

**Land at Bayards, Level Mare Lane, Eastergate
Heritage Desk Based Assessment
August 2021**

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HERITAGE DESK BASED ASSESSMENT

Land at Bayards, Level Mare Lane, Eastergate

JAC27420
Land at Bayards, Level Mare
Lane, Eastergate
Final
August 2021

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REPORT

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EXECUTIVE SUMMARY

Land at Bayards, Level Mare Lane, Eastergate is proposed for residential development with associated landscaping and infrastructure.

No designated or known non-designated archaeological assets have been recorded on the site. Based on the available evidence the site has a low to moderate archaeological potential for settlement evidence dating to the late prehistoric and Roman periods.

The proposed development therefore has the potential to impact archaeological remains of a likely local significance.

Consequently, we suggest that all further archaeological mitigation measures could follow planning consent secured by an appropriately worded planning condition.

There are a number of designated heritage assets within the surrounding area and Arun District Council have identified that the proposed development has the potential to affect the setting and significance of Denmans Garden, a Grade II Registered Park and Garden located 580m north of the study site. Consideration is also therefore given to the setting and significance of the surrounding designated and non-designated heritage assets within this report, in accordance with paragraph 194 of the NPPF.

However, this assessment has demonstrated that the functional and visual disconnection between the study site and the heritage asset, coupled with the retention of planting, means that the proposed development will have no impact on the significance of Denmans Gardens.

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Appendix One: HER Location Plan (West Sussex Historic Environment Record 2021)

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Heritage desk-based assessment has been prepared by RPS on behalf of Reside Developments Ltd.
- 1.2 The subject of this assessment, also known as the study site, is Land at Bayards, Level Mare Lane, Eastergate. The study site is situated within the District of Arun within the County of West Sussex (Fig. 1). The study site is centred on SU9460406269.
- 1.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2017), Reside Developments Ltd has commissioned RPS Consulting Services Ltd to undertake this heritage desk based assessment.
- 1.4 This desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of any designated and non-designated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.
- 1.6 There are a number of designated heritage assets within the surrounding area and Arun District Council have identified that the proposed development has the potential to affect the setting and significance of Denmans Garden, a Grade II Registered Park and Garden located 580m north of the study site. Consideration is also therefore given to the setting and significance of the surrounding designated and non-designated heritage assets within this report, in accordance with paragraph 194 of the NPPF.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

Legislation

- 2.1 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.4 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.5 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.6 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, Section 72 does not give explicit protection to the setting of conservation areas.

National Planning Policy

- 2.7 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.8 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.9 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment 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 that heritage makes to our knowledge and understanding of the past.
- 2.10 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. Paragraph 194 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 review the potential impact of the proposal upon the significance of that asset.
- 2.11 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.12 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.16 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.17 *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.
- 2.18 *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.
- 2.19 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.20 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.

Planning Practice Guidance (MHCLG)

- 2.21 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.22 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.23 The PPG also provides definitions of the different types of heritage interest as follows:
1. Archaeological interest: As defined in the Glossary to the NPPF, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 2. Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 3. Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Local Planning Policy

- 2.24 The site is located within the District of Arun, which adopted the Arun Local Plan 2011-2031 in July 2018. It contains the following policy relating to the historic environment:

POLICY HER DM6: SITES OF ARCHAEOLOGICAL INTEREST

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

In all such instances:

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

be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;

or

b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.

c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.

d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.

e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.

f. Developments shall also be consistent with all other Local Plan Policies.

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

Overview: Historic Environment Good Practice Advice in Planning

2.25 The NPPF and PPG are supported by Historic England guidance which is intended to inform owners, applicants and decision makers when considering changes to historic buildings and places.

This published planning advice comes in two forms:

- Good Practice Advice notes (GPAs) - provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
- Historic England Advice Notes (HEANs) - include detailed, practical advice on how to implement national planning policy and guidance.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 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 balanced with the need for change; and
- Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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’*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;

4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

- 2.26 No Scheduled Monuments or other designated heritage assets lie on the study site. Eastergate Conservation Area lies approximately 600m south of the study site and the closest Listed Buildings lie within the Conservation Area. The study site is not located within an Archaeological Notification Area, but a number of Archaeological Notification Areas are located close by.
- 2.27 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS online 2020) records the underlying geology across the bulk of the Site as Lambeth Group (Clay, Silt and Sand), with London Clay Formation (Clay, Silt and Sand) in the south. These deposits are overlain by superficial deposits of Head (Clay, Silt, Sand and Gravel) across the Site.
- 3.2 The BGS online geology viewer records Raised Storm Beach Deposits 2 approximately 500m to the north of the Site and Raised Beach Deposit 1 approximately 1km north-east of the Site. However, no Beach deposits are recorded on the Site itself.
- 3.3 No site-specific geotechnical information was available for the study site at the time of writing this report.

Topography

- 3.4 The site lies within the West Sussex Coastal Plain to the south of the South Downs. The study site gently slopes downwards from north to south from, c. 17m AOD (Above Ordnance Datum) in the north down to c 16m AOD in the south.
- 3.5 No natural water courses cross the site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1.5km around SU 94661 06252 (Appendix A), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.4 No previous archaeological work has taken place on the study site.
- 4.5 However, within the Study Area, the following archaeological evaluations, excavations and watching briefs have taken place:
- EWS1674, SU 95174 06799 – an archaeological evaluation at Fontwell Avenue, Fontwell, 750m north east of the study site. The evaluation took place between 2015 and 2016 and comprised forty six trenches. Sixteen of these were devoid of archaeological features. across the rest of the Site, fifty eight archaeological features were identified dating to four archaeological periods:
 - Early Neolithic activity comprising a single charcoal-rich pit. A small assemblage of Mesolithic to Mid Neolithic struck flint was also recovered from the site.
 - Early Bronze Age activity comprising a single, heavily truncated enclosure.

- Roman activity, comprising a probable Roman field boundary.
- Post Medieval activity comprising a structure of unknown function.
- Geoarchaeological test pits were also excavated, and these identified Raised Beach deposits. However, no evidence of Palaeolithic activity was identified.
- EWS1810, SU 94124 05794 – an archaeological evaluation at Westergate, 600m south west of the study site identified finds and features dating to three separate periods:
 - Early Neolithic activity was identified in the north east of the site and comprised two possible pits. One pit contained a small group of Early Neolithic pottery and burnt food residue on one of the sherds was radiocarbon dated to 3777-3652 BC. The other pit contained four large probable Early Neolithic pottery body sherds, worked flints, and firecracked flints.
 - Late Bronze Age activity comprising ditches was identified in six trenches. Dating evidence from the ditches was sparse but thirteen sherds of Late Bronze Age pottery was identified in one of the ditches, and Late Prehistoric pottery was found in another. The morphological similarities and alignment of the ditches indicate that they were likely to be of similar date.
 - Late Post Medieval activity comprising field boundary ditches.
- EWS1347, SU 9438 0700 – an archaeological evaluation at Westergate House, Fontwell, c650m north west of the study site. The evaluation took place in 2008 and comprised three trenches. A linear feature was identified in two of the three trenches but contained no finds. It was interpreted as a former garden feature or minor boundary. No other features or finds were identified during the evaluation.
- EWS933, SU 95342 07073 – an archaeological evaluation of land at Newlands House, Fontwell, c1km north east of the study site. The evaluation took place in 2006 and comprised eight trenches. Aside from two undatable burnt tree throws, no finds or features of an archaeological nature were identified.
- EWS1127, SU 9406 0527 – an archaeological evaluation on land to the rear of 23-27 Ivy Lane, Westergate, c1km south west of the study site. The evaluation took place in 2006 and comprised eleven trenches. Archaeological features were discovered across the development site and dated from the Late Bronze Age to the Late Medieval period.
- EWS1035, SU 9544 0506 – an archaeological evaluation at Barnham Manor, c1500m south east of the study site. The only feature identified during the evaluation comprised a Roman gully, which also contained residual Middle Iron Age pottery.
- EWS2021, SU 94926 05902 – an archaeological watching brief approximately 400m south-east of the study site recorded no archaeological finds or features
- ESW2000, SU 95003 05470 – a geophysical survey undertaken approximately 750m south-east of the study site recorded anomalies of potential archaeological interest that may represent Iron Age or later field systems

Prehistoric – Palaeolithic and Mesolithic

4.6

The upper area of the West Sussex Coastal Plain contains sediments associated with raised beaches, such as those recorded at Slindon (Goodwood-Slindon Raised Beach) and between Aldingbourne and Arundel (Aldingbourne Raised Beach). Such sediments comprise formations of gravels and sands relating to former coastline formations and these have been shown to contain significant evidence relating to early human activity and the surrounding environment in the Pleistocene period, such as that recorded at Eartham Pit, Boxgrove, situated c.3km to the north-west.

- 4.7 Previous geo-archaeological investigations undertaken at Fontwell Avenue approximately 750m north-east of the study sites recorded Aldingbourne raised beach deposits present at approximately 0.80m below ground level – 3.9m below ground level. Significant palaeoenvironmental deposits with probable biological material potentially exists in these deposits. No evidence of Palaeolithic activity was recorded.
- 4.8 Sequences of Raised Beach deposits have been recorded through previous archaeological investigations undertaken immediately to the north of Arundel Road, over 1.5km north of the site, Similarly no Palaeolithic material was recorded in association with these identified sequences, although significant early material has been recovered, predominantly from surrounding gravel pits, both through formal excavation and as chance finds.
- 4.9 The BGS online viewer records that the Site lies to the south of the known Raised Beach deposits and only one Palaeolithic find has been recorded within a 1.5km radius of the site. This comprises a Palaeolithic axe which was found at West Walberton Lane, Walberton, c. 1.25km north east of the study site, most likely associated with the Raised Beach deposits recorded to the north (MWS2332, SU 9577 0677).
- 4.10 An archaeological evaluation at Fontwell Avenue, c750m north east of the study site, identified a small assemblage of Mesolithic flint (EWS1674, SU 95174 06799). Mesolithic flint was also found by the occupier of 1 Croft Cottages in their back garden, 1250m south west of the study site. No further information on the context or nature of these finds is available (MWS7101, SU 93807 05078).
- 4.11 Due to the sites location to the south of the Raised Beach Deposits the archaeological potential for significant evidence dating to these periods is considered to be low although isolated and residual finds may be present.

Prehistoric – Neolithic, Bronze Age and Iron Age

- 4.12 An archaeological evaluation at Fontwell Avenue, Fontwell, c750m north east of the study site, identified a small assemblage of struck flint of possible Neolithic date. A single Early Neolithic charcoal-rich pit was also identified during these investigations (MWS13195, EWS1674, SU 95174 06799).
- 4.13 An archaeological evaluation at Westergate, c600m south west of the study site recorded further evidence of Neolithic activity comprising two possible pits (MWS14353, EWS1810, SU 94124 05794)
- 4.14 Further from the site, surface finds of Neolithic worked flint were found c1250m south-west of the study site (MWS7795, SU 9352 0540) whilst a number of Neolithic isolated artefacts have been found in the environs (MWS6803, SU 9365 0542, MWS6997 SU 94564 05070, MWS5671 SU 938 070) suggesting evidence of occupation in the wider vicinity of the site.
- 4.15 Continuation of occupation into the Bronze Age was identified during the fieldwork at Fontwell Avenue approximately 750m north-east of the site where a heavily truncated Bronze Age enclosure was recorded (MWS13195 SU9517406799).
- 4.16 In addition, the archaeological evaluation at Westergate c600m south-west of the study site recorded Late Bronze Age activity comprising ditches containing small amounts of pottery. The ditches contained few finds representing domestic occupation during the Bronze Age, it is therefore likely that the Bronze Age ditches represent land division associated with agricultural activity (MWS14353, EWS1810, SU 94124 05794).
- 4.17 A small Late Bronze Age bucket shaped urn was found at “Greenings”, Eastergate in 1954, c250m east of the study site. It is not known whether any human remains were in the urn (MWS2254, SU 9483 0608).

- 4.18 An archaeological evaluation of land to the rear of 23-27 Ivy Lane, c1km south west of the study site, identified a pit containing worked flint and a sherd of Bronze Age pottery and residual Prehistoric pottery (MWS9493, EWS1127, SU 9406 0527).
- 4.19 A ditch containing Late Bronze Age to Early Iron Age pottery was identified at Arundel Road, c1km north east of the study site (MWS6976, SU 95492 06996). An archaeological evaluation at Westergate Community College recovered a “significant quantity” of Late Bronze Age to Early Iron Age pottery, c750m south west of the study site (MWS7048, SU 94152 05490). A Late Bronze Age post hole was also identified at this location (MWS7049, SU 94079 05490).
- 4.20 Based on the available evidence the site lies in a landscape that was being heavily exploited by the later prehistoric periods particularly the Neolithic and Bronze Age. The archaeological potential for evidence of occupation dating to these periods is therefore considered to be moderate.

Roman

- 4.21 An archaeological evaluation at Fontwell Avenue, Fontwell, c750m north east of the study site, identified a probable Roman field boundary. (MWS13195, EWS1674, SU 95174 06799). A V-shaped ditch was discovered c800m north east of the study site at Fontwell containing large quantities of Roman coarse greyware sheds, very worn Samian, and a few colour coated sherds, together with fragments of tegula and imbrex. The volume of domestic rubbish indicates the presence of an occupation site nearby (MWS7988, SU 95330 06915). An earthwork linear embankment recorded close to these investigations is considered likely to represent part of the Roman Road from Chichester to Brighton (MWS14385, SU 96482 07011). The above appears to suggest settlement close to the road, and associated agricultural activity around the area of occupation.
- 4.22 Roman pottery was found at Westergate School in 1975, c1km south west of the study site (MWS1280, SU 941 053). An archaeological evaluation of land to the rear of 23-27 Ivy Lane, c1km south west of the study site, identified a single sherd of Roman pottery (MWS9493, EWS1127, SU 9406 0527). A Roman cremation burial and pottery sherds were also found at Nyton in the 1970s, 1500m south west of the study site (MWS1283, SU 934 055). Roman brick and tile have been identified within the walls of the Medieval Parish Church of St George, 1250m south of the study site (MWS2252, SU 9451 0509). A single fragment of tegula was also recovered from the subsoil during an evaluation at Church Lane, Eastergate, 1250m south of the study site (MWS6997, SU 94564 05070). An archaeological evaluation at Barnham Manor, c1500m south east of the study site, identified a single Roman gully (MWS8615, EWS1035, SU 9544 0506).
- 4.23 A Roman cremation burial was found at Westergate House, 750m north west of the study site. The burial dates to the turn of the second and third centuries AD (MWS2251, SU 9440 0703). A Roman cremation burial was found at Hale’s Barn Field in 1918, 1084m north west of the study site. The burial was in a glass vessel in a cist with a wooden lining. At diagonally opposite corners, there were two glass bottles, one of which contained a waxy substance. In the soil outside the cist, fragments of red pottery were found (MWS2250, SU 9378 0695).
- 4.24 The spread of Roman finds and features across the landscape suggest that this area was occupied during the Roman period, with foci of occupation close to the Roman Road in the north. The site’s location some distance from the Roman road suggest it most likely comprised agricultural hinterland during this period. The archaeological potential for settlement evidence is therefore considered to be low but evidence of agricultural activity in the form of land division and drainage could conceivably be present.

Anglo-Saxon and Medieval

- 4.25 The manor of Eastergate is recorded in the Domesday Survey of 1086. The settlement developed in the early Medieval period around the Norman church of St George located 1km south of the study site (MWS2252, SU 9451 0509). A nearby evaluation at Church Lane, identified two north-south

ditches, one of which contained eleventh to thirteenth century pottery. It was suggested they represent earlier churchyard boundaries c. 2-3m east of the present churchyard wall (MWS6997, SU 94564 05070).

- 4.26 An archaeological evaluation of land to the rear of 23-27 Ivy Lane, c1km south west of the study site, identified multiple features and associated finds dating to the eleventh to fourteenth centuries, comprising ditches, pits, and postholes (MWS9493, EWS1127, SU 9406 0527).
- 4.27 Despite extensive excavation within the Study Area, few finds or features dating to the Anglo-Saxon and Medieval periods have been identified. The site lies away from the church which would have been the focus of any settlement, and the site most likely comprised agricultural land during these periods. The site is therefore considered to have a low archaeological potential for significant settlement evidence dating to these periods.

Post Medieval & Modern (including map regression exercise)

- 4.28 During the Post Medieval period the study site continued to comprise agricultural land some distance from the core of any settlement and to the west of Eastergate Common (Fig. 2). There was no change by the early 19th century (Fig. 3). The 1847 Aldingbourne Tithe map confirms the site formed part of a large enclosed arable field farmed by Northfields Farm by this date bound to the east by the parish boundary with Eastergate and bound to the south by the land leading to Northfields Farm (Fig. 4).
- 4.29 There was no change by the late 19th century (Figs. 5 and 6). From the early 20th century small clusters of trees had been planted and the eastern boundary became tree lined and by the 1950s a trackway bound the west of the site leading from Northfields Farm to Northfields (house) which comprised a cluster of buildings to the north-east of the site (Fig. 7 and 8).
- 4.30 More recently, the site has been divided into a series of paddocks (Fig. 9) and there has been no subsequent change to the study site (Fig. 10 and 11).

LiDAR Data

- 4.31 No archaeological anomalies are visible on the LiDAR Data plot (Appendix Two).

Assessment of Significance (Designated Assets)

- 4.32 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.33 No designated archaeological assets lie on or close to the site.

Assessment of Significance (Non-Designated Assets)

- 4.34 The study site is not located within an Archaeological Notification Area, but a number are located within the Study Area.
- 4.35 The site is considered to have a low to moderate potential for settlement evidence dating to the later Prehistoric and Roman periods. If present, any archaeological remains are considered to be of local significance.
- 4.36 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Potential	Archaeological Identified Significance
Palaeolithic and Mesolithic	Low	Low (Local)
Neolithic	Moderate	Low (Local)
Bronze Age	Moderate	Low (Local)
Iron Age	Low	Low (Local)
Roman	Low to Moderate	Low (Local)
Anglo-Saxon and Medieval	Low	Low (Local)
Post Medieval	Low	Low (Local)

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The site currently comprises flat grassland occupied by a series of paddocks. The perimeter of the site bound by trees to the west, south and east, Bayards comprises a cluster of buildings to the north-west of the site (Figure 10 and 11).
- 5.2 Any past phases of agricultural or horticultural activity on the site will have had a widespread below ground cumulative impact on any archaeological remains present.

Proposed Development

- 5.3 Outline permission for up to 69 dwellings with access, parking, landscaping and associated works. All matters reserved apart from access

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.4 No designated archaeological assets are located on the site and none will be directly impacted by the proposed development.

Review of Potential Development Impacts on Non-Designated Assets

- 5.5 Groundworks associated with the proposed development have the potential to impact on as yet unknown archaeological assets that may be present within the study site. Any archaeological remains are likely to be of no more than local significance.

6 BUILT HERITAGE STATEMENT

- 6.1 The study site is bounded by planting and is visually well enclosed. Therefore, the proposed development of the study site is unlikely to affect the setting and significance of any surrounding designated or non-designated built heritage assets. To confirm this, a settings assessment has been undertaken in accordance with the 5-step process set out in *GPA3: The Setting of Heritage Assets* (see Section 2 for further information).
- 6.2 A 1.5km radius was used to identify those heritage assets within the surrounding area that may be affected by the proposed development. Particular regard has been given to Denmans Garden, a Grade II Registered Park and Garden which was identified by Arun District Council in their pre-application response (issued 19th May 2021).
- 6.3 Northfields, a substantial country house, is located to the west of the study site. however, this building is visually and functionally separated from the study site. in addition, it has not been identified as a non-designated heritage asset by the LPA either through the production of their List of Non-Designated Heritage Assets, or through recent pre-application discussions related to the study site. It is consequently not considered within this report.
- 6.4 A site visit has confirmed that the study site does not presently form part of the setting, or significance of the surrounding built heritage assets due to its visually enclosed nature and the distance from these heritage assets. Detailed consideration is not therefore given to these surrounding heritage assets, but a proportionate assessment of Denmans Gardens is provided below to respond to the District Council's pre-application comments and assist in the determination of the application.

Denmans Gardens

Step 1: Identify which heritage assets and their settings are affected

- 6.5 Denmans Gardens is a Grade II Registered Park and Garden (NHLE 1468114). It is located approximately 580 metres north of the northern boundary of the study site. The park was registered in 2020. The reasons for designation state:

Denmans, Fontwell, West Sussex a private garden developed from the mid-C20 by Joyce Robinson with modifications and revisions from the late C20 by the internationally renowned landscape designer John Brookes is registered at Grade II for the following principal reasons:

Design interest:

** as the personal garden of both John Brookes, a leading post-war landscape designer who popularised the ideas of the 'outdoor room', and Joyce Robinson a market gardener and self-taught horticulturist.*

Historic interest:

** as Brookes' own home and teaching base, he used Denmans to test out his ideas for more than thirty years, and as such it represents his own tastes undisturbed by clients; as the site of experimental work of Brookes and Robinson, such as the innovative naturalistic gravel gardens first designed in the 1970s, and the site of John Brookes' own school of design.*

Survival:

** although the design of the garden has evolved over time, the overall layout retains important elements which reflect the ethos of both Robinson's and Brookes' work.*

Group value:

** with the adjacent Westergate House (listed Grade II), as part of that house's former garden.*

- 6.6 It is therefore evident that the significance of the garden is derived from its historic interest and innovative and on-going design. This is particularly drawn from its association with Brookes who was an influential landscape designer and used the garden as a testing bed for his own ideas and innovations.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

- 6.7 Denmans Garden is located to the east of Westergate House (Grade II; NHLE 1027738) and historically formed part of the walled garden associated with this grand, 19th century manor. The Gardens also include the former Gardener's Cottage, a mid 19th century building that reflects the historic associations with the neighbouring manor house. The proximity to Westergate House reflects the origins of the Gardens as a working garden associated with a larger house and contributes to the significance of the registered park and garden.
- 6.8 Much of the remainder of the setting of the Gardens has, however, undergone notable change in the 20th century. This has included the widening of the A27 to the north (becoming a dual carriageway in 1987) which is now a notable audible feature within the historically more rural and tranquil setting of the Gardens. The immediately surrounding area has also been developed with the construction of large-scale, industrial buildings to the north and east, including the construction of GTR's manufactories to the east.
- 6.9 Further to the east, the development of Fontwell Park has also altered the setting of the Gardens, providing a more formalised leisure use here. The land to the south comprises field parcels and a single, inter-war dwelling.
- 6.10 Visually the setting of Denmans Gardens is enclosed by the planting and boundary treatments to the heritage asset. The variety of planting within the Gardens is evident from outside, including in public views from Denmans Lane, where elements of the historic boundary wall can also be appreciated. This permits a limited appreciation of its historic and aesthetic interests. However, the Gardens are best experienced from within.
- 6.11 The study site is located over 500m south of the Gardens and is visually separated by intervening planting. This includes the planted northern boundary of the study site, planting within the intervening rural fields (including dense coniferous planting on the western edge of Fontwell Park) and the planting that forms the southern perimeter of the Gardens. There is consequently no appreciation of the significance of Denmans Gardens permitted from within the study site or its vicinity.
- 6.12 There is no evidence of any functional or ownership link between the study site and Denmans Gardens. The 1845 Eastergate Tithe Map and Apportionment record the study site under multiple owners. At this time, the Westergate House estate was owned and occupied by Thomas Shiffner Esquire, which is recorded in the separate Aldingbourne tithe.
- 6.13 The study site therefore makes no contribution to the significance of Denmans Gardens as a designated heritage asset.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

- 6.14 The proposed development will retain the dense boundary planting along Level Mare Lane and will not be visible from within Denmans Gardens. Nor will it affect views towards the Gardens or the ability to experience and appreciate the significance of the heritage asset. It will present a change

to one part of the much wider, semi-rural surroundings of the heritage asset, which will not alter the character of its setting or its immediate context.

- 6.15 The proposed development will therefore have no impact on the significance of Denmans Gardens, with its significance entirely conserved.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

- 6.16 The proposed development will have no impact on the significance of Denmans Gardens. No mitigation measures are therefore required. In addition, the distance from the study site to the heritage asset means that it is not possible to provide elements of enhancement within this setting.

Step 5: Make and document the decision and monitor outcomes

- 6.17 The proposed development will conserve the significance of this designated heritage asset and complies with the provisions of Section 16 of the NPPF and local plan policy.

7 SUMMARY AND CONCLUSIONS

- 7.1 This Heritage Desk Based Assessment has been prepared to assess the archaeological potential of the site at Bayards, Level Mare Lane, Eastergate, West Sussex. It also assesses the potential impact on the historic built environment arising from the proposed development of the Site.
- 7.2 No designated heritage assets lie on the site. This report has identified that the proposed development has the potential to affect the setting and significance of a single designated heritage asset: Denmans Gardens. However, this assessment has demonstrated that the functional and visual disconnection between the study site and the heritage asset, coupled with the retention of planting, means that the proposed development will have no impact on the significance of Denmans Gardens.
- 7.3 Based on the available evidence the site is considered to have a low to moderate archaeological potential for finds or features dating to the Neolithic, Bronze Age and Roman periods, and a low archaeological potential for finds or features dating to all other periods.
- 7.4 The proposed development therefore has the potential to impact archaeological remains of a likely local significance.
- 7.5 Consequently, we suggest that all further archaeological mitigation measures could follow planning consent secured by an appropriately worded planning condition.

Sources Consulted

General

British Library
West Sussex Historic Environment Record
The National Archive

Internet

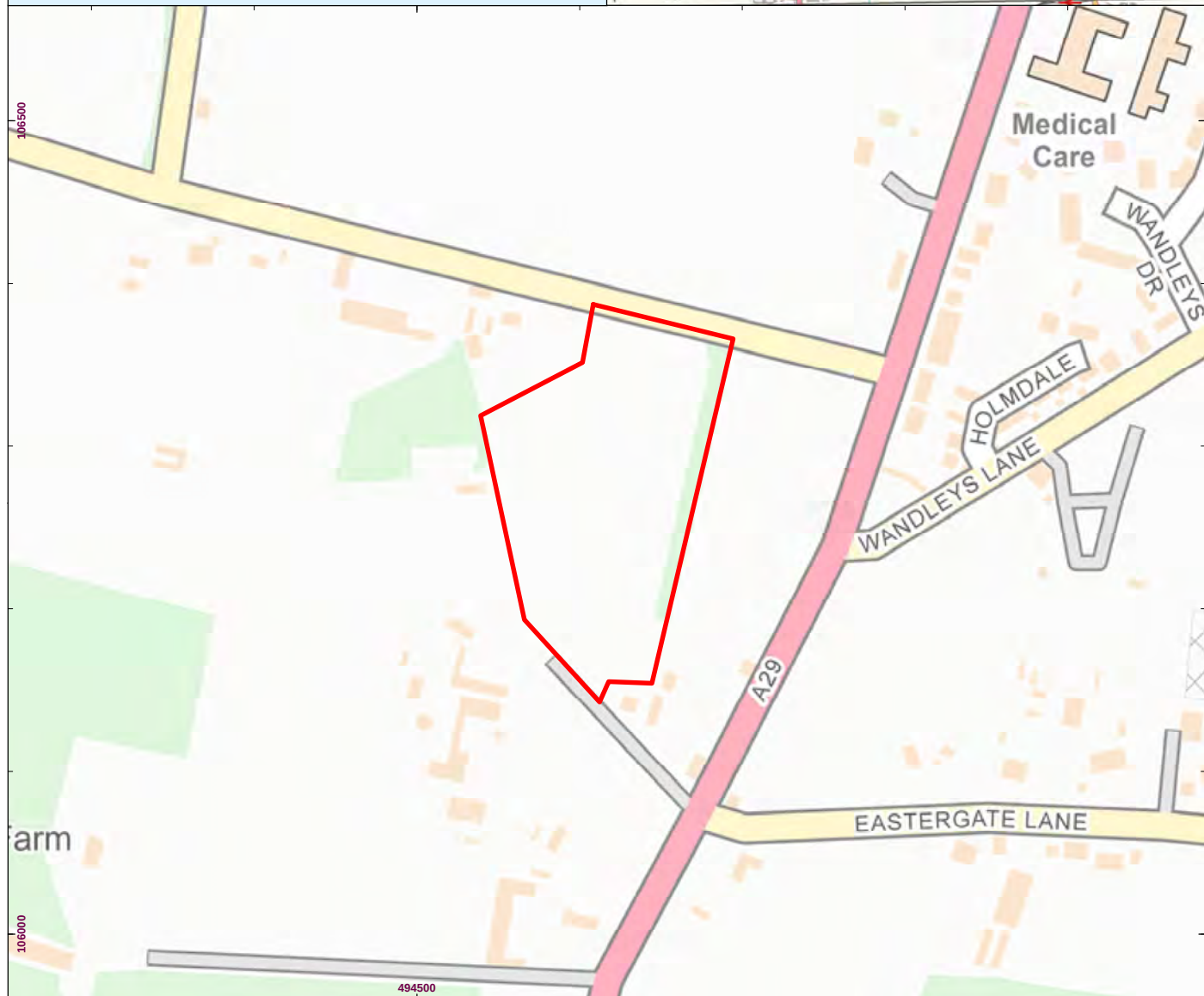
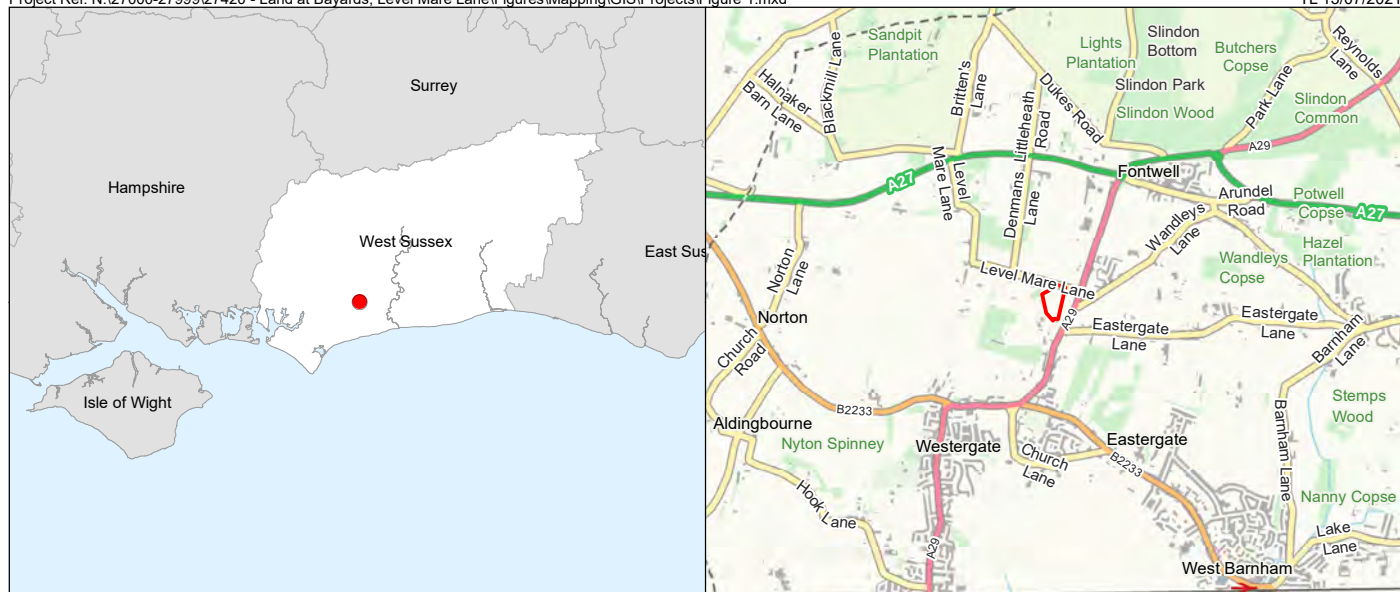
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Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

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Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document
Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document
Howell, I., & Surrell, I. 'Fontwell' in *The Parish of Walberton: Containing the Villages of Walberton, Binsted and Fontwell* Walberton Parish Council 1994
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Cartographic

1778 Yeakell and Gardner Map of West Sussex
1805 Ordnance Survey Drawing
1847 Aldingbourne Parish Tithe Maps
1880 Ordnance Survey Map
1899 Ordnance Survey Map
1914 Ordnance Survey Map
1951 Ordnance Survey Map
2013 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:4,000

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Figure 1

Site Location



 Site Boundary (approximate)



Not to Scale:
Illustrative Only



Figure 2

1778 Yeakell and Gardner Map
of West Sussex



Site Boundary (approximate)

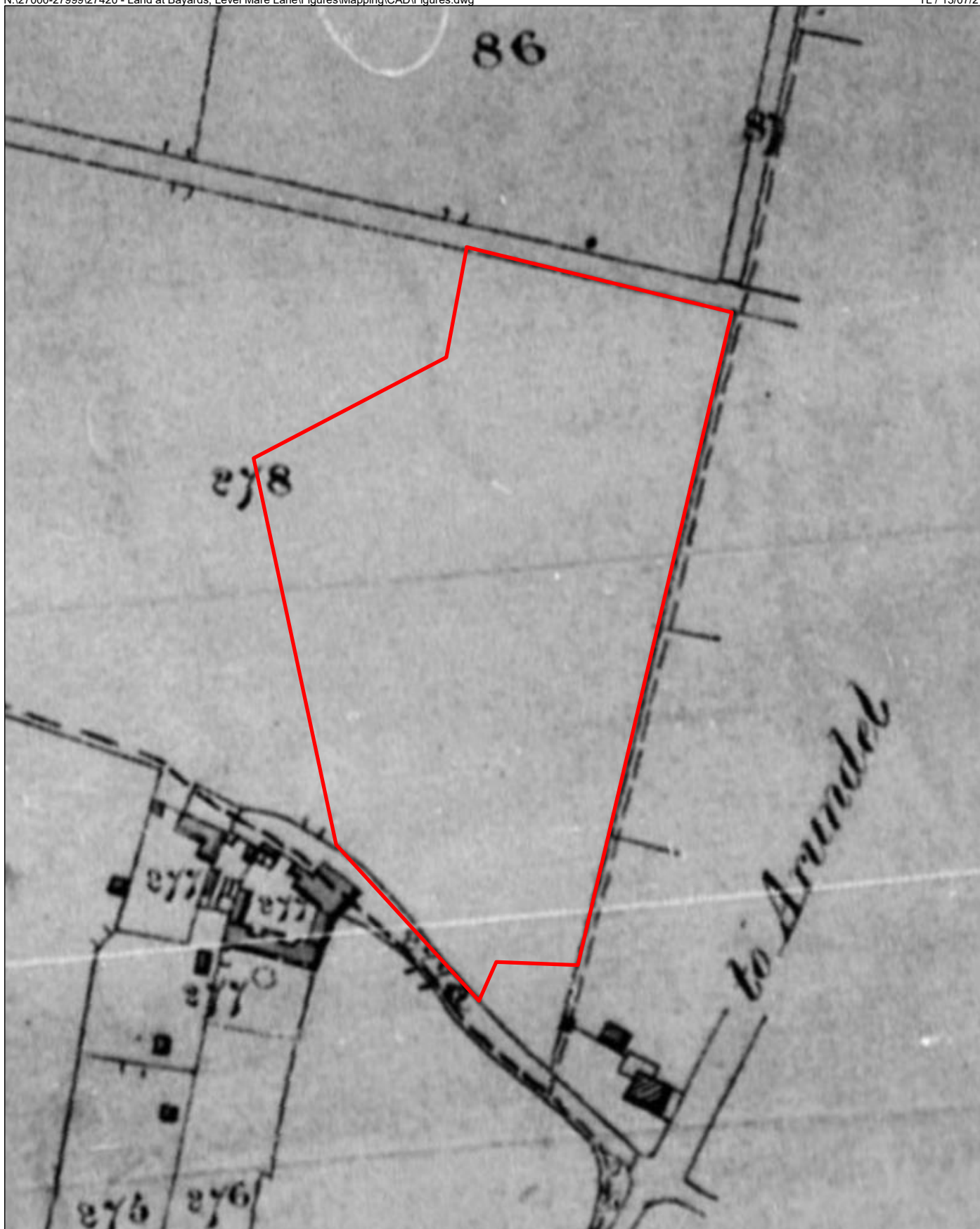


Not to Scale:
Illustrative Only



Figure 3

1805 Ordnance Survey Drawing



 Site Boundary (approximate)

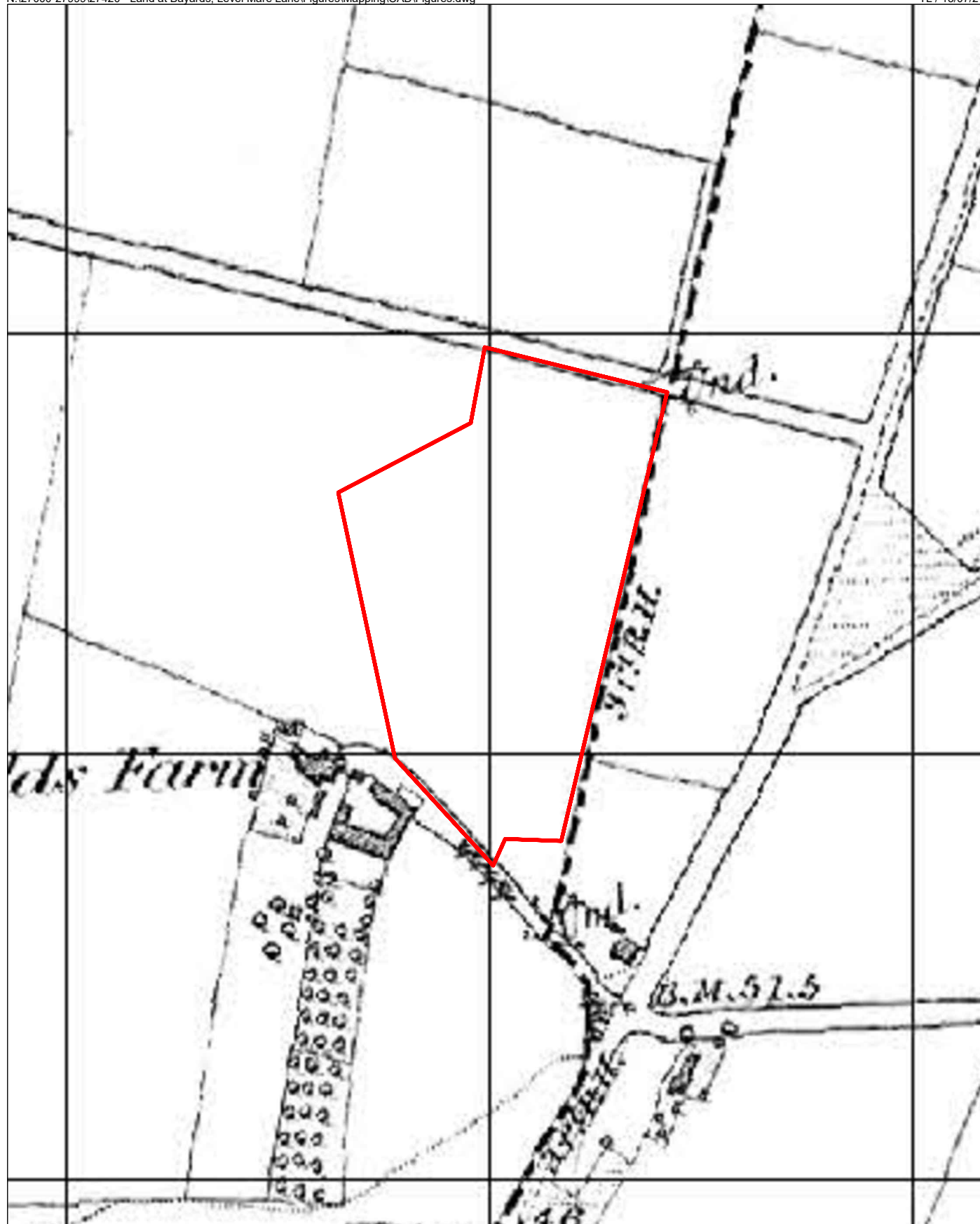


Not to Scale:
Illustrative Only



Figure 4

1847 Aldingbourne Parish
Tithe Map



 Site Boundary

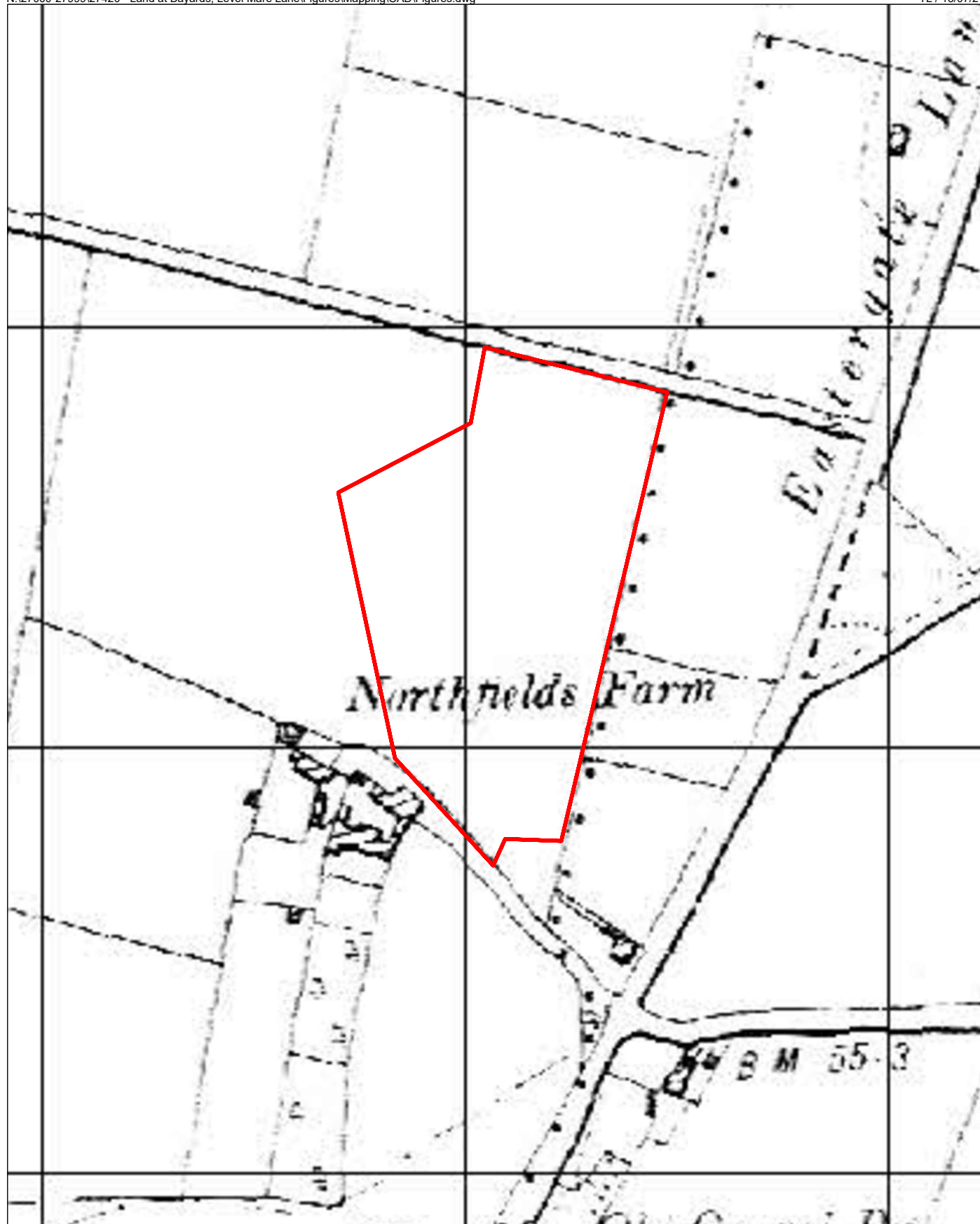


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Scale at A4: 1:2,500



Figure 5

1880 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:2,500

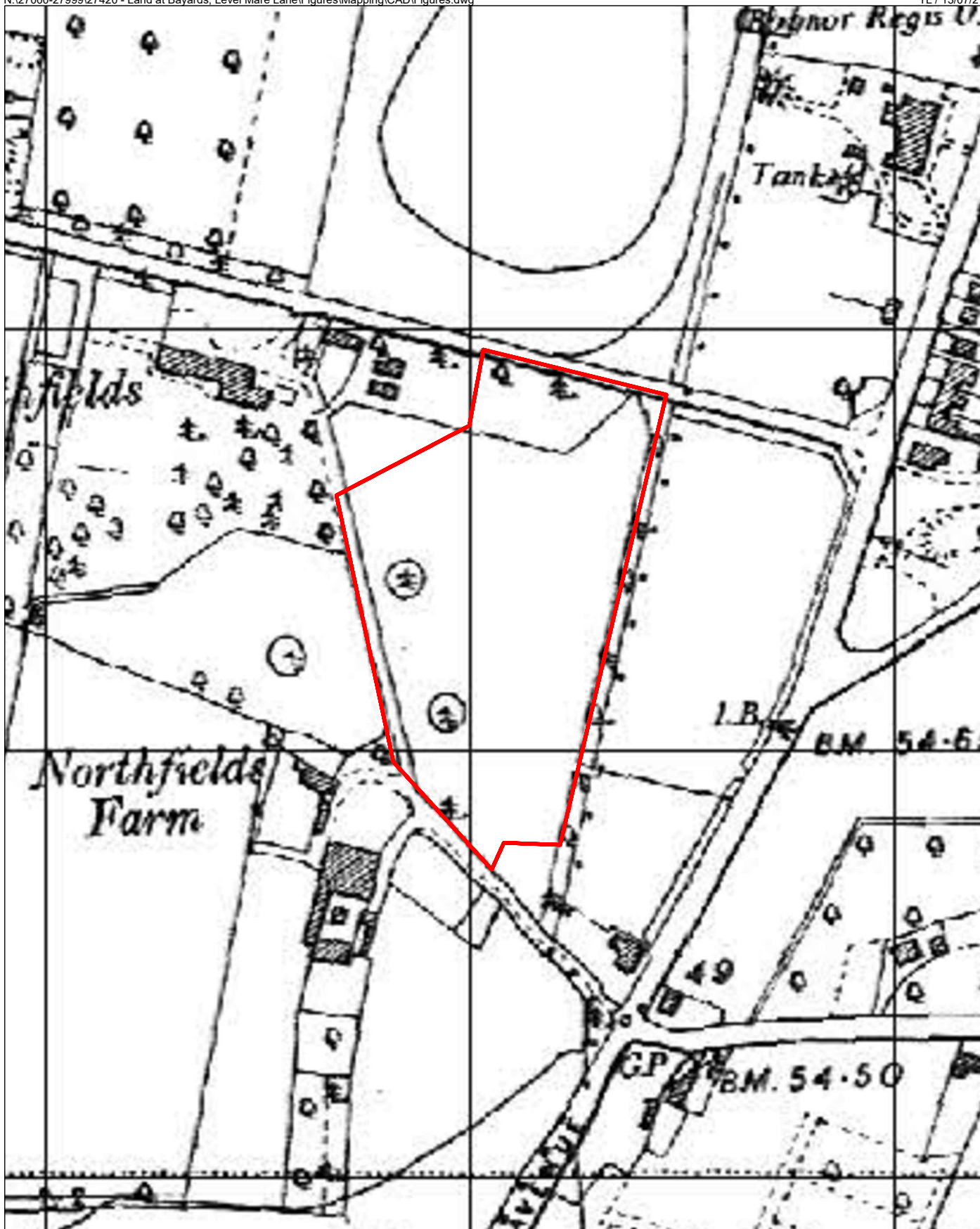


Figure 6

1899 Ordnance Survey Map



1914 Ordnance Survey Map



 Site Boundary

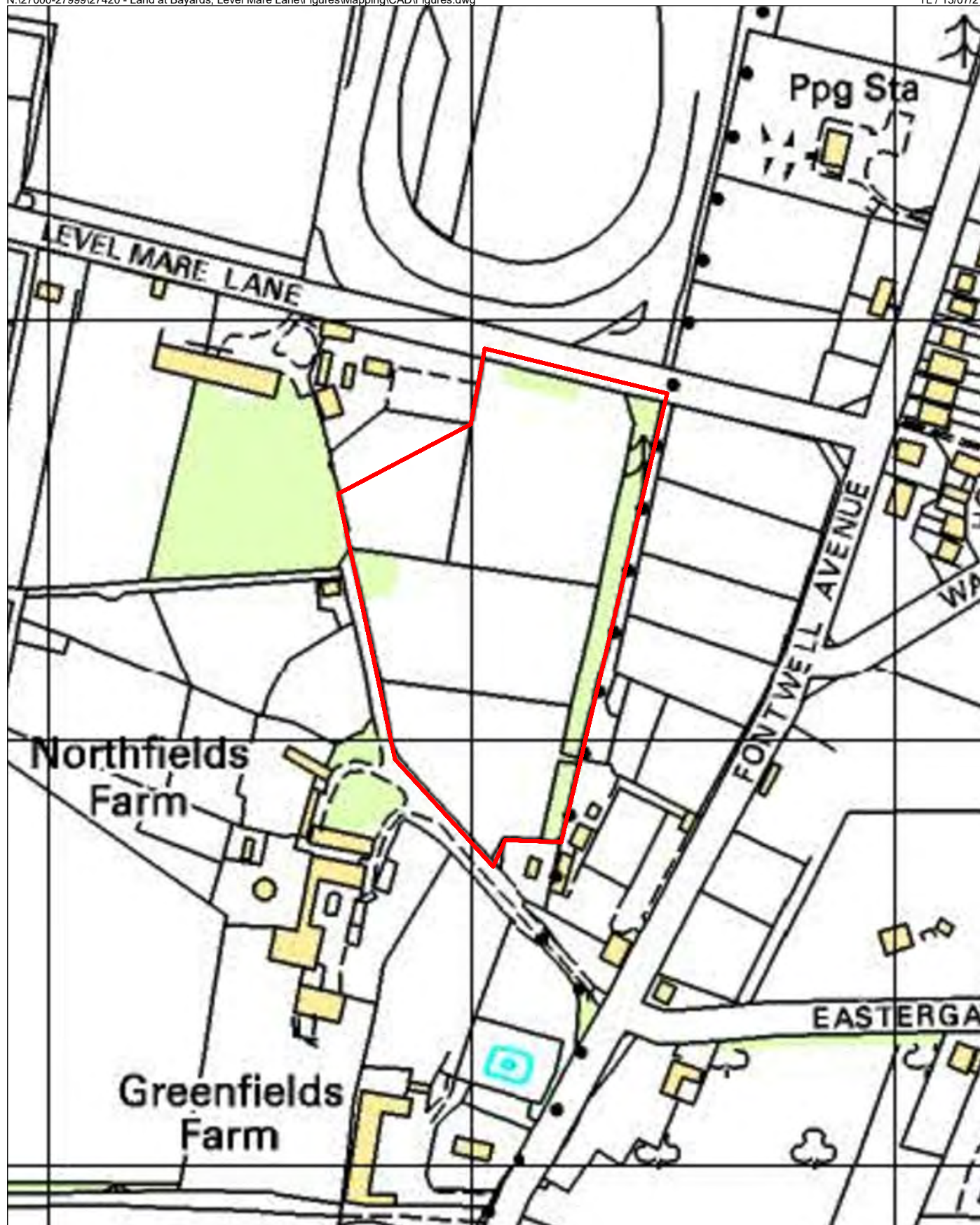


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Figure 8

1951 Ordnance Survey Map



 Site Boundary

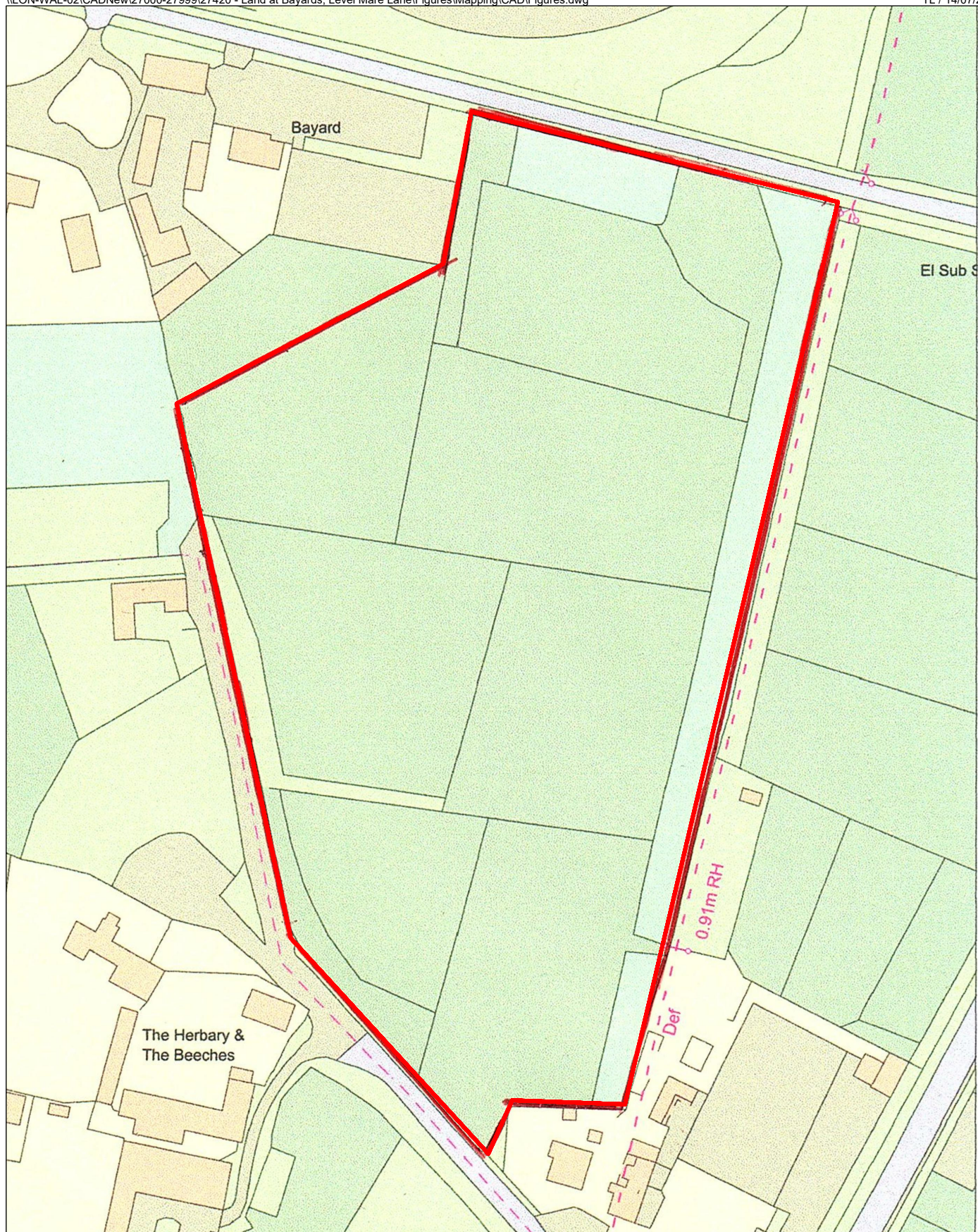


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Scale at A4: 1:2,500

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Figure 9

2013 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



Figure 10

Site as Existing



 Site Boundary



Not to Scale:
Illustrative Only

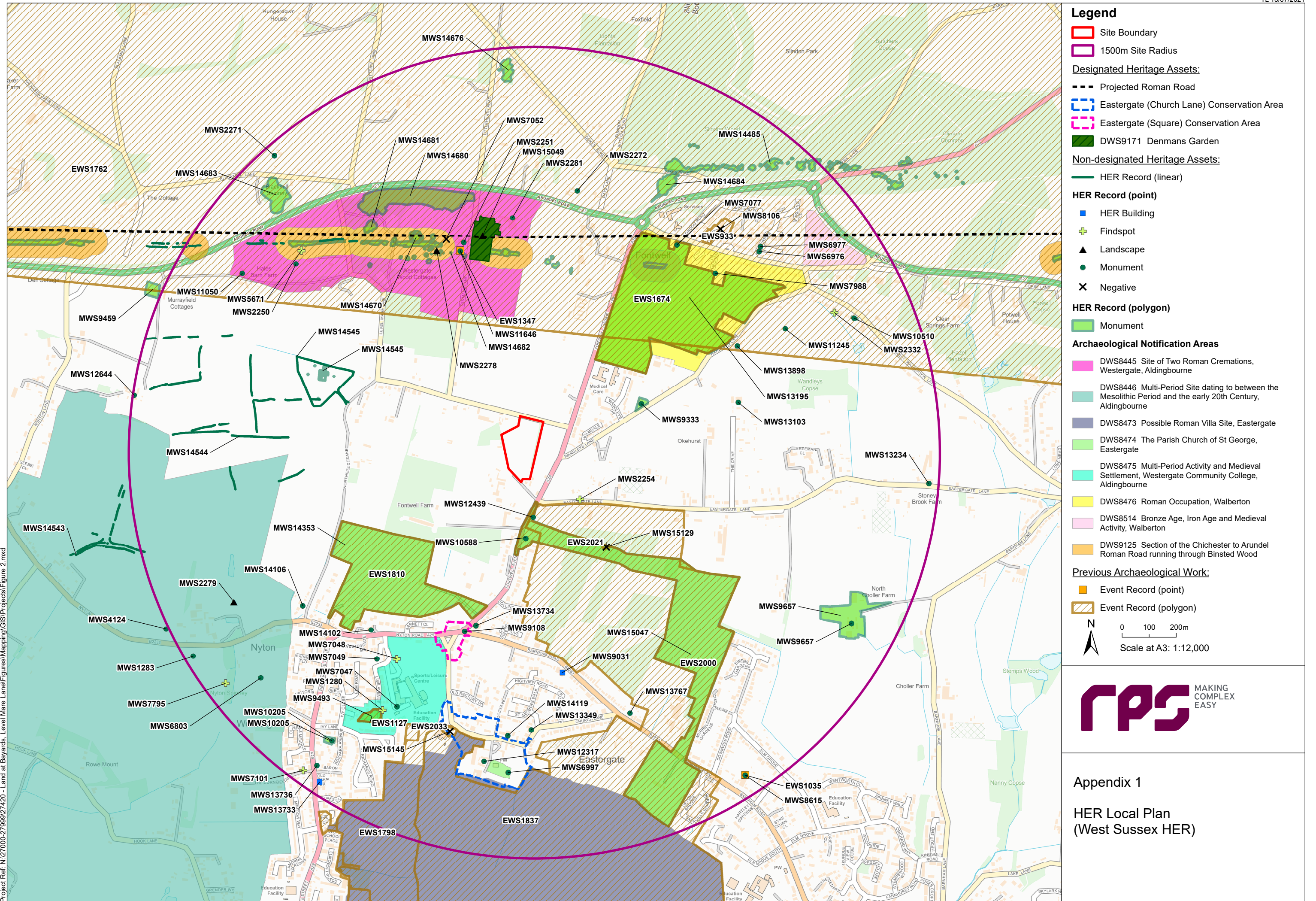


Figure 11

2020 Aerial Photograph
(Google Earth)

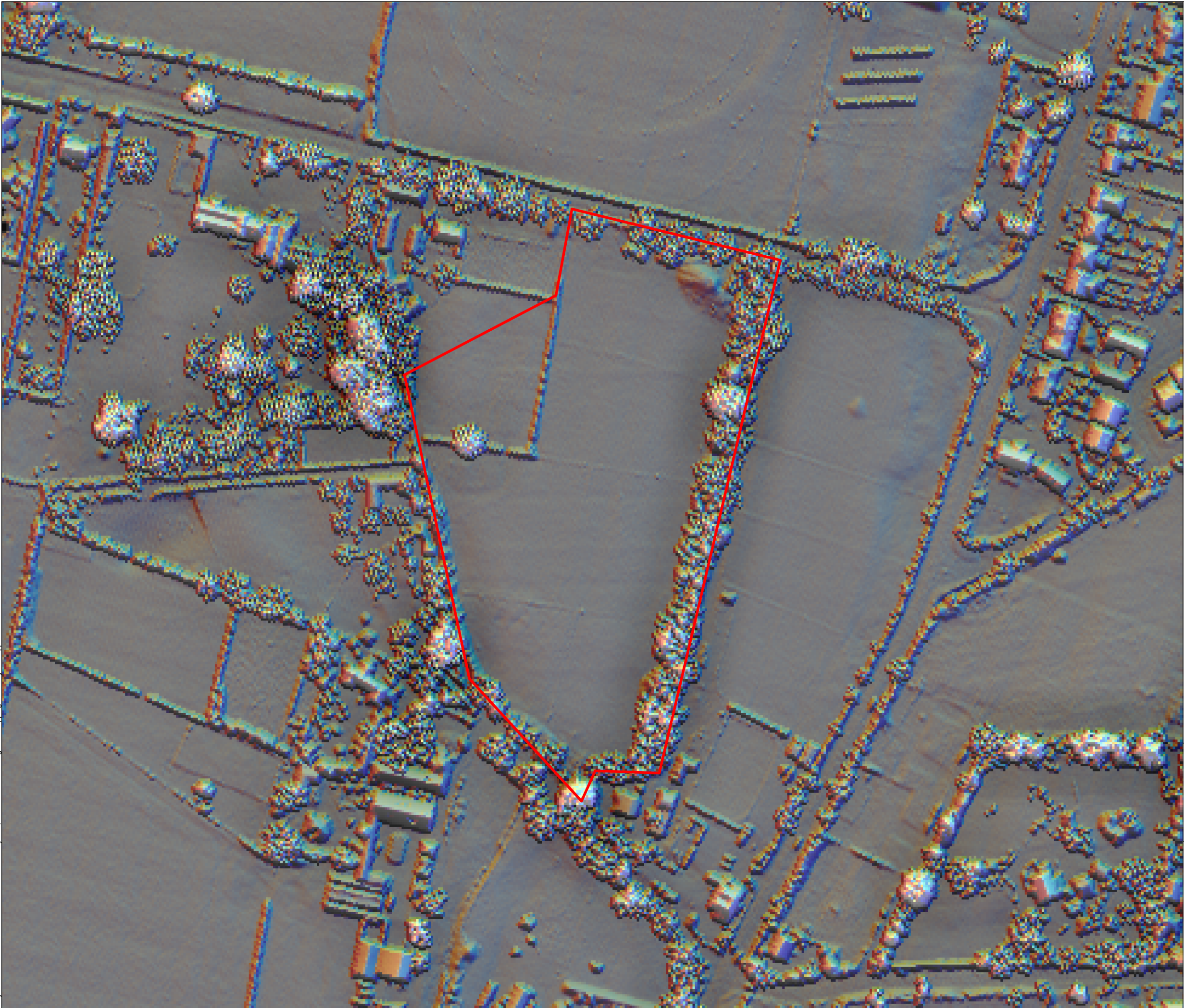
APPENDICES

HER Location Plan (West Sussex Historic Environment Record 2021)



Appendix Two

LiDAR Plot



Legend

Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
30/12/2012

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



0 30 60m
Scale at A3: 1:1,500



Appendix 2

LiDAR Plot

Report Presented by:

RPS Consulting Services Ltd

20 Farringdon Street

London, EC4A 4AB, United Kingdom



Reside Developments Ltd
The Dutch House
132 - 134 High Street
Dorking
Surrey
RH4 1BG