

10. Built Heritage and Archaeology

10.1 Archaeological Desk Based Assessment



Appendix 10.1

Archaeological Desk Based Assessment

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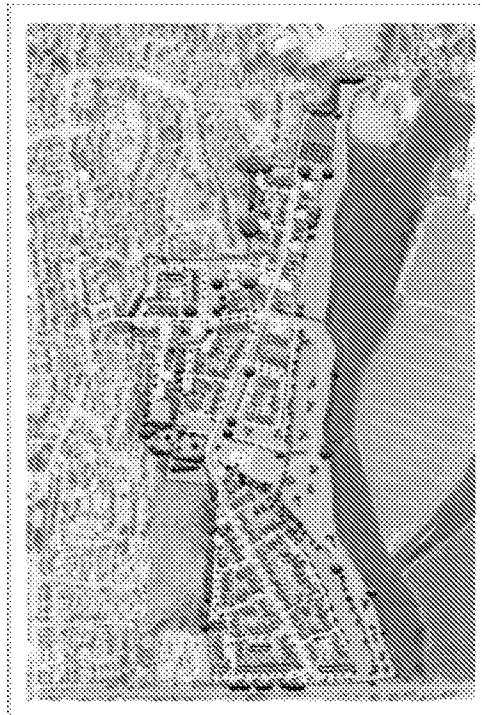
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DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT FOR PROPOSED DEVELOPMENT AT WESTERGATE, WEST SUSSEX.

[Site Centred at National Grid Reference SU 94165 04971]

PREPARED FOR CALA HOMES SOUTH HOME COUNTIES



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Summary

- This archaeological desk-based assessment study has been prepared for Cala Homes South Home Counties to inform an Hybrid Planning Application for up to 400 No. dwellings with access and associated works [in outline] and a section of the East West link Road with landscaping, drainage and associated works [in full] on land at Westergate West Sussex.
- This document reviews both archaeological data for the study site area and also reviews built heritage assets within the study area and immediate site environs.
- *A Mesolithic flint working site has been found in the garden of Croft Cottages at Westergate. This site lies to the north-west of this assessment site. Other finds of late Mesolithic worked flint were found at an evaluation at Ivy Lane, Westergate in 2000 to the north of the assessment site. These finds indicate the potential for similar such activity and finds to be made on this site, though this is considered to be **low**.*
- *An assemblage of Neolithic worked flints was found to the north of the assessment site in a ploughed field in 2005. This appears to be a relatively isolated, though significant find. Despite this, it is considered that the potential for further archaeological activity and finds from this period to be found here is **low**.*
- *Evidence for Bronze Age settlement activity and finds have been made to the north of the assessment site by an evaluation at 23-27, Ivy Lane, Westergate in 2000 and at two further evaluations at the Westergate Community College in 1996 and 1998 also to the north of the assessment site. The consistency of such finds and activity in this area to the north of this assessment renders the potential for such activity and finds to be made on this site to be **low to possibly moderate**. This assessment is based on previous experience of working within this area of the Lower Sussex Coastal Plain.*
- *Evidence for archaeological activity and finds from the Iron Age period has been limited consisting of Iron Age features and finds made during two evaluations in 1996 and 1998 at the Westergate Community College, to the north of the assessment site. So, it is considered that the potential for such activity and finds to be made on this site is **low**.*
- *The site of a Roman villa has been plotted from aerial photographic sources to the east of the assessment site. This is considered to be significant. Finds associated with this site comprising roof tile, pottery, animal bone etc. have also been found here. Sherds*

*of Roman pottery have been found to the north of the assessment site at Westergate School in 1975 along with further settlement activity during two evaluations in 1996 and 1998 at the Westergate Community College, also to the north of the assessment site. These findings suggest a greater potential for similar such activity and finds to be made on this site, the potential for which is considered to be **moderate**. This notion is based on previous experience of working within this area of the Lower Sussex Coastal Plain.*

- *The settlements of both Eastergate and Westergate would appear to have had late Anglo-Saxon origins from place name evidence. Finds and activity from this period have also been made to the north of the assessment during an evaluation at Ivy Lane, Westergate in 2000 and also during a further two evaluations at the Westergate Community College in 1996 and 1998. Despite this, it is considered that the potential for similar such activity and finds to be made here is **low** as this assessment site may lie within the peripheral areas of such activity.*
- *Finds of medieval pottery have been made to the east of the assessment site. Settlement activity and finds from this period were made during an evaluation at Church Lane, Eastergate in 2000. Further activity and finds from this period were made during an evaluation at Ivy Lane, Westergate in 2000. Similar considerations may apply here with this assessment site probably lying within peripheral areas associated with medieval archaeological activity, so this potential is considered to be **low**.*
- *The map regression undertaken for this study has identified a number of removed fields boundaries within the area of this assessment site. So, the potential for similar such finds to be made here is **moderate to high**, though is not considered to be significant. Other finds and activity from this period have been made to the north during two evaluations in 1996 and 1998 at the Westergate Community College. It is considered that there is **low to moderate** potential for other finds from the post-medieval period aside from the field boundary ditches to be made on this site.*
- *A geophysical survey [Magnetometry survey; see Appendix 5] was undertake over available sub-site areas during first week June 2023. The results indicate the presence of a group of anomalies in the centre of the site that include a possible rectilinear feature although the origin is uncertain Within the southern part of the site a small quantity of weakly positive linear features is recorded though these lack a clearly defined morphology. Results in summary suggest moderate to low potential over the surveyed site area that would require testing by a probable phase of post determination investigation*

- *From previous experience on working in the Lower Sussex Coastal Plain, there is always the potential for previously unknown archaeological activity to be found here, particularly from the later prehistoric and Romano-British periods. So, the potential for previous unknown activity and finds to be made here should be taken into consideration.*
- *The impact of development on **low** archaeological potential is considered to be **low** and conversely the potential impact of development on the identified **moderate and high** archaeological potential will be **high** based on the currently available data.*
- *The Grade II* listed parish church of St George at Eastergate is situated to the north / north east of this assessment site within the Church Lane Eastergate Conservation Area. The setting of this listed building in relation to the assessment site will be a material consideration in respect of any proposed residential development here. It is considered that there may be a potential impact from proposed development at the northern end of this assessment site on the setting of the Grade II* listed parish church of St George at Eastergate, though this is considered to be **low**.*
- *Similarly, it is considered the proposed development will have nil impact on the fabric and negligible to nil impact on the settings of built heritage assets within the Eastergate Square and Church Lane Eastergate Conservation Areas.*
- *It is suggested that the indicated level of archaeological resource within the proposed development area/s should not be viewed as an overriding constraint to development.*
- *It is advised that a program of investigation, post determination, though undertaken in advance of development, should be implemented. This may be secured by imposition of an appropriate Condition/s. Any investigation to be guided by current Sussex guidelines for site investigation.*

1.0 Introduction

- 1.1 This pre-planning application archaeological Desk-Based Assessment has been commissioned by Cala Homes South Home Counties. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of a proposed to inform an Hybrid Planning Application for up to 400 No. dwellings with access and associated works [in outline] and a section of the East West link Road with landscaping, drainage and associated works [in full] on land at Westergate West Sussex.
- 1.2 This will form the basis for a decision-making process that will seek to address the interests of the developer, while ensuring that archaeological and other heritage resources, if present, are not needlessly compromised as a result of developing the site. NOTE: at Appendix 5 the results of a geophysical [magnetometry survey] are presented. This survey being requested within the Scoping Opinion [Historic Environment and Archaeology] advice given by ADC [21:11:2022].



Figure 1: General site location at a scale of 1:25,000. The area of the proposed development site is shown in red. [O.S. copyright licence number 100048723]

2.0 Site location and description [Figures 1 and 2]

- 2.1 The site area is centred at approximately National Grid Reference: SU 94165 04710. The site occupies a number of enclosed fields which are situated to the east of the village of Westergate and to the south-west of the village of Eastergate. The total application site area is estimated at c. 19.36 ha. [See Figures 2 and 3]
- 2.2 The assessment site lies within the modern civil parish of Eastergate, administrative district of Arun, county of West Sussex.
- 2.3 The assessment site is situated on the low-lying Lower Sussex Coastal Plain at a variable height of between approximately +8m to + 10m AOD. The assessment site lies on deep stoneless silty soils of the Park Gate Series which overlie aeolian silty drift deposits of brickearth. These deposits in turn overlie Chalk of the Cretaceous [Soil Survey, 1983; BGS, 1984].
- 2.4 The west of the site is bounded by 'modern' last 100 years, blocks and agglomerations' of residential housing.
- 2.5 The east of the site area is bounded /defined by an approximately north south aligned well-defined drainage cut / channel / rife, [The Lidesy rife] with arable farm land extending to the east. The east west orientated mainline railway from Chichester to Brighton forms the southern site boundary.

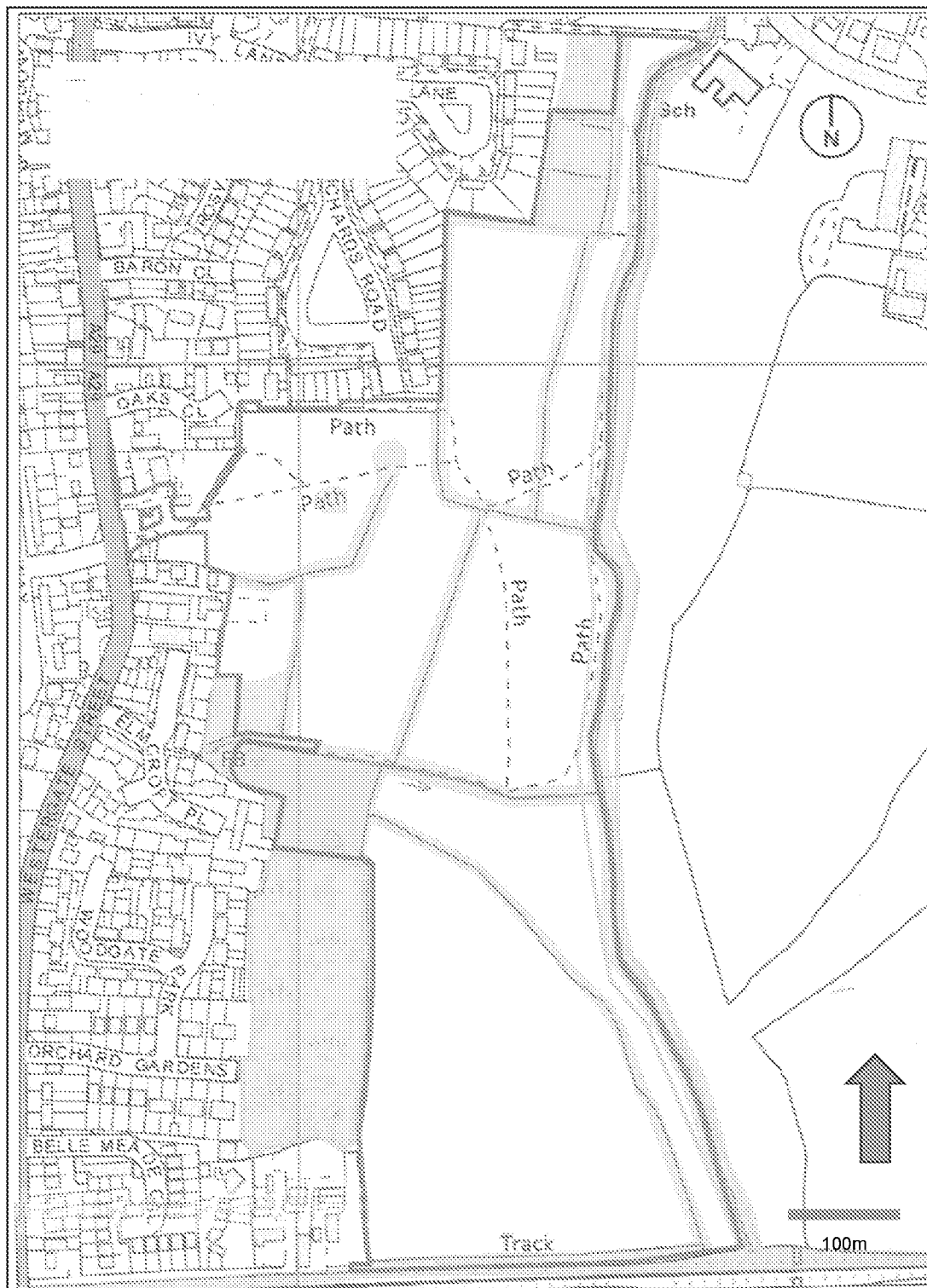


Figure 2: Site location showing gross site area & current site layout.

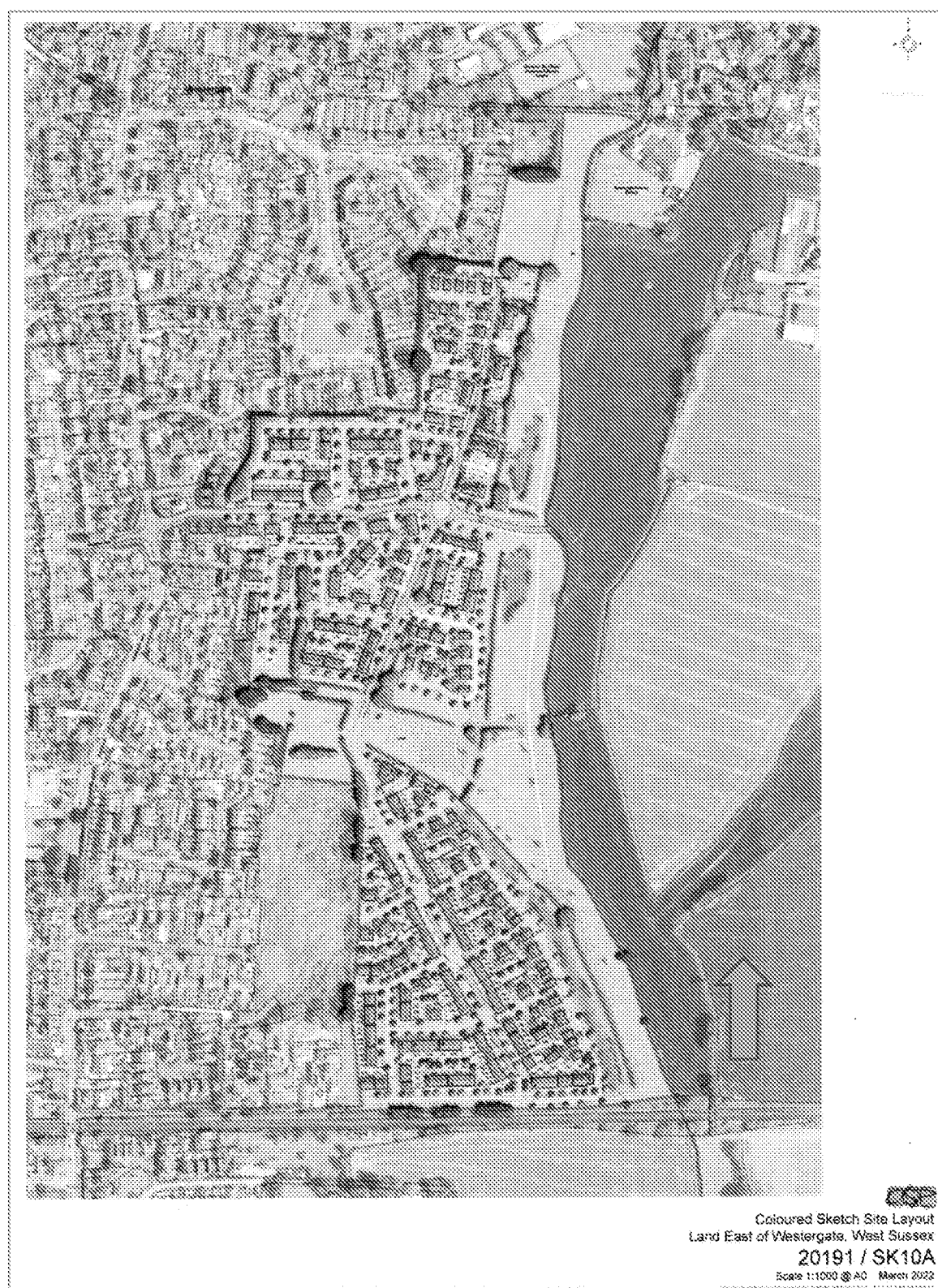
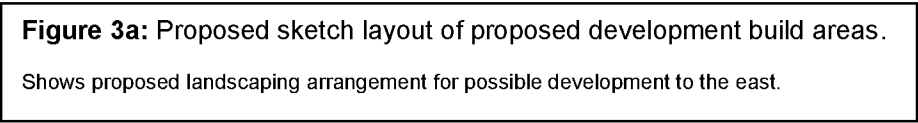


Figure 3: Proposed sketch layout of proposed development build areas



3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed new residential development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following sources: -
- The vertical and oblique aerial photographic collections of the National Monuments Record Centre of English Heritage at Swindon;
 - The West Sussex Historic Environment Record [HER];
 - The Chichester Local Studies Library;
 - The West Sussex Record Office, [including local studies published reference sources and maps held in their collections]; and
 - A number [6] site walkover surveys by Christopher Pine and N. Hall of Development Archaeology Services Limited.
 - Review of site-specific geophysical survey undertaken within the proposed development site area [See Appendix 5].
- 3.3 A search of the West Sussex Historic Environment Record [HER] was undertaken for listed buildings and other designated sites such as scheduled monuments, historic battlefields and historic parks and gardens, archaeological sites and findspots and previous archaeological investigations within the vicinity of this assessment site. The results of this search are presented below in tabulated format as **Appendix 2** and their respective locations are shown plotted on **Figure 9**.
- 3.4 Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the West Sussex Record Office and comprise **Figures 4-8** in this study. The results of the historical map regression are presented below in **Section 6.1** of this study. Published reference sources were also consulted at the Record Office and the Chichester Local Studies Library.
- 3.5 A number of digital photographs of the assessment site were taken during the site walkover survey, which are reproduced below in **Appendix 2**. The results of the site walkover survey are presented in **Section 6.3** of this study [See also Appendices 4A and 4B for detail of proximal Conservation Areas].

3.6 A search was also commissioned of the vertical and oblique aerial photographic collections of the National Monuments Record Centre of English Heritage at Swindon. This search was originally undertaken for a 2.0km radius which was centred on National Grid Reference SU 9456 0440. A list of the vertical and oblique aerial photographs analysed here are presented below in tabulated format in **Appendix 3** and the results of the aerial photographic analysis for this particular assessment site are presented in **Section 6.2** of this study.

3.7 This DBA is supplemented and supported by data presented in:

Appendix 1:	Colour Plates [Site Walkover]
Appendix 2:	Cultural Heritage Data from the West Sussex Historic Environment Record [HER]
Appendix 3	Catalogue / review of Vertical & Oblique Aerial Photographs
Appendix 4A	[Built Heritage] Review of adjacent Conservation Areas. 4A: [The Square Eastergate] & 4B: [Church Lane Eastergate] including an assessment of potential effect of the development proposal on built heritage assets within these Conservation Areas.

3.8 In addition at Appendix 5 the results of a **Geophysical** survey results [Report: Archaeological Surveys Development Archaeological Surveys 2023] is presented. This survey was undertaken in response to a request made within ADC's scoping opinion [22/11/2023], Section 11 [Historic Environment & Archaeology].

4.0 Planning Background

- 4.1 This pre-planning application archaeological desk-based assessment has been prepared for Cala Homes Ltd, to inform a forthcoming Hybrid Application 1) Full Planning Application for western section of East/West Link Road with new access, road bridge & associated works; 2) Outline Planning Application with all matters reserved for up to 400 No. dwellings with access & associated works. on land at, Westergate, West Sussex. See **Figures 3** and **3a**.
- 4.2 This desk-based assessment study will be submitted to Arun District Council [the Local Planning Authority] in support of, and to inform this application.
- 4.3 The study constitutes an initial assessment of archaeological and heritage assets within the development area as detailed / required by Policy HER DM5 [sections 1.7.1, 16.7.2, 16.7.3 and 16.7.4, and also Policy HER DM6 [paragraphs a, b and c] of the Arun District Council Local Plan [2011-2013].
- 4.4 Research associated with this document has been used as the basis for research contributing an associated Environmental Statement to be submitted to inform the application. [It is recommended that these documents, and associated Appendices to this DBA be read in conjunction].

5.0 Archaeological and historical background

- 5.1 A search was made of the West Sussex Historic Environment Record [WSHER] for cultural heritage sites that are situated within the vicinity of this assessment site.
- 5.2 A flint working site of Mesolithic date was found in the back garden of Croft Cottages, Westergate [**Site No. 15**, HER MWS7101].
- 5.3 An assemblage, which consisted of three scrapers and 25 waste flakes of Neolithic date were found on the surface of a ploughed field near Aldingbourne in 2005 [**Site No. 23**, HER MWS7795].
- 5.4 A Mesolithic flint working site has been identified at Norton Spinney [**Site No. 24**, HER MWS6802-03]. This was defined by an area of flintwork concentration in a ploughed field in 2004 to the south-west of Norton Spinney. The finds assemblage included scrapers, cores, core rejuvenation flakes, waste flakes and blades.
- 5.5 A hoard of Bronze Age date consisting of eight celts [including one palstave] were found during the construction of the Barnham and Bognor branch railway in the 19th century

[Site No. 2, HER MWS2396]. The hoard was found during the excavation of a railway cutting.

- 5.6 Many sherds of Roman pottery along with animal bone and oyster shells were found in 1952 on the surface of a ploughed field at Eastergate [Site No. 3, HER MWS2364]. Fragments of Roman roof tile were found in the ploughed field to the immediate north. Further finds of Roman roof tile along with sherds of medieval pottery [Site No. 4, HER MWS2365] were made here in 1971. The cropmark/soilmark of a possible Roman villa site has also been plotted from aerial photographic sources at this location. Fragments of Roman roof tile, possible originating from this site have been noted in the fabric of the nearby parish church of St. George at Eastergate.
- 5.7 Sherds of Roman pottery were recovered from a pipe trench at Westergate School in 1975 [Site No. 18, HER MWS1280]. Sherds of Roman pottery and a contemporary cremation burial have been found at Nyton [Site No. 19, HER MWS1283].
- 5.8 In the Domesday Survey of AD1086, the manor of Eastergate or *Gate [Gates]* was held by St Martin of Sees Abbey on behalf of their overlord - Earl Roger. King Harold is documented as having held this manor prior to the Norman Conquest of AD1066. There is also a reference in the Domesday entry for Eastergate to a church. The place name of Eastergate, which was situated within the Hundred of Avisford, is derived from the Old English *geat* or gate. This may refer to a gate in the area which led onto common land. Later medieval documentary sources variously refer to this settlement as *Gate* [AD1316, AD1332]; *Gates* [AD1248, AD1272, AD1291 and AD1327]; *Estergate* or *Estregate* [AD1263, AD1279, AD1317 and AD1331] and as *Estergate* [AD1442 and AD1567] [Morris, 1976; Gover, 1975; Poulton-Smith, 2012; Mawer, Stenton & Gover, 2006; Hudson, Baggs & Warne, 1997].
- 5.9 The place name of Nyton has a topographical derivation as *atten eye tun* or 'the farmstead at the island' or 'the island farm'. The earliest documentary reference to this place name dates from AD1327. Later documentary reference refer to this place name as *Neiton* and as *Nyton* [AD1611]. Nyton may have been situated within a dry area or on an island within an area of wetlands [Gover, 1975; Poulton-Smith, 2012; Mawer, Stenton & Gover, 2006].
- 5.10 The place name or settlement of Westergate, which was situated within the Hundred of Box and Stockbridge, is derived from the same source as the nearby Eastergate. This place name is also derived from the Old English *geat* or gate 'or the most westerly gate'. This may also refer to a gate in the area which led onto common land. This place name of Westergate was used to distinguish this settlement from the nearby settlement of

Eastergate. Later medieval documentary sources variously refer to this settlement as *Westgate* [AD1230] and as *Westregate* [AD1271]. The nearby place name/settlement of Woodgate also has a topographical derivation and is derived from the Old English *wudu* and *geat* or 'the gate leading into a wood'. Medieval documentary sources refer to this place as *Wodegate* [AD1327] [Gover, 1975; Poulton-Smith, 2012; Mawer, Stenton & Gover, 2006].

- 5.11 The place name or settlement of Lidsey is derived from the Old English personal name of *Hlydi* and *sey* or 'Hlydi's island'. This suggests that this place name has a topographical derivation and denoted an island or a piece of firm ground which was surrounded by wetlands or marsh. The earliest documentary reference to this place name dates from AD653 as *Lydesige* and as *Hlidesya* [AD957]. Later medieval documentary sources variously refer to this settlement as *Lydeseyra* [AD1229], *Ludeseye* [AD1239], *Lhudesey* [AD1266-9], *Ledereye* [AD1279], *Lidesey* [AD1412] and as, *Luddesey* [AD1428] [Gover, 1975; Poulton-Smith, 2012; Mawer, Stenton & Gover, 2006].
- 5.12 The Grade II* listed parish church at Eastergate, which is dedicated to St. George consists of a nave, a chancel, a 19th century bell turret at the west end of the nave and a north vestry also of 19th century date [**Site Nos. 12 and 16**, HER MWS2252, DWS932]. The church is largely Norman in origin, but was much restored with later windows. The church has Norman walling, which includes fragments of Roman roof tile built into the south wall of the nave. The chancel is of 13th century date. Windows in the nave are of 14th and 15th century date.
- 5.13 The site of a medieval chapel occurs at Lidsey [**Site No. 6**, HER MWS5839]. There are documentary references to a chapel at this location in AD1282 and services were still being held there in 1544, but the chapel was out of use by 1583. A group of buildings is shown at this location on Yeakell and Gardner's map of 1778, which may represent the chapel site. No remains of this site remain on the ground. However, ground disturbance here may suggest the existence of former buildings.
- 5.14 There are documentary references to the site of a post-medieval icehouse in the grounds of Nyton House, which was demolished prior to 1880 [**Site No. 10**, HER MWS4124]. A parkscape of post-medieval date is featured at Nyton House on the O.S. map of 1813 [**Site No. 20**, HER MWS2279].
- 5.15 At the mainline railway which extends through Woodgate is the site of Woodgate Railway Station [**Site No. 5**, HER MWS5682]. The building survives at this location as a single storey building and dates to the construction of this railway in c1846. Nearby

is a former railway crossing keepers' cottage also constructed at about the same time [Hudson, Baggs & Warne, 1997].

- 5.16 The site of the former 19th century Headhone Farm, which is shown on the First Edition Ordnance site map occurs to the east of the present Headhone Farm [**Site No. 7**, HER MWS8025]. The farmstead shifted to the west in the late 19th century. This later Headhone Farm site has been identified as an historic farmstead of late 19th century origin [**Site No. 8**, HER MWS11289]. This farmstead is set around a regular 'U'-shaped courtyard with additional detached elements. The farmhouse is detached and set away from the yard. The site was in an isolated location and is extant.
- 5.17 The site of a 19th century farmstead occurs at Church Farm, Aldingbourne [**Site No. 11**, HER MWS9755]. This farmstead was arranged around a dispersed multi-yard layout with a farmhouse facing the yard. It was situated within a hamlet but has undergone significant loss.
- 5.18 The site of an unnamed 19th century farmstead occurs at Westergate [**Site No. 21**, HER MWS10205]. This was arranged around a regular "L'-shaped courtyard with a detached farmhouse that was set away from the yard. The farmstead was located within a village location and has been demolished.
- 5.19 The site of the former brickworks of the Woodgate Brick Company, which dated from the late 1930s at Woodgate is now occupied by a modern caravan site [**Site No. 1**, HER MWS4705]. A brickfield was opened at the western end of Elm Grove South in 1929 [**Site No. 9**, HER MWS4709]. The site had closed by 1950.
- 5.20 The Shoreham-Chichester Railway was opened through the parish of Eastergate in 1846 [**Site No. 25**].
- 5.21 The Eastergate Memorial is a Grade II listed war memorial to the fallen dead of the two World Wars and is situated in Eastergate [**Site No. 14**, HER MWS9108, DWS1227]. It was constructed in 1920. The Eastergate Memorial Hall at Eastergate was constructed in the 20th century to honour the fallen of the two world wars [**Site No. 30**, HER MWS9031].
- 5.22 There have been previous archaeological investigations within the vicinity of this assessment site. An archaeological evaluation at Church Lane, Eastergate in 2000 identified two adjacent north-south orientated ditches, the more substantial of which yielded sherds of 11th-13th century pottery [**Site No. 13**, HER MWS6007]. These ditches may have represented former churchyard boundaries to the east of the present

churchyard wall. Two further parallel east-west orientated linear features probably confirmed the position of a post-medieval field boundary. Other findings included worked and burnt flints of prehistoric date indicated possible contemporary activity in the area along with a fragment of Roman roof tile.

- 5.23 An archaeological evaluation on land to the rear of 23-27, Ivy Lane, Westergate in 2007 identified archaeological features dating from the Late Bronze Age to the late Medieval period [**Site No. 17**, HER DWS9493, EWS1127]. Within one trench, a series of medieval features dating from the 11th-14th centuries were found. A curvilinear gully/ditch was traced and a terminal end was observed. To the south, a layer of possible occupation debris was found which sealed another possible ditch/gully and a large pit. One pit yielded a worked flint of late Mesolithic-Early Bronze Age date and a single sherd of Bronze Age pottery, while the remaining pits produced sherds of medieval pottery. Other archaeological features dating to the Saxo-Norman and later medieval periods were found including a large ditch, five linear features, four pits and five postholes, along with refuse pits and an occupation layer. Other finds included further sherds of medieval pottery dating from the 12th-early 13th centuries, one sherd of Roman pottery and a residual sherd of prehistoric pottery.

- 5.24 Two archaeological evaluations which took place at the Westergate Community College, Ivy Lane, Westergate in 1996 and in 1998 identified features and finds dated to the Iron Age, prehistoric Roman, Saxo-Norman and post-medieval periods [**Site No. 22**, HER MWS7047-9]. The archaeological features identified consisted mainly of ditches. The finds included flintwork and pottery. Both evaluations also produced a significant quantity of Late Bronze Age-Early Iron Age pottery. A Late Bronze Age posthole was also found. This posthole yielded fragments of flintwork and of fire cracked flint.

- 5.25 Three recent [2022/23] excavations/site investigations undertaken by DAS Ltd within the study area. were not at time of review logged with the county SMR [see Figure 9].

An investigation undertaken in relation to planning application AL.129/21/OUT, at land off Lidsey Road, Woodgate, Aldingbourne [site centre located at approximately SU 935 0390] recorded only remnants of land drains dated to c. late C19th / early C 20th. At this site archaeological trial trenching did not identify any significant archaeological activity or finds.

An investigation undertaken in relation to planning application BN/153/20/PL , at land at the Bowereis, Barnham Road, Eastergate [site centred at approximately SU 94917 05113] recorded only The archaeological features that were identified were either of

modern 20th century origin comprising possible ditches and land drains or were features such as brick foundations and water pipes that were associated with the former nursery that had stood on this site.

An investigation undertaken in relation to planning application BN/135/20/PL, at The Boweries, Barnham Road, Eastergate, [site centre located at approximately SUSU 050 051]] recorded a deposit sequence consisted of a topsoil horizon and an underlying natural horizon of brickearths which was consistent over the whole site. It is however, worthy of note that there was a moderate-frequent density of fragments of prehistoric burnt flint within the makeup of the underlying natural horizon of brickearth indication possible bronze age or iron age activity.

6.0 Site-specific search/investigation results

6.1 Documentary information

- 6.1.1 Copies of printed Ordnance Survey [O.S.] maps were obtained from the West Sussex Record Office. The earliest map consulted comprised an extract from the First Edition six inch to one-mile scale Ordnance Survey map of 1880, which comprises **Figure 4** of this study. This map shows the area of the assessment site as lying within an exclusively rural context within a series of enclosures which are situated to the east of the village of Westergate and to the south-west of the village of Eastergate. The London, Brighton and South Coast Railway forms the southern boundary to this assessment site.
- 6.1.2 An extract from the Second Edition six inch to one-mile scale Ordnance Survey map of 1899 comprises **Figure 5** of this study. This map shows that only relatively minor changes took place to the local landscape within the area of the assessment site between 1880 and 1899. These comprised the addition of two further field boundaries, the first to the west of Westergate and the second within the northern portion of the assessment site.
- 6.1.3 An extract from the Third Edition six inch to one-mile scale Ordnance Survey map of 1914 forms **Figure 6** of this study. This map shows that by 1941, several further minor alterations had taken place to the area of the assessment site. This consisted of the addition of two further field boundaries with the first to the east of Westergate and the second, within the south-eastern portion of the assessment site.
- 6.1.4 An extract from the Provisional Edition six inch to one-mile scale Ordnance Survey map of 1937 comprises **Figure 7** of this study. This map shows that no change took place to the area of the assessment site between 1914 and 1937.
- 6.1.5 An extract from the 1: 10,560 scale Ordnance Survey map of 1961 forms **Figure 8** of this study. This map shows that no change took place to the area of the assessment site between 1937 and 1961.
- 6.1.6 **Figure 2** shows the current layout of the assessment site. A number of changes to the local landscape within the area of the assessment site have taken place since 1961 with the removal of a number of field boundaries to create larger enclosures.

6.2 Aerial Photographs

- 6.2.1 A search was commissioned of the vertical and oblique aerial photographic collections of the National Monuments Record Centre of Historic England at Swindon. This search yielded a total of 179 vertical aerial photographs and 56 oblique aerial photographs. The results of this search are presented in **Appendix 3** of this study in tabulated format. The aerial photographs which are listed in this tabulated format were consulted at the public search room of the National Monuments Record Centre of Historic England at Swindon. The additional archaeological heritage assets which were identified by this aerial photographic analysis are listed in **Appendix 2** and their respective locations are shown plotted on **Figure 9** of this study.
- 6.2.2 An area of undated ridge and furrow is also located to the north of the line of the remains of the Chichester-Arundel Canal [**Site No. 26**]. This area of ridge and furrow is featured on the following vertical aerial photographs: RAF/541/446, frames 3322-3 [1950].
- 6.2.3 A second area of undated ridge and furrow is situated in Eastergate [**Site No. 27**]. This area of ridge and furrow is featured on the following vertical aerial photograph: RAF/541/446, frame 4321 [1950].
- 6.2.4 A third area of undated ridge and furrow is located at Woodgate [**Site No. 28**]. This area of ridge and furrow is featured on the following vertical aerial photographs: RAF/543/1107, frames 37-38 [1960].
- 6.2.5 A further area of undated ridge and furrow is located to the north-west of New Barn [**Site No. 29**]. This area of ridge and furrow is featured on the following vertical aerial photographs: RAF/540/546, frames 4010-13, [1951].

6.3 Site visit [Appendix 1; Plates 1-15]

- 6.3.1 A site visit / walkover was undertaken by Christopher Pine of Development Archaeology Services Ltd. on the 6th May 2023 for the purpose of recording the present appearance of the assessment site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which are reproduced in **Appendix 1 [Plates 1- 22]**. The weather conditions were fine and dry with excellent visibility.
- 6.3.2 Note: Due to extensive ground / crop / grass cover it was not possible to access / assess ground conditions / topography within Area G [Figure A1]. However, an assessment of the general topography of this site area suggested it is flat and featureless.
- 6.3.3 The site Areas C, the east of area D and E [Plates 10, 7, 11 13 16 and 18] all run parallel to a relatively well-defined natural north south aligned drainage cut / channel / rife. These sub site areas are predominantly laid to grass / pasture. The proximity of a well-defined drainage / water course would suggest areas littoral to the drainage cut would have a moderately higher archaeological potential. This potential could increase away from potential localised seasonal flood zones
- 6.3.4 As shown at Plates 5, 10 and 17, as examples, the site areas are defined /divided by mature tree and hedge lines. Whilst cartographic evidence suggests some grubbing out of hedge lines has occurred in the relatively recent past the remaining hedge lines suggest a relict field system / layout is partly preserved.
- 6.3.5 Whilst it is considered likely the study area has undergone some arable / plough agriculture the relatively small field size, confined /defined within and by mature hedge and tree lines suggests these areas may not have been subjected to intensive deep ploughing.
- 6.3.6 Apart from the suggestion that the landscape / site area records relatively little modern intervention / landscaping no topographic features or anomalies were observed that clearly suggested the presence of below ground archaeology present within the gross site area.
- 6.3.7 A well-defined natural north south aligned drainage cut / channel / rife [The Lidsey Rife] defines the eastern boundary of the application site.

6.4 Geophysical Survey

- 6.4.1 A geophysical survey [See Magnetometry survey presented at Appendix 5] was undertake over available sub-site areas during first week June 2023.
- 6.4.2 The results indicate the presence of a group of anomalies in the centre of the site that include a possible rectilinear feature although the origin is uncertain.
- 6.4.3 Within the southern part of the site a small quantity of weakly positive linear features are recorded though these lack a clearly defined morphology. Results in summary suggest moderate to low potential over the surveyed site area that would require testing by a probable phase of post determination investigation.

7.0 Assessment of archaeological potential

- 7.1 A Mesolithic flint working site has been found in the garden of Croft Cottages at Westergate. This site lies to the north-west of this assessment site. Other finds of late Mesolithic worked flint were found at an evaluation at Ivy Lane, Westergate in 2000 to the north of the assessment site. These finds indicate the potential for similar such activity and finds to be made on this site, though this is considered to be **low**.
- 7.2 An assemblage of Neolithic worked flints was found to the north of the assessment site in a ploughed field in 2005. This appears to be a relatively isolated, though significant find. Despite this, it is considered that the potential for further archaeological activity and finds from this period to be found here is **low**.
- 7.3 Evidence for Bronze Age settlement activity and finds have been made to the north of the assessment site by an evaluation at 23-27, Ivy Lane, Westergate in 2000 and at two further evaluations at the Westergate Community College in 1996 and 1998 also to the north of the assessment site. The consistency of such finds and activity in this area to the north of this assessment renders the potential for such activity and finds to be made on this site to be **moderate**. This notion is based on previous experience of working within this area of the Lower Sussex Coastal Plain.
- 7.4 Evidence for archaeological activity and finds from the Iron Age period has been limited consisting of Iron Age features and finds made during two evaluations in 1996 and 1998 at the Westergate Community College to the north of the assessment site. So, it is considered that the potential for such activity and finds to be made on this site is **low**.

- 7.5 The site of a Roman villa has been plotted from aerial photographic sources to the east of the assessment site. This is considered to be significant. Finds associated with this site comprising roof tile, pottery, animal bone etc. have also been found here. Sherds of Roman pottery have been found to the north of the assessment site at Westergate School in 1975 along with further settlement activity during two evaluations in 1996 and 1998 at the Westergate Community College, also to the north of the assessment site. These findings suggest a greater potential for similar such activity and finds to be made on this site, the potential for which is considered to be **moderate to possibly high**. This notion is based on previous experience of working within this area of the Lower Sussex Coastal Plain.
- 7.7 The settlements of both Eastergate and Westergate would appear to have had late Anglo-Saxon origins from place name evidence. Finds and activity from this period have also been made to the north of the assessment during an evaluation at Ivy Lane, Westergate in 2000 and also during a further two evaluations at the Westergate Community College in 1996 and 1998. Despite this, it is considered that the potential for similar such activity and finds to be made here is **low** as this site may lie within the peripheral areas of such activity.
- 7.8 Finds of medieval pottery have been made to the east of the assessment site. Settlement activity and finds from this period were made during an evaluation at Church Lane, Eastergate in 2000. Further activity and finds from this period were made during an evaluation at Ivy Lane, Westergate in 2000. Similar considerations may apply here with this assessment site probably lying within peripheral areas associated with medieval archaeological activity, so this potential is considered to be **low**.
- 7.9 The map regression undertaken for this study has identified a number of removed fields boundaries within the area of this assessment site. So, the potential for similar such finds to be made here is **high**, though is not considered to be significant. Other finds and activity from this period have been made to the north during two evaluations in 1996 and 1998 at the Westergate Community College. It is considered that there is **low** potential for other finds from the post-medieval period aside from the field boundary ditches to be made on this site.

- 7.11 The Grade II listed parish church of St George at Eastergate is situated to the east / north east of this assessment site. The setting of this listed building in relation to the assessment sites will be a material consideration in respect of any proposed residential development here. NOTE: a more comprehensive review of built heritage assets is within both the Eastgate Square and Church Lane Eastergate conservation areas is presented at Appendix 4.
- 7.12 The line of the former Portsmouth-Arundel Canal traverses the southern portion of the search area for this study (**Site No. 3**, HER MWS5754). A barge canal was originally projected to extend from the River Arun at Ford to Salterns in Chichester Harbour with a branch from Hunston to Chichester. The western section from Salterns to Chichester was finally cut as a ship canal. From Hunston, the barge canal ran for nearly 10 miles to Ford, where two locks took it down to the level of the River Arun. Work began in 1818 and the canal was opened in 1822. However, by 1833, it had fallen into disuse. It survives as an earthwork along much of its length, except where it has been removed by modern development and by agriculture. [for route of 'relict' canal line, for location route, see Figure 9].
- 7.13 From previous experience on working in the Lower Sussex Coastal Plain, there is always the potential for previously unknown archaeological activity to be found here, particularly from the later prehistoric and Romano-British periods. So, the potential for previous unknown activity and finds to be made here should be taken into consideration when scoping mitigation.

8.0 Impact on archaeological resources

- 8.1 The groundworks associated with any proposed development such as the excavation of foundations and services along with ground reduction associated with the construction of new access roads and the cut and fill of associated landscaping can directly impact upon any buried archaeological potential.
- 8.2 The impact of development on **low** archaeological potential is considered to be **low** and conversely the potential impact of development on the identified **moderate and high** archaeological potential will be **high** based on the currently available data.
- 8.3 It is considered that there may be a potential impact from proposed development at the northern end of this assessment site on the setting of the Grade II* listed parish church of St George at Eastergate, though this is considered to be **low**.
- 8.4 As shown at Figure 4 the substantial site buffer areas, along the eastern boundary and within the central area of the site are, subject to review of any landscaping proposals within these areas, to be considered as probably at low to medium risk from any development works.

9.00 Suggested Draft Mitigation Proposals

- 9.1 The review of available data undertaken in this desk-based assessment suggests ground works associated with the proposed development, such as the excavation of foundations and services and the construction of new access roads / landscaping etc., may directly impact on any buried archaeological resource within the site area.
- 9.2 It is suggested that the indicated level of archaeological resource within the proposed development area should not be viewed as an overriding constraint to development. It is advised that a program of investigation, post determination, though undertaken in advance of development, at each phase, should be implemented. This may be secured by imposition of an appropriate Condition/s
- 9.3 The precise details of mitigation to be undertaken defined after consultation between the Environment and Heritage Team of the relevant planning authority [Arun District Council] and the applicant / applicant agent.
- 9.4 In consultation with the Arun District Council it is suggested that any phased investigation program might incorporate an element of local community involvement in accordance with any existing heritage 'outreach' initiative followed by the heritage / planning authority.

10.0 Acknowledgements

- 10.1 Development Archaeology Services would like to thank Cala Homes South Home Counties for commissioning this archaeological desk-based assessment and to Ian Johnson [Luken Beck] for his assistance throughout. Thanks, are also extended to Rachel Salter of the West Sussex Heritage Environment Record and to the staff of the West Sussex Record Office for their kind assistance in compiling and sourcing reviewed data. Thanks also go to J. Kenny [CDC archaeological planning officer and advisor to ADC on archaeological matters] for his comments and advice at all project stages to date.

11.0 Bibliography

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Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1899, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW.

Composite extracts from the Third Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1913-1914, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW.

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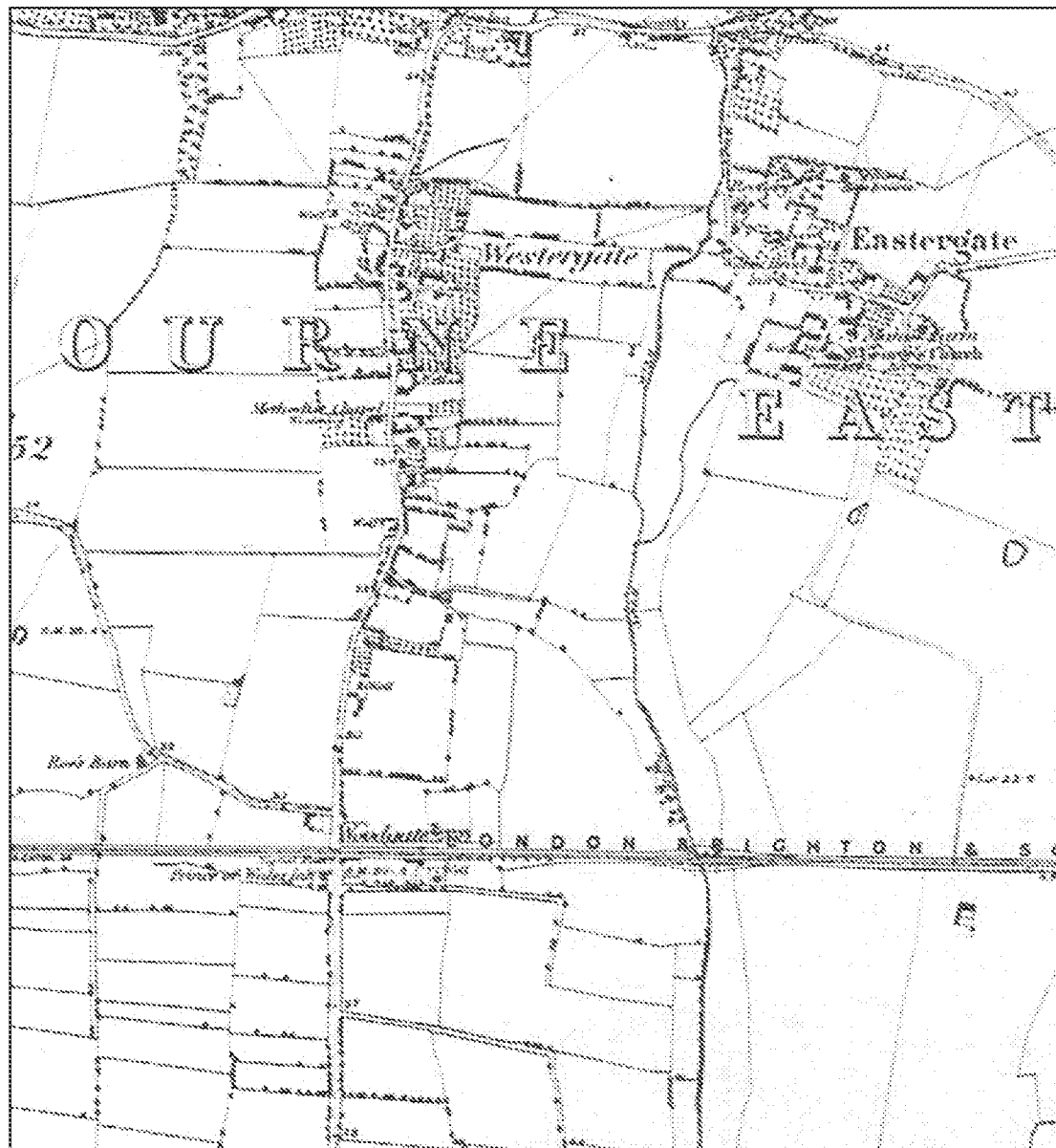


Figure 4: Extract from the First Edition 25 inch to one-mile scale Ordnance Survey [O.S.] map of 1880, map sheet no. Sussex 62. The assessment site is shown outlined in red.



Figure 5: Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1899, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW. The assessment site is shown outlined in red.



Figure 6: Composite extracts from the Third Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1913-1914, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW. The assessment site is shown outlined in red.

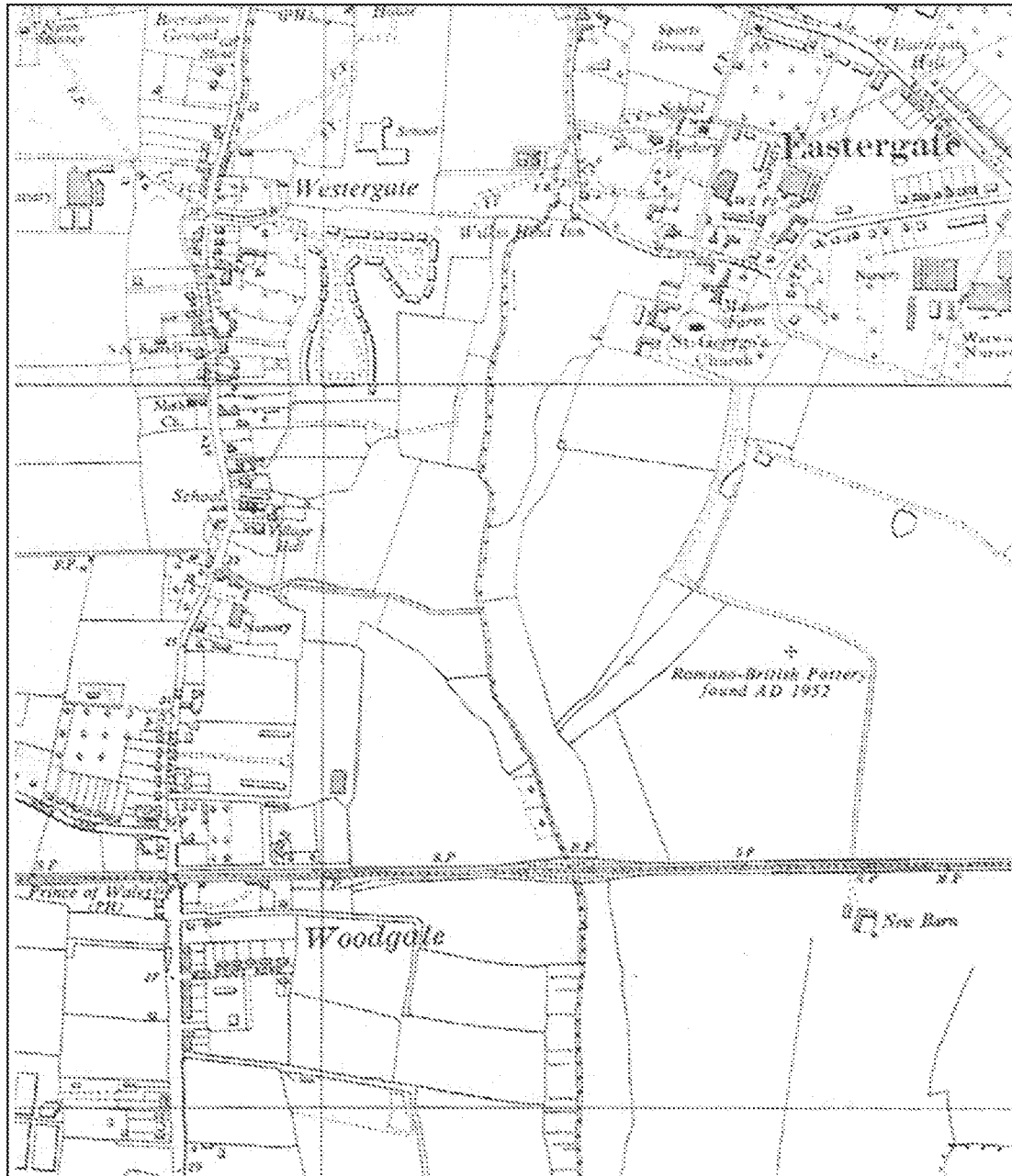
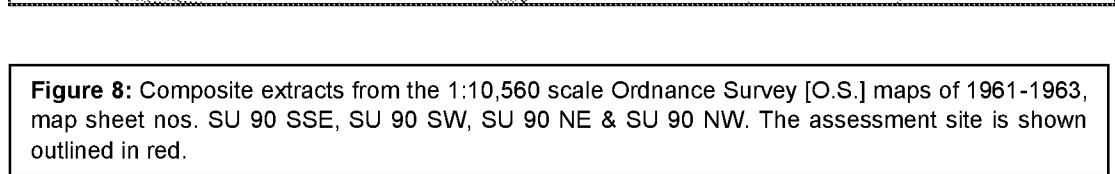


Figure 7: Composite extracts from the Provisional Edition six inch to one-mile scale Ordnance Survey [O.S.] maps of 1937-1950, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW. The assessment site is shown outlined in red.



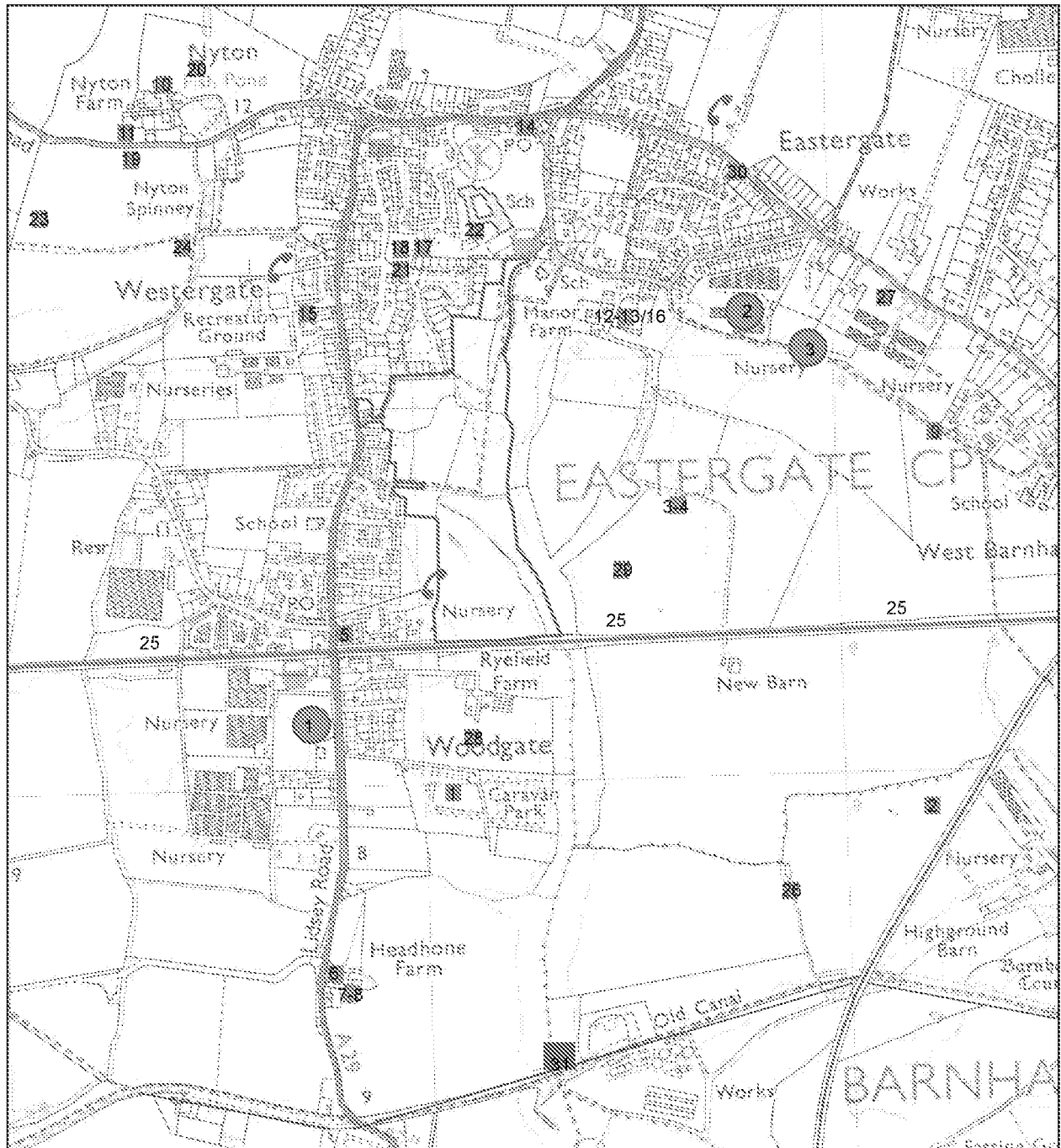


Figure 9: Cultural heritage sites within the vicinity of the assessment site at a scale of 1:12,500.

Also shows location of 2022 Evaluations undertaken by DAS Ltd [,1,2 & 3 ●] not included within HER search results [see report paragraph 5.25]

Appendix 1:

Colour plates: Result of Walkover Survey [Refer to Section 6.3]

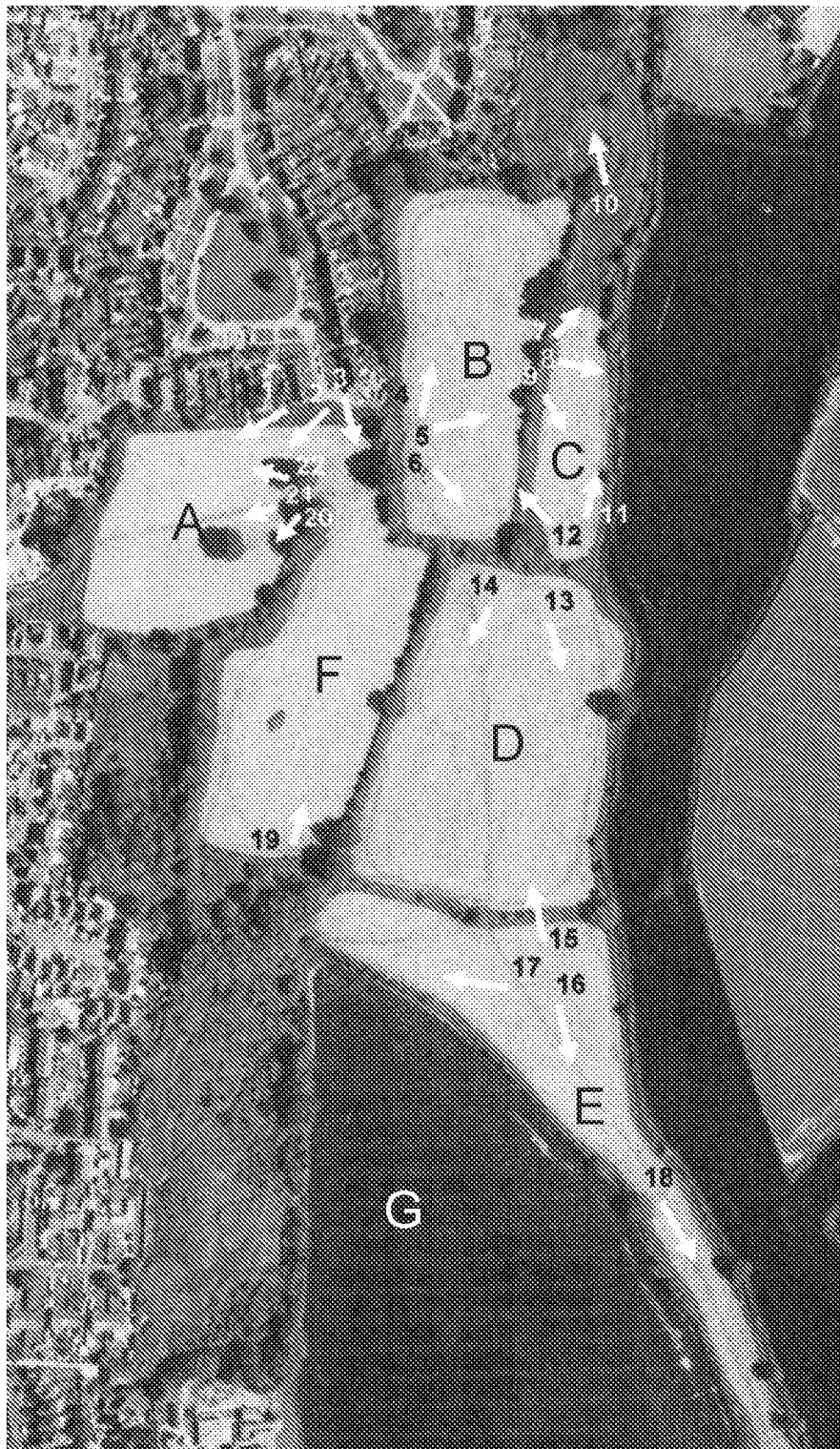


Figure A1: Location Plates 1-22 were taken from
With arbitrary sub-division of the site area into sub areas A-G

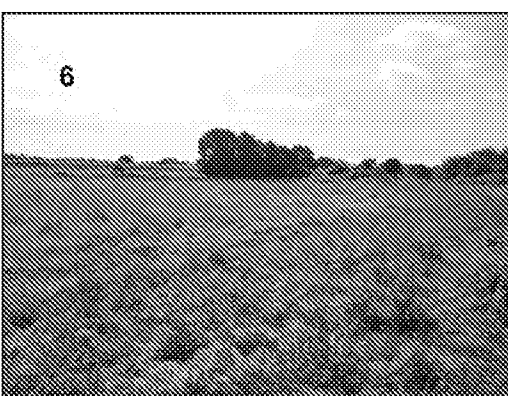
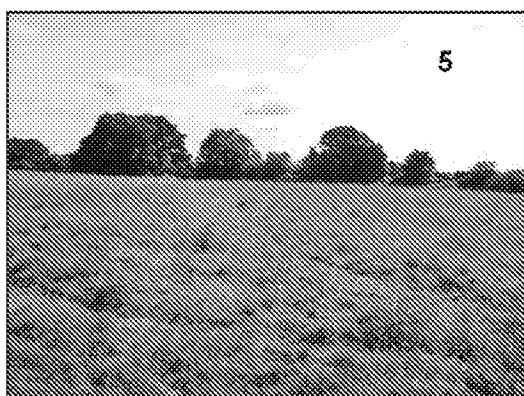
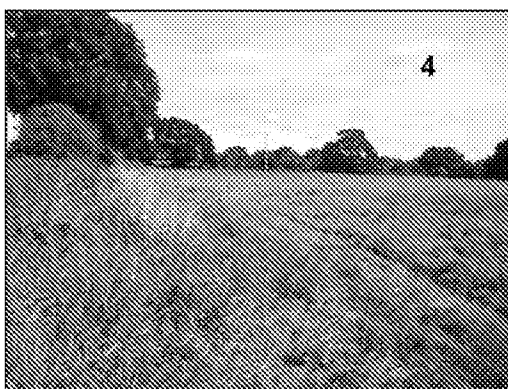
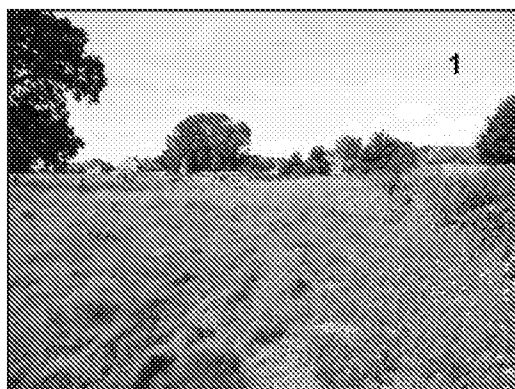


Plate 1: Site area A viewed from the north east looking south west

Plate 2: As Plate 1

Plate 3: From same location as Plates 1 and 2 though looking due south along hedge line dividing Area F and Area D.

Plate 4: View from south west corner of sub area B looking north

Plate 5: As Plate 4 though looking to the east to north south orientated boundary between areas B and C.

Plate 6: As Plate 5 though looking south east towards east west boundary between areas B and D.



Plate 7: View of the extreme north of the site area showing decent to north south drainage cut eastern boundary to the site.

Plate 8: View from west / centre of sub area C looking towards eastern boundary of the site.

Plate 9: As Plate 8 though looking to the south east

Plate 10: View looking north [north of Area C] at the extreme north of the site area

Plate 11: View from the south east corner of Area C looking north along the eastern boundary of the site.

Plate 12: View from the south west corner of Area C looking north west

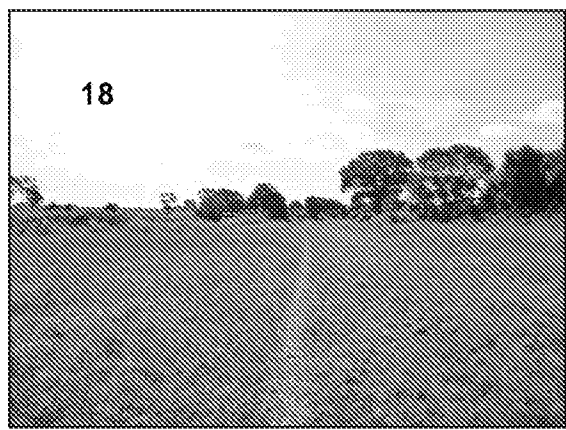
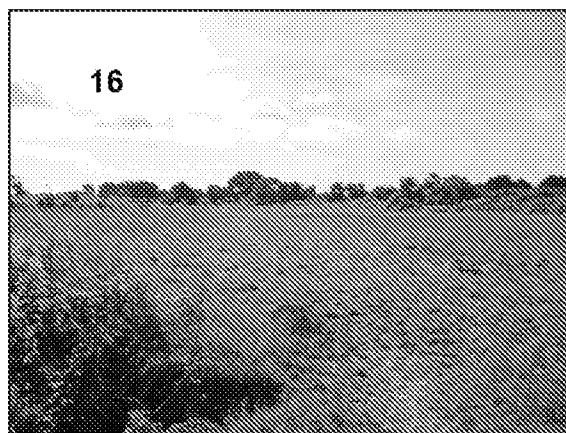
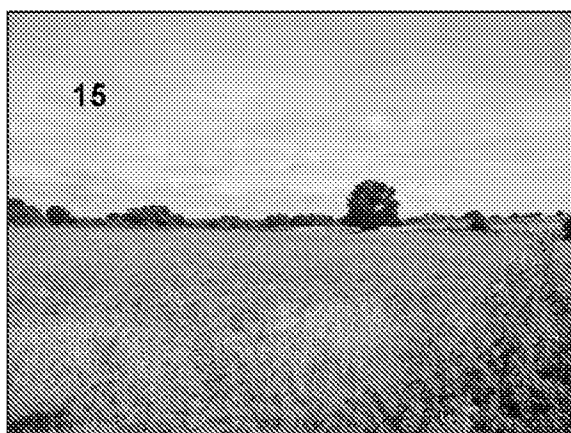
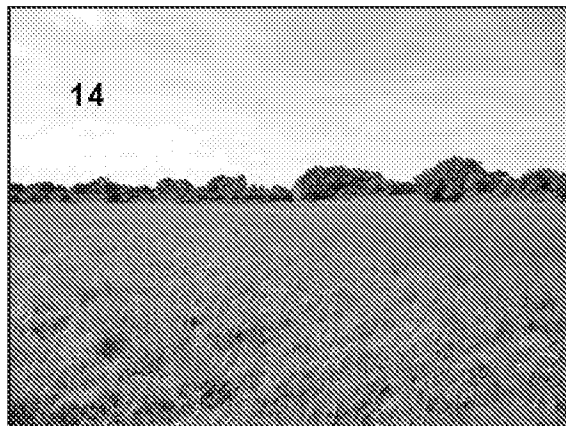
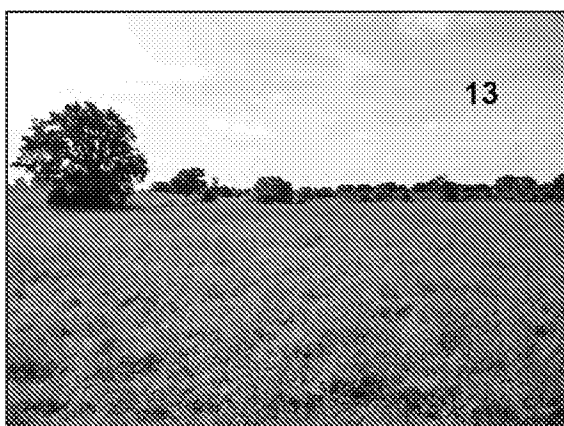


Plate 13: View from the centre northern boundary of Area D looking south across Area D

Plate 14: As Plate 13 though looking towards the north south orientated boundary between Areas D and F.

Plate 15: View of Area D viewed from the centre southern boundary of Area D

Plate 16: Area E viewed from the boundary between Areas D and E view looking to the south

Plate 17: North west of Area D showing wooded western margin [to be retained]

Plate 18: The extreme south of Area E looking towards the southern boundary of the gross site area

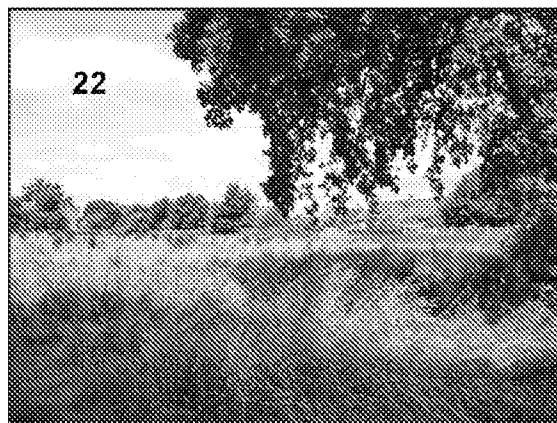
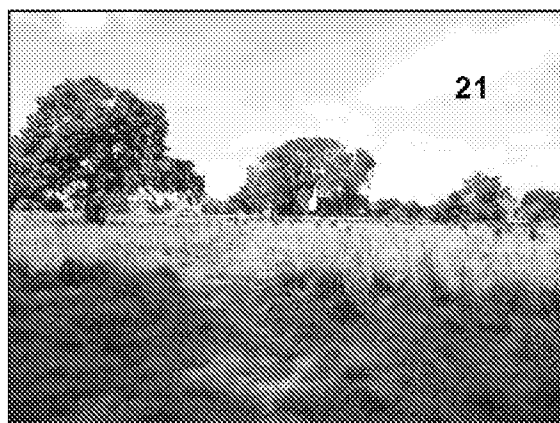
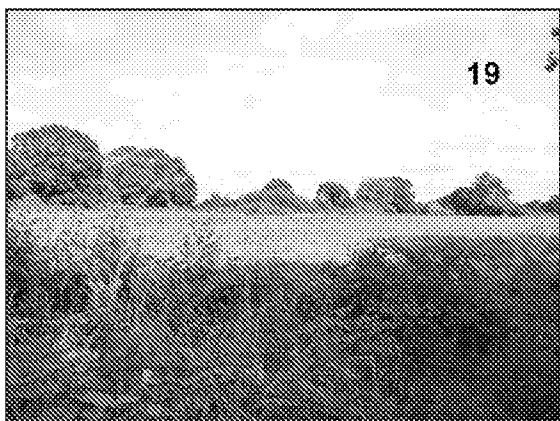


Plate 19: Area F viewed form the extreme south east corner of Area F looking north

Plate 20: View of Area A form the boundary between Areas A and F looking south

Plate 21: As Plate 20 though view towards the south west corner of Area A.

Plate 22: As Plate 21 though looking to the north west across Area A.

Appendix 2: Cultural Heritage Data from the West Sussex Historic Environment Record [WSHER]

Site No.	HER No.	NGR [SU]	Description	Period
1	MWS4705	941 040	Site of the Woodgate Brick Co. brickworks at Woodgate.	MO
2	MWS2396	952 039	Hoard found during the excavation of a cutting on the Bognor & Barnham railway in the 19th century.	BA
3	MWS2364	9464 0463	Possible site of a building at Eastergate.	RO
4	MWS2365	9464 0463	Sherds of pottery found in a field at Eastergate.	MD
5	MWS5682	939 043	Site of Woodgate Railway Station.	PM
6	MWS5839	9395 0348	Site of a chapel at Lidsey.	MD
7	MWS8025	9401 0345	Site of the former Headbone Farm.	PM
8	MWS11289	937 035	Late 19th century farmstead at Headbone Farm.	MO
9	MWS4709	953 048	Site of a brickfield to the W of Elm Grove South.	MO
10	MWS4124	933 056	Site of an ice house at Nyton House.	PM
11	MWS9755	9279 0550	Site of a 19th century farmstead at Church Farm, Aldingbourne.	PM
12	MWS2252	9451 0509	Parish church of St. George, Eastergate.	MD/PM
13	MWS6007	9456 0507	Archaeological evaluation at Church Lane, Eastergate in 2000 identified features, flints and a fragment of a tegula.	PR/RO/MD
14	MWS9108, DWS1227	9440 0559	War Memorial at Eastergate.	MO
15	MWS7101	9380 0507	Flint working site found at Croft Cottages, Westergate.	ME
16	DWS932	9451 0509	Parish church of St George, Eastergate, Grade II* listed.	MD
17	EWS1127, MWS9493	9406 0527	Archaeological evaluation on land to the rear of 23-27 Ivy Lane, Westergate in 2007 identified archaeological features.	ME/BA/IA/RO/MD
18	MWS1280	941 053	Pottery found in pipe trench in 1975 at Westergate School.	RO
19	MWS1283	934 055	Cremation burial & pottery found at Nyton.	RO
20	MWS2279	9355 05570	Parkscape at Nyton House.	PM
21	MWS10205	9391 0518	Site of a 19th century farmstead at Westergate.	PM

Site No.	HER No.	NGR [SU]	Description	Period
22	MWS7047-9	9415 0531	Archaeological evaluations at the Westergate Community College, Ivy Lane in 1996 and in 1998 identified features & finds.	BA/IA/PR/RO/EM/MD/PM
23	MWS7795	0352 0540	Scrapers & waster flakes found near Aldingbourne.	NE
24	MWS6802-3	9344 0526	Flint working site at Norton Spinney.	ME
25		Linear	Shoreham-Chichester Railway.	MO
26	AP analysis	948 037	Area of ridge and furrow to the N of the line of the former Portsmouth-Arundel Canal.	UN
27	AP analysis	951 051	Area of ridge and furrow at Eastergate.	UN
28	AP analysis	942 041	Area of ridge and furrow at Woodgate.	UN
29	AP analysis	945 045	Area of ridge and furrow to the NW of New Barn.	UN
30	MWS9031	9476 0543	Eastergate Memorial Hall, Eastergate.	MO
31	MWS5754	Linear	Line of the former Portsmouth Arundel Canal	MO

ABBREVIATIONS

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

Appendix 3: Vertical and Oblique Aerial Photographs

Vertical Aerial Photographs reviewed for study

Sortie No.	Frame Nos.	NGR [SU]	Date	Scale
RAF/541/446	3321-3324	953 034 947 035 942 037	March 1950	1:10,000
RAF/541/446	4321-4326	959 049 953 050 948 051 943 052 938 052 953 053	March 1950	1:10,000
RAF/540/458	4513-4516	937 028 943 028 950 028 956 028	April 1951	1:10,000
RAF/543/1105	41-46	931 044 936 043 941 042 946 041 951 040 956 039	November 1960	1: 6,000
RAF/543/1105	137-140	943 056 948 056 953 055 958 055	November 1960	1: 6,000
RAF/543/1107	36-39	936 055 942 055 949 054 955 054	November 1960	1:10,000
RAF/543/1107	36-39	934 032 941 031 947 031 954 030	November 1960	1:10,000
RAF/540/T/19	3001	934 044	October 1950	1:10,000
RAF/540/T/19	4001	937 058	October 1950	1:10,000
RAF/540/460	3650-3656	952 031 949 031 946 032 944 032 941 032 938 033 935 033	April 1951	1:5,000
RAF/540/460	4657-4665	953 039 950 039 947 039 944 040 942 040 939 041 936 041 933 041 931 042	April 1951	1:5,000

Sortie No.	Frame Nos.	NGR [SU]	Date	Scale
RAF/540/460	4836-4846	950 050 956 050 953 050 951 050 948 050 946 050 943 050 941 050 938 050 933 051	April 1951	1:5,000
RAF/58/678	3141-3150	941 038 943 038 945 038 947 039 949 039 951 039 953 039 955 039 957 040 958 040	May 1951	1:5,000
RAF/58/678	4141-4147	942 029 944 029 946 030 948 030 950 030 952 030 954 031	May 1951	1:5,000
MAL/65002	33-39	960 041 960 043 060 045 960 047 960 049 960 041 961 053	February 1965	1: 2,400
RAF/540/456	3076-3082	953 026 949 027 946 027 943 028 940 029 937 029 934 029	April 1951	1;5,000
RAF/540/456	4007-4017	961 042 958 043 955 043 952 044 949 044 946 045 943 046 940 046 937 047 934 047 931 048	April 1951	1;5,000

Sortie No.	Frame Nos.	NGR [SU]	Date	Scale
RAF/540/456	4075-4083	958 035 955 036 951 036 948 037 945 038 942 038 939 039 935 039 932 040	April 1951	1:5,000
MAL/70027	104-113	957 049 955 050 952 051 950 052 947 053 944 053 942 054 939 055 937 056 934 057	April 1970	1:3,000
MAL/70027	137-146	941 057 943 056 845 054 947 053 950 051 952 050 954 048 956 047 959 045 961 044	April 1970	1:3,000
MAL/70084	122-136	951 028 953 031 954 033 955 035 957 037 960 047 959 045 958 043 957 041 955 039 954 037 953 034 951 032 950 030 948 028	November 1970	1:2,500
MAL/70084	139-147	960 033 957 033 955 033 953 033 950 033 948 033 945 032 943 032 941 032	November 1970	1:2,500

Sortie No.	Frame Nos.	NGR [SU]	Date	Scale
MAL/777016	216-222	940 048 940 046 939 043 939 041 939 038 939 036 938 033	June 1977	1:2,500
MAL/81010	212	947 047	April 1981	1:10,000
OS/73151	50-53	934 049 940 049 947 049 954 049	May 1973	1:7,500
OS/73179	85-87	935 036 942 036 949 036	May 1973	1:7,400
OS/89026	160-162	953 030 947 030 939 030	March 1989	1:8,000
OS/89026	209-212	937 043 943 042 949 042 957 043	March 1989	1:8,000
OS/89026	230-232	952 057 946 057 940 057	March 1989	1:8,000

Oblique Aerial Photographs

[Reviewed for study]

Photo Reference	Film & Frame No.	Date	NGR [SU]
SU9205/12-13	24-25	March 2009	929 056 929 055
SU9305/2	37-56	June 1926	935 055
SU9305/5-6	25-26	March 2000	932 057 932 058
SU9305/2	799-804	October 1925	955 035
SU9604/1	12-37	July 1926	965 045

Appendix 4:

Summary review of adjacent Conservation Areas

Appendix 4A: The Square Eastergate

Appendix 4B: Church Lane Eastergate

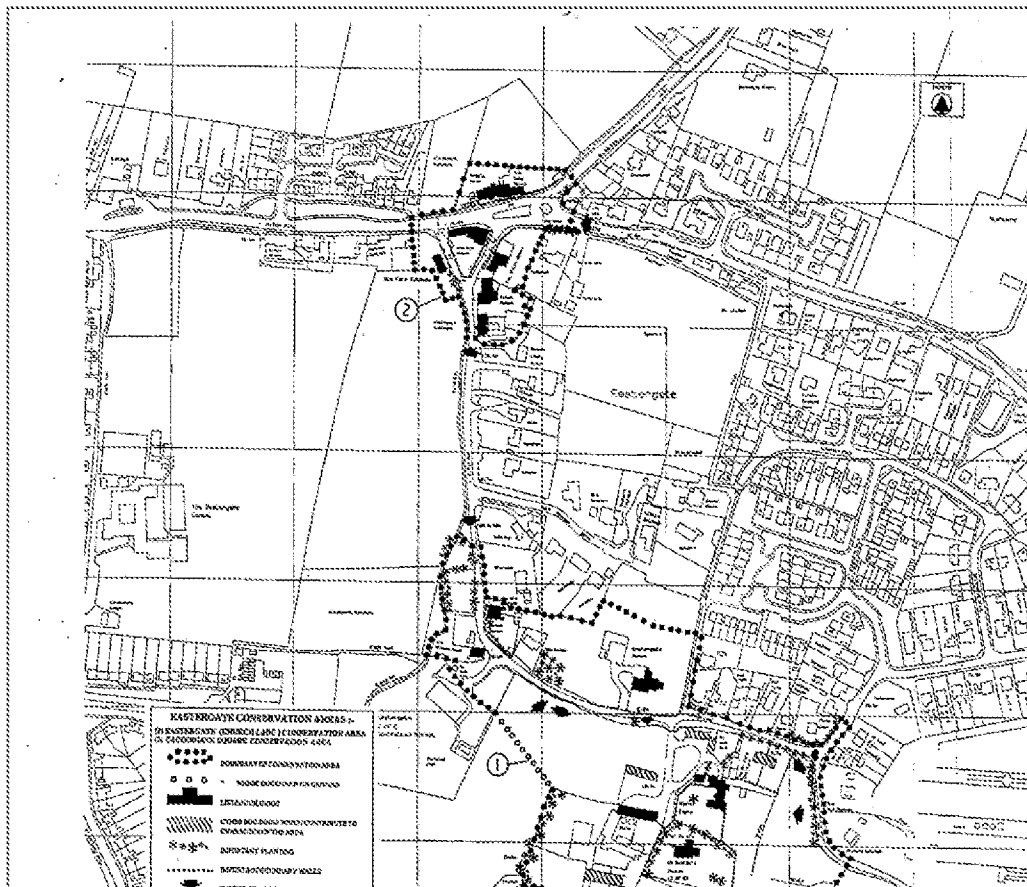
Appendix 4A
The Square Eastergate

**Description of and assessment of magnitude and significance of effect of the
proposed development on built heritage assets within The Square Eastergate
Conservation Area**

[PRESENTED WITHIN DESK BASED ASSESMENT AS APPENDIX 4A]

1.0 Background and introduction

- 1.1 The centre of the Square Conservation Area Conservation Area sits approximately 0.7km from the north western corner of the proposed development site. [See Figure 3]
- 1.2 This Conservation Area is centred around the northern junction of Church Lane and the B223 [Yapton Road].
- 1.3 A further description of this Conservation Area is presented in supporting text at Figure 1.
- 1.5 A site walkovers were undertaken by C. A. Pine of DAS Ltd on the 18th May 2023 and 1st July 2023 with the purpose of recording key characteristics of the Conservation Area and its surrounds. A selected number of Plates, P1-P21A, are reproduced with this appendix. The location of recorded built heritage assets is shown at Figures 2 and 3
- 1.6 Within Section 2 of this appendix a description of each recorded built asset is made with an accompanying assessment, based on criteria presented at Tables A-C within the associated Environmental Statement [Archaeology & Built Heritage]. It is recommended that these two reports should be read in association.



EASTERGATE (CHURCH LANE) AND EASTERGATE (SQUARE) CONSERVATION AREAS

Description of the Character and Appearance of the Conservation Areas

The village of Eastergate is situated on the A29, some 5 miles north of Bognor Regis. The Conservation Areas were designated in June 1992.

The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural, settlement based on the Manor House (16th Century), St. George's Church (Norman) and farm buildings, including a granary on staddle stones.

The rural character of the area is further enhanced by impressive views across open fields towards this group of buildings and the village generally.

By contrast, the area of Eastergate Square is more urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of these Conservation Areas.

Figure 1: Eastergate [The Square] and [Church Lane] Conservation Areas.

[Extract for ADC description]

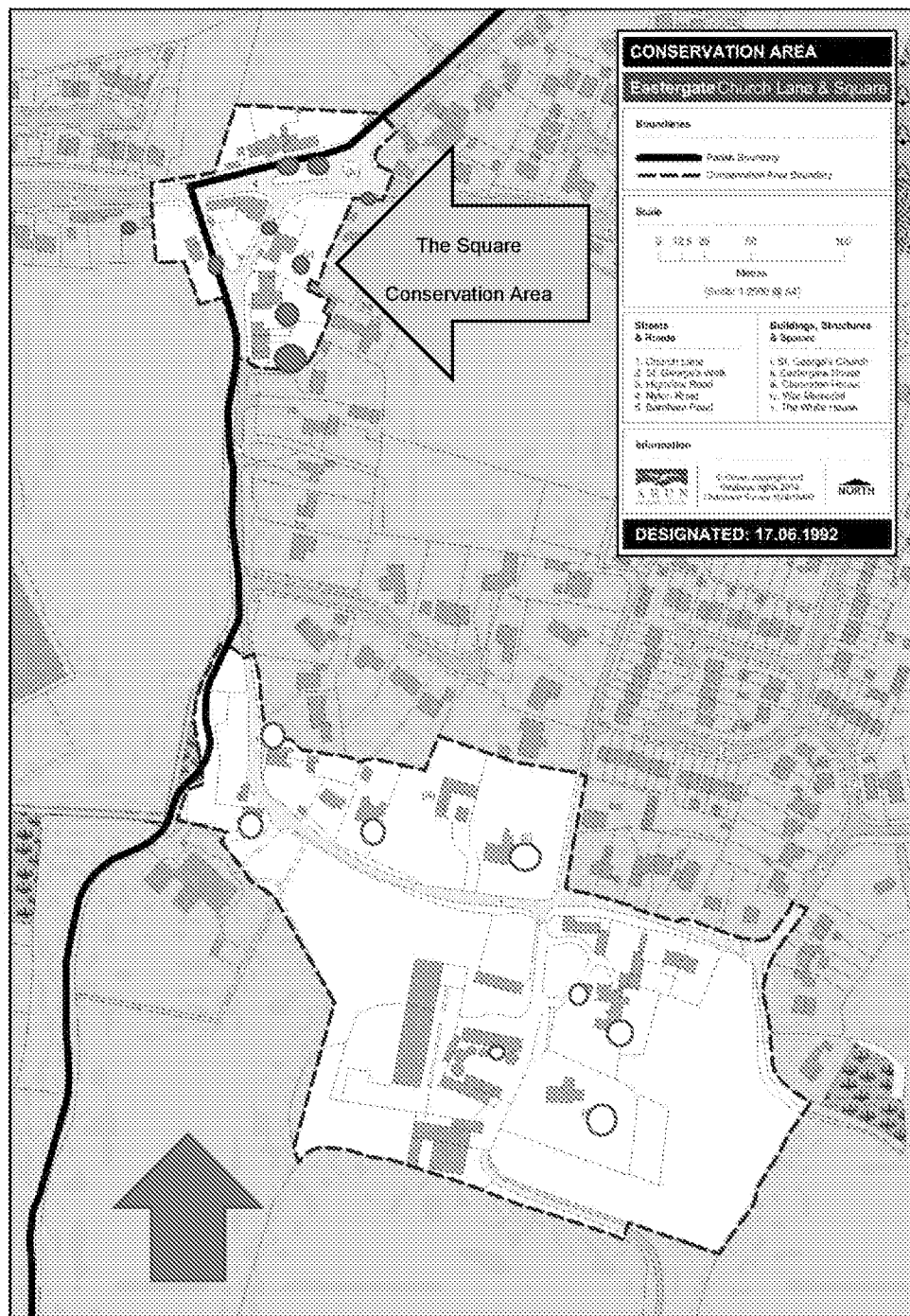


Figure 2: The Square [Church Lane] Conservation Area.

Location of listed buildings within 'The Square' element of Conservation Area.



Location of listed buildings within the Church Lane Conservation Area.



[See Appendix 4B] for detail].

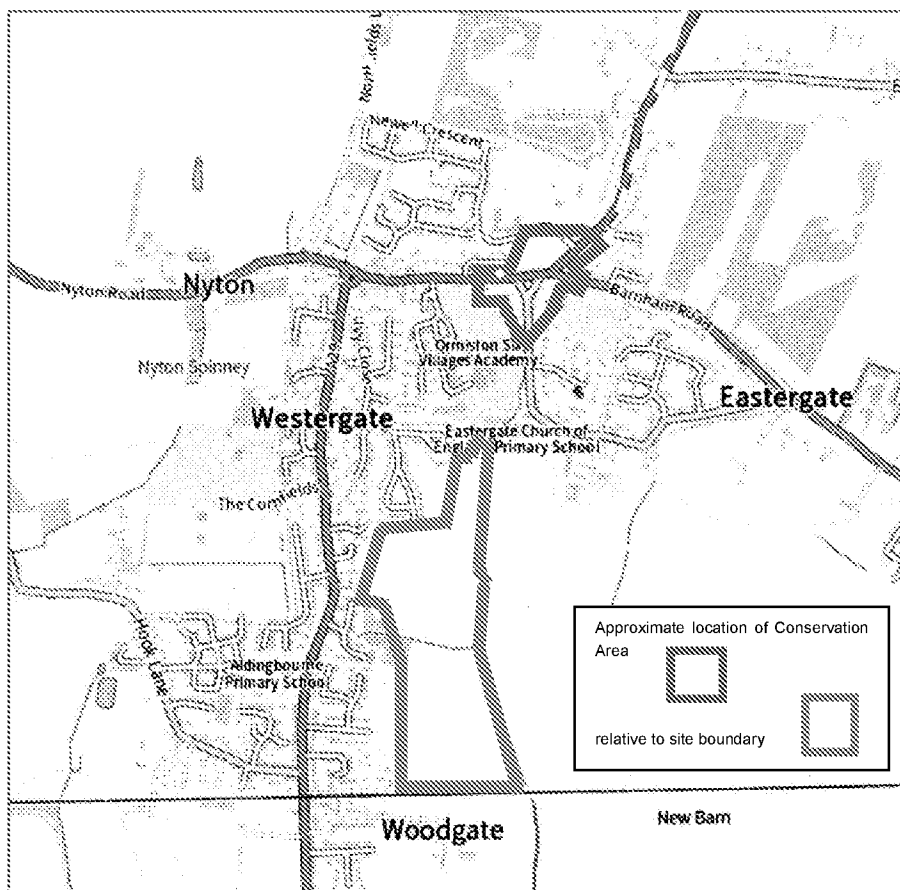


Figure 3: Listed buildings within Eastergate Square Conservation Area.

- 1: Long House
- 2: Argyll House
- 3: War Memorial
- 4: Shelley House
- 5: The White House
- 6: Old Farm Cottage
- 7: Flint House
- 8: Malthouse Cottages 1-3
- 9: Merryend

2.0 Description of recorded built assets and site environs. Including an asset of local heritage significance, magnitude of effect of the proposed development and significance of effect.

2.1 THE LONG HOUSE, NYTON ROAD

Listed Building Grade: II

List Entry Number: 1353814

Details: C18. Two storeys. Four windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Modern porch. This building forms a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1-3 Malthouse Cottages in Church Lane, Eastergate.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of local significance and have a moderate to low heritage significance. Magnitude of effect is considered to be negligible to none. Significance of effect negligible / none.

2.2 ARGYLL HOUSE, NYTON ROAD

Listed Building Grade: II

List Entry Number: 1232582.

Details: Early C19. Two storeys. Two windows. Glazing bars missing. Porch of solid type. Ground floor wing of two windows to west. This building forms part of a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1-3 Malthouse Cottages.

Walkover notes: Both Argyll House and the adjacent Long House sit to the north of the busy B2233 trunk road. These buildings form / lie adjacent to northern boundary of the conservation area with a 'pasture' field, as seen at Plate P17, included within the conservation area lying to the rear and north of these buildings. The buildings lie minimally 0.75km from the northern edge of the proposed development site area. The northern conservation area boundary lies c. less than 50 metres from the Nyton Road [extra care development [see Plates 20-21A] and the Peckham Chase residential development [Plate 19].

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of local significance and have a moderate to low heritage significance. Magnitude of effect is considered to be negligible to none. Significance of effect negligible / none.

2.3 EASTERGATE MEMORIAL

Listed Building Grade: II

List Entry Number: 1274452

Details: War memorial. Circa 1920. Sculptor Morris Harding RBS SO. Catafalque type structure built of solid stone blocks, six courses in height with the top course shaped to represent a mound on which a full-sized lion sits. Below the lion's paws is a carved wreath surrounding a FOR VALOUR inscription carved in Art Nouveau style. Below this on the front face of the cenotaph is an eleven-line inscription in bold and well-spaced capitals defining the purpose of the memorial. Names carved round the base. A remarkably realistic effect at the rear is the handling of the lion's tail. The whole is a dignified piece of symbolism, somewhat in the manner of Lutyens, highly original in concept and imaginatively sited. Additions have been made for the Second World War.

Walkover notes: This monument is located within a traffic island where the A29 and B2233 meet. Interestingly the listing description [see above] records the monument as being imaginatively sited. The author would suggest the monument might be considered as sited 'at risk! The location within a busy road traffic junction means the monument is at risk, as suggested by several impact scars around the monuments basal pedestal.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible to none. Significance of effect negligible / none.

2.4 SHELLEY HOUSE AND THE ELM TREE STORES, CHURCH LANE

Listed Building Grade: II

List Entry Number: 1353883. Details: One building. L-shaped C18 building. Two storeys. Three windows. Painted brick. Stringcourse. Tiled roof. Glazing bars intact. The shop premises are the north west wing with a modern curved shop front in old style.

Walkover notes: The building fronts to the B2233 with the rear being characterised by piecemeal development of low elevation store and associated buildings. The buildings sit within a 'triangle' of mixed brick and flint perimeter walling.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.5 THE WHITE HOUSE, CHURCH LANE

Listed Building Grade: II

List Entry Number: 1233557 Details: C18. Two storeys. Three windows. Faced with rough plaster. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with Doric pilasters and pediment. West wall faced with flints.

Walkover notes: This building sits by itself isolated at the eastern junction of the B2233 and one of the dual spurs at the north of Church Lane. The southern elevation is masked / bounded by the listed Flint House immediately to the south.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.6 OLD FARM COTTAGE, CHURCH LANE

Listed Building Grade: II

List entry No. 1353809.

Details: C18 or earlier. Two storeys. Two windows. Painted brick. Thatched roof. Casement windows.

Walkover notes: This building occupies a counterpoint position to The White House as it sits on the west side of a second spur of Church Lane that joins the B2233. The main front element of the building is augmented by a tiled roof modern extension

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be negligible. Significance of effect negligible.

2.7 FLINT HOUSE, CHURCH LANE

Listed Building. Grade II

List entry No. 1027647. Details: L-shaped building. South wing C17. North east wing C18. Two storeys. Four windows facing west, three windows facing south. Faced with squared knapped flints with red brick dressings and quoins. Tiled roof. Gable to west end of south wing. Casement windows. Doorway with flat hood on brackets.

Walkover notes: This building may be considered as forming a localised grouping with Malthouse Cottages 1-3 that lie to the immediate south.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be low to negligible. Significance of effect negligible.

2.8 MALTHOUSE COTTAGES, 1-3, CHURCH LANE

Listed Building. Grade II

List entry No. 1233536. Details: One building. C17. Two storeys. Four windows. Faced with knapped flints with red brick dressings, quoins and stringcourse. Tiled roof. Casement windows. Two blocked smaller original windows. Large buttress at south end.

Walkover notes: These 'terraced' flint cottages occupy the eastern side of Church Lane and are the most southerly of the group of listed buildings that lie immediately to the south of the B2233. In style and structure, they may be considered as sub-group with the more northerly though adjacent Flint House.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be low to negligible. Significance of effect negligible.

2.9 MERRYEND

Listed Building Grade: II

List Entry Number: 1027742: Detail: C18. Two storeys. Three windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows. C19 addition of two window-bays to the west in painted brick with slate roof. This building, the most westerly of the listed grouping lies immediately south of the B2233.

Heritage significance, magnitude and significance of effect of proposed development: The asset is considered to be of high heritage significance. Magnitude of effect is considered to be low to negligible. Significance of effect negligible.

3.0 General observations and conclusions:

- 3.1 As noted at Figure 2 the Eastergate Square Conservation Area exhibits a subtly more urban character than the Church Lane grouping. The whole grouping is dominated by its proximity to the B2233 trunk road.
- 3.2 The southern build units within 'The Square' Conservation Area [Malthouse cottage terrace] lie approximately 250 metres north of the northern boundary of the Church Lane Conservation Area grouping.
- 3.3 The Malthouse cottage grouping therefore lies minimally 0.5km from the proposed most northerly boundary of the proposed development area, though c. 0.7km from the most northerly proposed build line. Significantly there is no line of sight to or from any listed or 'locally significant' building within the Square conservation sub area towards the proposed development site.
- 3.4 It is considered that the proposed development will make no physical impact on any of the recorded built heritage assets within the Square Conservation Area.
- 3.5 It is considered that there will be negligible to nil effect on the settings of any built heritage asset within this area.
- 3.6 There will be no physical impact to the fabric of any significant buildings within this Conservation Area.
- 3.7 The above conclusions are with the caveat that dependant on final local area road system modifications / alterations there is likely to be some change in traffic flow/ volume. There is a potential that the proposed new A29 alignment will reduce traffic volumes through this conservation area.
- 3.8 At the time of walkover of both The Square conservation sub area and its environs two significant permitted developments were noted lying immediately [c. 50m] to the north of the Conservation Area boundary. [See Plates P17 to P21A].



Figure 4: Direction Plates 1-17 were taken from.

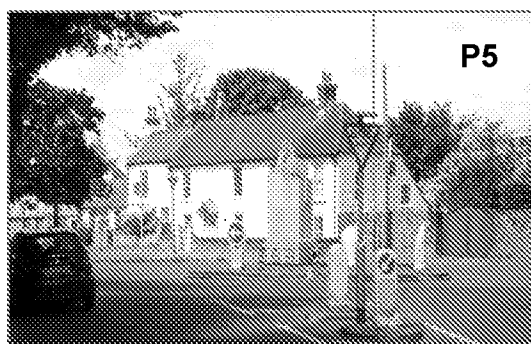
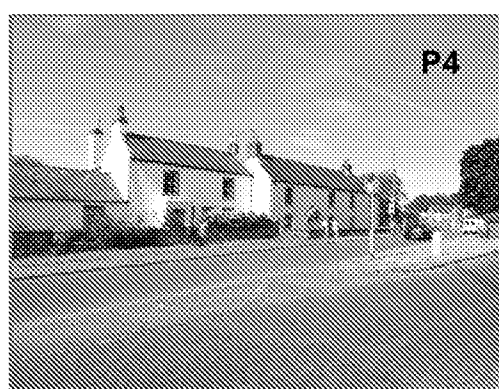
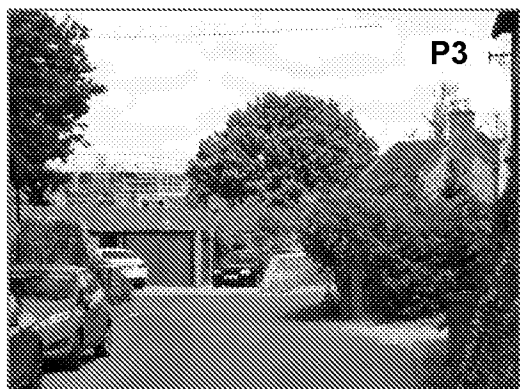


Plate P1: South facing elevation of Malthouse Cottages

Plate P2: South facing elevations to Shelley House showing rear service area to house and adjacent retail shop.

Plate P3: View from Y junction of Church Lane looking north towards Nyton New care development [see also Plates 18-20].

Plate P4: Argyll House [foreground] and Long House lying to the north of the B2233.

Plate P5: Argyll House viewed from the east looking west with War Memorial in mid ground.

See Figure 4 for location and direction Plates were taken from.

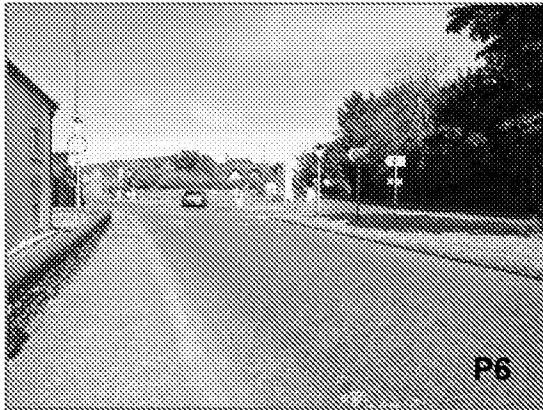


Plate P6: View of road junction [War Memorial in centre] from the west adjacent to Argyll House looking to the east

Plate P7: Close up detail of War Memorial viewed form the south west looking north east.

Plate P8: As Plate P5. though taken c. 30 metres to the east.

Plate P9: East facing façade of Shelley House.

Plate P10: North facing façade of The White House.

Plate P11: North facing façade of Shelley House and attached / associated retail convenience store.

See Figure 4 for location and direction Plates were taken from.

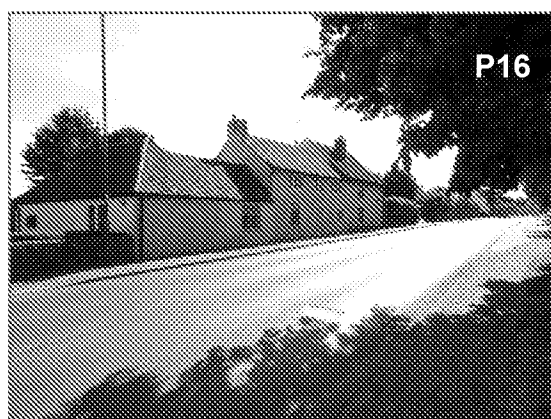
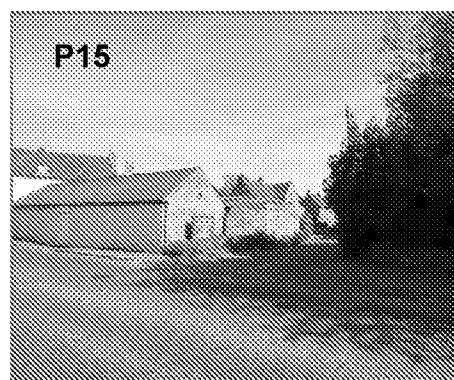


Plate P12: Part Flint house [foreground] and Malthouse Cottages lying to the east of Church Lane.

Plate P13: Old Farm House viewed from the south from Church Lane

Plate P14: As Plate 13 though from junction of Church Lane and B2233 looking south.

Plate P15: Ancillary / associated service buildings lying to the south and connected to Shelley House.

Plate P16: North facing façade of Merryend viewed from the northern edge of the B2233 looking south west.

See Figure 4 for location and direction Plates were taken from.

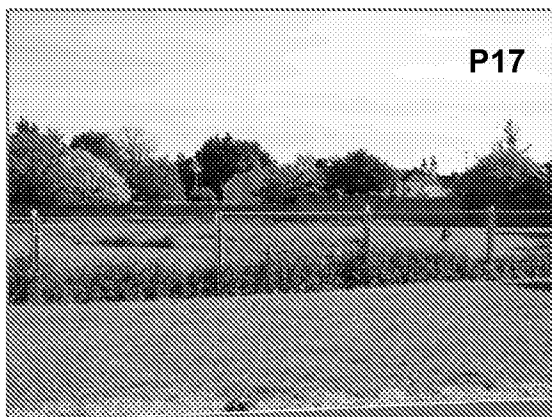


Plate P17: View from Nyton Road looking to the north facing [rear] elevations of Long House and Argyll House.

Plate P18: Nyton Road development [in progress viewed from the north of Church Lane.

Plate P19: Peckham Chase [new development to the north of the northern boundary of the Square Conservation Area.]

Plate P20: Nyton Road [Nyton Extra Care development] current construction phase.

See Figure 4 for location and direction Plate P17 was taken from.

See Figure 1 for location [gross area] of Peckham Chase and Nyton Road development.

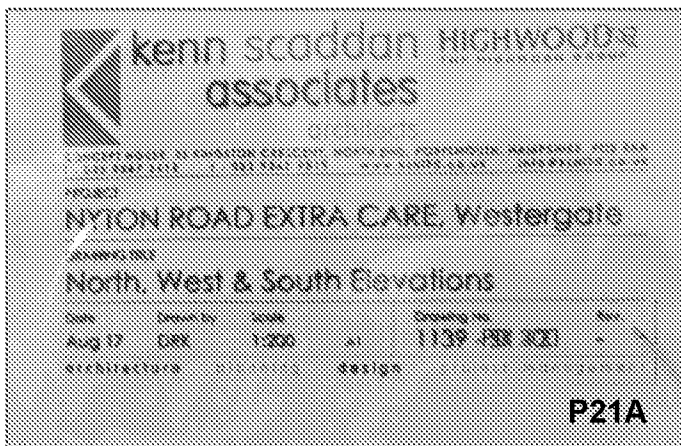


Plate P21: Nyton Road [Nyton Extra Care development] Extract from architects drawing.

Plate P21A: Architect details.

See Figure 1 for approximate location of this development.

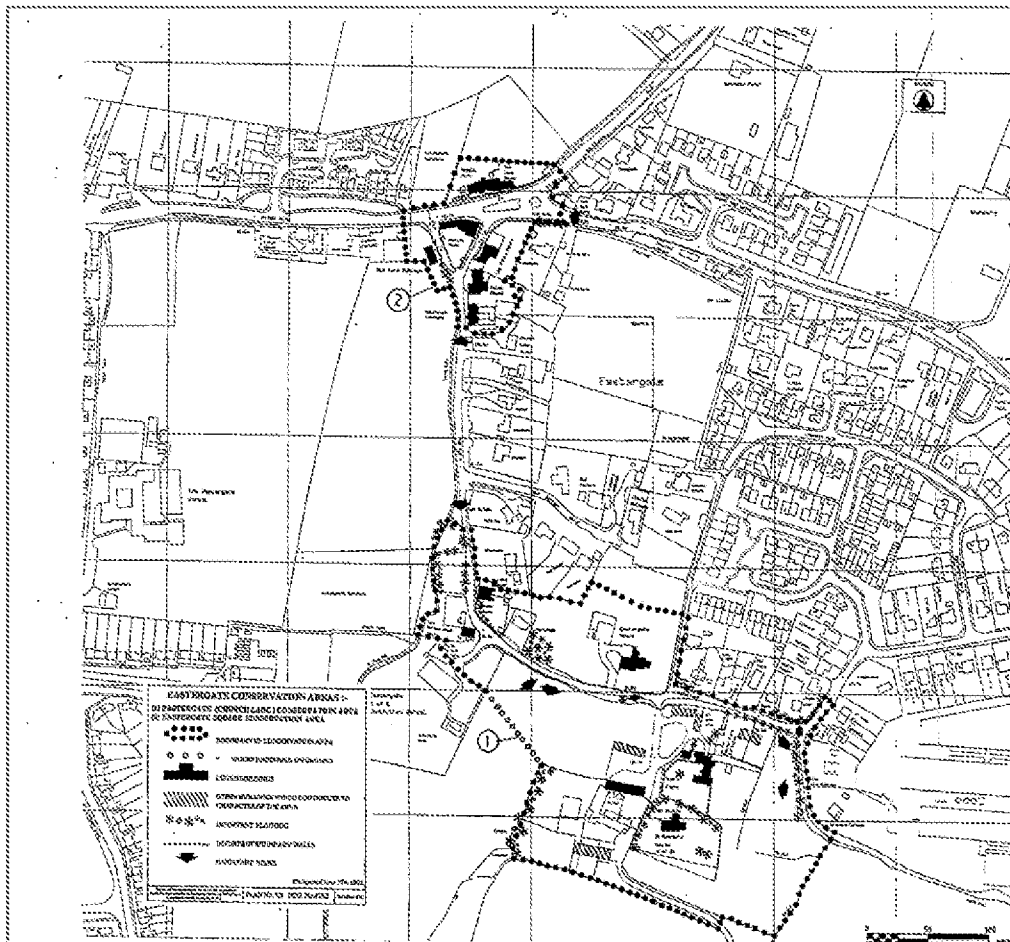
Appendix 4B
Eastergate Church Lane

Description of and assessment of magnitude and significance of effect of the proposed development on built heritage assets within The Eastergate Church Lane Conservation Area

[PRESENTED WITHIN DESK BASED ASSESMENT AS APPENDIX 4B]

1.0 Background and Introduction

- 1.1 This Conservation lies c. 100m from the north western corner of the proposed development area see [Figure 3]. At this southern boundary and to the south east of this boundary land use is retained, within the proposed development, as open 'park space'.
- 1.2 The Conservation Area is accessed via Church Lane with significant mainly C20th buildings along the north of Church Lane. The centre of the Conservation Area is focused on the Manor Farm yard area that is associated with St Georges church and its associated curtilage.
- 1.3 A further description is presented at Figure 1.
- 1.4 Site walkovers were undertaken by C. A. Pine of DAS Ltd on the 22nd May 2023 with the purpose of recording key characteristics of the Conservation Area and its surrounds. A selected number of Plates, are reproduced with this appendix. Plates A1-A9 showing St Georges church and curtilage, Plates B1-B6 showing the Church Farm area, Plates C1-C11 showing views to and from the south of the Conservation Area and Plates C12-C14 showing selected built assets within the west of the Conservation Area.
- 1.5 The location of recorded built heritage assets is shown at Figure 2.
- 1.6 Within Section 2 of this appendix a description of each recoded built asset is made with an accompanying assessment, based on criteria presented at Tables A-C presented within the body of the ES chapter to be read in association with this DBA.



EASTERGATE (CHURCH LANE) AND EASTERGATE (SQUARE) CONSERVATION AREAS

Description of the Character and Appearance of the Conservation Areas

The village of Eastergate is situated on the A29, some 5 miles north of Bognor Regis. The Conservation Areas were designated in June 1992.

The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural, settlement based on the Manor House (16th Century), St. George's Church (Norman) and farm buildings, including a granary on staddle stones.

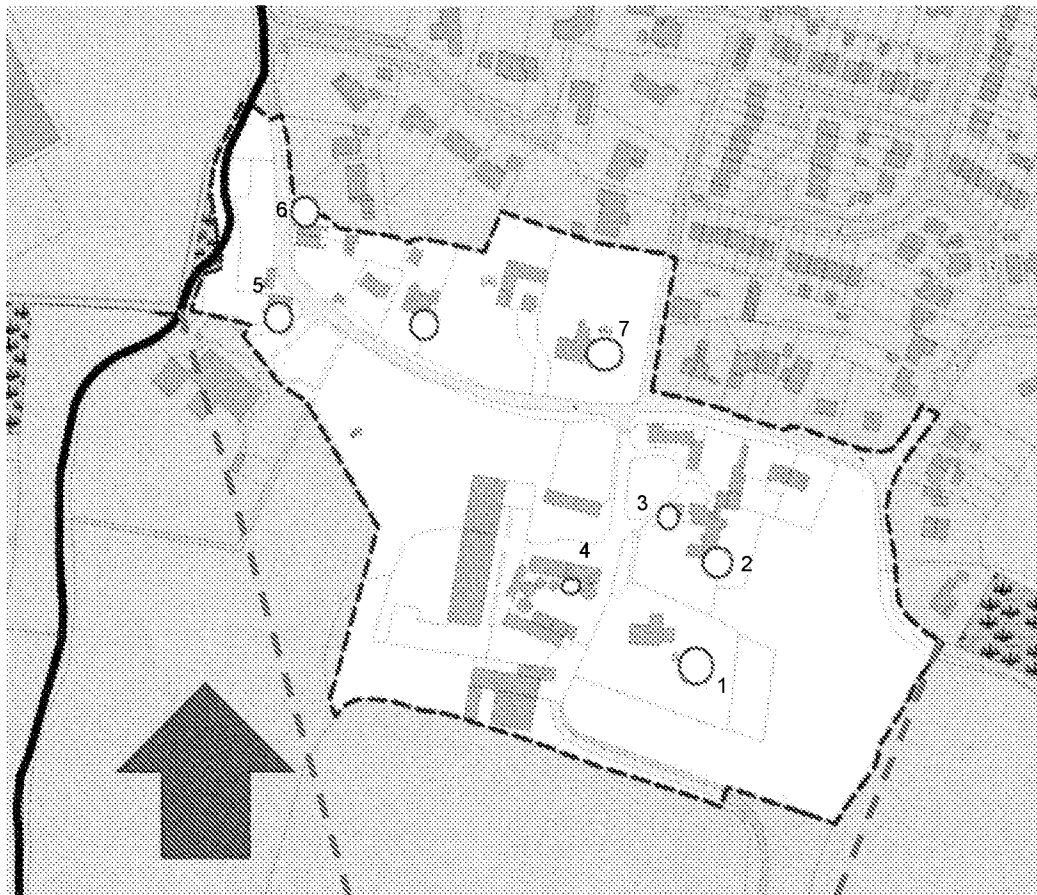
The rural character of the area is further enhanced by impressive views across open fields towards this group of buildings and the village generally.

By contrast, the area of Eastergate Square is more urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of these Conservation Areas.

Figure 1: Eastergate [The Square] and [Church Lane] Conservation Areas.

[Extract for ADC description]



- 1:** List entry number: 1233516 Parish church of St. George
- 2:** List entry: 1353881: Grade II listed Manor Farm House, Church Lane, Eastergate, a late 18th or early 19th century house
- 3:** List Entry: 1233525: Granary / outbuilding at Manor Farm
- 4:** List entry No: 1027645: Grade II listed 17th century barn & cart shed, at Manor Farm
- 5:** List entry 1276546: Grade II: The Wilkes Head Inn. c. 1763
- 6:** List entry 1353882: Grade II: The Old House
- 7:** List entry Number: 1027646: Grade II Eastergate House

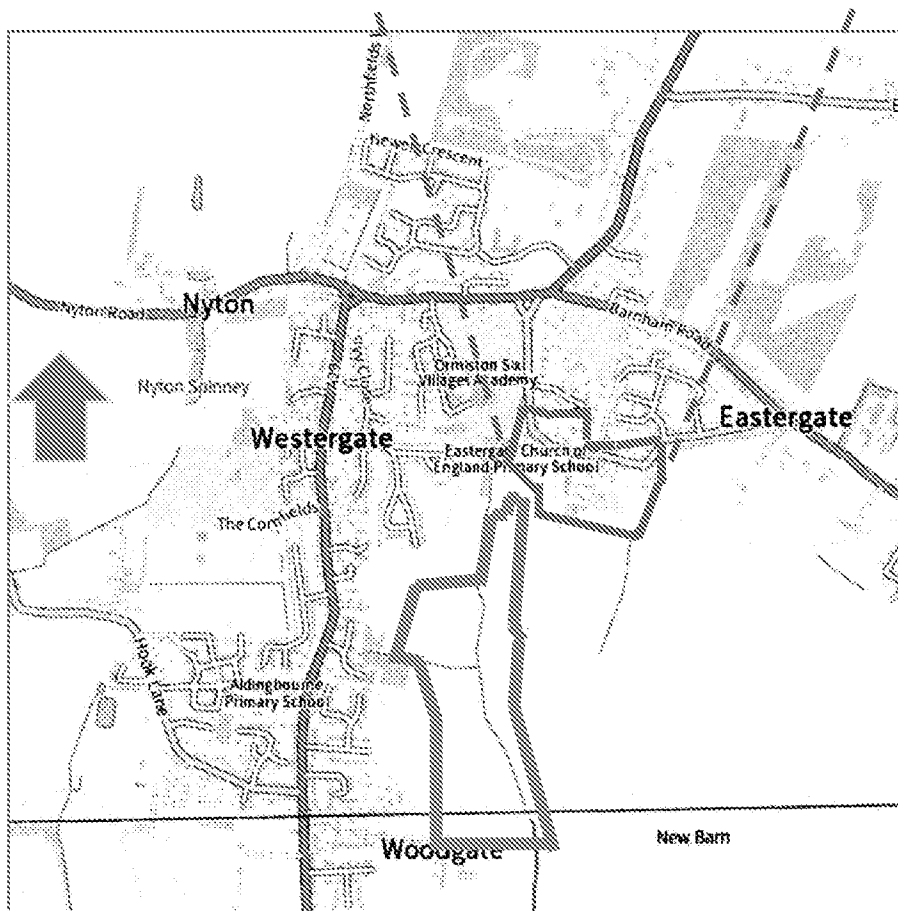


Figure 3: Approximate boundary of the Church Lane Eastergate Conservation Area Shown relative to proposed development site

Approximate location of Church Lane Conservation Area

relative to site boundary

2.0 Description of recorded built assets and assessment of magnitude and significance of effect of the proposed development on built heritage assets

2.1 List entry number: 1233516 Parish church of St. George, Church Lane, Eastergate

Grade II* Chancel, nave with shingled bell-turret at west end and north vestry. Largely Norman though much restores with later windows. Vestry C19th addition.

Walkover notes / observations: [See Plan A and Plates A1-A9] The church building sits biased within the north west curtilage of a c. 7,000m² church / grave yard. The site is bounded predominantly by mature mixed hedgerows. To the immediate north the churchyard lies adjacent to the garden of Eastergate House. The western boundary lies adjacent to a farmyard / farm building complex consisting predominantly of Mid C20th agricultural buildings. To the east the graveyard contacts open grass / paddock areas. To the south, external to the east west aligned mature hedge line lies an east west aligned 'paddock' area of c. 2,500m². The southern boundary of the paddock area runs parallel and adjacent to a concrete service / farm track

The church building and associated grave/church yard site within the south east of the designated 'Conservation Area' [See Figures 1,2 and 3].

Heritage significance, magnitude and significance of effect of the proposed development:

The asset is considered to be of high to very high heritage significance. The heritage significance is invested in the fabric of the building and partly, though to a lesser extent in its location as a 'centre / focus' within the Church Lane Conservation Area.

There will be no physical impact on the fabric of the building.

Magnitude of effect, specifically relating to views to and from the asset is considered low to possibly moderate. Significance of effect is considered to be low.