

ARCHAEOLOGY SCREENING NOTE

Royal Oak Inn (PH), Pagham Road, Lagness, Chichester, West Sussex, PO20 1LN

Proposed Development: Change of use of former public house (sui generis) to bathroom and kitchen showroom (Use Class E), with internal alterations and replacement of existing above-ground signage on existing fixings only; no other external works, no groundworks, and no changes to drainage or site levels.

Applicant: Chris Heller

Agent: John Swain

Date: 09/02/2026

Local Planning Authority: Arun District Council

Application Type: Full Planning (Change of Use)

Scope clarification: No excavation, trenching, new posts/totems, new foundations, or new underground cabling is proposed.

1. Introduction

1.1 This Archaeology Screening Note has been prepared to accompany a full planning application for the change of use of the former public house known as the Royal Oak Inn (PH), Pagham Road, Lagness, PO20 1LN, to a bathroom and kitchen showroom (Use Class E).

1.2 The site is identified within an **Archaeological Notification Area (ANA)** on the Council's mapping. This note is submitted to address the ANA flag and to confirm the nature of the proposed works.

2. Site Context

2.1 The site comprises an existing building and associated curtilage currently/previously used as a public house.

2.2 The proposal relates to the re-use of the existing building. The surrounding area includes highway infrastructure and local drainage features.

3. Description of Proposed Works

3.1 The proposal is for a **change of use** with internal fit-out and re-furnishing.

3.2 **No ground disturbance is proposed** as part of this planning application. Specifically, there will be:

- no excavation, trenching, or soil stripping;
- no new foundations or pads;
- no new drainage runs or service trenches;
- no installation of new freestanding signage, totems, posts, or lighting columns requiring excavation;
- no changes to site levels.

3.3 Signage

Updated signage associated with the new showroom use will be limited to **replacement of panels on existing fascia/signboards** and/or **replacement of wall-mounted signage using existing fixings**. Any change to illumination will be limited to **swapping illumination on an existing unit with no new cabling, trenching, or external power runs**. All signage changes are therefore **above ground only** and will not require excavation or below-ground works.

3.4 No other external works are proposed as part of this application. [Delete or amend only if external works are later proposed.]

4. Archaeological Impact Assessment (Screening)

4.1 Archaeological remains (if present) are generally impacted by **below-ground works** (e.g., excavation, service trenches, foundations, ground reduction).

4.2 As the proposal involves **no excavation or below-ground works**, there is **no mechanism by which the development would disturb archaeological deposits**.

4.3 On this basis, a **Historic Environment Record (HER) search** and **Desk-Based Assessment (DBA)** are not considered proportionate or necessary for validation of this change-of-use proposal.

5. Contingency / Safeguard

5.1 If the scope of works changes in the future and **any groundworks become necessary**, these can be addressed through the discharge of a suitably worded planning condition (for

example, agreement of an appropriate archaeological written scheme of investigation prior to commencement of groundworks), in consultation with the Council's archaeological advisor.

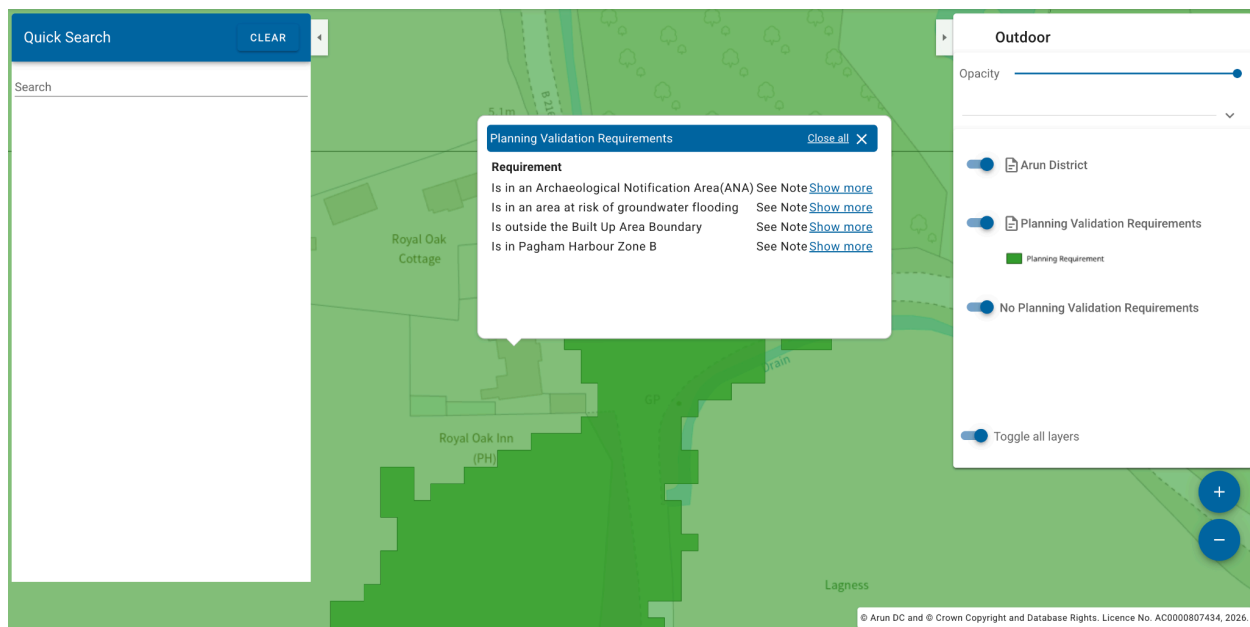
6. Conclusion

6.1 The site lies within an Archaeological Notification Area; however, the proposal is a **change of use with no ground disturbance**. Signage changes are limited to **above-ground replacements on existing fixings** with no trenching or excavation.

6.2 The proposal is therefore unlikely to have any archaeological impacts, and this screening note is submitted to support validation and determination of the application.

Appendix A – Site Within An Archaeological Notification Area (ANA).

A1. Council constraints mapping extract showing ANA flag



Source: Arun District Council

<https://arun.cloud.cadcorp.com/webmapping/en-gb/PublicMap/Map%20-%20Planning%20Validation#/featureinformation> SFRA/interactive mapping (accessed [09 / 02 / 26]). Base mapping: Ordnance Survey.”

Caption: “Council mapping extract showing the site within an Archaeological Notification Area (ANA).”

