

Land at Hook Lane, Pagham, West Sussex
Heritage Desk Based Assessment
February 2019

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Report

Heritage Desk-Based Assessment

Site

Land at Hook Lane, Pagham, West Sussex

Client

Hallam Land Management

Planning Authority

Arun District Council

Site Centred At

489530, 99090

Prepared and Approved By

Rob Bourn (BA MA CMIFA)

Report Status

Final

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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 Heritage Assessment considers land at Hook Lane, Pagham, West Sussex. 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 site.

The assessment has established that, based on the available evidence, the site has low potential for remains of all archaeological periods. However, this apparent absence may be a product of a lack of systematic archaeological survey in the area. Consequently, the presence of archaeological remains cannot be ruled out. Should remains be present within the site, they are considered unlikely to be of more than local significance. Consequently, archaeology is not a development/design constraint.

Discussions have been undertaken with the Arun District Council archaeological advisor regarding the need and scope of archaeological trenching. It has been confirmed that archaeological evaluation can happen as a condition of planning permission and that the scope of this work will be a 5% sample trenching programme. Should the evaluation have positive results, further mitigation archaeological investigation may be necessary.

The proposed development is considered to have negligible impact on the setting and significance of designated heritage assets in the vicinity of the study site.

1.0 Introduction

- 1.1 This heritage assessment considers land at Hook Lane, Pagham, West Sussex (Fig. 1). The proposed development comprises a residential scheme, the details of which were not available at the time of writing. The site is located at grid reference 489530 99090. The site is hereafter referred to as the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2014), 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 heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. 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.
- 1.3 The study area used in this assessment is 1km radius from the approximate centre of the study site (Fig. 2).
- 1.4 The underlying geology of the site is London Clay which is overlain by river terrace gravels across most of the site except for a small area in the north western corner which is overlain by raised beach deposits. The site is flat lying at c. 6mOD.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider 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.

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 2.1 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

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

- 2.3 Section 66(1) 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'.

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below.

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

- 2.5 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (2019), 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.

- 2.6 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.

- 2.7 Paragraph 189 and 190 states that planning decisions should be based on the significance of the heritage asset and that 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.

- 2.8 The proposed development has no effects on any designated heritage assets or any assets that are demonstrably equivalent significance to designated assets, and consequently, the paragraphs of section 16 dealing with designated heritage assets do not apply in this case.

- 2.9 As all the heritage assets in question in this case are non-designated, paragraph 197 is relevant. This paragraph requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement to be made having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 2.10 *Heritage Assets* are defined in Annex 2 as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.11 *Archaeological Interest* is defined as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.12 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 2.13 *Significance* is defined as: 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.
- 2.14 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.15 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."
- 2.16 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.17 The Adopted Arun Local Plan 2011-2031 (July 2018) contains the following policies relating to the historic environment:

"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.

Policy HER DM2 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:

- Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- 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 DM3 Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;*
- Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;*
- Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- Unsympathetic features are removed and missing features are restored or reinstated;*
- It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;*
- It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:*

- g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
- i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- j. Permission has been granted for the redevelopment of the site.

Policy HER DM5 Remnants of the Portsmouth and Arundel Canal

Development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it

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 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). of a field evaluation will be required to be carried out before the planning application”.

Guidance

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

- 2.18 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. It outlines a 7 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.
- » Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - » 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;
 - » 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)

- 2.19 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.
- 2.20 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.
- 2.21 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;
 5. Making & documenting the decision and monitoring outcomes
- 2.22 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.

3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Fig. 2.

Non-Designated Heritage Assets

Prehistoric/Roman

3.2 There are no definite prehistoric remains recorded within the study site.

3.3 The earliest remains recorded within the study area is a single Neolithic stone axe c. 100m to the east of the north eastern corner of the study site (MWS2224). Some sherds of Bronze Age pottery have been recorded c. 500m to the south west of the study site (MWS7024). The only other prehistoric remains recorded within the study site are a number of flint blades and a core rejuvenation flake c. 500m to the west of the site (7093).

3.4 The north western corner of the study site contains raised beach deposits. Such geological deposits can have Palaeolithic remains/deposits associated with them. However, the extent of the raised beach deposits is very limited.

3.5 On the basis of the available evidence, the study site is located in an area where there is little evidence for prehistoric activity. However, the West Sussex flood plain was extensively settled throughout much, if not most, of prehistory and so this absence could be a product of a lack of survey in the area. The Iron Age oppida at Chichester c. 7km to the north west of the study area, is clear evidence that the general area was densely settled in the later prehistoric period. As a consequence, the presence of prehistoric remains cannot be entirely ruled out.

3.6 The only Roman remains recorded within the study area an almost complete Roman flagon and a rim of another flagon c. 500m to the west of the study site (MWS7093). As a consequence, based on the available evidence, the site is considered to have low potential for Roman remains. However, as in the prehistoric periods, the absence of remains may be the product of a lack of survey in the area. As a consequence, the presence of Roman remains cannot be entirely ruled out.

Saxon

3.7 There are no Saxon remains recorded within the study site or study area. The site is located away from the nearby historic villages that may have had Saxon origins. Consequently, the site is considered to have low potential for Saxon remains.

Medieval

3.8 There are no records of Medieval remains within the study site.

3.9 Medieval remains/buildings recorded within the wider study area are Barton Manorhouse (MWS5747), Barton Manor chapel (MWS1613), a Willowhale Cottage which is 15th century in date (MWS2225) and a Medieval ditch (MWS7024). None of these have any bearing on the study site.

3.10 The study site lies within the parish of Pagham which in turn lay within the Hundred of Aldwick. The Hundred comprised the estates of the See of Canterbury, based upon the manor of Pagham, the original name of the Hundred until c. 1428 when it changed to Aldwick. The administrative centre of the Canterbury estates originally lay with the manor of Pagham, but was replaced by Aldwick by the end of the C14th. The manor remained in the hands of the archbishops until the Dissolution when it became Crown property. Aldwick was briefly restored to Cardinal Archbishop Reynold Pole under Mary I but it reverted to the Crown upon his death. In 1559 the manor was granted to the Sackville family and it passed through several hands until the later 18th/ early 19th century when the manorial farm was sold and the estates were developed for building; any remaining manorial rights in the reputed manor by this time known as Little

Aldwick were acquired in 1835 by JB Fletcher who already held the hundred manor of Aldwick and North Bersted.

- 3.11 The study site was located beyond the historic core of nearby settlements that have Medieval origins. Consequently, on the basis of the available evidence, the study site is considered to have low potential for Medieval remains.

Post-Medieval

- 3.12 There are no Post-Medieval remains recorded within the study site.
- 3.13 There are a number of Post-Medieval remains recorded within the study area which have no bearing on the study site and therefore, will not be described in any detail in this report. In summary, these are Nyetimber Mill (MWS4499); three brickworks (MWS4728-4730); a pillbox (MWS7086); and a number of farmsteads (MWS9364, 9932, 10309, 10321 & 12381).
- 3.14 The earliest map that shows the site in any detail at a reasonable and reliable scale is Yeakell & Gardners Map of Sussex (1778) which shows the site as comprising a number of agricultural fields (Fig. 3).
- 3.15 The site is depicted as a number of fields on a plan of the Manor of Pagham dated 1786 (Fig. 4). The site lay within the tithing of Chrimsham (or Crimsham) and was formed of Plots 321-323 and 326-330, although the easternmost tip of Plot 321 is not part of the study site. Plots 321-323 were rented by William Adams (or Adames) who also farmed an extensive area to the north of the site. Plots 326-330 were owned by the Rev. John Farhill who leased a messuage, barn, yard and garden (Plot 331 being the farm's principle buildings) and lands of 35 acres to a Mr Hartley who paid £0.13.8 Quit Rent:
- | | | |
|---------|---------------|------------------|
| 321-323 | arable | |
| 326 | Over the Lane | arable 3a 1r 24p |
| 327 | Over the Lane | arable 4a 3r 35p |
| 328 | Over the Lane | arable 4a 1r 32p |
| 329 | Over the Lane | arable 8a 3r 24p |
| 330 | Over the Lane | arable 5 acres |
- 3.16 No detail of the site is shown on the 1806 OS Surveyor's drawing.
- 3.17 The 1847 Pagham Tithe map depicts the site as comprising a number of small fields (Fig. 5). The site had retained roughly the same field divisions as in the 1786 survey plan, although what were Plots 321 and 322 now formed a single plot, 218. The plots demarcated in the tithe map are 209 at the north, and then in a clockwise direction, Plots 218, 219, 221, 229, 233, 234 and 216. The landowner of Plots 216, 219, 221, 233 and 234 were owned and occupied by John Adames and Plots 209 and 218 by Thomas Bridger Adames.
- | | | |
|-----|-------------------|--------|
| 216 | The 4 Acres | arable |
| 219 | The 11 acres | arable |
| 221 | Peaked 7 acres | arable |
| 233 | The 6 acres | arable |
| 234 | The 7 acres | arable |
| 229 | Common piece | arable |
| 209 | Hooks 6 acres | arable |
| 218 | Hooks Great Field | arable |
- 3.18 The 1880 first edition OS map shows that by this time most of the hedgerows within the site had been removed resulting in the site comprising of one large field and two smaller ones at the north end (Fig. 6).
- 3.19 The site remained unchanged on subsequent OS maps until 1961 by which time the two smaller fields at the northern end of the site had become one field (Fig. 7).

3.20 The site is first depicted as it is today on the 2006 OS map (Fig. 8).

Undated

3.21 An archaeological investigation of a site c. 200m to the west of the north western end of the site failed to reveal any archaeological remains (MWS8620).

Designated Heritage Assets

3.22 There are no designated heritage assets within the study site.

3.23 The only designated heritage asset located in the vicinity of the study site is Rookery Farmhouse (grade II listed building). This is an 18th century two storey house farmhouse with a tiled roof. The significance of the house derives from its vernacular architectural and historic interest. Its setting comprises of its garden and the collection of houses and their gardens located to the south and east of the house and the agricultural fields to the north and west of the house. There is no intervisibility between the listed farmhouse and the study site which is considered to lie beyond its setting.

3.24 There are a number of listed buildings within the built up area to the south west of the study site, the settings of which are restricted to their immediate locality. The study site is located beyond their settings.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The site comprises an arable field (Fig. 9).

The Proposed Development

- 4.2 The proposed development comprises a residential scheme.

Potential Archaeological Impacts

- 4.3 The assessment has established that on the basis of the available evidence that the site has low potential for remains of all archaeological periods. However, the apparent lack of remains within the study may be the result of a lack of previous survey within the area. Consequently, the presence of archaeological remains, prehistoric and Roman in particular, cannot be ruled out. Should such remains prove to be present, they are considered likely to be no more than of local significance.

- 4.4 Should archaeological remains be present on site, the construction of the proposed development would impact upon them. Discussions have been undertaken with the Arun District Council archaeological advisor regarding the need and scope of archaeological trenching. It has been confirmed that archaeological evaluation can happen as a condition of planning permission and that the scope of this work will be a 5% sample trenching programme. Should the evaluation have positive results, further mitigation archaeological investigation may be necessary.

Potential Impacts on Designated Heritage Assets

- 4.5 The proposed development is considered to lie beyond the setting of all nearby designated heritage assets. Consequently, the proposed development will not impact upon the settings and significance of designated heritage assets.

5.0 Summary and Conclusions

- 5.1 This assessment considers the potential effects on the historic environment of the proposed development of land at Hook Lane, Pagham, West Sussex.
- 5.2 The assessment has established that, on the basis of the available evidence, the site has low potential for remains of all archaeological periods. However, the presence of archaeological remains, prehistoric and Roman in particular, cannot be ruled out. Should such remains prove to be present, they are considered likely to be no more than of local significance.
- 5.3 Should archaeological remains be present within the site, they are considered unlikely to be of more than local significance. Consequently, archaeology is not a development/design constraint.
- 5.4 Discussions have been undertaken with the Arun District Council archaeological advisor regarding the need and scope of archaeological trenching. It has been confirmed that archaeological evaluation can happen as a condition of planning permission and that the scope of this works will be a 5% sample trenching programme. Should the evaluation have positive results, further mitigation archaeological investigation may be necessary.
- 5.5 The proposed development is considered to have negligible impact on the setting and significance of designated heritage assets in the vicinity of the study site.

Sources

General

National Heritage List for England (NHLE)
 West Sussex Historic Environment Record
 West Sussex Record Office
 British Library
 National Archive
 Pastscape

Cartographic

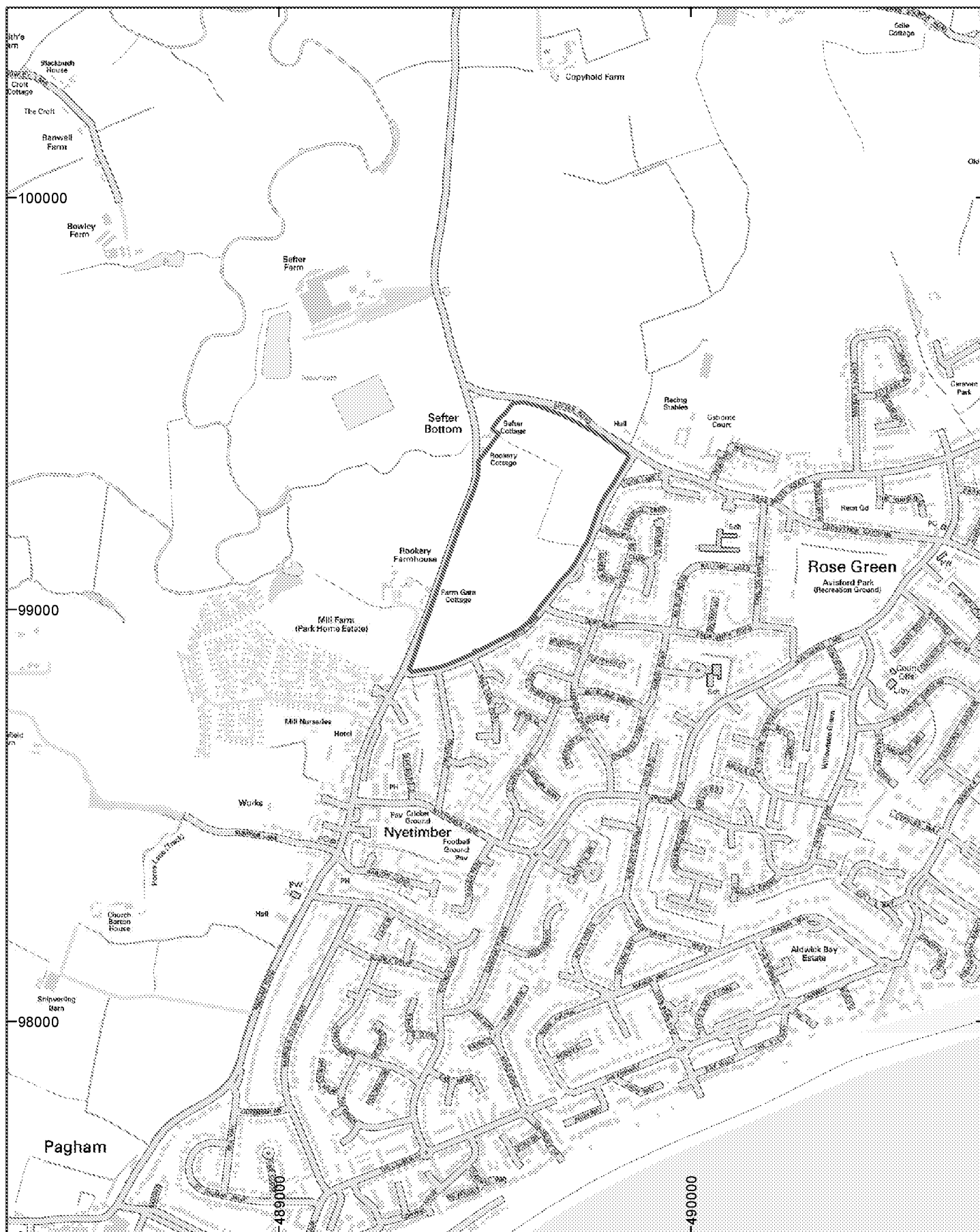
1724 Map of Sussex, Richard Budgen Ref: WRSO PM249
 1778 Map of Sussex, Thomas Yeakell & William Gardner Ref: WSRO PM249
 1786 Survey of the Manor of Aldwick (Copy) Ref: WSRO MP441
 1805 Ordnance Surveyors Drawings Ref: BL ODS XX
 1825 Map of Sussex, Christopher and John Greenwood Ref: WSRO PM249
 1847 Tithe Map of the parish of Pagham Ref:
 c. 1910 Valuation Office Survey Ref: TNA IR 124/9/535
 1880 OS 1:10,000 Scale Map
 1899 OS 1:10,000 Scale Map
 1912 OS 1:10,000 Scale Map
 1933 OS 1:10,000 Scale Map
 1938 OS 1:10,000 Scale Map
 1949 OS 1:10,000 Scale Map
 1961 OS 1:10,000 Scale Map
 1969 OS 1:10,000 Scale Map
 1973 OS 1:10,000 Scale Map
 1980 OS 1:10,000 Scale Map
 1995 OS 1:10,000 Scale Map
 2006 OS 1:10,000 Scale Map
 2015 OS 1:10,000 Scale Map

Bibliographic

'Pagham', in *A History of the County of Sussex: Volume 4, the Rape of Chichester*, ed. L. F. Salzman (London, 1953), pp. 227-233.

J. Dallaway *A History of the Western Division of the County of Sussex* Volume 1 (Ditchling, 1815)

L. Fleming *History of Pagham* Vol. 2 (Ditchling, 1949)



Legend



Site

1:12,500 at A4



Title:
Fig. 1: Site location
Address:
Land at Hook Lane, Pagham



orion.



Legend

- Listed Buildings
- Event
- Monument
- Archaeological Notification Area
- Study area
- Site

1:12,500 at A4



Title:
Fig. 2: Location of Sites Mentioned in the Text
Address:
Land at Hook Lane, Pagham



orion.



Legend



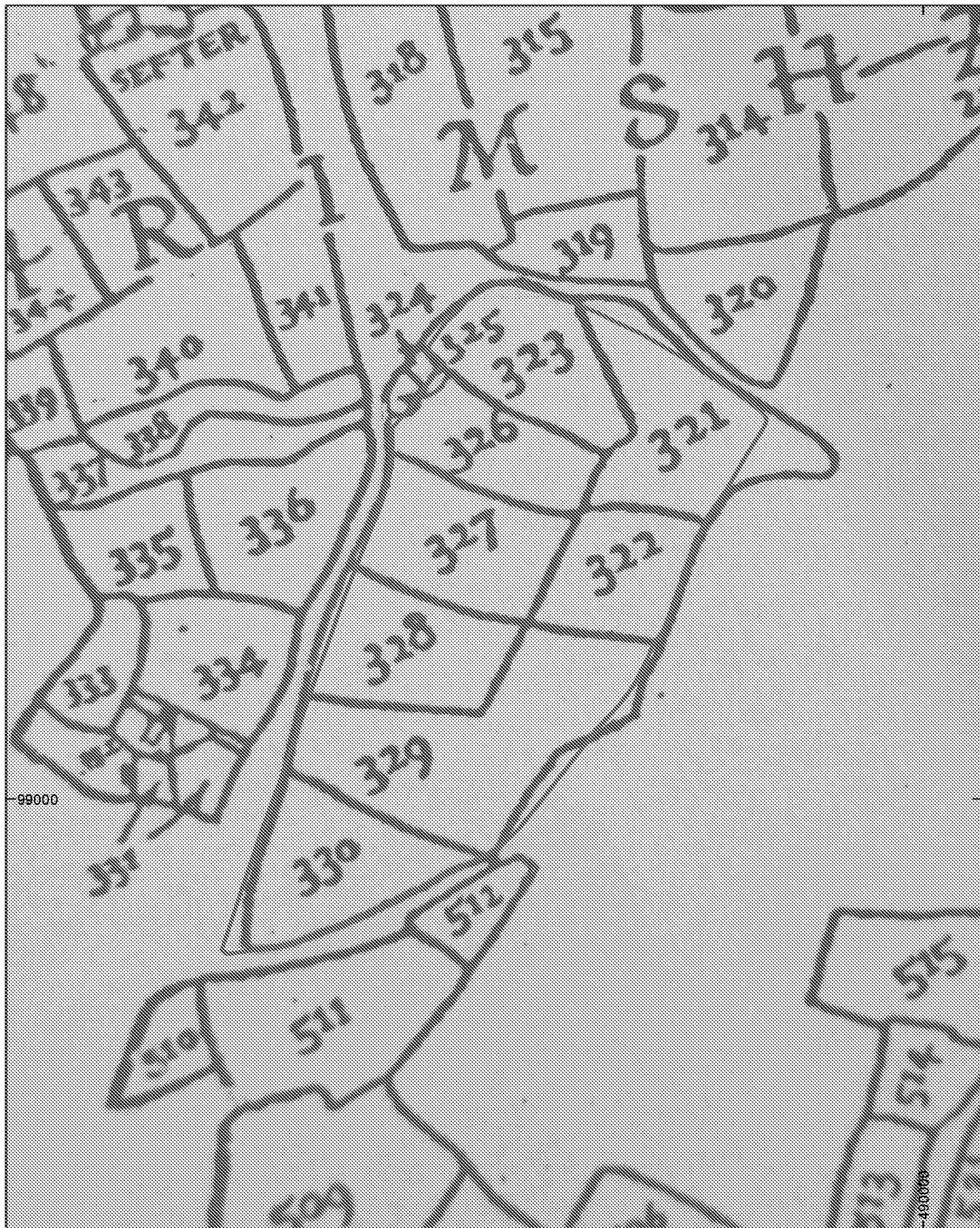
1:5000 at A4



Title:
Fig. 3: 1778 Yeakell and Gardener's Map of Sussex
Address:
Land at Hook Lane, Pagham



orion.



Legend  Site	1:5000 at A4 0  100m	
Title: Fig. 4: 1786 Plan of the Manor of Pagham Address: Land at Hook Lane, Pagham		



Legend



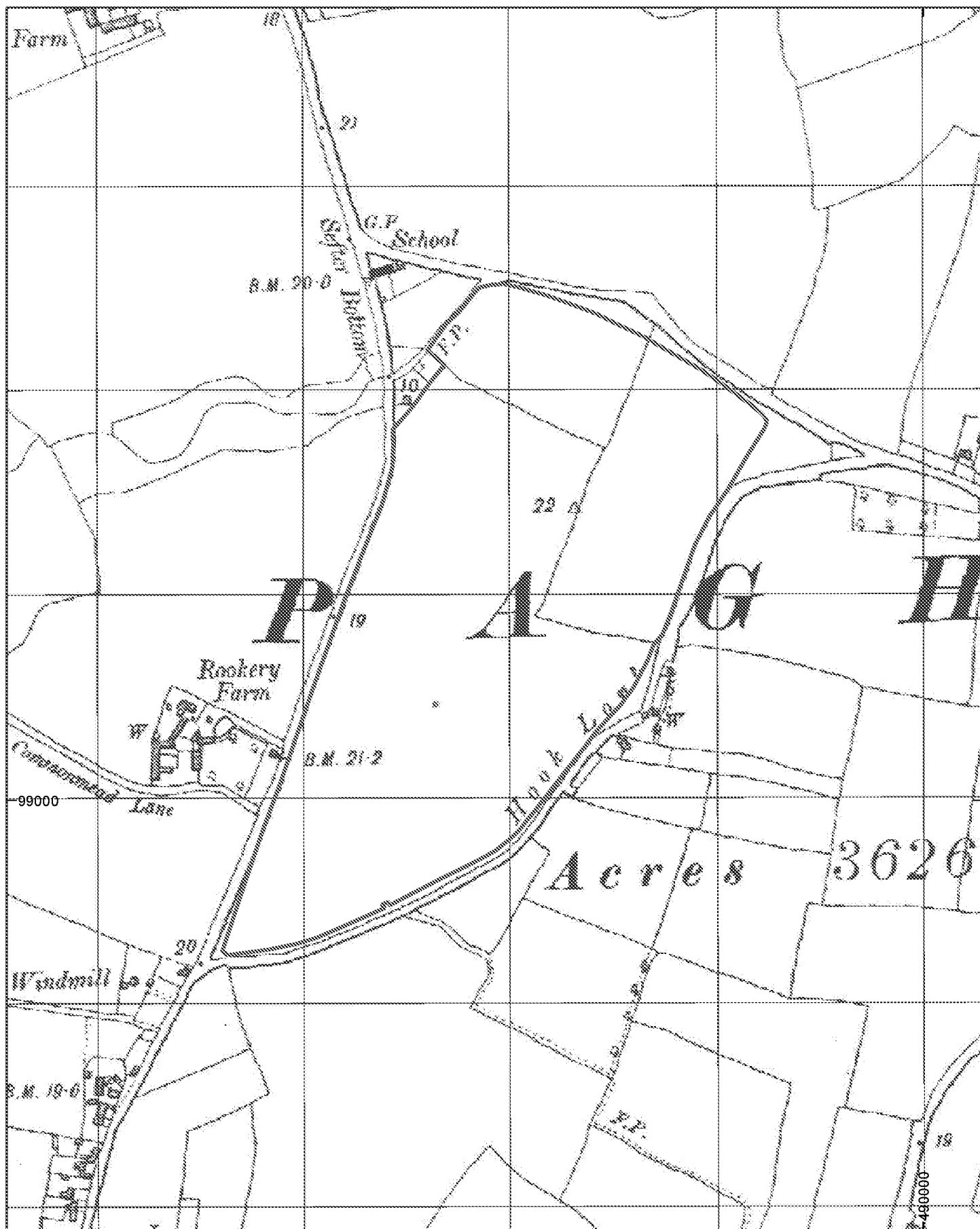
1:5000 at A4



Title:
Fig. 5: 1847 Pagham Tithe Map
Address:
Land at Hook Lane, Pagham



orion.



Legend



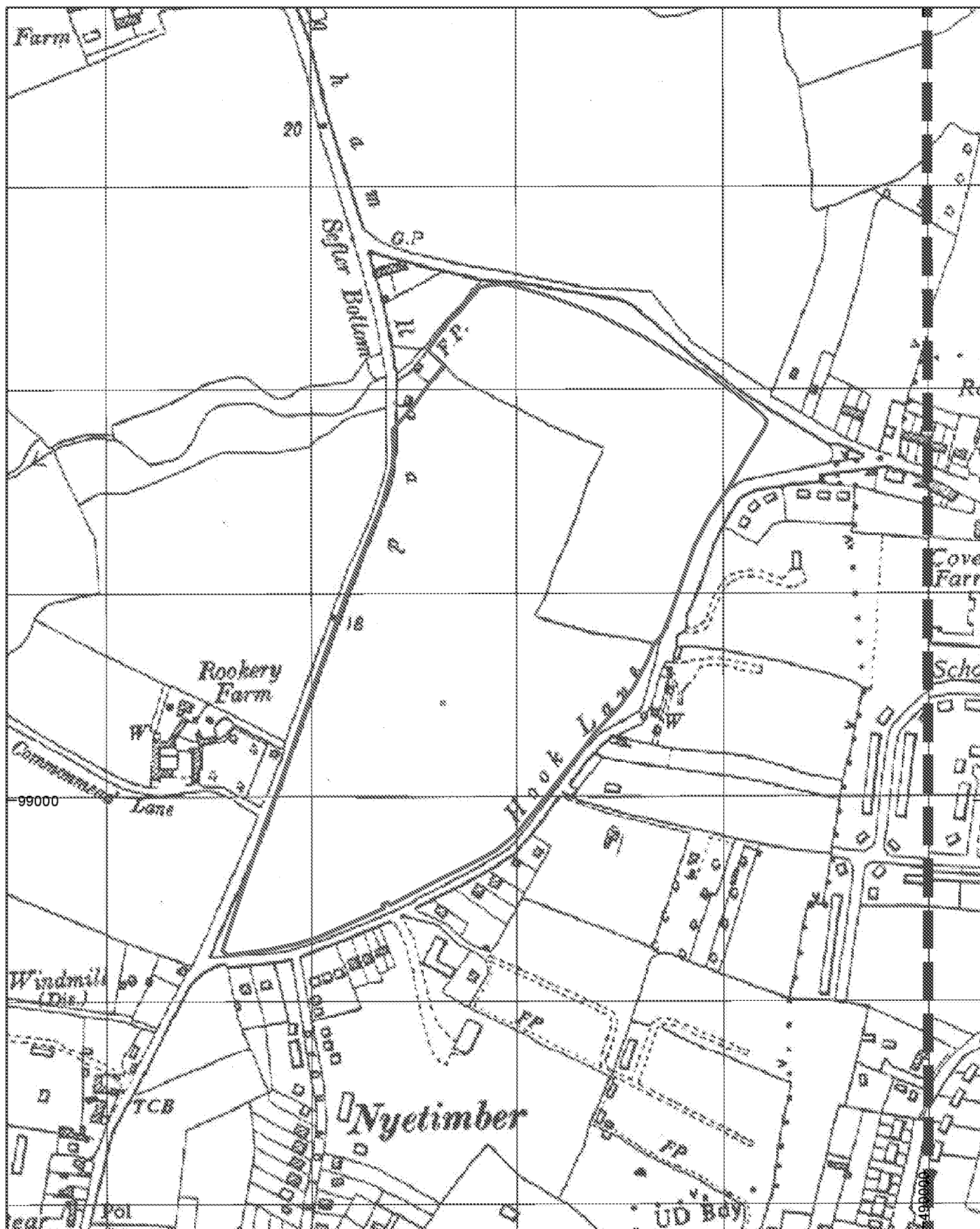
1:5000 at A4



Title:
Fig. 6: 1880 OS 1:10,000 Scale Map
Address:
Land at Hook Lane, Pagham



orion.



Legend



1:5000 at A4

0 100m



Title:
Fig. 7: 1961 OS 1:10,000 Scale Map
Address:
Land at Hook Lane, Pagham



orion.



Legend



1:5000 at A4

0 100m



Title:
Fig. 8: 2006 OS 1:10,000 Scale Map
Address:
Land at Hook Lane, Pagham



orion.



Legend



1:5000 at A4



Title:
Fig. 9: Aerial View of the Site (from Google Earth)
Address:
Land at Hook Lane, Pagham



orion.