

**Church Farm Holiday Park, Pagham,
West Sussex, PO21 4NR**

**Written Scheme of Investigation
For an Archaeological Watching Brief**

NGR 488039 97182

**Arun District Council
Planning Reference P/84/16/PL**

ASE Project no. 170251

Site Code: PAG17

April 2017

Prepared by Neil Griffin

**Archaeology South-East
Units 1 & 2
2 Chapel Place
Portslade
East Sussex
BN41 1DR**



**Church Farm Holiday Park, Pagham,
West Sussex, PO21 4NR**

**Written Scheme of Investigation
For an Archaeological Watching Brief**

NGR 488039 97182

**Arun District Council
Planning Reference P/84/16/PL**

ASE Project no. 170251

Site Code: PAG17

Prepared by:	Neil Griffin	Project Manager	
Reviewed and approved by:	Paul Mason	Project Manager	
Date of Issue:	26/04//2017		
Revision:			

1.0 INTRODUCTION

- 1.1 Archaeology South-East (ASE) has been commissioned by Bourne Leisure Limited to undertake archaeological monitoring during the works associated with extending existing facilities at Church Farm Holiday Park, Pagham, West Sussex, hereafter 'the site (NGR 488039 97182. Figure 1).
- 1.2 Planning consent has been granted by Arun District Council (ADC) for the installation of 22 no. caravan bases for 22 no. static caravans with associated car parking, pedestrian footpaths, internal access road, landscaping & infrastructure above & below ground (planning reference P/84/16/PL) (Figures 2-3).
- 1.3 The underlying solid geology consists of Seaford Chalk Formation (Chalk), with the possibility of encountering superficial deposits of Head (Clay, Silt, Sand and Gravel).
- 1.4 Consultation between ADC and their Archaeology Advisor (James Kenny, Chichester District Council, hereafter 'the CDC Archaeologist') established that the site has archaeological potential (see Section 2 below) and it was recommended that any significant ground-works should be archaeologically monitored as a condition of planning consent.
- 1.5 Accordingly, Condition 7 of the above-mentioned planning consent states:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7. This is required to be a pre-commencement condition because archaeology goes to the heart of the planning permission.

- 1.6 This document represents a Written Scheme of Investigation (WSI) for the archaeological works. It has been prepared in accordance with relevant Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014). All work will be carried out in accordance with the *Sussex Archaeological Standards* (2015), which outlines the methodology to be used in the field, and in reporting and archiving of the results.
- 1.7 This WSI will be submitted to the CDC Archaeologist and ADC for approval prior to the commencement of development in accordance with Condition 7 of the planning consent.
- 1.8 The project will be managed by Neil Griffin (Project Manager) and by Jim Stevenson (Post-Excavation Manager).

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 A heritage statement produced for Bourne Leisure Limited by DGC (Historic Buildings) Consultants Ltd for an earlier scheme at Church Farm Holiday Park provides an overview of the archaeological and historical development of the

immediate area and is included as an appendix to this document with due acknowledgement.

2.2 Becket's Barn

- 2.2.1 The site lies within 400m of Becket's Barn which is medieval in original and is now incorporated into the reception building complex. Becket's Barn has been described as one of the "humbler" surviving buildings of the former Pagham Rectory (Collins and Fleming 1958, 135). The earliest written record of the Rectory date to 1299, at which time the Barn, built originally as a dwelling in the first half of the 13th century, had been standing for at least 50 years (Gregory 1976, 208). It is not clear from written records whether the Barn was in fact the Parsonage House, however, by the second half of the 17th century, a survey of the Rectory refers to the building as a barn and this appears to have been its function until the late 20th century (Gregory 1976 208). The wider site is thought to have once contained a granary. Depressions to the south of the barn have been interpreted as fish ponds and a moat or sluices associated with Pagham Mill which is thought to lie to the south east of the site (Collins and Fleming 1958, 138). A round stone pigeon house is listed in a survey undertaken in 1671 and its possible location is indicated on a map dated 1786 (ibid. 144).

2.3 Previous investigations

- 2.3.1 Several significant archaeological investigations have been undertaken at Becket's Barn or in its immediate environs in modern times. Between 1956 and 1957, excavations within the barn itself revealed a series of medieval/post-medieval floors and an internal wall (Collins and Fleming 1958). A cobbled surface, subsequently re-excavated in 1974 (see below) was found in a trench to the north of the barn. No trace of the circular stone pigeon house could be found.
- 2.3.2 In 1974, four trenches were excavated, two to the north, one within the barn and one immediately to the south (Gregory 1976). Three phases of activity were identified: Romano-British, Saxon and medieval. Romano-British remains comprised c. 2nd-century AD drainage ditches. Saxon remains included an 8th-century AD cobbled path (previously recorded during the 1956-7 excavations) and a probable midden. The cobbled surface was cut by several ditches and a small gully, which contained carbonised grain and charcoal dated to 820 +/- 60 A.D. Medieval mortar floor levels dating to the later 13th – early 14th century were recorded within the barn, while the footings of a corridor or pentice were revealed against the south wall of the barn. Further to the north, medieval ditches, a probable floor and 14th-century rubbish pits were also recorded.
- 2.3.3 In 1993, SEAS excavated two evaluation trenches to the south of the barn (Fig. 2) (Gardiner 1993). Prehistoric and Saxo-Norman pottery was recovered from a later deposit, but no associated features were identified. The 'corridor' recorded in 1974 was re-excavated and interpreted as a possible later garden feature, while an undated area of Mixon stone possible pavement was uncovered further to the south.
- 2.3.4 ASE carried out an archaeological evaluation on the site in advance of the submission of the planning application for the construction of the OE building (Priestley-Bell 2010). Two evaluation trenches were excavated. Trench T1

was taken down to the top of the alluvium at between 1.63m – 1.93m AOD: two ditches or channels were revealed at the base, running broadly N-S and a fragment of probable medieval floor tile was recovered from one of the fills. These features almost certainly represented the edges of a c. 10m wide and 60m long linear depression; this was an element of extensive earthworks on the site which have been variously interpreted as fish ponds or sluices related to a suggested tide-mill immediately to the south. Trench 2 was taken down to the top of the alluvium at 1.65mAOD: a pattern of fine cracking in the alluvium and the presence of a thin overlying deposit of humified peat was evidence for the relatively rapid drying out of this area of the site.

- 2.3.5 A subsequent watching brief undertaken during ground works associated with the construction of the OE building identified several archaeological features and deposits (Priestley-Bell 2012). The earliest remains consisted of possible burnt mound material which if verified may date to the Middle or Late Bronze Age. Except for a single sherd of Roman pottery from the alluvium, the watching brief did not identify any more evidence for the Romano-British or Saxon activity recorded during previous investigations. Chronologically, the next significant remains identified on the site probably represented a circular pigeon house that was perhaps an element of the original 13th-century Pagham Rectory complex. The origins of the earthworks to the south and east of Becket's Barn remain unclear, although they probably date to medieval or early post-medieval period.
- 2.3.6 A further watching brief was undertaken during the installation of a balcony abutting the new building. No significant archaeological deposits were encountered (ASE in prep.). An archaeological watching brief maintained during shallow groundworks for a flood alleviation scheme in the Scheduled Monument of Becket's Barn identified no significant archaeological deposits (Stevens 2013).
- 2.3.7 Further afield, in 1954, a Saxon cinerary urn of suggested late 6th- to 7th-century date was found in St. Thomas a Becket's churchyard to the north-west of the barn (Collins 1955, 123-5). In 1990, the Trust for Wessex Archaeology excavated a trench to the east of Church Farm and carried out fieldwalking in a field to the west of the Holiday Village (Wessex Archaeology 1990). South Eastern Archaeological Services undertook work within the churchyard in 1995, resulting in the recording of 88 burials and three in situ Middle Bronze Age cremations (SEAS 1996).

3.0 RESEARCH AIMS AND OBJECTIVES

3.1 Aims

- 3.1.1 The broad aims of the investigation, in keeping with previous similar projects are:
- To determine the presence or absence of archaeological remains and deposits on site
 - To assess the character, extent, preservation, significance, date and quality of any remains and deposits
 - To assess how they might be affected by the proposed scheme

- To establish the extent to which previous groundworks and/or other processes have affected archaeological deposits at the site
- To assess what options should be considered for further evaluation/mitigation

4.0 METHODOLOGY

- 4.1 The watching brief will be undertaken during ground works associated with the approved development, and will be monitored by an archaeologist unless otherwise agreed in writing with the CDC Archaeologist. **Any machine (tracked 360 excavator or similar) used for removal of material above undisturbed natural subsoil will be fitted with a toothless bucket of appropriate width whenever practicable.** All hand and mechanical excavation and plant movement carried out by the ground work contractor must be undertaken with due regard for the potential to encounter archaeological remains.
- 4.2 Where new excavations reveal archaeological remains, an opportunity will be made for careful hand excavation and the collection of samples by the archaeologist in attendance taking site health and safety into account. Adequate time will be made available for appropriate archaeological excavation by hand to identify and record the remains as far as possible within the limits of the works to extract archaeological and environmental information, should this prove necessary. The strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed with reference to ASE's in-house specialists and undertaken in accordance with the CIfA Standards. **A final decision on site as to how to proceed in the event that *significant* remains are revealed during the Watching Brief will be determined in agreement with ASE, Southern Water and the County/District Archaeological Officer as required.**
- 4.3 The above approach will enable any archaeological deposits disturbed during the proposed works to be adequately recorded in line with the advice given in NPPF and Condition 6 of the planning consent.
- 4.4 Reasonable access to the site will be granted to the CDC Archaeologist and their representatives to allow for suitable monitoring of the works if required.
- 4.5 All archaeological features will be recorded according to standard ASE practice. Where practicable, all features will be planned at 1:20 and section drawings will be at 1:10. Drawings will be on plastic draughting film. Features and deposits will be described on standard pro-forma recording sheets used by ASE. All remains will be levelled with respect to Ordnance Survey datum. A photographic record will be made in both monochrome and colour transparency.
- 4.6 Historic England guidelines for environmental archaeology (Historic England 2011) and waterlogged wood (Historic England 2010) will be followed, as required. Samples will be collected from suitable excavated contexts, including dated/datable buried soils, well-sealed slowly silting features, sealed hearths, sealed features containing evident carbonised remains, peats, water-logged or cess deposits.

- 4.7 For archaeological features bulk soil samples (of 40 litres where possible or 100% of the context if smaller) will be taken to target the recovery of plant remains (including wood charcoal and macrobotanicals), fish, bird, small mammal and amphibian bone, and small artefacts, although it should be noted that no samples will be obtained from soils subject to remediation works. For alluvial sequences specialist samples may also be taken to target recovery of pollen (using kubiens tins); fish and small bone, molluscs, foraminifera, parasites and insects in measured 10cm spits (in small <20 litre samples) or large mammal bones and marine molluscs (in large samples of ~80-100 litres). When taken, large samples will be extracted wholesale from deposits to maximise the range of bone recovered. As a general rule waterlogged wood specimens will be photographed and recorded in detail in their original location prior to being lifted or sampled for more detailed assessment. Other scientific dating and geoarchaeological techniques will be considered and employed where appropriate. In all instances deposits with clear intrusive material shall be avoided.

5.0 TREATMENT OF HUMAN REMAINS AND TREASURE TROVE

- 5.1 If human remains are found, work will cease and all necessary statutory provisions followed. ASE Project Management, CDC Archaeologist and Bourne Leisure Limited will be informed immediately.
- 5.2 Any finds believed to fall potentially within the statutory definition of Treasure, as defined by the Treasure Act 1996 (amended 2003), shall be reported to the coroner. Should the find's status as treasure be confirmed the coroner, the landowner, WSCC will also be informed. A record shall be provided to the Coroner and to the WSCC Historic Environment Record of the date and circumstances of discovery, the identity of the finder, and the exact location of the find(s) (OS map reference to within 1 metre, and find spot(s) marked onto the site plan).

6.0 TREATMENT OF OTHER ARTEFACTS AND ECOFACTS

- 6.1 Pottery, worked flint, metal and other finds of archaeological significance will be retained and treated according to standard Archaeology South-East procedures. Identification of retained finds will be undertaken by staff of, and specialists contracted by, Archaeology South East as necessary.
- 6.2 Bulk samples will be processed using tank flotation unless considered detrimental to the samples or recovery rate (such as for waterlogged samples). Waterlogged samples will be wet sieved through nested sieves and stored in wet, cool conditions or dried if considered an appropriate form of conservation for the remains. Flots and wet samples may be subsampled for assessment purposes. If waterlogged wood specimens are removed from site they will be cleaned, recorded, photographed and a thin section sample will be taken for identification (unless considered detrimental to the artefact preservation or status). These specimens will be stored submerged in water in cool conditions and assessment will establish whether appropriate for conservation. Specialist samples as well as sub-samples of bulk soil samples (taken to recover pollen, parasites, fish and small bone, foraminifera and insects for example) will be sent to appropriate specialists for assessment and analysis.

7.0 REPORTING

- 7.1 In general, the report will present the results of the watching brief and will as a minimum standard contain sufficient detail to serve both future research and inform future planning decisions.
- 7.2 The watching brief reporting is to include as a minimum:
- 7.3 An **Abstract** summarising the scope and results of the archaeological watching brief.
- 7.4 An **Introduction** including:
- the location of the scheme including National Grid Reference;
 - an account of the background and circumstances of the work;
 - a description of the development proposals, planning history and planning reference together with the planning condition (where appropriate);
 - the scope and date of the fieldwork, the personnel involved and who commissioned it;
 - the nature of potential impacts arising from the proposals;
- 7.5 An account of the **Archaeological Background** of the development scheme including:
- geology, soils and topography;
 - any known existing disturbances on the site;
 - archaeological and historical background of the site (including WSHER data).
 - summary of any previous phases of archaeological investigation at the development scheme;
 - any constraints on the archaeological monitoring.
- 7.6 The **Methodology** employed during the watching brief will be detailed in the report. Any **aims** and **objectives** will be included as will any further objectives identified during the course of the watching brief. The frequency of monitoring visits, ground works observed and any constraints experienced while carrying out the monitoring will be detailed.
- 7.7 The report will include a quantification of the archive contents, their state and future location.
- 7.8 A description of the **Results** of the archaeological monitoring. This description will include for each area observed:
- the dimensions of the area observed;
 - the nature and depth of overburden soils encountered;
 - description of all archaeological features and finds encountered in each area observed, their dimensions, states of preservation and interpretation;
 - a description of the geological subsoil encountered across the site;
 - heights related to Ordnance Datum (where practicable) will be provided for each feature and deposit.
 - for complex remains a Harris Matrix diagram will be provided.

- 7.9 The **Finds** recovered during the course of the watching brief will be described, quantified and assessed by artefact type within the report. The report will also provide an indication of the potential of each category of artefact for further analysis and research. For each category of artefact the report will describe the method of processing, any sub-sampling, conservation and assessment undertaken. Where appropriate, local reference collections will be referred to for descriptive and analytical consistency. Any implications for future archive, conservation or discard of the artefacts will also be detailed.
- 7.10 The report will include a table showing the contexts, classes and quantity of artefacts recovered, together with their date and interpretation.
- 7.11 The report will include an assessment of the **Environmental** potential of the scheme. Details will be provided of any environmental sampling undertaken in connection with the fieldwork and the results of any processing and assessment of the samples. The report will describe the method of processing, any sub-sampling and assessment. Any potential for future analysis of the samples or environmental remains recovered from the fieldwork will be described. Implications for future archive, conservation or discard of environmental samples or remains will be detailed.
- 7.12 The report will include, as appropriate, tables summarising environmental samples taken, together with the results of processing and assessment.
- 7.13 Any results from the watching brief involving the application of archaeological scientific techniques e.g. specialist dating will be included in the watching brief report.
- 7.14 An **Interpretation** and **Discussion** of the archaeology of the scheme, including its location, extent, date, condition, significance and importance. This will include, even if no archaeology is identified as present on the scheme, description of areas of disturbance, non-archaeological deposits and changes in geological subsoil where appropriate.
- 7.15 A **Conclusion** with a summary of the archaeological results and how any archaeology observed relates to the development scheme. The effects of the development works on the archaeological remains will also be described. The report will highlight any areas of significant archaeological deposits that remain preserved within the development scheme. Particular note shall be made of any variations in the depth of overburden covering any archaeological deposits revealed.
- 7.16 The report will include comments on the effectiveness of the methodology employed and the confidence of the results and interpretation.
- 7.17 Figures / illustrations – The report shall include sufficient illustrations to support descriptions and interpretations within the report text. Figures will be fully cross-referenced within the document text. As a minimum the report shall include the following figures:
- a scheme location plan tied into the Ordnance Survey at 1:1250 or in the case of larger sites at 1:2500. The plan will also include at least two National Grid points and show the scheme boundary;
 - a plan at 1:100 or 1:200 showing the layout of the development groundworks clearly indicating the areas observed. The plan will show

significant archaeological features, coloured by phases or period as related to the development scheme. Where possible, projection of archaeological features outside of the areas observed shall be included on the plan. This plan will also include two National grid points;

- plans of the features revealed in each of the excavation areas at a larger scale e.g. 1:20 or 1:50; such plans will also illustrate areas of disturbance, change in subsoil and location of sections; The location of significant finds and samples taken will also be indicated;
- relevant section drawings and soil trench profiles as appropriate;
- illustrations and/or photographs of significant finds shall be included where appropriate.

7.18 All report illustrations will be fully captioned and scale drawings will include a bar scale. Standard archaeological drawing conventions shall be used. Plan and section illustrations will include the numbers of all contexts illustrated. North will be included on all plans and shall be consistent. Sections will indicate the orientation of the section and the Ordnance Datum height of the section datum.

7.19 Black & White or Colour photographs shall be included where appropriate to illustrate the archaeology of the scheme, the development operations or the range of soil profiles encountered. All photographs shall be appropriately captioned.

7.20 Following internal review by Bourne Leisure Limited a draft report will be submitted to the CDC Archaeologist for approval. Once any necessary changes have been made, the approved final report will be issued to Bourne Leisure Limited and the CDC Archaeologist in the requisite number of digital and bound copies. A copy should also be submitted by the applicant to Arun District Council. In the event of significant archaeological findings it may be appropriate for an article to be published in the Sussex Archaeological Collections or similar journal. Details for publication in a journal will be agreed with the CDC Archaeologist and Bourne Leisure Limited.

7.21 A further digital copy of the watching brief report (including plans, illustrations and photographs) will be supplied to the West Sussex Historic Environment Record on CD-ROM in a .pdf format.

7.22 Upon completion of the fieldwork an OASIS (Online Access to the Index of Archaeological Investigations) form will be completed for the project. A print-out of the form will be included as an appendix to the final report.

8.0 PREPARATION AND DISPOSITION OF THE FINDS AND ARCHIVE

8.1 The site archive will be assembled in accordance with the guidelines set out in English Heritage's Management of Archaeological Projects 2 and in accordance with the guidelines published in *Guidelines for the Preparation of Excavation Archives for Long-term Storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum Care of Archaeological Collections* (Museums and Galleries Commission, 1994).

8.2 The written and drawn archive will be deposited in Chichester Museum, subject to their current policy on accepting new archives. Artefacts and ecofacts recovered during excavation form an important part of an

archaeological site archive. The archive will be prepared according to the principles of *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2015) and the requirements of the recipient museum. If the recipient museum is unable to accept the archive it will be retained by ASE at their Sussex Offices until a suitable repository has been identified.

9.0 HEALTH AND SAFETY

- 9.1 A risk assessment for the project will be prepared prior to the commencement of work. All relevant health and safety regulations will be adhered to.

10.0 INSURANCE

- 10.1 Archaeology South-East is insured against claims for: employer's liability to the value of £50,000,000 each and every loss, any one occurrence; primary public/products liability to the value of £50,000,000 any one occurrence and in the aggregate for products liability, with an extension for no-fault compensation up to £15,000,000 in the aggregate; professional indemnity to the value of £15,000,000 any one occurrence and in the aggregate.

REFERENCES

ASE, in prep. *An Archaeological Watching Brief at Church Farm Holiday Village, Pagham, West Sussex*

ClfA 2014a, *Standard and Guidance for Archaeological Watching Brief*

ClfA 2014b, *Code of Conduct*

Collins, A,H, 1955. Saxon cinerary urn from Pagham churchyard, *Sussex Notes and Queries* 14, 123-5.

Collins, A and Fleming, L, 1958. Beckett's Barn Pagham, in SAC 96 pp 133-148

Dunkin, D. 1998. *An Archaeological Watching Brief at Church Farm Holiday Park, Pagham, West Sussex*. Unpub. ASE report No 817

English Heritage, 2011 (2nd Ed.) *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*.

English Heritage, 2009. *Palaeolithic Research Framework for England*.

Gardiner, M 1974. Excavations at Beckett's Barn 1974, in SAC 114 pp 207-217

Gardiner, M 1993. *An Archaeological Evaluation of Deposits at Beckett's Barn, Church Farm Holiday Village, Sea Lane, Pagham, Bognor, West Sussex*, unpub SEAS report No 1993/40

Historic England, 2015, *Management of Research Projects in the Historic Environment (MoRPHE)*

Museums and Galleries Commission, 1994 *Standards in the Museum Care of Archaeological Collections*

Priestley-Bell, G. 2010. An Archaeological Evaluation at Becket's Barn, Church Farm Holiday Village, Pagham, West Sussex. Unpublished ASE report No. 2010204-4595

Priestley-Bell 2012. An Archaeological Watching Brief Report Becket's Barn, Church Farm Holiday Village, Pagham, West Sussex. Unpublished ASE report No. 2011225-4834

SEAS, 1993. An Archaeological Evaluation of Deposits at Beckett's Barn, Church Farm Holiday Village, Sea Lane, Pagham, Bognor, West Sussex. Unpub SEAS report No 1993/40

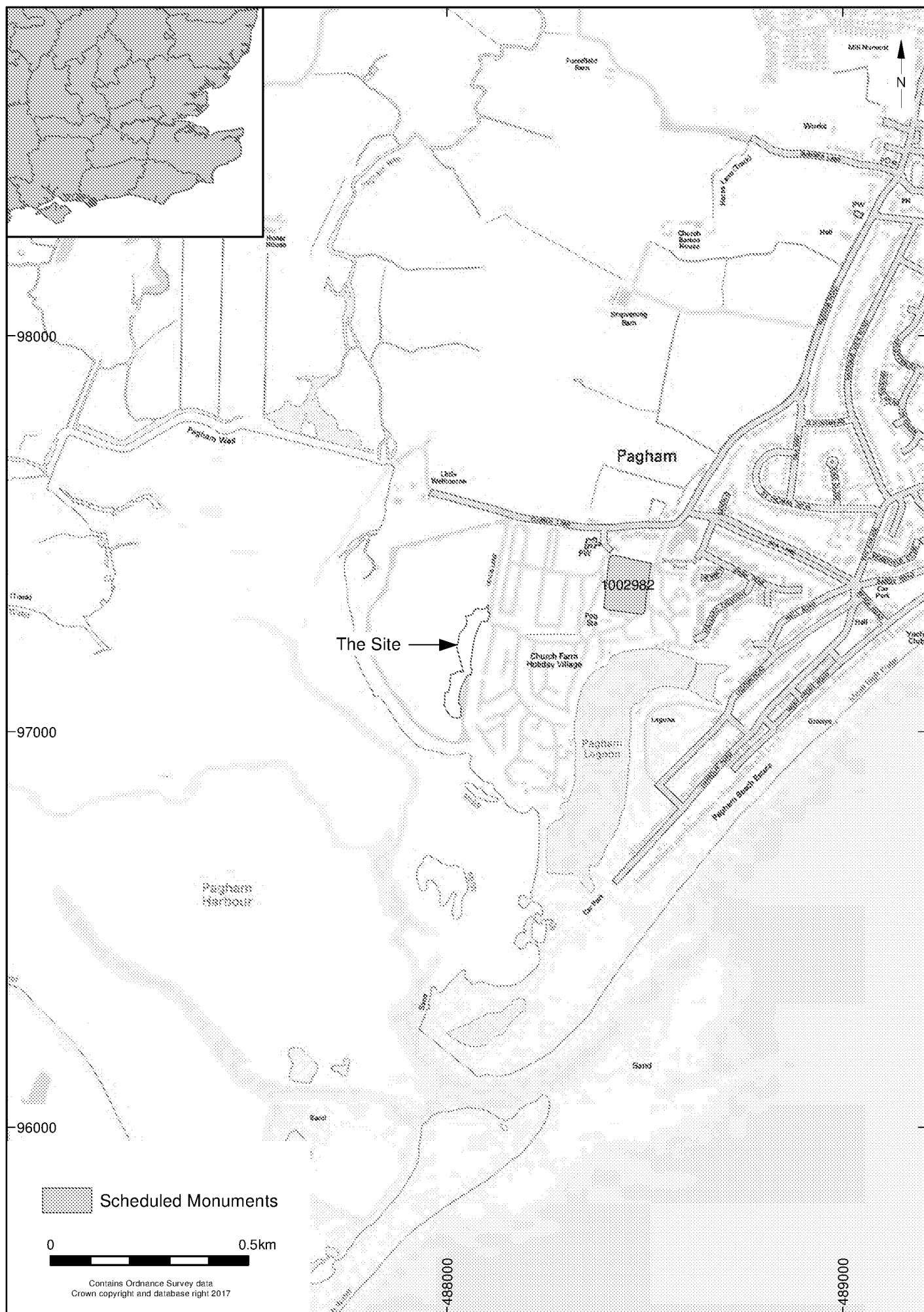
SEAS, 1996. An Archaeological Excavation at St. Thomas à Becket Church, Pagham, West Sussex. Unpub. SEAS Report No. 293

Stevens, S. 2013. *Archaeological Watching Brief Report Church Farm Holiday Village, Pagham, West Sussex Flood Alleviation Scheme*. ASE Report No. 2013057. Project No. 5930.

UKIC 1990. *Guidelines for the Preparation of Excavation Archives for Long-term Storage*

Wessex Archaeology, 1990. *Church Farm Holiday Village, Pagham, West Sussex: Archaeological assessment*. Unpub. Trust for Wessex Archaeology report.

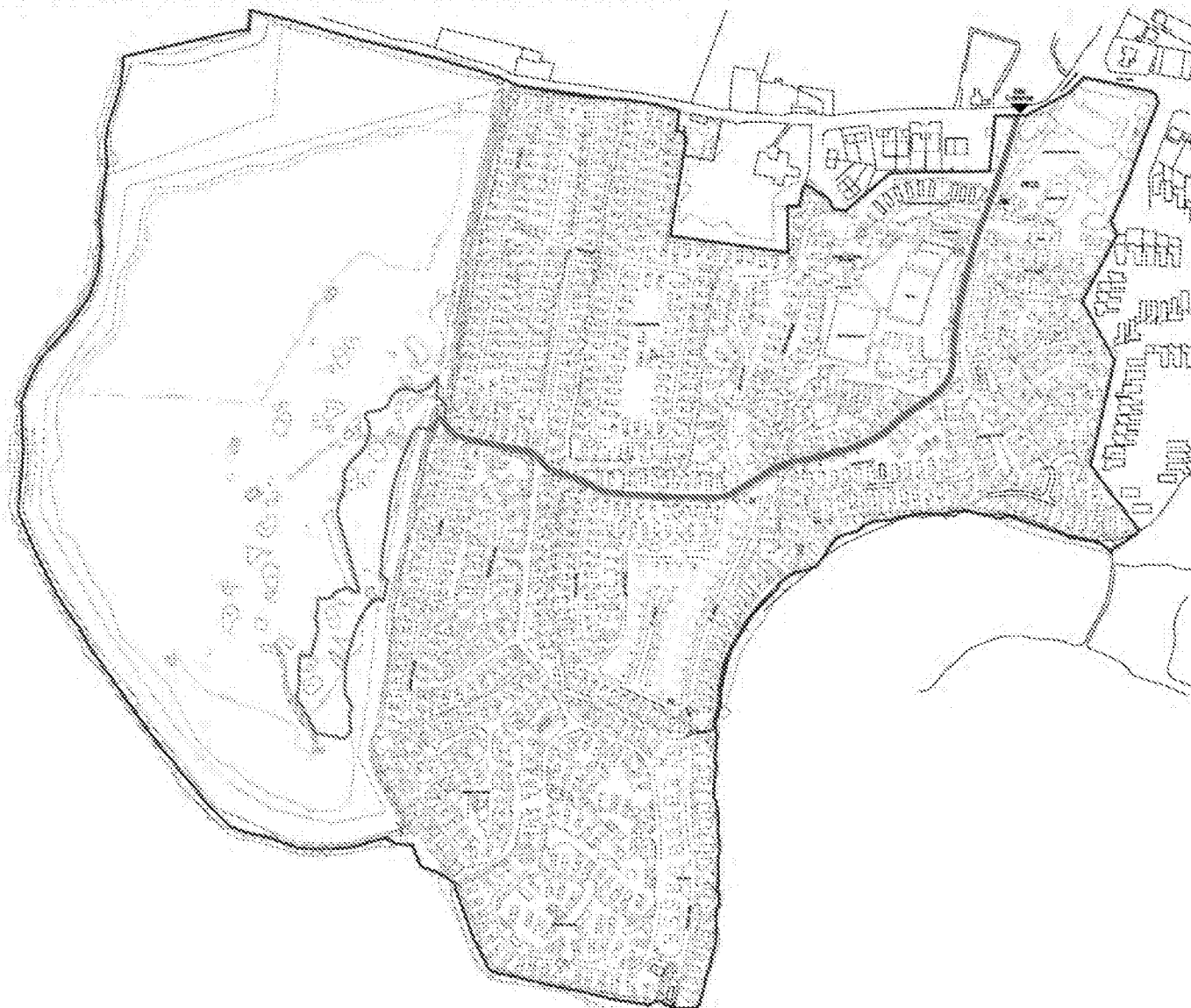
Archaeology South-East
26th April 2017



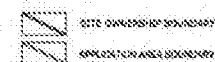
© Archaeology South-East		Church Farm Holiday Park, Pagham, West Sussex	Fig. 1
Project Ref: 170251	April 2017	Site location	
Report Ref:	Drawn by: AR		

CHURCH FARM HOLIDAY VILLAGE

GOLF COURSE BASE DEVELOPMENT - SITE LOCATION PLAN



LEGEND:



Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

Church Farm Holiday Village
Golf Course Base Development

© Archaeology South-East

Project Ref: 170251

April 2017

Report Ref:

Drawn by: AR

Church Farm Holiday Park, Pagham, West Sussex

Existing site plan

Fig. 2

CHURCH FARM HOLIDAY VILLAGE

GOLF COURSE BASE DEVELOPMENT - PROPOSED SITE PLAN

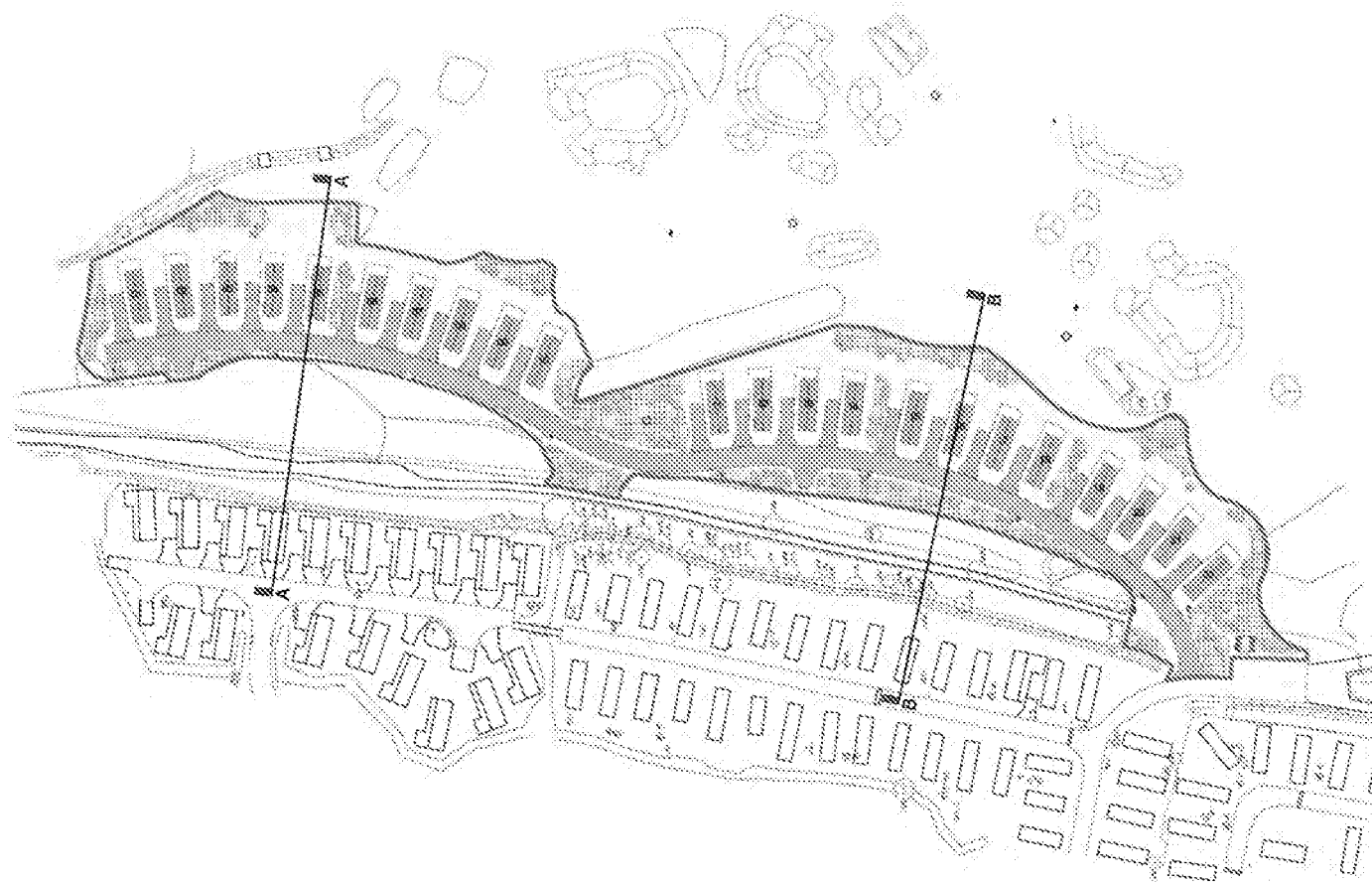


THIS PLAN IS THE PROPERTY OF ARCHAEOSOUTH EAST LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHAEOSOUTH EAST LTD. ANY UNAUTHORIZED USE OF THIS PLAN IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



LEGEND:

- APPLICATION AREA BOUNDARY - 2.35 acres (0.95ha)
- PROPOSED 22No. CARAVAN BASES
- PROPOSED BLOCK PAVED ACCESS ROAD AND PARKING BAYS
- PROPOSED TREES & PLANTING
- PROPOSED BIN BAY
- PROPOSED LOW LEVEL TIMBER BOLLARD LIGHT - 800.



CHURCH FARM HOLIDAY VILLAGE DEVELOPMENT AND DESIGN LTD	
GOLF COURSE BASE DEVELOPMENT	
PROPOSED SITE PLAN	
DATE	SCALE
10/06/2016	1:500
DESIGNED BY	CHECKED BY
ARCHITECT	ARCHITECT
PROJECT NO. 170251	
DRAWN BY: AR	
3440-210 F	

© Archaeology South-East

Church Farm Holiday Park, Pagham, West Sussex

Project Ref: 170251

April 2017

Report Ref:

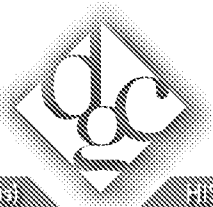
Drawn by: AR

Proposed site plan

Fig. 3

Appendix A

Heritage statement produced for Bourne Leisure Limited by DGC (Historic Buildings)
Consultants Ltd for an earlier scheme at Church Farm Holiday Park



The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE

Heritage Statement for Proposed First Floor balcony to Existing Owners Building:

Church Farm Holiday Village, Pagham, Nr Chichester, West Sussex PO21 4NR

General Description

The name Pagham appears to have originated from the settlement of a tribal leader called 'Paega', Pagham is a small, sea front town close to Pagham Lagoon; a reserve covering approximately 1500 acres. Half of which is saltmarsh and mud flats whilst the rest comprises farmland, copses, lagoons, reed beds and shingle beaches. It is an extremely important habitat, particularly for birds and as such has very high status as a conservation site.

The natural harbour of Pagham ensured that until the 14th century the settlement operated as one of the foremost English ports, trading wool to Europe. A huge storm in 1341 resulted in a large area being devastated by the sea, engulfing the hamlet of Charlton.

As the harbour gradually silted, so Pagham's wealth gradually diminished. Today, the harbour is a Local Nature Reserve, incorporating seven hundred acres of inter-tidal saltmarsh with associated shingle banks and nearly four hundred acres of surrounding farmland, pools, ditches and hedgerows, has become an internationally known refuge for migrant birds.

The Beech Estate originally consisted of holiday homes largely created from redundant railway carriages prior to the First World War. These gradually became permanent homes and were extended by various additions. Pagham by virtue of its coastline position played its part during the Second World War and a granite memorial stone on the hard standing in front of the Yacht Club honours Pagham's contribution to Operation Overlord and the famous Mulberry Harbour project. One of the 6000-ton Mulberry Harbour caissons originally stored offshore prior to D-Day can still be seen at low tide, around two thirds of a mile out.

A number of concrete roads, known as 'white roads' were constructed during the war to facilitate troop movements. Some remnant of these can still be seen.

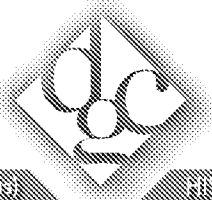
During the immediate post-war years the village of Pagham began a period of rapid expansion, this has continued to the present day. From time to time the civil Parish boundaries have been redrawn, but today Pagham still embraces both Nyetimber and Lagness, with over 6,000 residents.

Situated next to the lagoon is Church Farm, a large caravan holiday park within which lies the Scheduled Ancient Monument of Becket's Barn (219), a stone built house of early 13th century date which originally formed part of the curia of Pagham Rectory. It is within this curtilage of the Scheduled Monument Becket's Barn that there is a proposal to construct a new members building.

Historic Analysis

Pagham's natural environment is coastline, harbour and acres of arable farmland which made it a very obvious settlement site. Excavation of Bronze Age artefacts have established that there has been a settlement at

DGC (Historic Buildings) Consultants Limited
Registered Office: Hilden Park House, 79 Tonbridge Road, Hildenborough, Kent, TN11 9BN
Registered in England and Wales No. 6239686
VAT Reg No. 914 8059 18



The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE

Pagham for at least three and a half thousand years.

During the Roman times Pagham Harbour was the primary seaport for Southern England

Historic records determine that the Saxons settled in the area from the 5th century and it was within this period that Pagham was the subject of a transaction dated c.680 in which Caedwalla King of Wessex gave the area to Bishop Wilfred, the missionary to the South Saxons.

The church was first mentioned in the Domesday Book and it was substantiated by the 1976 church excavations that the Domesday church and probably at least one earlier church were on the site of the present parish church of St. Thomas a'Becket, which was built about 1206.

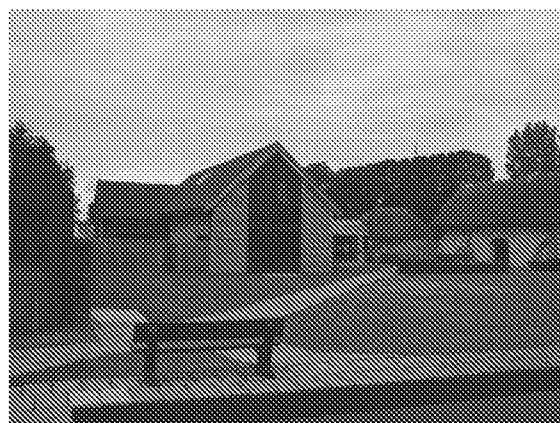
The Parish contains a number of ancient buildings. Opposite the Church is the Old Cottage, built at the same time as the current Church, The Vicarage at the end of Church Lane is first mentioned in 1626 and overlooks the Harbour, Barton Manor reputedly the oldest continuously occupied manor house in England, The Lion Inn which dates from the 15th, The Inglenook Hotel from the 16th, the Lamb Inn from the 17th centuries and Becket's Barn, a thirteenth century restored stone built Tithe barn of a large Rectory, in the Church Farm Holiday Centre, the subject of this Heritage Statement. The first reference to Pagham Rectory was in 1299 which identified a dispute over the appointment of a Rector of Pagham

Geographic Context

Becket's Barn and the surrounding recreational area is located within the curtilage of the Scheduled Ancient Monument . Currently the green space is laid out to incorporate a bowling green and fenced in basket ball / tennis courts as well as the visitor centre, reception area and recently constructed owner's leisure and relaxation facility for the holiday park.



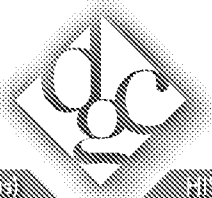
View from Bowling Green Looking South West



View looking due West

To the north lies the reception car park while the area is surrounding on East, South and West by static caravans.

DGC (Historic Buildings) Consultants Limited
Registered Office: Hilden Park House, 79 Tonbridge Road, Hildenborough, Kent, TN11 9BN
Registered in England and Wales No. 6239686
VAT Reg No. 914 8059 18



DEBORAH GARDNER PGDip (Bldg Cons)

HISTORIC BUILDINGS CONSULTANT

The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE



View looking South West from the car park



View from the paved approach to the Visitor Reception

The buildings on the site comprise Becket's Barn, a thirteenth century flint and brick barn, with associated masonry walling, a modern building which is used as the holiday park's reception building with a modern glass link which connects it to the Barn and encompasses part of the originally walling within its structure and a further building which is used as the administrative centre. Adjacent to the reception centre is the new owner's leisure and relaxation facility

The proposals would seek to retain the permanent buildings but provide a new first floor balcony to the owner's leisure and relaxation facility and enlarge the adjacent garden amenity space.



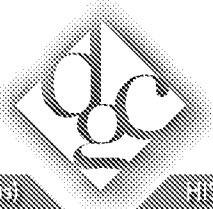
Reception Building



Becket's Barn

As the proposed development is situated within the curtilage of the Ancient Monument and the setting of the Grade II listed barn, Planning Policy Statement 5, Planning policy HE10 requires that consideration be given where applications are submitted for development affecting the setting of a designated heritage asset.

DGC (Historic Buildings) Consultants Limited
Registered Office: Hilden Park House, 79 Tonbridge Road, Hildenborough, Kent, TN11 9BN
Registered in England and Wales No. 6239686
VAT Reg No. 914 8059 18



The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE

Proposed Development

The former Tithe barn known as Becketts Barn is of a vernacular form associated with a traditional farmstead. It is this form which has been principally adopted by the later buildings albeit with contemporary detailing to distinguish it as a later development. The owner's leisure and relaxation facility which was approved and constructed in 2011 reflects design constructed of red brick with the west facing gable finished with timber boarding and a central powdercoated aluminium glazed screen.

The planned form of the buildings form a courtyard area which has been landscaped formerly to provide the necessary footpaths to the buildings edged with privet hedging and grass.

The proposal is to provide a first floor extension to the recently constructed building to provide an open air vantage point and seating area from which the proposed relaxation garden and the views beyond can be fully appreciated.

Pre-application advice has been sort with both the Local Planning Authority and English Heritage which has established that in principle the proposal could be considered supportable, subject to sensitive detailing and finishing to ensure that the characteristics of the building group and the setting of the listed building are retained.

The proposed structure is to be constructed with powder-coated (or painted) steel finished with timber boarding to the floor area, hardwood timber handrail and glass panel balustrade. The purpose is to achieve a structure that allows the form and character of the host building to be seen through the addition thereby retaining the existing views and vistas from both the car park and the approaches to the building group. This ultimately will ensure that the proposed structure does not visually dominate the setting of the existing buildings.

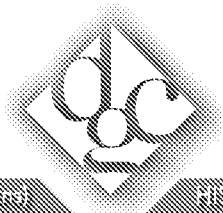
Access to the balcony area will be via doors in the existing gable end glazed screen. The inclusion of a pair of doors will have little or no impact upon the visual interpretation of the screen as the existing central windows with fixed lights beneath will be substituted for new powder-coated aluminium doors to match the existing style and detailing of the existing.

Whilst the final design of the garden area has not been fully developed a number of design principles have been established. A combination of hard and soft landscaping will compliment the building and allow for a range of attractive spaces that the building users can use ad enjoy. Paths will be wide, clearly delineated and well maintained to enable community interaction

Summary

Discussions with English Heritage have concluded that the proposed development does not significantly impact on the overall setting of the Scheduled Ancient Monument ad as such concurs with the principles as set out in Policy HE10 of Planning Policy Statement 5: Planning for the historic environment.

The construction principles of the balcony have been re-designed to ensure that the new structure does not become visually dominant thereby allowing the eye to read the character of the host building beyond. The plan form of the balcony has been designed to take advantage



DEBORAH GARDNER PGDip (Bldg Cons)

HISTORIC BUILDINGS CONSULTANT

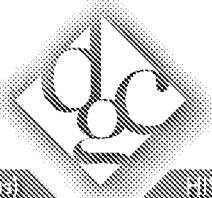
The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE

of the views to the South and to the East as well as providing a platform from which the designated asset of Becketts Barn can be fully appreciated

Conclusion

The proposal concurs with the principles set out in Policy HE10 of Planning Policy Statement 5: Planning for the Historic Environment.

This report is the copyright of DGC (Historic Buildings) Consultants and as such should not be copied, reprinted or disclosed to a third party without the written consent of DGC (Historic Buildings) Consultants Limited



DEBORAH GARDNER PGDip (Bldg Cons)

HISTORIC BUILDINGS CONSULTANT

The Spinney St Mary's Lane Bexhill on Sea East Sussex TN39 5JE

APPENDIX

Listed Building Description:

IoE Number: 297977

Location: BARN TO SOUTH EAST OF THE CHURCH, CHURCH LANE
PAGHAM, ARUN, WEST SUSSEX

Photographer: Mr Paul Bailey

Date Photographed: 30 June 2001

Date listed: 05 June 1958

Date of last amendment: 20 September 1984

Grade II

SZ 89 NE PAGHAM CHURCH LANE 20/487 5.6.58 Becket's Barn (formerly listed as Barn to south east of the Church) II Medieval barn presumably once associated with the palace of the Archbishops of Canterbury that was once situated here. Stone rubble. Tiled roof.



Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY

