

DEVELOPMENT ARCHAEOLOGY SERVICES LTD

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY OF LAND NORTH OF SUMMER LANE, PAGHAM, WEST SUSSEX.

[PAGHAM PHASE 4]

[Site Centred at National Grid Reference SZ 88604 98420]

Prepared for Northgate Properties Ltd



By

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Summary

This pre-planning application archaeological desk-based assessment study has been prepared for Northgate Properties Ltd, in advance of proposed new residential development on land north of Summer Lane, Pagham, West Sussex.

*This study has noted that most of the evidence for identified archaeological activity and finds within the vicinity of this assessment has originated from the findings of previous archaeological investigations. Finds of Neolithic worked flints were made on the Mill Farm caravan site in 1970 to the north-east of this assessment site. These are considered to be relatively isolated finds, which are not necessarily indicative of contemporary settlement activity being found here. So, it is considered that the potential for archaeological activity and finds from this period to be made on this assessment site will be **low**.*

*The archaeological watching brief that was carried out at Church Barton Farm in 2011 to the south-west of this assessment site, located a discrete area of Bronze Age settlement activity along with finds of Bronze Age pottery. The archaeological evaluation of 2002 at Nyetimber Grange to the east of this assessment site, produced finds of residual Bronze Age pottery. These findings reflect a greater propensity for similar settlement activity to be made on this assessment site. So, it is concluded that the potential for archaeological activity and finds from the Bronze Age period to be encountered on this assessment will be **low-moderate**.*

*This study has not identified any evidence for Iron Age archaeological activity and finds within the vicinity of this assessment site. So, it is considered that the potential for such activity and finds from this period to be found on this assessment site will be **low**.*

*The archaeological watching brief at Church Barton Farm in 2011 to the south-west of this assessment site produced finds of prehistoric struck flints. Finds of prehistoric fire cracked or burnt flints were made by the archaeological evaluation to the north of Summer Lane in 2016 (and within the eastern portion of this assessment site), and from the archaeological evaluation to the south of Summer Lane in 2019 (from Area B) to the south-east of this assessment site. So, it is considered that the potential for similar such finds to be encountered on this assessment site will be **moderate**.*

*Finds of Roman brick and tile fragments were made by fieldwalking during the archaeological watching brief at Church Barton Farm in 2011 to the south-west of this assessment site. The archaeological evaluation at Nyetimber Grange in 2002 to the east of this assessment site found sherds of residual Roman pottery. The archaeological evaluation at the rear of 251, Pagham Road in 2017 to the east of this assessment site yielded finds of two degraded Roman coins. The archaeological evaluation to the south of Summer Lane in 2019 produced finds of one sherd of Roman pottery, which came from one of two parallel ditches in Area B. Two further undated ditches were found in Area A, which could possibly be associated. Further finds of Roman pottery were made at the Mill Farm caravan site in 1970. Such findings hint at the possibility of Romano-British settlement activity along with further such finds being made on this assessment site, the potential for which is assessed as **low-moderate**.*

This study has not identified any evidence for Anglo-Saxon archaeological activity and finds within the vicinity

of this assessment site. So, it is considered that the potential for such activity and finds from this period to be found on this assessment site will be **low**.

The archaeological evaluation of 2002 at Nyetimber Grange to the east of this assessment site identified a medieval boundary ditch along with finds of medieval pottery. This study has not identified any other evidence for archaeological activity and finds from this period within the vicinity of the assessment site. The potential for such archaeological activity and finds from this period to be encountered on this site is assessed as **low**.

Finds of post-medieval pottery were found at the Mill Farm caravan site in 1970 to the north-east of this assessment site along with further such finds from the archaeological evaluation at Nyetimber Grange in 2002 to the east of the assessment site. The map regression undertaken for this study has identified at least one post-medieval field boundary ditch (used as a footpath) within the interior of the northern portion of this assessment site. On this basis, it is considered that the potential for archaeological activity and finds from the post-medieval period to be made on this site will also be **low**.

There are three Grade II listed buildings, which are situated to the east of this assessment site. These comprise: Martins Cottage and Summer Lane Cottage, Summer Lane, Nyetimber House, Pagham Road and The Inglenook Restaurant, Pagham Road. The settings of these buildings in relation to the assessment site will be material considerations in respect to any decisions concerning proposed development within the area of this assessment site.

It should also be noted from previous experience of working on the Lower Sussex Coastal Plain that unexpected and unforeseen discoveries may often be made. There is also a tendency here for modern ploughing activity to have truncated earlier archaeological potential, such as for example from the Bronze Age.

This archaeological desk-based assessment has identified **low** potential for possible archaeological activity and finds from the Neolithic, Iron Age, Anglo-Saxon, medieval and post-medieval periods and **low-moderate and moderate** archaeological potential from the Bronze Age, prehistoric and Romano-British periods to be made on this assessment site. It is considered that the potential impact of development on **low and low-moderate** archaeological potential will be **low** based on currently available data.

It is considered that there will be a **low to nil impact** from any proposed development within the area of the assessment site on the settings of the Grade II listed Martins Cottage and Summer Lane Cottage, Summer Lane, Nyetimber House, Pagham Road and The Inglenook Restaurant, Pagham Road to the east of the assessment site.

Suggested mitigation: It is considered that on archaeological and heritage grounds there should be no case for refusing the application. However, it is suggested that site investigation should be undertaken, post determination, though in advance of development. The details of any investigation to be determined after consultation with the LPA's appointed archaeological advisor. Such a process may be secured by the placing of an appropriate Condition on any forthcoming permission.

1.0 Introduction

1.1 This pre-planning application archaeological desk-based assessment study was commissioned by Northgate Properties Ltd. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of land at south of Summer Lane, Pagham, West Sussex. This will form the basis for a decision-making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.



Figure 1: Site location at scale 1:25,000. The assessment site [approximate outlines] is shown in red. (O.S. copyright licence no. 100048723)

2.0 Site location and description

- 2.1 This assessment site comprises a parcel of land, which is situated to the south of Summer Lane. The assessment site is located to the north western outskirts of Pagham, to the north west of Bognor Regis and is located on the low-lying Lower Sussex Coastal Plain. The site is centred at approximately National Grid Reference SZ 88604 98420 and at a height of approximately +5m AOD. The assessment site is situated within the modern civil parish of Pagham, administrative district of Arun, county of West Sussex [**Figures 1 and 2**].
- 2.2 The assessment site is situated on deep stoneless silty soils of the Park Gate Series [Soil Survey, 1983]. These deposits in turn overlie aeolian silty drift deposits of brickearth [BGS, 1984].



Figure 2a: Site Plan. From architect plan. Red line boundary [Aerial] [scale as scale bar]



Figure 2b: Site Plan. Illustrative master plan

3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following sources: -
- The West Sussex Historic [including CDC HER records] Environment Record (HER);
 - The Chichester Local Studies Library;
 - The West Sussex Record Office, (including local studies published reference sources and maps held in their collections);
 - The online National Library of Scotland; and
 - A site walkover survey by Christopher Pine of Development Archaeology Services Limited.
- 3.3 A search of the West Sussex Historic Environment Record (HER) was undertaken for listed buildings, archaeological sites, findspots and previous archaeological investigations within the vicinity of the assessment site centred on National Grid Reference SZ 8864 9849. The results of this search are presented below as **Appendix 1** and their respective locations are shown plotted on **Figure 10**.
- 3.4 Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the West Sussex Record Office and the online National Library of Scotland and comprise **Figures 3-9** in this study. The results of the historical map regression are presented in **Section 6.1** of this study. Published reference sources were also consulted at the Record Office and the Chichester Local Studies Library.
- 3.5 A number of digital photographs of the assessment site were taken during the site walkover survey, which are reproduced in **Appendix 2**. The results of the site walkover survey are presented in **Section 6.2** of this study.

4.0 Planning background

4.1 This pre-planning application archaeological desk-based assessment study has been prepared for Northgate Properties Ltd. in advance of a proposed new development on land north of Summer Lane. This report will be submitted to Arun District Council (the Local Planning Authority) in support of and to inform a forthcoming planning application for proposed residential development on this site.

4.2 The following standards and guidelines have been used in the research of this assessment.

- **Standards and guidance [ClfA] Chartered Institute for Archaeologists**, Standard and guidance for desk-based assessment. [Standard and guidance: desk-based assessment Last updated 01-Oct-2020 Chartered Institute for Archaeologists
- **Sussex Archaeological Standards** [2019 vers]
- **National Planning Policy Framework [Sept. 2024]** Ministry of Housing, Communities and Local Government, specifically, Section: 16. Conserving and enhancing the historic environment

5.0 Archaeological and historical background

5.1 A search was undertaken of the West Sussex County Historic Environment Record (WSHER) for archaeological sites, findspots and previous archaeological investigations within the vicinity of the assessment site.

5.2 Multi-period finds comprising early Neolithic flint blades and core rejuvenation blades, sherds of Roman pottery and five sherds of post-medieval pottery were found in a field at the Mill Farm caravan site at Nyetimber at around 1970 (**Site No. 4**, HER MWS7093).

5.3 Sherds of Roman pottery were found during the excavation of the foundations for a new house in the early 1960s at The Lido, Pagham (**Site No. 8**, HER MWS1612).

5.4 An Anglo-Saxon loom weight was found in 1946 at Nyetimber (**Site No. 9**, WSHER MWS1615).

5.5 It would appear from place name evidence that the settlement of Pagham has mid Anglo-Saxon origins. The earliest documentary reference to this settlement dates from AD680 as *Pecganham* and as *Paeganham* in the 10th century AD. The place name itself is derived from an Old English personal name of *Paecga* and the Old English *ham* or farmstead, hence 'Paecga's farmstead' [Mawer, Stenton & Gover, 2001; Gover, 1975; Poulton-Smith, 2012].

5.6 At the Domesday Survey of AD1086, the manor of Pagham or *Pageham* in the Hundred of Pagham was held by the Archbishop of Canterbury:

The Archbishop holds Pageham itself in lordship. Before 1066 it answered for fifty hides, now for thirty-

four. Land for ten ploughs. In lordship, seven ploughs. Seventy-four villagers with eighty smallholders have twenty-three ploughs. A mill at ten shillings. Meadow 80 acres. A small wood for fencing from grazing. One pig from each villager, who has seven pigs. Value before 1066 and later £40, now £60. A church. Osmelin holds one hide of this manor from the Archbishop. He has two smallholders [Morris, 1976].

- 5.7 The mill referred to in the Domesday entry was presumably a tide mill. The manor of Pagham was held by the Archbishops of Canterbury throughout the medieval period and also past the Dissolution of the mid-16th century. Aldwick first appeared as a separate manor in AD1291. The manor of Nyetimber was also included within the land holdings of the Archbishops of Canterbury here and was first documented as a manor in AD1316. Lands in the manor of Willowhale were held in the 13th century by a family who derived their name from this place. Robert and Walter de Wylehale had land holdings here in AD1248 [Saltzman, 1953].
- 5.8 Later medieval documentary references variously refer to this settlement as *Pageham* (AD1121); *Paggaham* (AD1150); *Paeganham* (AD1215); *Paganham* and *Pagnaham* (AD1297) and as *Paggan* (AD1564) [Mawer, Stenton & Gover, 2001; Gover, 1975; Poulton-Smith, 2012]. The medieval parish of Pagham extended from the Bremere Rife on the west to the Aldingbourne Rife where it reached the sea and divided the Rapes of Chichester and Arundel. In 1873, Bognor became a distinctive parish and in 1935 Aldwick was constituted as a new parish [Saltzman, 1953].
- 5.9 Barton Manor, Pagham Road, Pagham is an 'L'-shaped Grade II listed 18th-19th century house which incorporates in its north-west wing, an 11th century hall and a 13th century chapel, (**Site No. 26**, HER DWS548). An archaeological evaluation was undertaken at Barton Manor in 1989 and showed that the area had recently been levelled down to natural subsoils and that a large pit had been excavated and then backfilled with demolition rubble (**Site No. 27**, HER MWS5747). The restored 13th century Barton Manor Chapel adjoins Barton Manor House and is orientated from east-west [**Site No. 28**, HER MWS1613]. The site may be surrounded by a moat, though this may be no more than a drainage ditch [Saltzman, 1953].
- 5.10 Martins Cottage and Summer Lane Cottage, Summer Lane, Pagham is a Grade II listed 17th century building (**Site No. 12**, HER DWS556).
- 5.11 Greensleeves, Pagham Road, Pagham was formerly two 17th century cottages and is now a Grade II listed house, (**Site No. 16**, HER DWS1480).
- 5.12 The Knife and Fork Restaurant, Nyetimber Lane, Pagham is a Grade II listed 17th century cottage, (**Site No. 18**, HER DWS966).
- 5.13 The Lion Public House, Nyetimber Lane, Pagham is a Grade II listed 17th century or earlier building, (**Site No. 19**, HER DWS1461).

- 5.14 Mill Cottage, Nyetimber, Pagham Road, Pagham is a Grade II listed 17th century cottage, (**Site No.23**, HER DWS550).
- 5.15 Rookery Farmhouse, Pagham Road, Pagham is a Grade II listed 18th century farmhouse, (**Site No. 6**, HER DWS552).
- 5.16 Nyetimber Forge, Pagham Road, Pagham is a Grade II listed 18th century building, (**Site No. 13**, HER DWS1282).
- 5.17 The Inglenook Restaurant, Pagham Road, Pagham is a Grade II listed 18th century or earlier building, (**Site No. 21**, HER DWS1481).
- 5.18 Mill Farm, Nyetimber, Pagham Road, Pagham is a group of four Grade II listed 18th century barns, (**Site No. 22**, HER DWS549).
- 5.19 White Rock, Pagham Road, Pagham, is a Grade II listed early 19th century house (**Site No. 7**, HER DWS546).
- 5.20 Nyetimber House, Pagham Road, Pagham is a Grade II listed an early 19th century house, (**Site No. 20**, HER DWS547).
- 5.21 The site of a 19th century farmstead has been identified to the north-east of Barton Farm, Pagham (**Site No. 15**, HER MWS10321). This was described as being a three-sided loose courtyard with a second yard also present. The farmhouse was detached. The farmstead was in an isolated location and has been totally demolished.
- 5.22 Furze field Farm, at Pagham has been identified as a 19th century farmstead (**Site No. 2**, HER MWS10730). This was described as a single sided loose courtyard outfarm or field barn. It was in an isolated location and is extant.
- 5.23 The site of a 19th century farmstead has been identified at Nyetimber (**Site No. 17**, HER MWS10309). This was a single sided loose courtyard with a detached farmhouse set within a village location, but the farmstead site has been totally demolished.
- 5.24 Barton Farm, Pagham has been identified as an historic farmstead dating to the 19th century (**Site No. 29**, HER MWS9364). It is a dispersed multi-yard farmstead in an isolated location and has undergone partial loss.
- 5.25 Nyetimber Windmill, Pagham Road, Pagham, is a Grade II listed tower mill built in 1816. The fantail was removed in 1926 with the mill thence being driven by steam power. By 1972, it was described as 'being in ruins', (**Site No. 24**, HER DWS551; **Site No. 25**, HER MWS4499).

- 5.26 The site of a brickworks occurs to the east of Lion Road (**Site No. 10**, HER MWS4729). The works were in operation in the 1920s and 1930s.
- 5.27 The site of a brickworks occurs on the north side of Nyetimber (**Site No. 14**, HER MWS4730). The works were in operation from the late 1930s to 1960.
- 5.28 There have been other previous archaeological investigations within the study area. A number of geoarchaeological and palaeographic test pits were excavated at Summer Lane, Pagham in 2003 and identified a selected stratigraphic sequence of Palaeolithic origin (**Site No. 1**, HER MWS7028).
- 5.29 An archaeological watching brief at Church Barton Farm, Pagham in 2011 took place during the groundworks for the construction of a new water reservoir (**Site No. 3**). This identified a discrete area of Bronze Age archaeological activity which comprised six postholes, two of which yielded sherds of contemporary pottery. Associated fieldwalking located a small quantity of degraded Roman brick/tile, prehistoric struck flints and a single fragment of Bronze Age pottery. These finds did not suggest any focus of activity for any period.
- 5.30 An archaeological evaluation at Seftor Farm in 2008 did not identify any significant archaeological features (**Site No. 5**, WSHER MWS8620). The majority of the features found were of modern origin. Finds comprised a spread of 19th and 20th century pottery and tile along with flint found lying just below the topsoil. It was uncertain as to what this spread represented, possibly the base of a shallow pit which was excavated through the topsoil and which had been almost entirely destroyed by subsequent ploughing activity.
- 5.31 An archaeological evaluation was undertaken at Nyetimber Grange in 2002 (**Site No. 11**, HER MWS7024). This identified a ditch which yielded late Bronze Age and Roman pottery, which were probably residual. The ditch was interpreted as a medieval boundary ditch. Other finds comprised medieval and post-medieval pottery.
- 5.32 In 2017, an archaeological evaluation of fourteen trenches was carried out on land to the rear of 251, Pagham Road, Pagham in advance of a new residential development (**Site No. 30**). This did not identify any significant archaeological activity. Finds from this evaluation included two high degraded coins of possible Roman origin (Hall & Pine, 2017).
- 5.33 In 2019, an archaeological evaluation of 104 trenches was undertaken on land to the south of Summer Lane, Pagham in advance of a new residential development. The evaluation was carried out in three areas, which were designated as Areas A-C (**Site Nos. 31a-c**). Within Area A, the cuts of two small and undated ditches were recorded. Within Area B, two parallel north west-south east orientated ditches were identified. Finds from one of the ditches comprises one sherd of 1st century AD pottery along with three fragments of burnt flint [Hall & Pine, 2020].
- 5.34 In 2016, an archaeological evaluation of thirty trenches was carried out on land to the north of Summer

Lane and within two areas, which were designated as Areas A and B (**Site No. 32**). No archaeological activity was identified within either Area A or B. Finds recovered from Area A comprised a moderate density of prehistoric fire cracked flint fragments. Finds recovered from Area B consisted of a low-moderate density of prehistoric fire cracked flint fragments [Hall & Pine, 2016].

6.0 Site specific search/investigation results

6.1 Cartographic and documentary information [Figures 3-9]

- 6.1.1 Copies of published Ordnance Survey (O.S.) maps were obtained from the online National Library of Scotland and from the West Sussex Record Office. The earliest map consulted in this study comprised an extract from the First Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1873, which forms **Figure 3** of this study. This assessment site consists of land that is situated to both north and south of Summer Lane. To the south, the southern portion of this assessment site occupies one complete enclosure that is also located to the west of Horns Lane. Horns Barn (**Site No. 33**) is a 19th century outfarm which is situated at the end of this lane and to the south of the assessment site. To the north of Summer Lane, the remainder of the area of this assessment site occupied one further complete enclosure along with parts of two others, one to the east and the second to the west. Furzefield Barn (**Site No. 2**), the 19th century farmstead is shown situated to the south-west of the assessment site.
- 6.1.2 An extract from the Second Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1899 comprises **Figure 4** of this study. This map shows that no change took place to the internal layout of this assessment site between 1873 and 1899.
- 6.1.3 An extract from the Third Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1913 comprises **Figure 5** of this study. This map shows that no change took place to the internal layout of this assessment site between 1899 and 1913.
- 6.1.4 An extract from the Fourth Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1933 forms **Figure 6** of this assessment. This map shows that no change took place to the internal layout of this assessment site between 1913 and 1933.
- 6.1.5 An extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1961 comprises **Figure 7** of this study. This map shows that by 1961 some limited alteration had taken place within the interior of the northern portion of the assessment site with the removal of a field boundary, which had been a footpath. This created a much larger enclosure to the north of Summer Lane.
- 6.1.6 An extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1969 comprises **Figure 8** of this assessment. This map shows that no change took place to the internal layout of this assessment site between 1961 and 1969.
- 6.1.7 An extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1976 comprises **Figure 9** of this study. This map similarly shows that no change took place to the internal layout of this assessment site between 1969 and 1976. Horns Barn (**Site No. 33**) to the south of the assessment site has become Church Barton House.
- 6.1.8 **Figure 2** shows the proposed outline layout of the assessment site.

6.2 Site walkover survey [Appendix 2: Plates 1- 13]

- 6.2.1 A site walkover survey was made by Christopher Pine of Development Archaeology Services Limited on the 7th January 2022, for the purpose of recording the present appearance and environs of the proposed development site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which is reproduced in **Appendix 2**. The weather conditions were overcast with slight rain cover.
- 6.2.2 At the time of walkover the full site area was under fallow conditions with moderately dense weed / plant cover. Where bare soil patches were present no observation of surface archaeological indicators [burnt flint struck flint] were observed.
- 6.2.3 The sight is generally flat and open arable land though with a slight reduction in elevation to the north east [see spot OD. spot heights shown at Figure A1] with highest elevations recorded to the west / centre of the site proximal to the line of Summer Lane. It was noted that at the north of the site boundary elevation dropped with water drainage collected in field boundary ditches. Existing boundary drainage ditches are recorded within the mid C19th series OS map records showing drainage patterns leading to the Pagham Rife drainage route.
- 6.2.4 There were no visible surface anomalies, that if present may suggest the presence of below ground archaeological resources, observed within any site area.

7.0 Assessment of archaeological potential

- 7.1 This study has noted that most of the evidence for identified archaeological activity and finds within the vicinity of this assessment has originated from the findings of previous archaeological investigations. Finds of Neolithic worked flints were made on the Mill Farm caravan site in 1970 to the north-east of this assessment site. These are considered to be relatively isolated finds, which are not necessarily indicative of contemporary settlement activity being found here. So, it is considered that the potential for archaeological activity and finds from this period to be made on this assessment site will be **low**.
- 7.2 The archaeological watching brief that was carried out at Church Barton Farm in 2011 to the south-west of this assessment site, located a discrete area of Bronze Age settlement activity along with finds of Bronze Age pottery. The archaeological evaluation of 2002 at Nyetimber Grange to the east of this assessment site, produced finds of residual Bronze Age pottery. These findings reflect a greater propensity for similar settlement activity to be made on this assessment site. So, it is concluded that the potential for archaeological activity and finds from the Bronze Age period to be encountered on this assessment will be **low-moderate**.
- 7.3 This study has not identified any evidence for Iron Age archaeological activity and finds within the vicinity

of this assessment site. So, it is considered that the potential for such activity and finds from this period to be found on this assessment site will be **low**.

- 7.4 The archaeological watching brief at Church Barton Farm in 2011 to the south-west of this assessment site produced finds of prehistoric struck flints. Finds of prehistoric fire cracked or burnt flints were made by the archaeological evaluation to the north of Summer Lane in 2016 (and within the eastern portion of this assessment site), and from the archaeological evaluation to the south of Summer Lane in 2019 (from Area B) to the south-east of this assessment site. So, it is considered that the potential for similar such finds to be encountered on this assessment site will be **moderate**.
- 7.5 Finds of Roman brick and tile fragments were made by fieldwalking during the archaeological watching brief at Church Barton Farm in 2011 to the south-west of this assessment site. The archaeological evaluation at Nyetimber Grange in 2002 to the east of this assessment site found sherds of residual Roman pottery. The archaeological evaluation at the rear of 251, Pagham Road in 2017 to the east of this assessment site yielded finds of two degraded Roman coins. The archaeological evaluation to the south of Summer Lane in 2019 produced finds of one sherd of Roman pottery, which came from one of two parallel ditches in Area B. Two further undated ditches were found in Area A, which could possibly be associated. Further finds of Roman pottery were made at the Mill Farm caravan site in 1970. Such findings hint at the possibility of Romano-British settlement activity along with further such finds being made on this assessment site, the potential for which is assessed as **low-moderate**.
- 7.6 This study has not identified any evidence for Anglo-Saxon archaeological activity and finds within the vicinity of this assessment site. So, it is considered that the potential for such activity and finds from this period to be found on this assessment site will be **low**.
- 7.7 The archaeological evaluation of 2002 at Nyetimber Grange to the east of this assessment site identified a medieval boundary ditch along with finds of medieval pottery. This study has not identified any other evidence for archaeological activity and finds from this period within the vicinity of the assessment site. The potential for such archaeological activity and finds from this period to be encountered on this site is assessed as **low**.
- 7.8 Finds of post-medieval pottery were found at the Mill Farm caravan site in 1970 to the north-east of this assessment site along with further such finds from the archaeological evaluation at Nyetimber Grange in 2002 to the east of the assessment site. The map regression undertaken for this study has identified at least one post-medieval field boundary ditch (used as a footpath) within the interior of the northern portion of this assessment site. On this basis, it is considered that the potential for archaeological activity and finds from the post-medieval period to be made on this site will also be **low**.
- 7.9 There are three Grade II listed buildings, which are situated to the east of this assessment site. These comprise: Martins Cottage and Summer Lane Cottage, Summer Lane, Nyetimber House, Pagham Road and The Inglenook Restaurant, Pagham Road. The settings of these buildings in relation to the assessment site will be material considerations in respect to any decisions concerning proposed

development within the area of this assessment site.

- 7.10 It should also be noted from previous experience of working on the Lower Sussex Coastal Plain that unexpected and unforeseen discoveries may often be made. There is also a tendency here for modern ploughing activity to have truncated earlier archaeological potential, such as for example from the Bronze Age and Roman periods.

8.0 Impact on archaeological resources

- 8.1 The groundworks associated with any proposed development such as the excavation of new foundations and services along with ground reduction associated with the creation of new access roads and general service infrastructure can directly impact on buried archaeological resources that may be present within the site area.
- 8.2 This archaeological desk-based assessment has identified **low** potential for possible archaeological activity and finds from the Neolithic, Iron Age, Anglo-Saxon, medieval and post-medieval periods and **low-moderate and moderate** archaeological potential from the Bronze Age, prehistoric and Romano-British periods to be made on this assessment site. It is considered that the potential impact of development on **low and low-moderate** archaeological potential will be **low** based on currently available data.
- 8.3 It is considered that there will be a **low to nil impact** from any proposed development within the area of the assessment site on the settings of the Grade II listed Martins Cottage and Summer Lane Cottage, Summer Lane, Nyetimber House, Pagham Road and The Inglenook Restaurant, Pagham Road to the east of the assessment site.
- 8.4 **Suggested mitigation:** It is considered that on archaeological grounds there should be no case for refusing the application. However, it is suggested that site investigation should be undertaken, post determination, though in advance of development.
- 8.5 The details of any investigation to be determined after consultation with the LPA's appointed archaeological advisor. Such a process may be secured by the placing of an appropriate Condition on any forthcoming permission.

9.0 Acknowledgements

- 9.1 Development Archaeology Services Ltd. would like to thank Northgate Properties Limited for commissioning this archaeological desk-based assessment study and James Kenny [CDC and advisor to Arun District Council] and WSCC archive services for their assistance in accessing selected data.

10.0 Bibliography

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Extract from the First Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1873, map sheet no. Sussex 73NE.

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Extract from the Third Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1913, map sheet no. Sussex 73NE.

Extract from the Fourth Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1933, map sheet no. Sussex 73NE.

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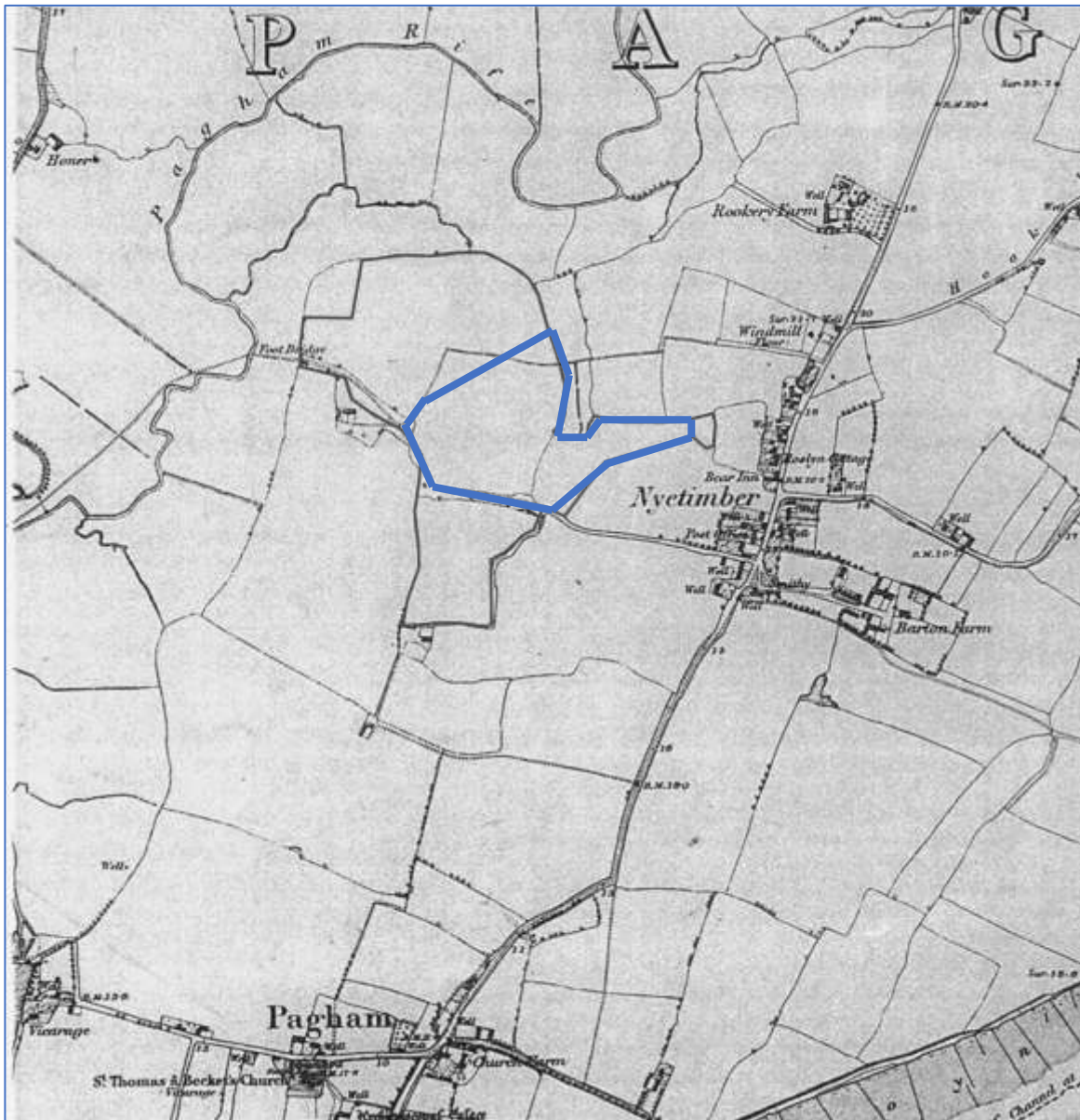


Figure 3: Extract from the First Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1873, map sheet no. Sussex 73NE. The assessment site is shown outlined in blue.

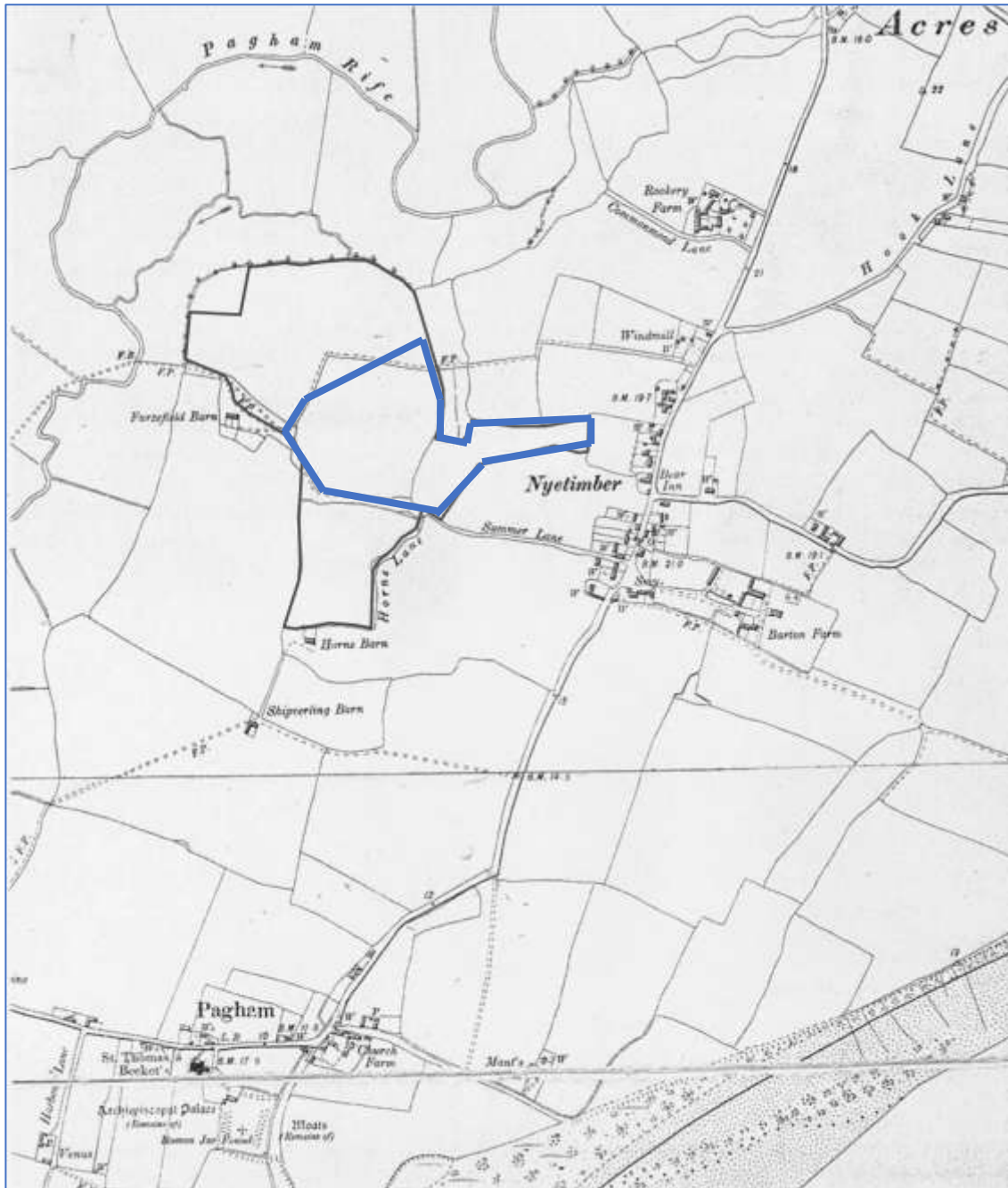


Figure 4: Extract from the Second Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1899, map sheet no. Sussex 73NE. The assessment site is shown outlined in blue.

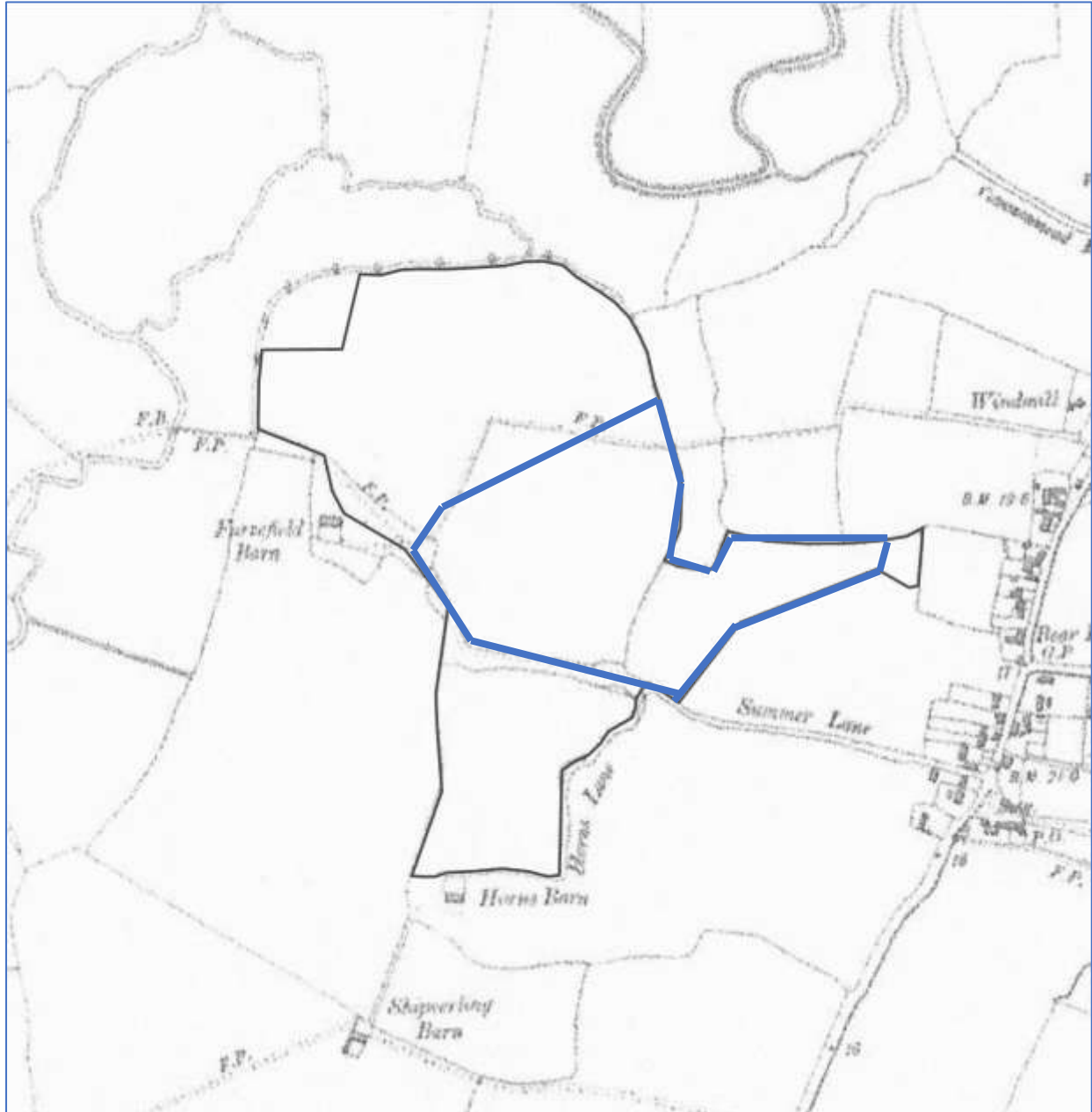


Figure 5: Extract from the Third Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1913, map sheet no. Sussex 73NE. The assessment site is shown outlined in blue

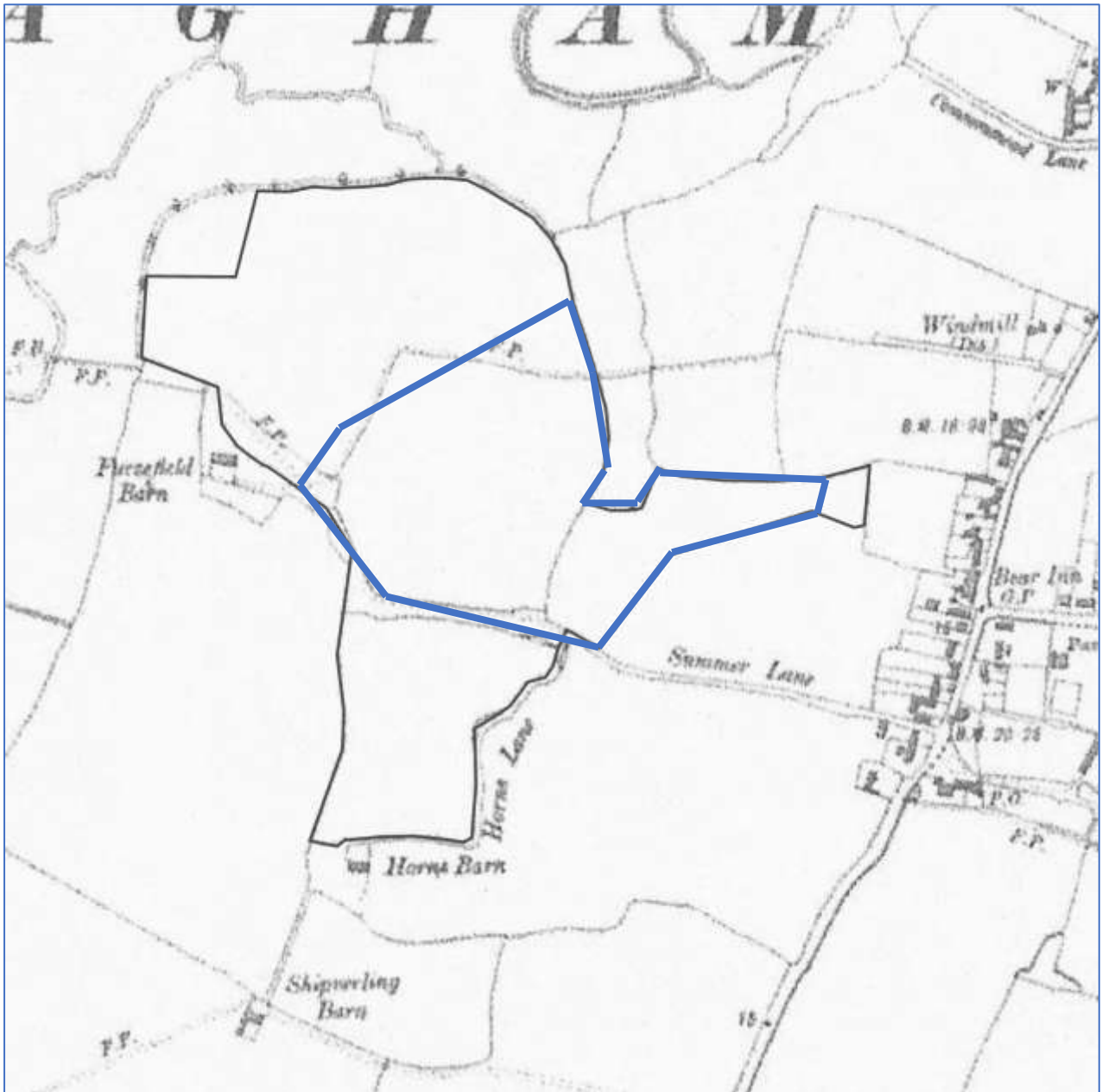


Figure 6: Extract from the Fourth Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1933, map sheet no. Sussex 73NE. The assessment site is shown outlined in blue.

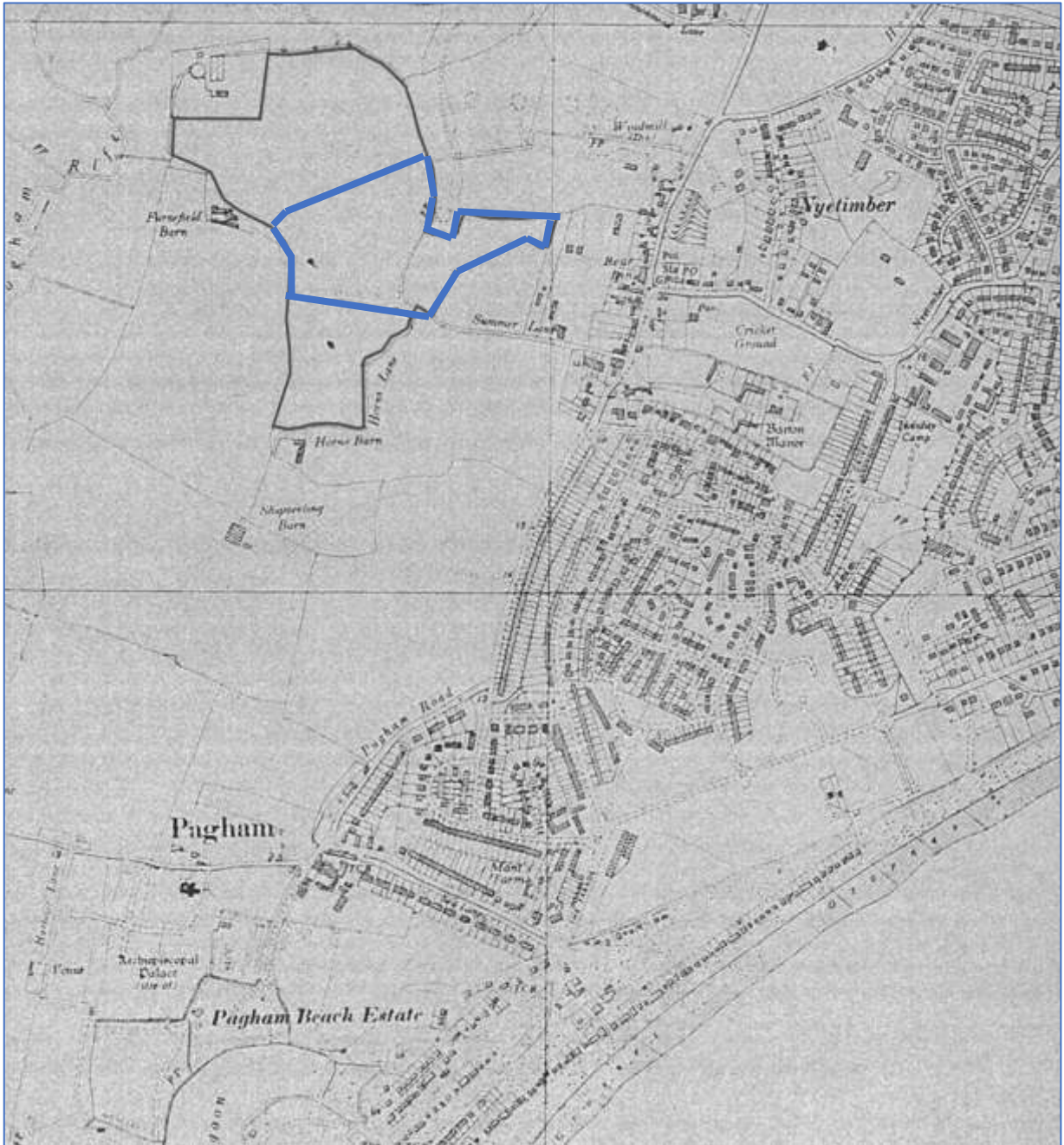


Figure 7: Extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1961, map sheet no. SZ 89 NE. The assessment site is shown outlined in blue.

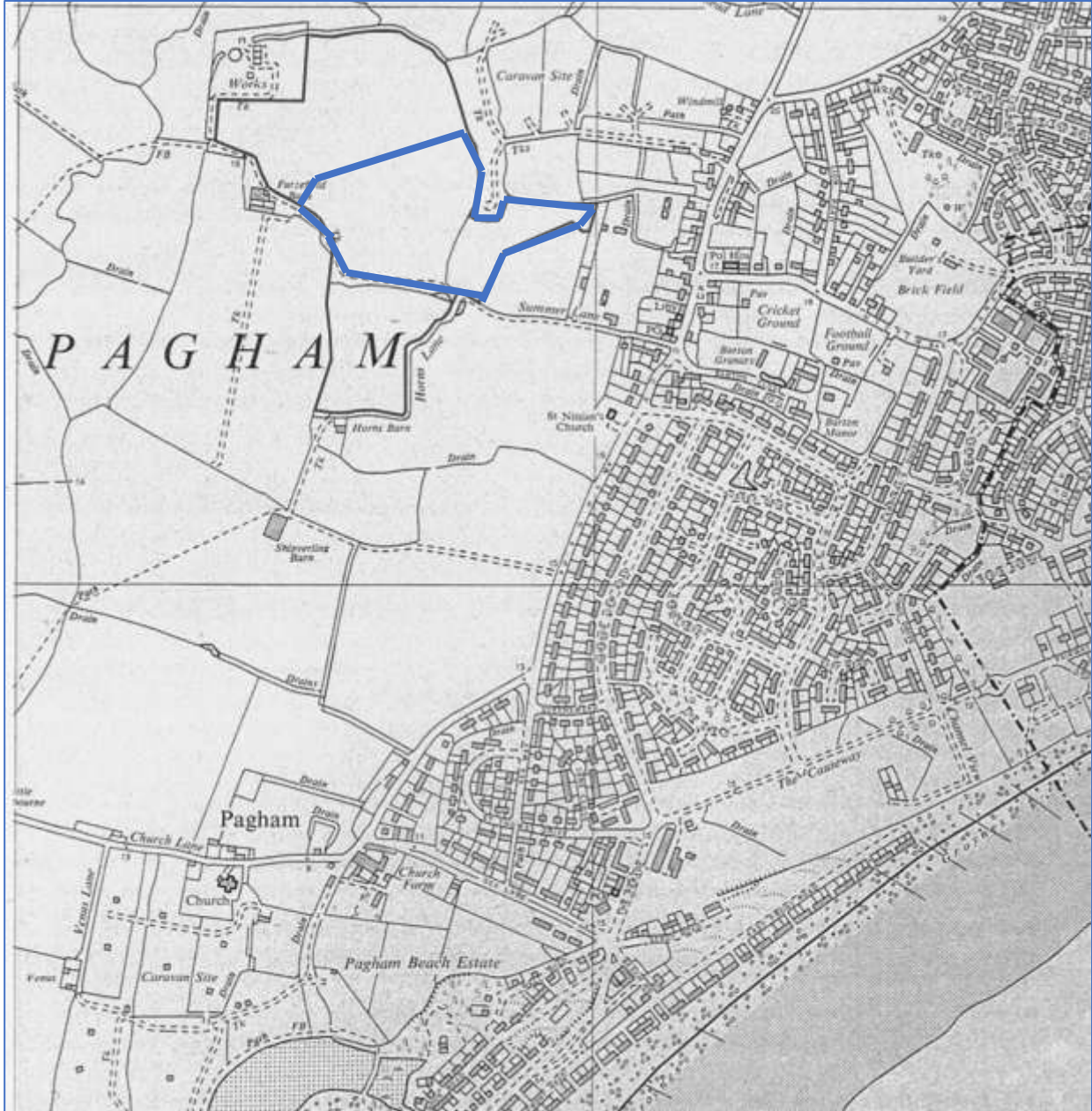


Figure 8: Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1969, map sheet no. SZ 89 NE. (Crown Copyright Reserved). The assessment site is shown outlined in blue.

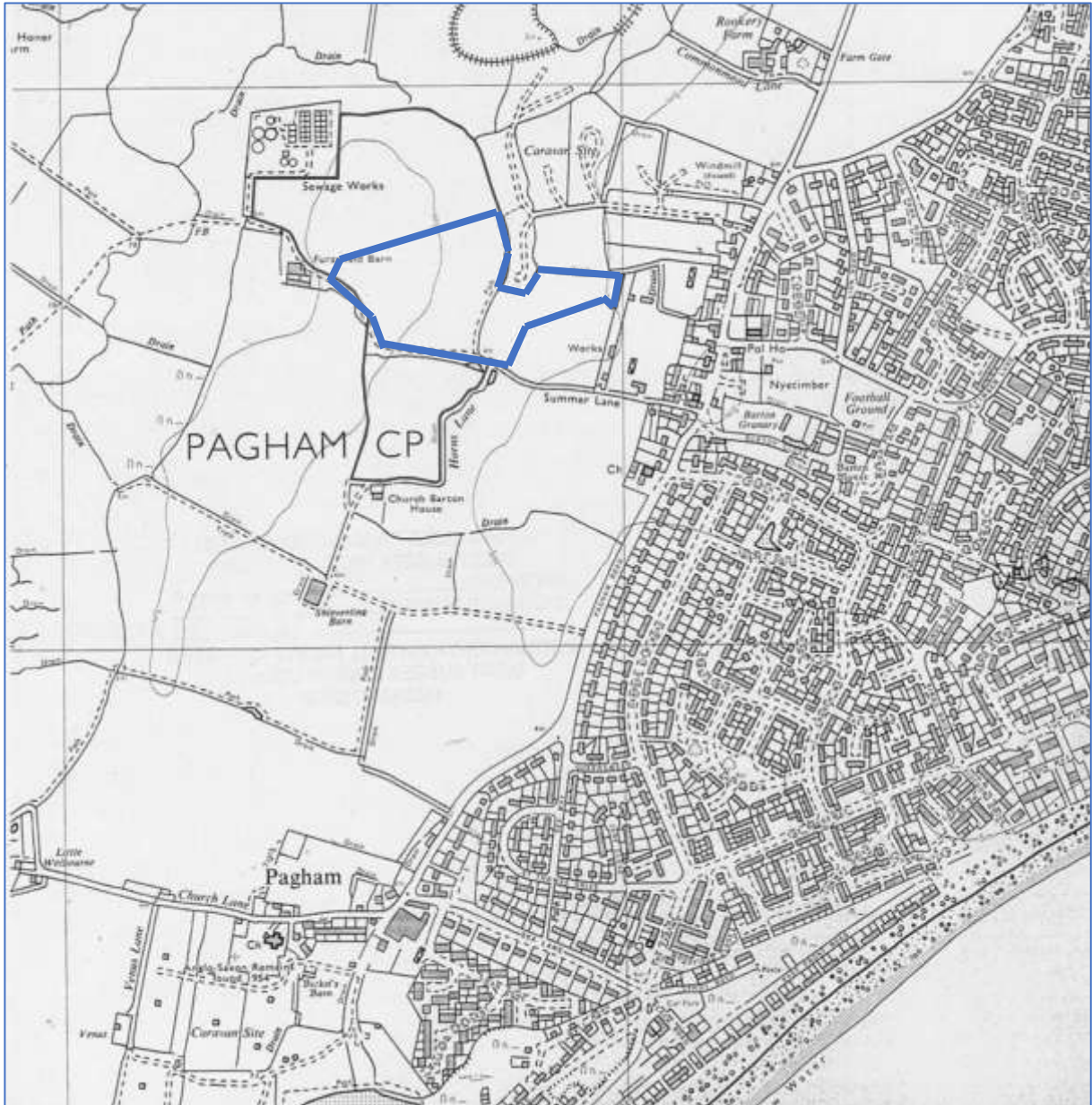


Figure 9: Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1976, map sheet no. SZ 89 NE. (Crown Copyright Reserved). The assessment site is shown outlined in blue.

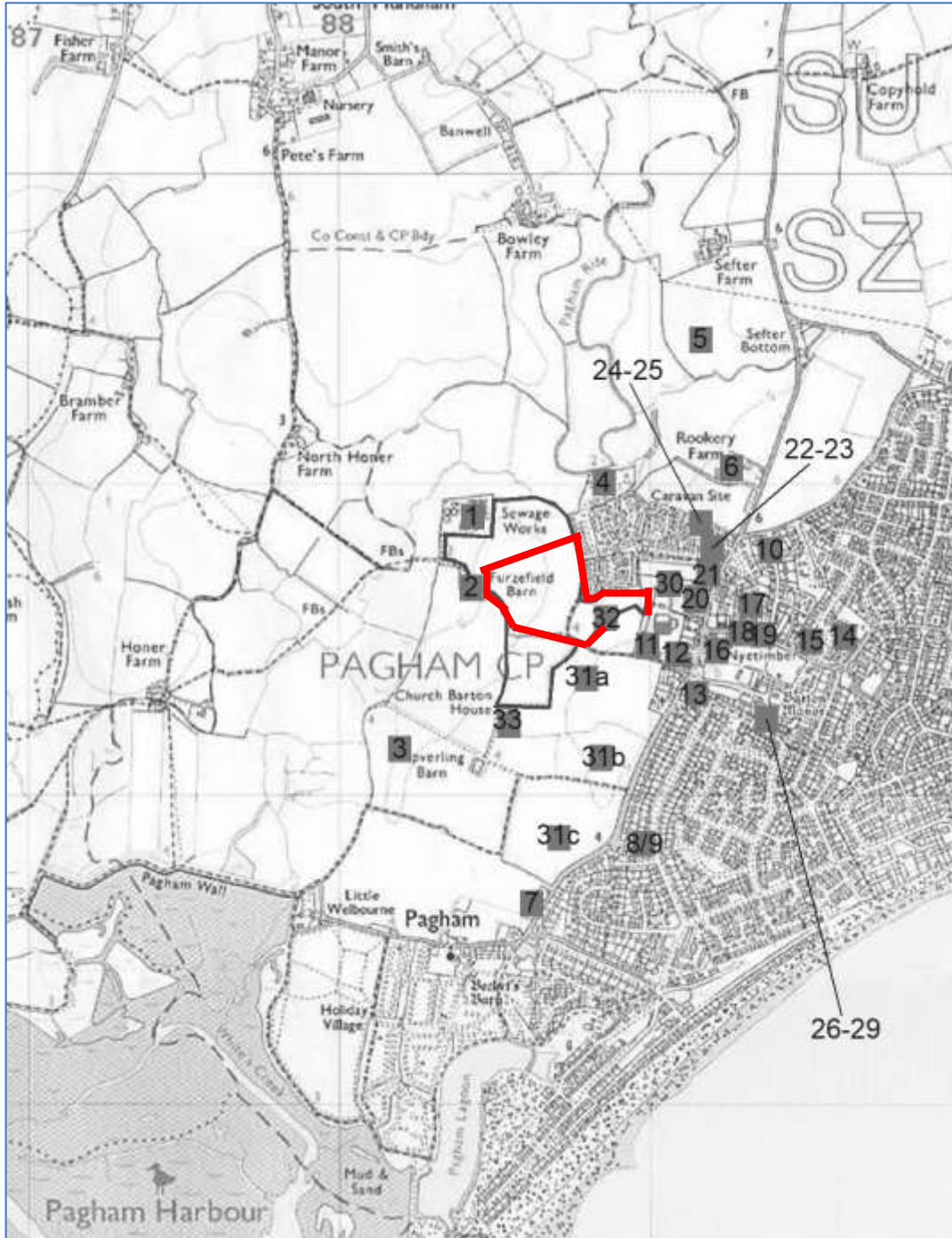


Figure 10: Gazetteer of Cultural Heritage Data from the West Sussex Historic Environment Record (HER). The assessment site is are shown in red.

Appendix 1: Cultural Heritage Data from the West Sussex Historic Environment Record (HER)

Site No.	HER No.	NGR (SZ)	Description	Period
1	WSHER 7028	884 989	Geoarchaeological & paleogeographic test pits excavated at Summer Lane, Pagham in 2003 identified a buried beach sequence.	PA
2	WSHER MWS10730	8841 9866	Site of a 19 th century farmstead at Furzefield Farm.	PM
3		882 982	Watching brief at Church Barton Farm, Pagham in 2011 identified features & fieldwalking located ceramic building material, pottery & flints.	BA/PR/RO
4	WSHER MWS7093	8858 9898	Multi-period finds from the Mill Farm caravan site.	NE/RO/PM
5	WSHER MWS8620	89117 9942	Evaluation at Sefter Farm in 2008 did not identify any significant archaeological features.	UN
6	WSHER DWS552	8928 9908	Rookery Farmhouse, Pagham Road, Pagham, An 18 th century building. Grade II listed.	PM
7	WSHER DWS546	8864 9765	White Rock, Pagham Road, Pagham, Grade II listed 19 th century house.	PM
8	WSHER MWS1612	890 980	Pottery found at The Lido, Pagham in the early 1960s.	RO
9	WSHER MWS1615	890 980	Loom weight found in 1948 at Nyetimber.	AS
10	WSHER MWS4729	8940 9880	Site of a brickworks to the E of Lion Road	MO
11	WSHER MWS7024	8910 9854	Evaluation at Nyetimber Grange in 2002 identified a ditch, pottery & residual pottery.	BA/RO/MD/PM
12	WSHER DWS556	8911 9842	Martins Cottage & Summer Lane Cottage, Summer Lane, Pagham. A 17 th century building. Grade II listed.	PM
13	WSHER DWS1282	8916 9861	Nyetimber Forge, Pagham Road, Pagham. An 18 th century building. Grade II listed.	PM
14	WSHER MWS4730	8960 9850	Site of a brickworks on the N side of Nyetimber.	MO
15	WSHER MWS10321	8950 9846	Site of a 19 th century farmstead to the NE of Barton Farm, Pagham.	PM
16	WSHER DWS1480	8914 9849	Greensleeves, Pagham Road, Pagham, formerly two 17 th century cottages, now one house. Grade II listed.	PM
17	WSHER MWS10309	8928 9855	Site of a 19 th century farmstead at Nyetimber.	PM
18	WSHER DWS966	8920 9852	The Knife & Fork Restaurant, Nyetimber Lane, Pagham. A 17 th century cottage. Grade II listed.	PM
19	WSHER DWS14611	8928 9855	The Lion Public House, Nyetimber Lane, Pagham. A 17 th century or earlier building. Grade II listed.	PM
20	WSHER DWS547	8916 9861	Nyetimber House, Pagham Road, Pagham. A 19 th century building. Grade II listed.	PM
21	WSHER DWS1481	8919 9872	The Inglenook Restaurant, Pagham Road, Pagham. An 18 th century or earlier building. Grade II listed.	PM
22	WSHER DWS549	8919 9874	Nyetimber, Pagham Road, Pagham. Group of four 18 th century barns at Mill Farm. Grade II listed.	PM
23	WSHER DWS550	8924 9878	Mill Cottage, Nyetimber, Pagham Road, Pagham. An 18 th century cottage. Grade II listed.	PM
24	WSHER DWS551	8923 9882	Nyetimber Windmill, Pagham Road, Pagham. Tower mill-built c.1840. Grade II listed.	PM
25	WSHER MWS4499	8923 9883	Nyetimber windmill, built in 1816.	PM

Site No.	HER No.	NGR (SZ)	Description	Period
26	WSHER DWS548	8940 9832	Barton Manor, Pagham Road, Pagham. 18 th - 19 th century house with earlier 11 th century hall & 13 th century chapel. Grade II listed.	MD/PM
27	WSHER MWS5747	8940 9832	Evaluation at Barton Manor House in 1989 located a large pit.	PM
28	WSHER MWS1613	8940 9832	Barton Manor Chapel, 13 th century date.	MD
29	WSHER MWS9364	8935 9834	Barton Farm, Pagham. 19 th century farmstead.	PM
30		8907 9866	Evaluation in 2017 on land to the rear of 251, Pagham Road, Pagham did not locate any significant archaeological activity. Finds of two degraded coins.	UN/RO
31a-c		8880 9812	Evaluation in 2019 on land to the S of Summer Lane, Pagham located 2 pits & 2 ditches. Finds of 1 pottery sherd & 3 fragments of burnt flint.	UN/PR/RO
32		8896 9855	Evaluation in 2016 on land the N of Summer Lane, Pagham did not identify any archaeological activity, but did record finds of burnt flint fragments.	UN/PR
33		8863 9827	Site of Horns Barn, a 19 th century outfarm.	PM

ABBREVIATIONS

PA - Palaeolithic
 NE - Neolithic
 ME - Mesolithic
 BA - Bronze Age
 IA - Iron Age
 RO - Roman
 EM - Anglo-Saxon
 MD - Medieval
 PM - Post-medieval
 MO - Modern
 Un - Uncertain

Appendix 2: Colour Plates

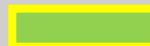
[Site walkover C.A. Pine 7th Jan 2022]



Figure A1

Figure A1: Location and direction Plates 1-11 were taken from.

Application site within study area:



Shows selected spot heights with approximate OD heights



Plate 1: North east of Summer Lane looking north towards water treatment plant

Plate 2: The north centre of site sub area A, [fallow at time of survey] looking towards the eastern site boundary

Plate 3: Southern boundary of water treatment works. Viewed form the north of Summer Lane looking to the east

Plate 4: Western end of Summer Lane [dividing line between north and south site sub areas A and B] viewed from the west looking to the east.

Plate 5: The western site area [sub area A] looking to the east

Plate 6: The north east area of the site [sub area A] looking to the south west

Refer to Figure A1 for location / direction plates were taken from



Plate 7: North west of the sub area A site looking to the east

Plate 8: The central northern site area [sub area A] looking to the north from Summer Lane

Plate 9: The eastern area of the north part [sub area A] of the site viewed form the approximate site centre.

Plate 10: The southern part of the northern site area viewed from Summer Lane looking to the west.

Plate 11: The southern part of the site [south of Summer Lane, sub area B] [looking from Summer Lane to the south

Plate 12: The north east part of the southern site area [sub area B] viewed from the north west south east aligned access/service road that forms the eastern boundary of this sub-site area.

Plate 13: As Plate 12 though looking to the west