

Planning Authority

West Sussex County Council

Site Centred At

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land west of Pagham Road, Pagham, West Sussex (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The assessment has been prepared to support a future planning application for residential development of the study site.

Based on the available evidence, the study site is considered to have a moderate potential to contain archaeological finds and features from the prehistoric periods. A moderate to high potential is considered for the Iron Age and Roman periods, with a low potential for all other past periods. Any potential remains are considered likely to be of local or regional significance. There is considered low potential for remains of national significance that would pose a design or planning constraint.

As such, the groundworks associated with the proposed development are considered likely to have an impact on any potential archaeological remains which may be present within the study site.

It is anticipated that the LPA’s archaeological advisor may require the study site to be subject to archaeological evaluation, such as geophysical survey and/or trenching, the timing and scope of which will need to be agreed with the LPA’s archaeological advisor. Should such work have positive results, further follow-on mitigation excavation and recording may be necessary.

The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area has been assessed; none are considered sensitive to change by the proposed development.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It, therefore, accords with the requirements in paragraph 203.

Development of the study site would not have a direct physical impact on any designated heritage assets. The assessment has considered the setting and significance of the Grade II listed Rookery Farmhouse and Nyetimber Windmill. It is considered that the proposed development will be likely to result in no harm to Rookery Farmhouse and in less than substantial harm at the lower end of the scale to Nyetimber Windmill, which could be reduced to no harm if a sight line from Pagham Road to the windmill is maintained by omitting development of the study site’s south-eastern corner.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers Land west of Pagham Road, Pagham, West Sussex (Fig. 1). It has been researched and prepared by Orion Heritage on behalf of Hallam Land Management Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference SZ 89148 98947. The study site area is 4.91ha, comprising an agricultural field.
- 1.2 This historic environment desk-based assessment is prepared to support a future planning application for the residential development of the study site.
- 1.3 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.4 The assessment enables relevant parties to assess the significance of archaeological heritage assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.5 The study area used in this assessment is a 1km radius from the study site’s centre (Figures 2, 3 and 4).
- 1.6 The study site has been visited multiple times since 2019.

Location, Topography and Geology

- 1.7 The study site is located c.1.5km north of Pagham in West Sussex. It is currently in use as an agricultural field. The study site is bounded to the north by Windmill Barn and Commonmead Barn and a field, to the east by Pagham Road, to the south and south-west by Mill Farm Residential Park Homes and to the west by a small, wooded area with a retention pond and a drain. A drain runs along the study site’s northern boundary and the Pagham Rife flows c.160m west of the study site. The study site slopes gently from c.6m aOD (above Ordnance Datum) along the eastern boundary to c.3m aOD along the western boundary.
- 1.8 The bedrock geology of the study site comprises London Clay Formation – Clay, Silt and Sand. Superficial deposits are recorded as River Terrace Deposits – Sand, Silt and Clay across the study site, with Raised Beach Deposits, 1 – Sand and Gravel along the study site’s western boundary. No geotechnical data is currently available for the study site.¹

¹ <http://mapapps.bgs.ac.uk/geologyofbritain3d/>

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the heritage desk-based assessment are to:

- ✧ Gain an understanding of the archaeological potential of the study site;
- ✧ Identify any archaeological and built heritage constraints to the development of the study site; and to
- ✧ Assess the likely impact of the proposed development on the historic environment.

2.2 The results of the desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2021) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- ✧ Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- ✧ Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- ✧ Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

2.6 The following sources will be consulted for the whole study area:

- ❖ West Sussex Historic Environment Record (HER; WSCC HER Reference Number 202122-070);
- ❖ National Heritage List for England held by Historic England;
- ❖ Historic mapping;
- ❖ Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area;
- ❖ Such other published works, reports and other information relevant to the desk-based assessment;
- ❖ Online aerial photography including Google Earth and Bing Aerial;
- ❖ An assessment of any Lidar holdings held by the Environment Agency for the study area; and

2.7 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency National Lidar Programme collected DTM data in 2019 at 1m resolution that offers full coverage of the study site and 1km study area. These data were downloaded in October 2021 and were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

3.0 Statutory and Planning Policy Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the listing of special buildings.

- 3.3 Section 66(1) of the Act states:

“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”.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.4 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- ✧ Delivery of sustainable development;
- ✧ Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- ✧ Conservation of England's heritage assets in a manner appropriate to their significance; and
- ✧ Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 3.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 3.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 3.7 Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.

- 3.8 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

- 3.9 Annex 2 of the NPPF has the following heritage related definitions:

- ✧ **Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- ✧ **Heritage asset:** 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing);
- ✧ **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- ✧ **Significance** (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- ✧ **Setting of a heritage asset:** 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.

3.10 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area is referred to as a non-designated heritage asset.

3.11 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

"Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."

3.12 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

3.13 Paragraph 18a-013 concludes:

"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. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."

3.14 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

3.15 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.

3.16 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

3.17 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

3.18 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

3.19 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ✧ *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- ✧ *reducing or removing risks to a heritage asset; and*

- ✧ *securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

Local Planning Policy

- 3.20 The study site is located within the planning area for Arun District. The Arun Local Plan (adopted July 2018) contains the following policies relevant to this assessment:

Policy HER SP1 - The historic environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

Policy HER DM1 - Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.*

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- h. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.*

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting;*
- it will avoid detrimental fragmentation of management of the heritage asset;*
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;*
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;*
- there is a source of funding that might support the heritage asset without the need for enabling development; and*
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.*

Locally Listed Buildings or Structures of Character

The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high-quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

Policy HER DM6

Sites of Archaeological Interest

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances:

- a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that*

significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;

or

- b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.*
- c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.*
- d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.*
- e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.*
- f. Developments shall also be consistent with all other Local Plan Policies.*

** Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in a. above).*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.21** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. Paragraph 6 outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- ✧ *“Understand the significance of the affected assets;*
- ✧ *Understand the impact of the proposal on that significance;*
- ✧ *Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;*
- ✧ *Look for opportunities to better reveal or enhance significance;*
- ✧ *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and*

- ❖ *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”*

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.22 Historic England’s Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.23 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.24 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
 1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 3.25 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

- 4.1 The heritage assets under consideration have been identified by means of a review of a wide range of sources, in summary this includes:
- ✧ West Sussex Historic Environment Record (HER) data (WSSCC HER Reference Number 202122-070);
 - ✧ The National Heritage List for England (NHLE) held by Historic England;
 - ✧ Historic England Archive;
 - ✧ Pastscape;
 - ✧ Local studies and record office research; and
 - ✧ Review of historic mapping.
- 4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3 The location of heritage assets mentioned in the text are shown on Figs. 2, 3 and 4.

Previous archaeological investigations

- 4.4 No previous archaeological investigations have been carried out within the study site.
- 4.5 An archaeological evaluation and subsequent excavation were carried out at Land at Hook Lane, immediately east/north-east of the study site in 2019 and 2020. These are not recorded on the HER yet but are shown on Figure 3. The evaluation comprised 91 trial trenches. The evaluation report² states that two areas of prehistoric activity were identified, one in the north-east part of the site, another in the western-central part. The finds and features suggested early Bronze Age to Iron Age occupation. Further undated and/or unexcavated predominately linear features in the eastern-central and southern parts of the site did not correlate with mapped post-medieval field boundaries and were thought to potentially also date to the prehistoric period. Some Roman and medieval activity is also suggested by occasional finds and elements of a post-medieval field system were found to correlate with the tithe map, along with a kiln and associated features found in the southern part of the site. At the time of writing, the excavation report was not yet available, however a short interim summary³ has been provided by Archaeology South-East, who carried out the fieldwork, as follows:

Interpretations are based on fieldwork observations only and are subject to change as the project progresses. The excavations at Land at Hook Lane, Pagham (NGR 489554 992020) comprised four areas (A-D) and were carried out between February and November 2020. The site revealed a large amount of archaeological remains located across all investigated areas but concentrated in areas A and B which were located in the northeast and northwest of the site. Provisionally, the activity ranges from Bronze Age to post-medieval in date. Potentially, one of the earliest archaeological features was a waterhole uncovered in Area 1, which reached a depth of over 3m and contained some preserved organic material and possible Bronze Age artefacts towards the base. Also identified from this period was a large, elongated pit in area A which contained quantities of knapped flint and possible whetstones and an anvil. In both areas (A and B) the most widespread

² ASE, Archaeological Evaluation Report, Land at Hook Lane, Pagham, West Sussex, January 2020 (Planning reference P/6/17/OUT, OASIS id: archaeol6-381001)

³ ASE, October 2021, Hook Lane Pagham: archaeological excavations interim summary

archaeological evidence appears to be at least three phases of Iron Age field system. Each phase of field system appears to be an almost total reorganisation of alignment, with markedly different orientations. The order in which these re-alignments occur is unclear. Sometimes forming part of these field systems, a number of routeways were also encountered. These traversed the site, often in a rectilinear form, dividing the landscape. Within and around these field systems and routeways were a number of ring ditches and other circular or elliptical ditches of probable Iron Age date. These mostly represent roundhouses, although the more elliptical examples may have formed functional spaces; perhaps suggesting work areas for processing tasks associated with agriculture. One possible post built example of a roundhouse was recorded at the southern limit of area B. Area B also contained a ring ditch that appeared to be attached to one of the routeways.

In addition to the ring ditches, there were several examples of 4-post structures, usually considered to have been used for grain storage. A small area of concentrated postholes on the western edge of area A was also revealed. This may have been a post-built structure utilised as a workspace. A number of cremation burials were excavated across the site, in areas A, B and C. Both urned and unurned examples were recorded. Perhaps notable is an apparent north-south alignment of these interments in area A.

At least two pits along the northern edge of area A demonstrated evidence of heating and may relate to hearths or small-scale, localised industrial use. An unusual set of ovoid ditches was also recorded towards the north of area A, the function of which is unclear.

Moving on from the probable Iron Age remains, evidence of a large Roman field system was also revealed in area A. This appears to have a similar orientation to the Iron Age activity, but some marked differences were also notable.

There then appears a hiatus in activity until the post-medieval period, when a lime kiln was constructed in area D, which is the area closest to the study site, at c.40m east of it. Only the basal elements of this structure existed, but what did remain was relatively well preserved. Also of post-medieval date were a series of ditches cutting across the northern portion of area B. These would have formed part of a wider drainage and field system. No obvious signs of phases earlier than post-medieval were noted in these ditches.

- 4.6 An archaeological evaluation (EWS2086) was carried out south of Summer Lane, c.550m south of the study site, in 2019. The evaluation comprised 120 trenches across three survey areas A, B and C. Very limited evidence for archaeological activity was identified in areas A and B, with an absence of such activity within area C. In area A the cuts of two undated small pits were recorded, while in area B the cuts of two parallel north-west/south-east aligned linear ditches were recorded. One ditch was undated, but the fill of the other ditch produced seven sherds from a single vessel which were dated to c.AD 70.

Negative archaeological investigations

- 4.7 An archaeological evaluation (EWS1834) was carried out c.300m south of the study site in 2017. The evaluation comprised 14 trenches and did not identify any archaeological activity (MWS14433). A prior archaeological evaluation immediately south had identified a 'V'-shaped ditch of possible Roman origin, which was thought to extend northwards into the site, however no evidence of it was found. The only finds were two highly degraded coins of a possible Roman date. Modern disturbance associated with former development on the site was noted.
- 4.8 An archaeological evaluation (EWS1040) was carried out at Sefter Farm, c.400m north of the study site, in 2008. No significant archaeological features were noted, although a

spread of 19th or early 20th century tile, pottery and flint was found (MWS8620). Also at the Sefter Farm site, but further north, an archaeological evaluation (EWS5) was carried out in 2016. No archaeological features and finds were identified in any of the trenches (MWS14361).

- 4.9 An archaeological evaluation (EWS1574) was carried out c.700m south-east of the study site in 1989. No features of pre-19th century date were identified. The only earlier activity on site was represented by three sherds of medieval pottery from redeposited brickearth.

Undated

- 4.10 An archaeological evaluation (EWS2086) was carried out south of Summer Lane, c.550m south of the study site, in 2019. The evaluation comprised 120 trenches across three survey areas A, B and C. Very limited evidence (MWS15262) for archaeological activity was identified in areas A and B, with an absence of such activity within area C. In area A the cuts of two undated small pits were recorded, while in area B the cuts of two parallel north-west/south-east aligned linear ditches were recorded. One ditch was undated, but the fill of the other ditch produced seven sherds from a single vessel which were dated to c.AD 70.

Prehistoric

- 4.11 There are no prehistoric remains recorded within the study site.
- 4.12 An archaeological evaluation and subsequent excavation were carried out at Land at Hook Lane, immediately east/north-east of the study site in 2019 and 2020. These are not recorded on the HER yet. The evaluation comprised 91 trial trenches and the subsequent excavation comprised four areas (A-D). In area A, a waterhole was uncovered which reached a depth of over 3m and contained some preserved organic material and possible Bronze Age artefacts towards the base. Also identified from this period was a large, elongated pit in area A which contained quantities of knapped flint and possible whetstones and an anvil. Prehistoric ditches are noted on an interim plan showing area D, which was located c.40m east of the study site.
- 4.13 The findspot of Neolithic flints (MWS7093) was recorded c.250m west of the study site at Mill Farm caravan site.
- 4.14 Prehistoric pottery (MWS7024) of a potential Late Bronze Age date and probably residual, was found in a ditch c.420m south of the study site during an archaeological evaluation.
- 4.15 Limited raised beach deposits are recorded along the study site's western boundary. Such geological deposits can have Palaeolithic remains/deposits associated with them.
- 4.16 Based on the available evidence a moderate potential for archaeological remains from the prehistoric periods is considered for the study site.

Iron Age – Roman

- 4.17 There are no Iron Age/Roman remains recorded within the study site.
- 4.18 An archaeological evaluation and subsequent excavation were carried out at Land at Hook Lane, immediately east/north-east of the study site in 2019 and 2020. These are not recorded on the HER yet. The evaluation comprised 91 trial trenches and the subsequent excavation comprised four areas (A-D). In areas A and B the most widespread archaeological evidence appears to be at least three phases of Iron Age field system. Each

phase of field system appears to be an almost total reorganisation of alignment, with markedly different orientations. The order in which these re-alignments occur is unclear. Sometimes forming part of these field systems, a number of routeways were also encountered. These traversed the site, often in a rectilinear form, dividing the landscape. Within and around these field systems and routeways were a number of ring ditches and other circular or elliptical ditches of probable Iron Age date. These mostly represent roundhouses, although the more elliptical examples may have formed functional spaces; perhaps suggesting work areas for processing tasks associated with agriculture. One possible post built example of a roundhouse was recorded at the southern limit of area B. Area B also contained a ring ditch that appeared to be attached to one of the routeways.

In addition to the ring ditches, there were several examples of 4-post structures, usually considered to have been used for grain storage. A small area of concentrated postholes on the western edge of area A was also revealed. This may have been a post-built structure utilised as a workspace. A number of cremation burials were excavated across the site, in areas A, B and C. Both urned and unurned examples were recorded. Perhaps notable is an apparent north-south alignment of these interments in area A.

At least two pits along the northern edge of area A demonstrated evidence of heating and may relate to hearths or small-scale, localised industrial use. An unusual set of ovoid ditches was also recorded towards the north of area A, the function of which is unclear. Evidence of a large Roman field system was also revealed in area A.

- 4.19 Roman pottery (MWS7093) in the form of an almost complete Roman flagon and a rim sherd of another, larger, Roman flagon, was found c.250m west of the study site at Mill Farm caravan site.
- 4.20 Roman pottery (MWS7024), probably residual, was found in a ditch c.420m south of the study site during an archaeological evaluation.
- 4.21 An archaeological evaluation (EWS2086) was carried out south of Summer Lane, c.550m south of the study site, in 2019. The evaluation comprised 120 trenches across three survey areas A, B and C. Very limited evidence (MWS15262) for archaeological activity was identified in areas A and B, with an absence of such activity within area C. In area A the cuts of two undated small pits were recorded, while in area B the cuts of two parallel north-west/south-east aligned linear ditches were recorded. One ditch was undated, but the fill of the other ditch produced seven sherds from a single vessel which were dated to c.AD 70.
- 4.22 Sherds of Roman pottery (MWS1612) were found c.950m south of the study site.
- 4.23 Based on the available evidence, a moderate to high potential for archaeological finds and features from the Iron Age and Roman periods is considered for the study site.

Anglo-Saxon and early Medieval

- 4.24 There are no Anglo-Saxon/early medieval remains recorded within the study site.
- 4.25 The name Pagham was recorded as '*Pecganham*' in AD 680.⁴ A church was first built at the site of the Parish Church of St Thomas à Becket, Pagham, c.1.6km south/south-west of the study site. The foundations of this early church were rediscovered when the church floor was re-laid in 1976. A piece of a Saxon cross was found at the same time. In the 1950s

⁴ Mills, A.D. A Dictionary of British Place Names, Oxford University Press, 2011.

fragments of a Saxon burial urn were found in the churchyard. This was restored by the British Museum and is displayed in a case in the south aisle.⁵

- 4.26 The findspot of an Anglo-Saxon loom weight (MWS1615) was recorded c.950m south of the study site.
- 4.27 Based on the available evidence, it is considered that the study site was located away from the nearby villages which may have had Anglo-Saxon origins and may have been in agricultural use. As such, it is considered that the study site has a low potential for archaeological finds and features from the Anglo-Saxon/early medieval period and that they would likely be associated with farming practices.

Medieval

- 4.28 There are no medieval remains recorded within the study site.
- 4.29 Pagham was a settlement in the Domesday Survey of 1086, in the hundred of Pagham and the county of Sussex. It had a recorded population of 154 households, putting it in the largest 20% of settlements.⁶ The name Pagham was recorded as *Pageham* in 1086, to mean 'homestead or promontory of a man called *Pæcga'.⁷
- 4.30 Medieval pottery (MWS7024) was recovered from silt sealed by tarmac during an archaeological evaluation c.420m south of the study site.
- 4.31 Barton Manor House (MWS5747), c.680m south-south-east of the study site, is an L-shaped house, the majority of which dates to the 18th-19th centuries. The south-east chamber, or 'aula', probably dates to the early 12th century. The north-west wing is the east part of Barton Manor Chapel (MWS1613), which dates from the 13th century and has been extensively restored.
- 4.32 Based on the available evidence it is considered that the study site may have been in agricultural use during the medieval period. As such, it is considered that the study site has a low potential for archaeological finds and features from the medieval period and if any are present, they may be associated with farming practices.

Post Medieval and Modern

- 4.33 There are no post-medieval or modern remains recorded within the study site.
- 4.34 Nyetimber Mill (MWS4499) is located c.35m south of the study site's southern boundary. The mill was constructed in 1816 and ceased work in 1915. The windmill is Grade II listed (NHLE1027577).
- 4.35 Rookery Farm (MWS13456) is located c.90m north of the study site's northern boundary and has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. It is an 18th century dispersed multi-yard farmstead and has suffered partial loss. The farmhouse is Grade II listed (NHLE1027578).
- 4.36 Mill Farm (MWS12381) has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. It is an 18th century

⁵ <http://paghamchurch.org/about/history/>

⁶ <https://opendomesday.org/place/S78897/pagham/>

⁷ Mills, A.D. A Dictionary of British Place Names, Oxford University Press, 2011.

dispersed multi-yard farmstead and is located c.160m south of the study site's southern boundary. The group of four barns at Mill Farm are Grade II listed (NHLE1027575).

- 4.37 An archaeological evaluation and subsequent excavation were carried out at Land at Hook Lane, immediately east/north-east of the study site in 2019 and 2020. These are not recorded on the HER yet. During the evaluation, elements of a post-medieval field system were found in the southern part of the site which correlated with the tithe map, along with a kiln and associated features. The relatively well preserved post-medieval lime kiln was investigated during the subsequent excavation of Area D, which was located c.40m east of the study site. Also of post-medieval date were a series of ditches cutting across the northern portion of area B, these would have formed part of a wider drainage and field system.
- 4.38 Post-medieval pottery (MWS7093) was found c.250m west of the study site at Mill Farm caravan site.
- 4.39 Post-medieval pottery (MWS7024) was recovered from silt sealed by tarmac during an archaeological evaluation c.420m south of the study site.
- 4.40 Barton Farm (MWS9364) is located c.600m south/south-east of the study site. It has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The dispersed multi-yard farmstead dates to the 19th century and has suffered partial loss of less than 50%.
- 4.41 Old Sefter School (MWS14358) is located c.650m north-east of the study site. The building was constructed in 1825 and was in use as a school until 1951. It has now been converted to a holiday rental.
- 4.42 Sefter Farm (MWS13600) has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. It is an 18th century dispersed regular multi-yard farmstead and is located c.800m north of the study site. Sefter Farmhouse and Sefter Granary are Grade II listed (NHLE1027579).
- 4.43 Two extant barns (MWS10730 and MWS11794), three sites of now demolished historic farmsteads (MWS10309, MWS13058 and MWS9932), three brickworks (MWS4728-MWS4730) and a pillbox or infantry section post (MWS7086) are also recorded within the study area.
- 4.44 The earliest map that shows the study site in any detail at a reasonable and reliable scale is the 1778 Yeakell and Gardner Map of Sussex (Figure 5). It shows the study site as comprising three agricultural fields. Rookery Farm is shown to the north of the study site. Meadows are shown immediately west of the study site in the floodplain of the Pagham Rife.
- 4.45 The 1849 Pagham Tithe Map (Figure 6) and associated apportionments recorded the study site as follows:

Landowner	Occupier	Plot Number	Description	Cultivation
John Adames	Himself	241	Black Mail 5 acres	Arable
Trustees of Thomas Blake Barrow Esquire	Elizabeth Powell	247	The 3 acres south	Arable
"	"	248	Common 8 acres	Arable
William Adames	Himself	249	Millfield 5 acres & mill	Arable

- 4.46 At the time of the tithe survey plot 241 was associated with Rookery Farm immediately north of the study site. Plot 249 was associated with Nyetimber windmill immediately south of the study site and plots 247 and 248 were associated with Mill Farm, south of

Nyetimber windmill. A lane formed the study site's northern boundary. The former field boundaries were observed on the lidar data.

- 4.47 The 1879-1880 Ordnance Survey Map (Figure 7) shows the study site as part of one larger field which extends past the current site boundary further to the south-west. The map does not clearly indicate which farm the field is associated with, however the loss of internal field boundaries and the alteration of the southern field boundary may mean that by 1879 the study site was not associated with Nyetimber Mill anymore.
- 4.48 By 1899, as shown on the Ordnance Survey Map (Figure 8) the lane forming the study site's northern boundary was labelled as 'Commonmead Lane'. No other changes are visible.
- 4.49 The 1912-1914 Ordnance Survey Map (Figure 9) shows the study site unaltered.
- 4.50 The study site remained unchanged at the time of the 1933-1934 Ordnance Survey (Figure 10). The windmill to the south of the study site is labelled as disused.
- 4.51 By 1945-1949, as shown on the aerial photograph (Figure 11), two different crops appear to have been cultivated within the study site.
- 4.52 The study site's current western boundary had been in place by 1973-1979, as shown on the Ordnance Survey Map (Figure 12). The caravan site to the immediate south of the study site had been marked out, but not installed yet. The large barn associated with Rookery Farm appears to have been extended or demolished and rebuilt. Drains are labelled on the map to the west of the study site. Nyetimber, to the south-east of the study site, had seen substantial residential development by then.
- 4.53 A drain is shown running along the study site's northern boundary on the 2006 Ordnance Survey Map (Figure 13). A new access road off Pagham Road, running parallel to the study site's north-eastern boundary, had been constructed. The buildings to the south of Rookery Farmhouse seem to be separated from it and appear to be served by this new access. A retention pond is shown immediately west of the study site's north-west corner. The caravan park to the immediate south and south-west of the study site is shown.
- 4.54 The 2015 Ordnance Survey Map (Figure 14) shows the study site unchanged. A small coppice had been planted immediately west of the study site's north-west corner, adjacent to the retention pond. The caravan park is labelled 'Mill Farm (Park Home Estate).
- 4.55 The 2020 Google Earth Image (Figure 15) shows the study site in its current state, as an arable field.
- 4.56 The historic landscape character (HLC) of the study site is recorded as informal fieldscapes.
- 4.57 Based on the available evidence it is considered that the study site has a low potential for archaeological finds and features from the post-medieval and modern periods. Evidence for either modern drainage or ploughing was observed on the lidar data. Any finds would likely be associated with farming practices.

Summary of Archaeological Potential and Assessment of Significance

- 4.58 Past impacts within the study site comprise general historic ploughing/agricultural activity, which may have impacted sub-surface remains across the study site, as well as the removal of field boundaries, which may have had a localised impact.
- 4.59 Earthwork remains of post-medieval field boundaries shown on the 1849 Pagham Tithe Map were observed on the lidar data, as was evidence for modern ploughing or drainage.
- 4.60 The study site does not contain any non-designated archaeological assets.

- 4.61 Based on the available evidence, the study site is considered to have a moderate potential to contain archaeological finds and features from the prehistoric periods. A moderate to high potential is considered for the Iron Age and Roman periods, with a low potential for all other past periods. Any potential remains are considered likely to be of local or regional significance. There is considered low potential for remains of national significance that would pose a design or planning constraint.

Designated Heritage Assets

- 4.62 This section will consider the potential effects of development within the study site on the significance of built heritage assets, including impacts on their settings. This includes heritage assets within the immediate environs of the study site, whose settings may be affected. The study site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.
- 4.64 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the Local Planning Authority (LPA) on conservation areas and locally listed or other non-designated heritage assets identified by the LPA.
- 4.65 Stage 1 of Historic England's five-stage settings assessment (HistE 2017) requires the assessor to "Identify which heritage assets and their settings are affected" (HistE 2017). There are no strict parameters for the setting of study areas. This has been defined based on professional judgement and experience of potential significant direct and indirect effects likely to arise from the Proposed Development. A radius of 1 km from the boundary of the application site has been used for assessing indirect effects on all listed buildings and non-designated heritage assets.
- 4.66 The distribution of built designated heritage assets in relation to the study site can be found in Figure 4. The National and local lists and HER were reviewed and the following built heritage assets were identified as having the potential to require assessment:
- ✧ Rookery Farmhouse (Grade II, NHLE1027578)
 - ✧ Nyetimber Windmill (Grade II, NHLE1027577)

Designated assets not requiring assessment

- 4.67 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development on the significance of the heritage asset in question.
- 4.68 In the majority of cases there is no intervisibility with the study site due to topography, vegetation and intervening development. For this reason, it is clear that no harm to the significance of the following assets (all Grade II listed) would result from the proposed development: Sefter Farmhouse and Sefter Granary (NHLE1027579), Mill Cottage (NHLE1027576), Group of four barns at Mill Farm (NHLE1027575), The Inglenook Restaurant (NHLE1353886), Nyetimber House (NHLE1027573), The Lion Public House

(NHLE1353867), Greensleeves (NHLE1353885), Martins Cottage Summer Lane Cottage (NHLE1027582), Nyetimber Forge (NHLE1275625), Barton Manor (NHLE1027574).

Designated assets requiring assessment

- 4.69 The following designated assets have the potential to be affected by the proposed development:

Rookery Farmhouse (Grade II, NHLE1027578)

- 4.70 Rookery Farmhouse is a Grade II listed building located c.90m north of the study site's northern boundary. The listing describes the farmhouse as follows:

C18. Two storeys and attic. Three windows. One dormer. Faced with cement. Tiled roof. Glazing bars intact. Doorway with pilasters and pediment.



Plate 2 View of entrance to Rookery Farmhouse from Pagham Road

- 4.71 Rookery Farmhouse is located some way back from Pagham Road, along a private track. The significance of the house resides in its vernacular architectural and historic interest as an 18th century farmhouse. The western field within the study site was associated with Rookery Farm at the time of the 1849 Pagham tithe survey, therefore there is a historic ownership link between the farm and part of the study site.
- 4.72 The setting of the farmhouse is formed by its garden and the collection of buildings to the east and south of the farmhouse and their gardens as well as the field to the north and west of the farmhouse. The buildings between the farmhouse and the study site are likely of a much later date than the farmhouse and as a result of this intervening development and mature vegetation along the study site's northern boundary there is no intervisibility between the farmhouse and the study site. The study site is considered to make a neutral contribution to the setting of the farmhouse, with no material contribution to the significance of the asset.

Nyetimber Windmill (Grade II, NHLE1027577)

- 4.73 Nyetimber Windmill is a Grade II listed building located c.35m south of the study site's southern boundary. The listing describes the windmill as follows:

Built about 1840. Tower mill, built of brick, tarred, but now entirely engulfed in ivy. Cap, sweeps and fantail all missing.



Plate 2 Nyetimber Windmill

- 4.74 The significance of the windmill resides in its architectural and historical interest as a 19th century mill. At the time of the Pagham tithe survey in 1849 a small part of the mill field encroached into the study site (Millfield 5 acres and mill, as shown as plot 249 on Figure 6). However, by 1879, as shown on the Ordnance Survey Map (Figure 7), the field boundary had been altered and the mill field shared a boundary with the study site.
- 4.75 The mill remained free-standing until at least the 1980s/1990s, when it became integrated into developments to its immediate east, south and west. This integration post-dates its listing in 1975. As the original setting has been altered very significantly the immediate setting of the windmill is not compromised by the proposals. However, due to its height in a predominately low-rise context the windmill's upper section is visible from Pagham Road, as one approaches from the north, past the study site (Plate 3).



Plate 3 View of Nyetimber Windmill and study site to the right, from Pagham Road

- 4.76 Due to these views the windmill acts as a local landmark and the study site is considered to make a visual contribution to the wider setting of the windmill and a positive contribution to its significance, as it allows for an appreciation of the windmill from a distance. Proposals should seek to maintain a development free zone in the study site's south-eastern corner, in order to maintain the sight line from Pagham Road.

5.0 Proposed Development and Potential Impact on Designated and Non-Designated Heritage Assets

Site Conditions

- 5.1 The study site is currently in use as an arable field.

The Proposed Development

- 5.2 The study site is proposed for residential development as follows: the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure (Figure 16).

Potential Archaeological Impacts and Mitigation Measures

- 5.3 The study site does not contain any non-designated archaeological assets.
- 5.4 Based on the available evidence, the study site is considered to have a moderate potential to contain archaeological finds and features from the prehistoric periods. A moderate to high potential is considered for the Iron Age and Roman periods, with a low potential for all other past periods. Any potential remains are considered likely to be of local or regional significance. There is considered low potential for remains of national significance that would pose a design or planning constraint.
- 5.5 As such, the groundworks associated with the proposed development are considered likely to have an impact on any potential archaeological remains which may be present within the study site and archaeological evaluation works may be necessary in support of a future planning application or as a condition of planning permission.

Potential Impacts on Designated Heritage Assets

- 5.6 As outlined in section 4, the development of the study site has the theoretical potential to have indirect impacts on two designated heritage assets, which are the Grade II listed Rookery Farmhouse (NHLE1027578) and the Grade II listed Nyetimber Windmill (NHLE1027577).
- 5.7 As outlined in paragraphs 4.70 to 4.72 there is a historic ownership link between the former western field within the study site and Rookery Farm. Due to intervening development and vegetation, there are no views from the farmhouse towards the study site, and vice versa. Due to these factors the study site does not contribute to the significance of the farmhouse and the proposed development would have an impact of no harm on the asset's significance.
- 5.8 As outlined in paragraphs 4.73 to 4.76 there is a historic ownership link between Nyetimber Windmill and a small area within the study site, however, a field boundary amendment by 1879 meant that the mill field did not encroach onto the study site anymore. Due to intervening development the proposals will not affect the immediate setting of the windmill. However, due to its height, the windmill acts as a local landmark and the study site is considered to make a visual contribution to the wider setting of the windmill and a positive contribution to its significance, as it allows for an appreciation of the windmill from a distance. Proposals should seek to maintain a development free zone in the study site's south-eastern corner, in order to maintain the sight line from Pagham Road.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers Land west of Pagham Road, Pagham and is proposed for residential development (Fig. 1).
- 6.2 The study site does not contain any non-designated archaeological assets
- 6.3 Based on the available evidence, the study site is considered to have a moderate potential to contain archaeological finds and features from the prehistoric periods. A moderate to high potential is considered for the Iron Age and Roman periods, with a low potential for all other past periods. Any potential remains are considered likely to be of local or regional significance. There is considered low potential for remains of national significance that would pose a design or planning constraint.
- 6.4 As such, the groundworks associated with the proposed development are considered likely to have an impact on any potential archaeological remains which may be present within the study site and archaeological evaluation works may be necessary in support of a future planning application or as a condition of planning permission.
- 6.5 It is anticipated that the LPA's archaeological advisor may require the study site to be subject to archaeological evaluation, such as geophysical survey and/or trenching, the timing and scope of which will need to be agreed with the LPA's archaeological advisor. Should such work have positive results, further follow-on mitigation excavation and recording may be necessary.
- 6.6 The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area has been assessed; none are considered sensitive to change by the proposed development.
- 6.7 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It, therefore, accords with the requirements in paragraph 203.
- 6.8 Development of the study site would not have a direct physical impact on any designated heritage assets. The assessment has considered the setting and significance of the Grade II listed Rookery Farmhouse and Nyetimber Windmill. It is considered that the proposed development will be likely to result in no harm to Rookery Farmhouse and in less than substantial harm at the lower end of the scale to Nyetimber Windmill, which could be reduced to no harm if a sight line from Pagham Road to the windmill is maintained by omitting development of the study site's south-eastern corner.

Sources

General

British Library

The National Archives

West Sussex Historic Environment Record

Cartographic

1778 Yeakell and Gardner Map of Sussex

1849 Pagham Tithe Map

1879-1880 Ordnance Survey Map

1899 Ordnance Survey Map

1912-1914 Ordnance Survey Map

1933-1934 Ordnance Survey Map

1945-1949 Aerial Photograph

1973-1979 Ordnance Survey Map

2006 Ordnance Survey Map

2015 Ordnance Survey Map

Websites

Archaeological Data Service – www.archaeologydataservice.ac.uk

Arun District Council – Arun Local Plan 2011-2031 –

<https://www.arun.gov.uk/download.cfm?doc=docm93ijm4n12844.pdf&ver=12984>

British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer –

<http://mapapps.bgs.ac.uk/geologyofbritain3d/>

Historic England National Heritage List for England –

<https://www.historicengland.org.uk/listing/the-list/>

Heritage Gateway – www.heritagegateway.org.uk

MAGIC – www.magic.gov.uk

Open Domesday – <https://opendomesday.org/>

The Parish Church of St Thomas à Becket, Pagham – <http://paghamchurch.org/>

Pastscape – www.pastscape.org.uk

The Rural Settlement of Roman Britain: an online resource –

<https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>

Bibliographic

ASE, January 2020. Archaeological Evaluation Report, Land at Hook Lane, Pagham, West Sussex,

ASE, October 2021. Hook Lane Pagham: archaeological excavations interim summary

DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments.

DCMS

Department of Communities and Local Government. 2019. Planning Practice Guidance

Department for Communities and Local Government. 2021. National Planning Policy Framework DCLG

Historic England 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

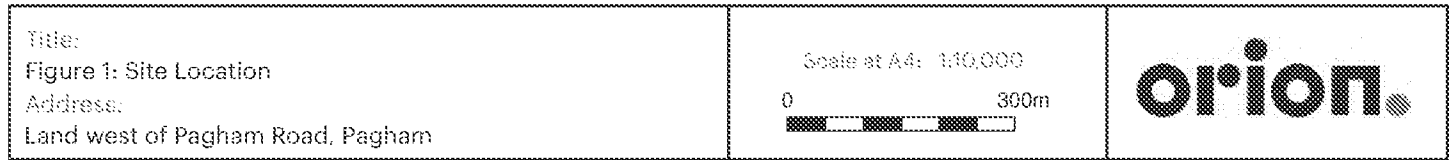
Mills, A.D. 2011. A Dictionary of British Place Names, Oxford University Press.

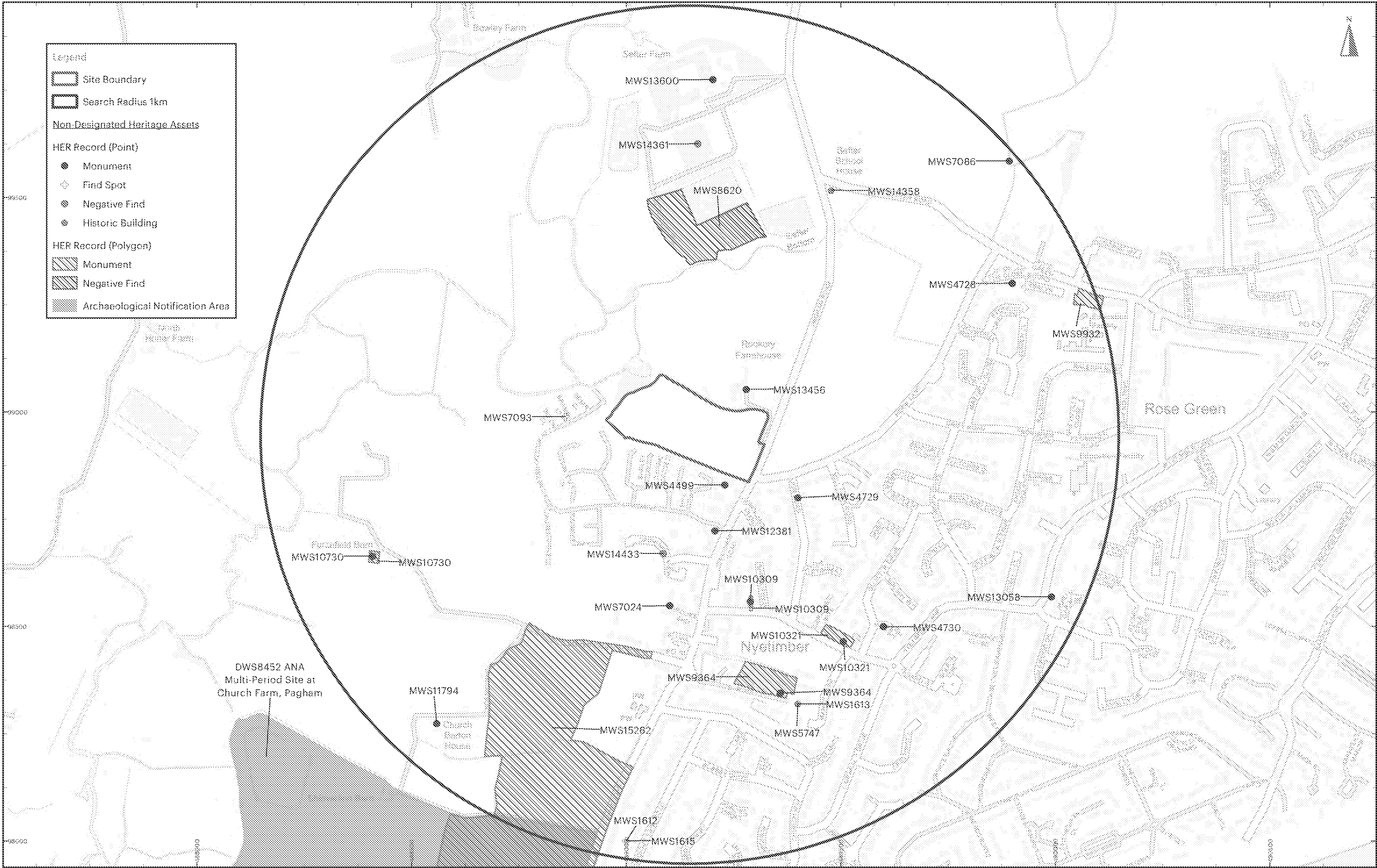
Lidar

Lidar data were downloaded from the Environment Agency website in October 2021-

<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

File Name	Year	Resolution (m)
SZ89ne	2019	1m



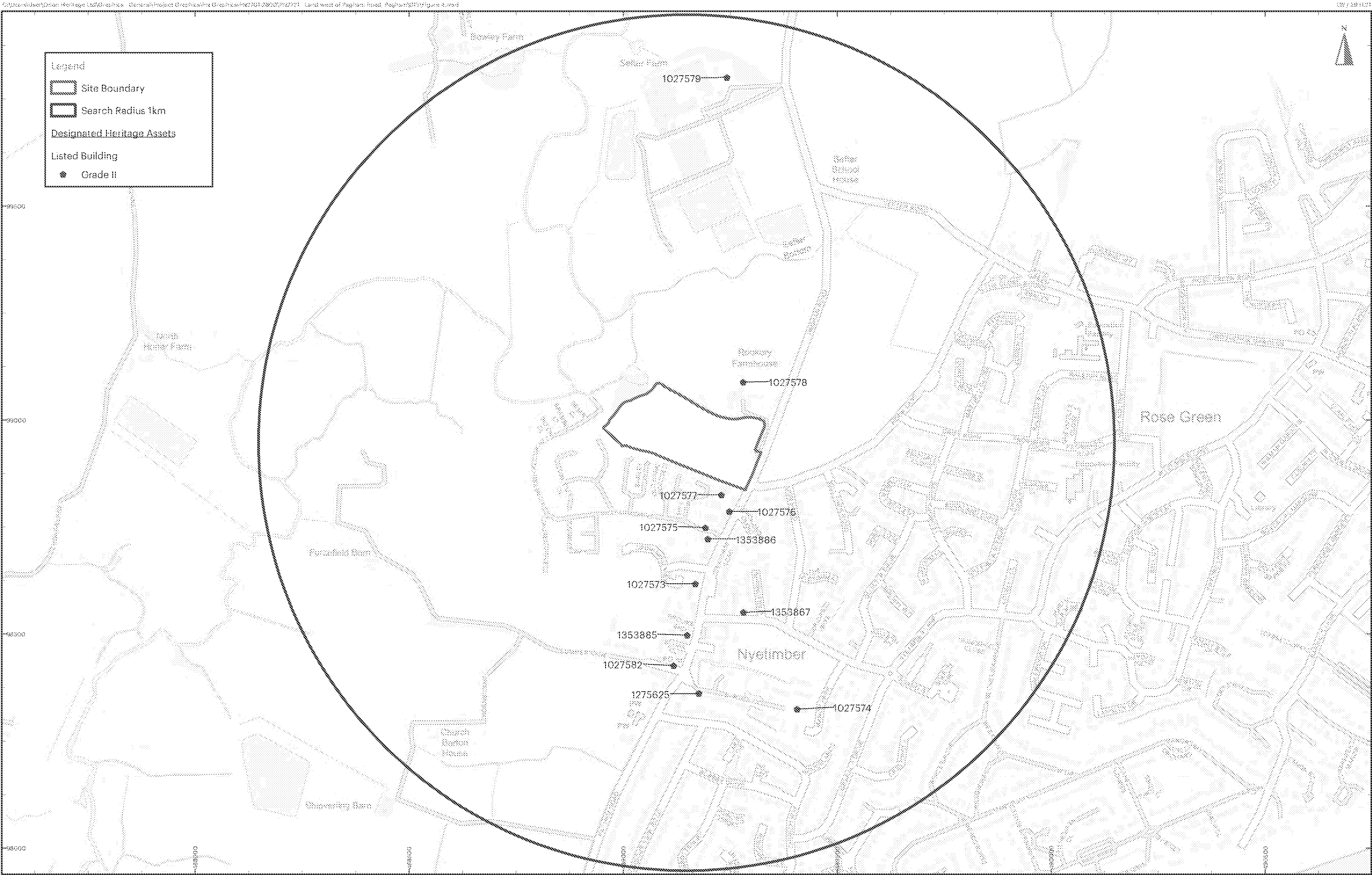


Title:
Figure 2: HER Monuments Data
Address:
Land west of Pagham Road, Pagham

Scale at A3: 1:8,000
0 250m



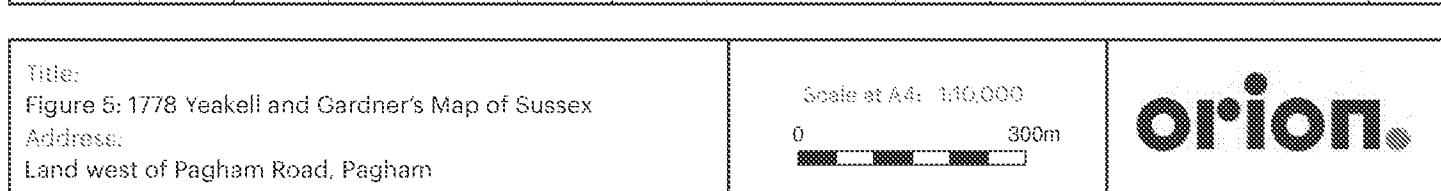


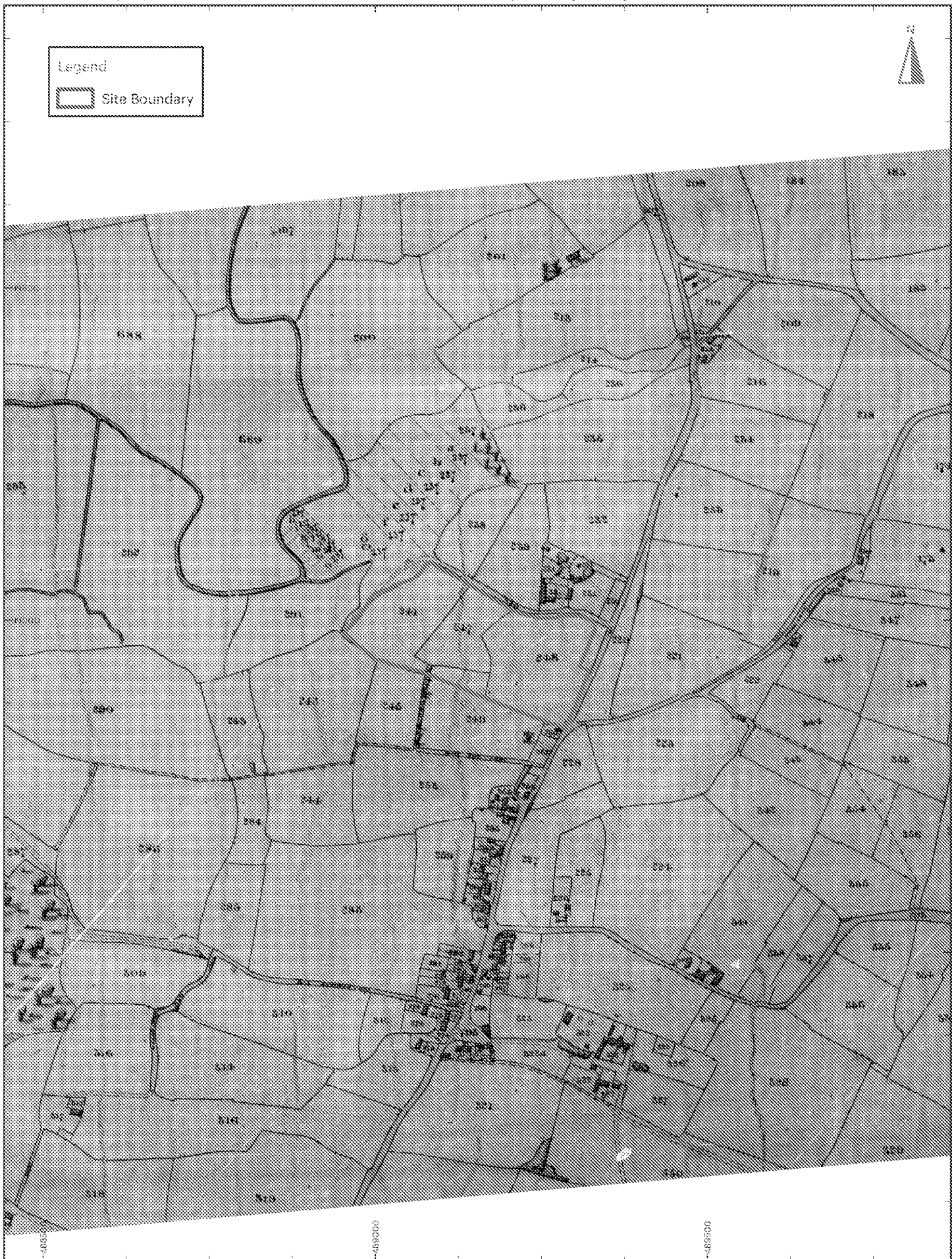


Title:
Figure 4: Designated Heritage Assets
Address:
Land west of Pagham Road, Pagham

Scale at A3: 1:8,000
0 250m



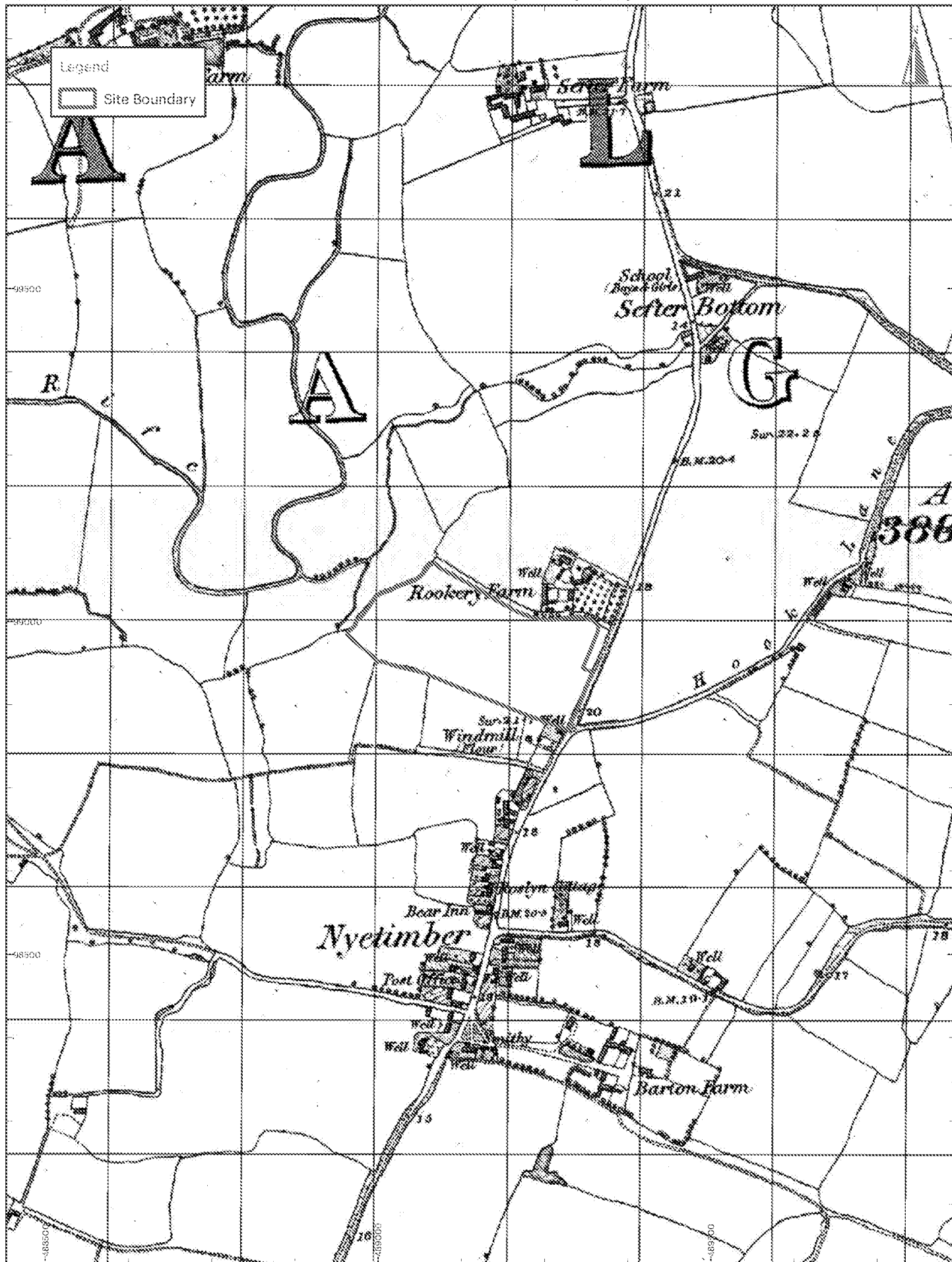




Title:
Figure 6: 1849 Pagham Tithe Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0 250m

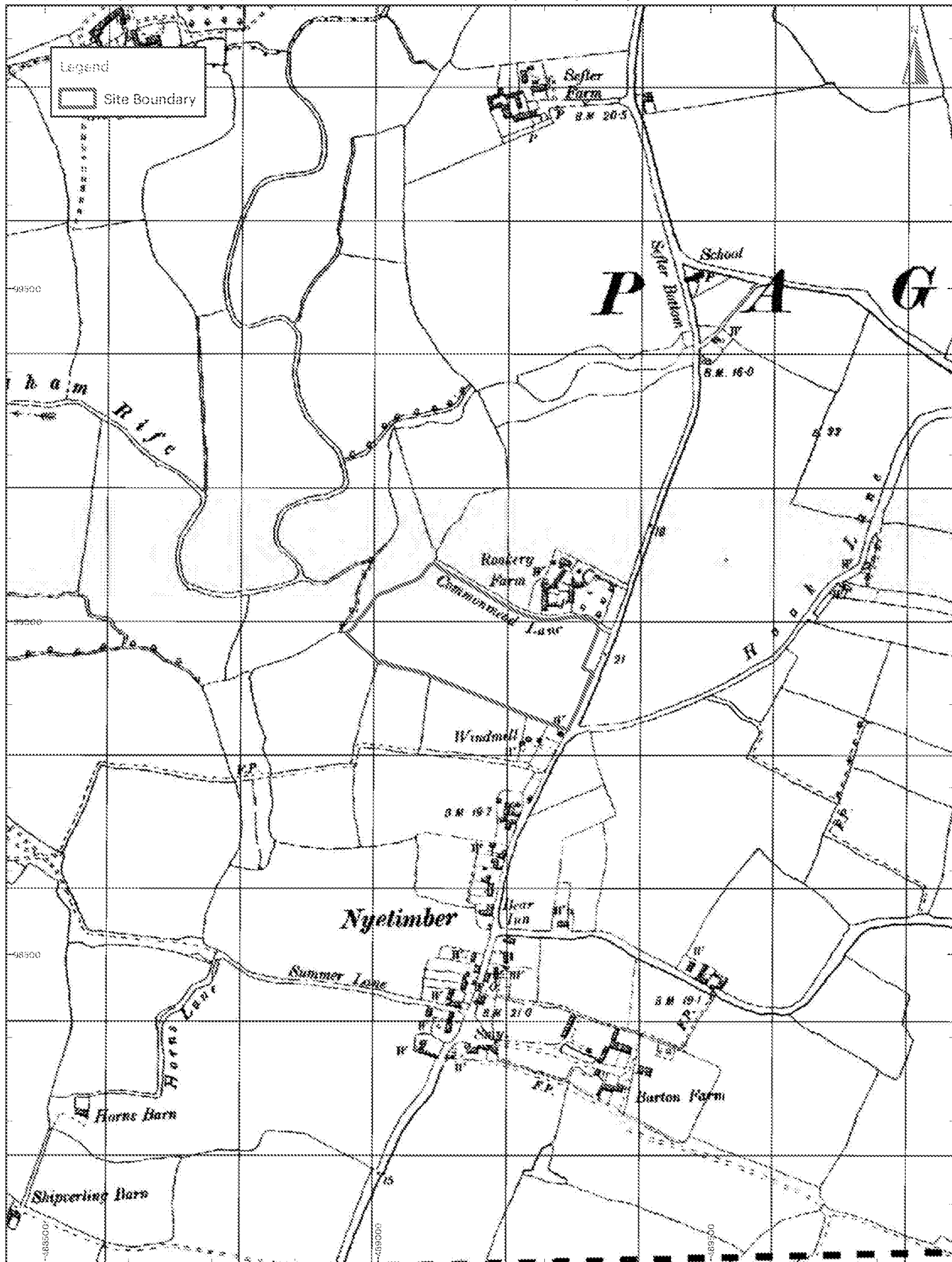
orion.



Title:
Figure 7: 1879-1880 Ordnance Survey Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0 250m

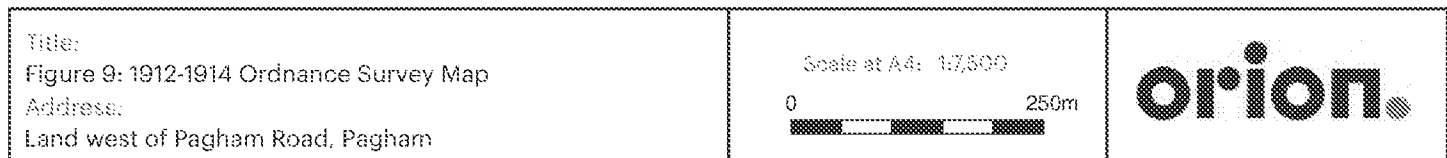
orion.

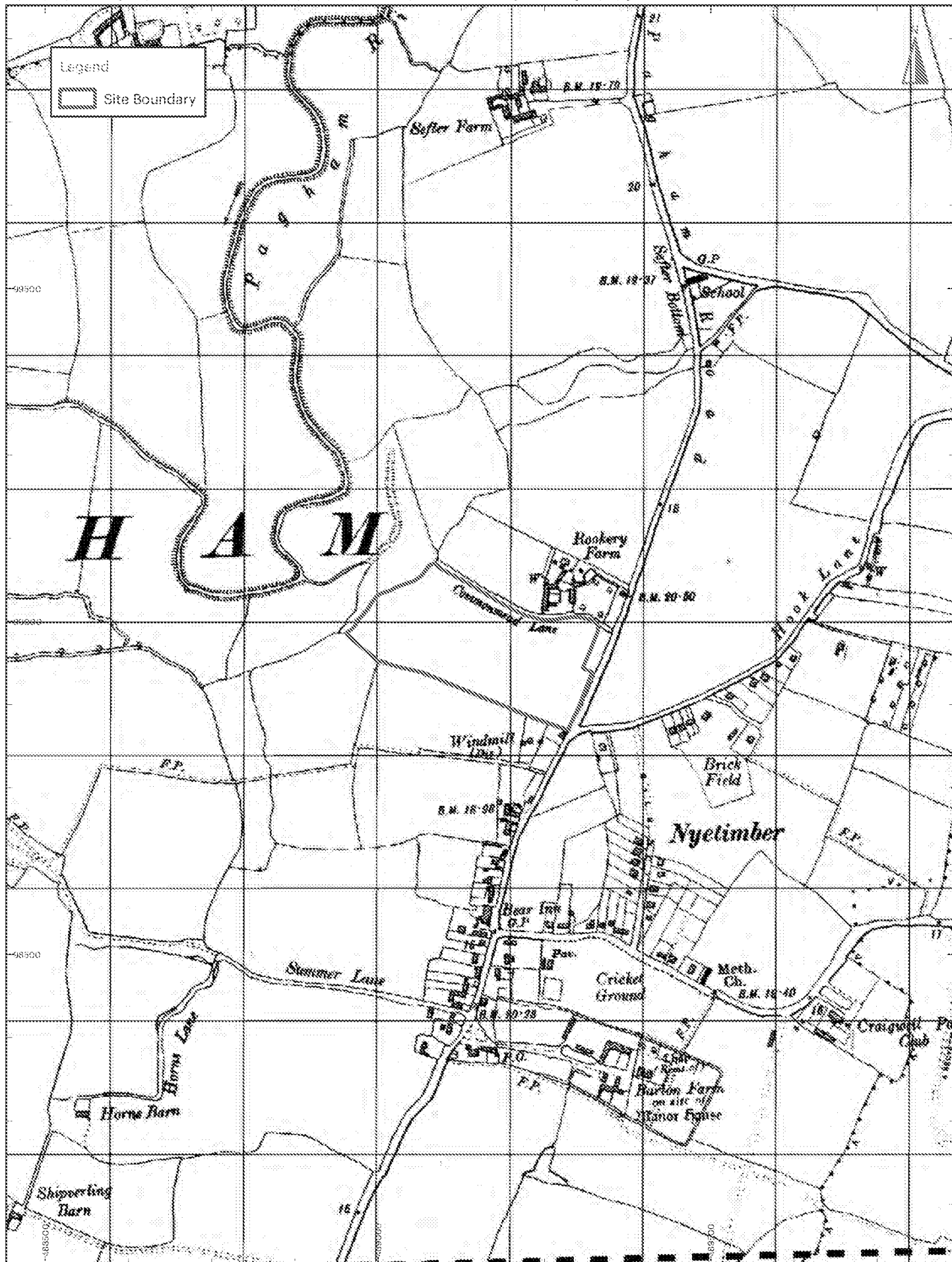


Title:
Figure 8: 1899 Ordnance Survey Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0 250m

orion.





Title:
Figure 10: 1933-1934 Ordnance Survey Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0 250m

orion.



Legend



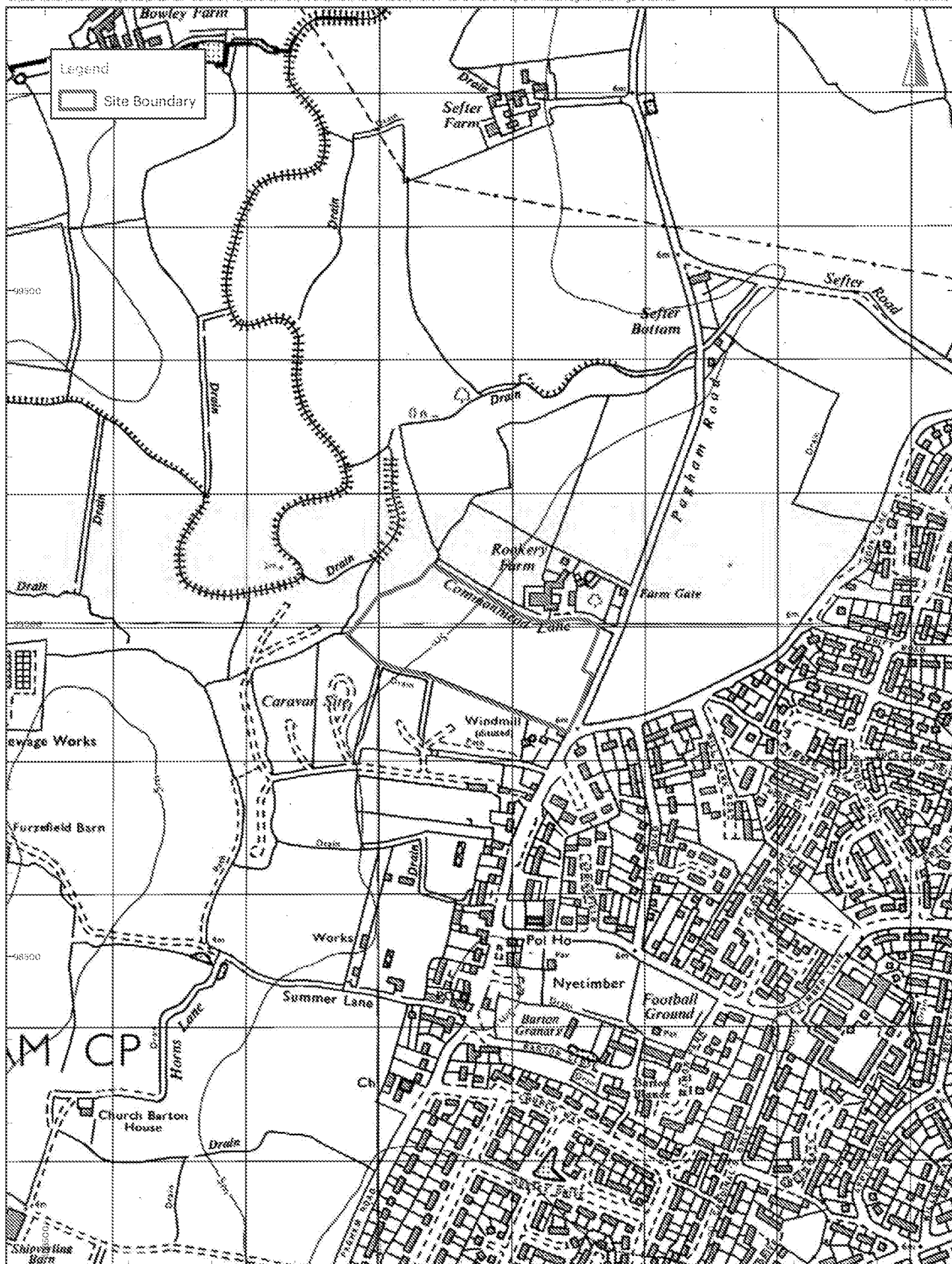
Site Boundary

Title:
Figure 11: 1945-1949 Aerial Photograph
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500



orion.



Title:
Figure 12: 1973-1979 Ordnance Survey Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500

0 250m

orion.



Title:
Figure 13: 2006 Ordnance Survey Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0 250m

orion.



Title:
Figure 14: 2015 Ordnance Survey Map
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0 250m

orion.



Legend

 Site Boundary



483500

483500

483500

Title:
Figure 15: 2020 Google Earth Image
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:7,500
0  250m

orion.



Title:
Figure 16: Illustrative Masterplan
Address:
Land west of Pagham Road, Pagham

Scale at A4: 1:2,250

0 50m

orion.