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Archaeological Desk-based Assessment

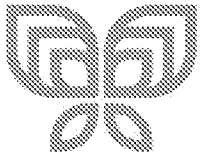
BG24.383 Elm Cottages, Hook Lane, Aldingbourne

Report Reference: BG24.383

October 2024



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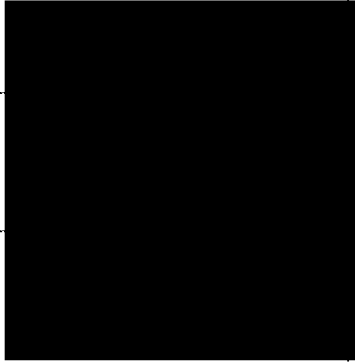
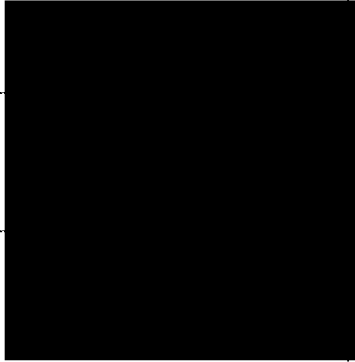
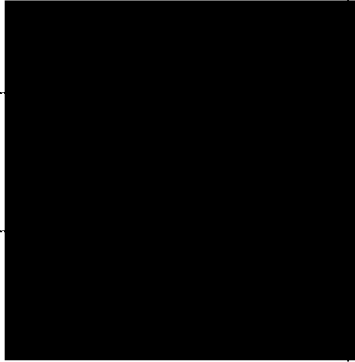
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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by Paul Wilson-Homewood to undertake an Archaeological Desk-based Assessment of an area of land at Elm Cottages, Hook Lane, Aldingbourne. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. This addresses the requirements of the National Planning Policy Framework, particularly paragraph 128. This report was prepared by Thomas Hough MSc, Head of Archaeology and Heritage, PCIFA.
- 1.1.2 The site is located at the south-eastern periphery of Aldingbourne, a dispersed settlement in rural Sussex, situated between the villages of Westergate to the east and Tangmere to the north-west. Built-up areas of Westergate lie close to the east, with agricultural land in all other directions. Scattered residential development of Aldingbourne lies to the north-west. The site is subject for a proposed planning application for development into two residential plots. A site plan is presented in Appendix 6
- 1.1.3 This assessment establishes a moderate potential for medium value prehistoric and low value Roman, medieval and post-medieval remains being located on site. The magnitude of change to all of these remains is anticipated to be moderate. As such, the resulting impact to these remains should they be present, ranges from slight – moderate.
- 1.1.4 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, it is recommended that most appropriate strategy should entail suitable archaeological field evaluation. This work will be set out within a Written Statement of Investigation, set as a planning condition

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Paul Wilson-Homewood to undertake an Archaeological Desk-based Assessment of an area of land at Elm Cottages, Hook Lane, Aldingbourne. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assesses the impact on these remains by the proposed development. This addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 128.
- 2.1.2 The site is located at the south-eastern periphery of Aldingbourne, a dispersed settlement in rural Sussex, situated between the villages of Westengate to the east and Tangmere to the north-west. Built-up areas of Westengate lie close to the east, with agricultural land in all other directions. Scattered residential development of Aldingbourne lies to the north-west. The site is subject for a proposed planning application for development into two residential plots. A site plan is presented in Appendix 6.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Development Plan Framework

3.1.1 In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.

3.1.2 In 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The most recent version of the NPPF was published in 2021.

3.1.3 Section 16 – Conserving and Enhancing the Historic Environment – summarises the objectives of the NPPF in relation to the historic environment as:

- 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
- Recognition of the contribution that heritage assets make to our understanding of the past.

3.1.4 Section 12 also recognizes that managed change may sometimes be required if heritage assets are to be maintained in the long term.

3.1.5 A ‘heritage asset’ is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.

3.1.6 A ‘designated heritage asset’ can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.1.7 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, 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.
- 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.

3.1.8 Local planning policy was also consulted for the purposes of this report.

3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2020). Table 1 lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Sussex Historical Environment Record (HER)	Designated and undesignated heritage assets and historic landscape characterisation.	1km	01/10/2024
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	01/10/2024
Historic England Aerial Photo Viewer	Historic Aerial Photos	1km	01/10/2024
Magic Maps	Designated heritage assets	1km	01/10/2024
National Library of Scotland	Historical maps	Site area	01/10/2024
Environment Agency	LIDAR imagery	Site Area	01/10/2024
Google Earth	Satellite imagery	1km	01/10/2024

3.3 Assessment of Impact

3.3.1 The potential of archaeological remains on site was assessed on a scale of low to high, summarised as follows:

- Low – Very unlikely to be encountered
- Moderate – Possible that features may be encountered on site
- High – Remains likely to be found on site.

3.3.2 There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within the Highway Agency's Design Manual for Roads and Bridges (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.

3.3.3 The significance of known and potential archaeological remains that may be affected by the development have been ranked as follows:

Table 2. Ranking of the significance of archaeological sites and remains

Significance	Criteria
Very High	World Heritage Sites and archaeological remains of international importance
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

3.3.4 The impact on archaeological remains by a proposed development can be ranked as follows:

Table 3. Ranking the impact of a development on archaeological remains

Value	Criteria
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered
Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

3.3.5 Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

Table 4. Significance of impact matrix of a development of archaeological remains

Value of Remains	Magnituda of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

3.3.6 These impact criteria are defined below within Table 5.

Table 5. Definitions of the criteria to determine the significance of impact

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.
Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

3.4 Site Walkover Survey

3.4.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains.

3.5 Limitations

3.5.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Geographical Context

4.1.1 The application site can be found at SU 93144 04802 and lies to at the south-eastern periphery of Aldingbourne, a dispersed settlement in rural Sussex, located between the villages of Westergate and Tangmere. The focal point of Aldingbourne can be considered to be the St Marys Church, 1km to the north-west. However, the site lies closer to residential development of Westergate, 0.3km to the east. Agricultural land dominates to the north, south and west, aside from small areas of development in Aldingbourne.

4.2 Historical Context

4.2.1 In the late Iron Age, the Sussex area formed the territory of the Regni tribe, and offshoot of the Atrebates tribe. Following the Roman conquest, their tribal heartland of *Noviomagus Reginorum* (Chichester) was established as a *civitas* capital and thrived as a Roman city. The Roman road leading from Chichester to the north-east to London passes to the north-west of the site (now the A285). After the Roman era, Romano-British life may have continued for a period, but by the late 5th century the area fell under Saxon rule, forming the Kingdom of the South Saxons (Sussex), its boundaries roughly corresponding to the later county, and separated by the rest of Britain by the dense forests of the Weald. Sussex was incorporated into the Kingdom of Wessex by the 9th century.

4.2.2 It is during this period that Aldingbourne is first recorded, documented as *Aldingburne* in 683 and *Ealdingburne* in the 9th century. The name is Old English meaning 'Ealda's stream' (almost certainly referring to the Aldingbourne Rife, which still passes through the village). It is described in the 1086 Domesday Book as having 69 households, placing it within the largest 20 percent of settlements. The St Mary's Church dates from the 12th century. Aldingbourne remained a small rural settlement into the modern day, with other villages in the area having grown more substantially.

4.3 Geology and Topography

4.3.1 The bedrock geology of the development site comprises London Clay Formation - Clay, silt and sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period. The elevation of ground within the site is uniform, at 9m above Ordinance Datum (aOD).

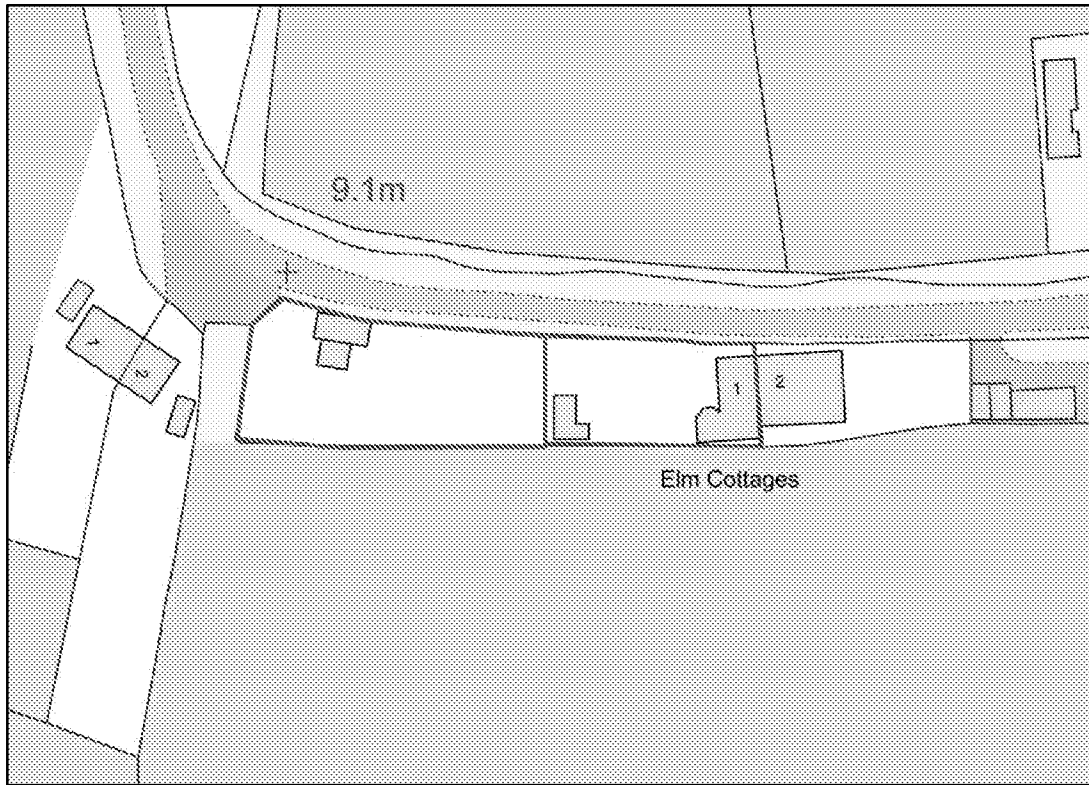


Figure 1. OS map of the project site and surrounding area. Red line boundary depicts application site, with the wider ownership in blue.

5 Results

5.1 Desk Study

5.1.1 A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 7.

5.1.2 A summary of information obtained from the Sussex Historic Environment Record (HER) is summarised below (Section 5.3). Some records can pertain to multiple periods of history; therefore, some records may be referred to more than once. A full dataset is available on request.

Table 6. Timescales used in this report

Era	Timescale
Prehistoric	
Palaeolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
Historic	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485
Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

5.2 Designated Heritage Assets

- 5.2.1 There were no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site or within 1km of the site (Appendix 3).
- 5.2.2 A single Scheduled Monument is located within 1km of the site, detailed below in Table 7.

Table 7. Details of Scheduled Monuments within 1km of the site

Name	Date first listed	Location	Notes
Keep of Tote Copse	28/02/1955	0.82km W; SU 92279 04774	The monument includes part of the buried remains of Tote Copse castle, the rest of which was seriously damaged (having been partially excavated) in 1962. Historical evidence and artefacts from the excavation showed that the castle had been built in the first half of the 12th century by Seffrid de Escures, the Bishop of Chichester, at this site near his palace and at the hub of his Aldingbourne estate.

- 5.2.3 A single conservation area – the Aldingbourne Church Road Conservation Area is located 0.9km to the north-west of the site. A map of the boundary of this conservation area is presented in Appendix 3.
- 5.2.4 There are 12 listed buildings or structures within 1km of the site (Appendix 3), though all are located at least 0.5km from the site. A sample is summarised below in Table 8.

Table 8. Details of Listed Buildings within 1km of the site

Name	Date first listed	Location	Notes
The Old Manor House	05/06/1958	0.75km E; SU 93819 05132	C17. Two storeys. Four windows. Ground floor faced with flints with red brick dressings and quoins, above red brick and grey headers. Tiled roof. Casement windows.
Nyton Cottage	20/09/1984	0.8km N; SU 93400 05571	C17 timber-framed building with some timbering exposed in the west wall with painted rubble and flint infilling, but refronted with flints and brick. Thatched roof.

Name	Date first listed	Location	Notes
The Manor House	20/09/1984	0.62km NW; SU 92594 05150	East wing C18, west wing C19. Two storeys. Six windows to whole front. East wing red brick and grey headers alternately, west wing stock bricks. Tiled roof.

5.3 Non-designated Heritage Assets

5.3.1 The dataset from the Sussex HER (202425-056) provided records of the locations of archaeological features and find spots (monument records), as well as the details of archaeological previous investigations (event records) within the site and within 1km of the site.

5.3.2 A map with all record locations can be found within Appendix 4. This section also includes evidence revealed by the map regression exercise. Maps referred to can be found within Appendix 5.

Prehistoric

Table 9. Details of HER entries pertaining to the prehistoric period.

HER Reference	Location	Notes
13955	0.37km E; SU 93581 04871	Prehistoric settlement remains identified via an evaluation and excavation which identified multiple phases of occupation. This included a Neolithic pit, Bronze Age field systems and cremations, and various phases of Iron Age field systems and ditches. Roman and medieval features also identified.
15265	0.42km SE; SU 93529 04556	Linear features and gullies dated to the late Bronze Age / Early Iron Age.
7101	0.7km NE; SU 93807 05078	Mesolithic flint working site.
6802	0.53km NE; SU 93440 05269	Mesolithic flint working site.
6803	0.78km NE; SU 9385 0542	Scatter of worked flint.
7795	0.89km NE; SU 9352 0540	Neolithic remains, 3 scrapers and 28 waste flakes.
5867 / 2282	0.83km W;	Neolithic flint working site, along with two arrowheads.

HER Reference	Location	Notes
	SU 923 050	
2377	0.81km W; SU 923 048	Iron Age pottery found at Tote Copse
2378	0.73km W; SU 924 048	Flint working site, exact period undetermined.
14730	0.57km S; SU 92884 04010	Prehistoric occupation site dating from the middle Bronze Age to the middle Iron Age, represented by clusters of post holes and pits.

Roman

Table 10. Details of HER entries pertaining to the Roman period

HER Reference	Location	Notes
13955	0.37km E; SU 93581 04671	Late Iron age / Early Roman field system, ditch and trackway on a site with abundant earlier Iron Age activity. Also a double ditched enclosure dated to the 1 st and 2 nd centuries.
1283	0.72km N; SU 934 055	Location of a Roman cremation burial and sherds of pottery.
7873	0.72km W; SU 9238 0488	Fragment of a Roman fibula
1272	0.81km W; SU 923 048	Findspot of a fragment of pottery.
14730	0.57km S; SU 92884 04010	Field boundaries, a pit, trackway, and ditch identified at a site with abundant earlier Iron Age activity.

Early-medieval

5.3.3 No information was present in the HER relating to the early-medieval period.

Medieval

Table 11. Details of HER entries pertaining to the Medieval period

HER Reference	Location	Notes
13955	0.37km E; SU 93581 04671	Medieval enclosure, field system and pit at a site with multiperiod occupation.

HER Reference	Location	Notes
9493	0.99km NE; SU 94060 05276	Site with mainly medieval occupation evidence, including linear features, ditches, gullies and pits. A singular linear feature has an undetermined date of between the Bronze Age and the medieval era, and a singular pit was determined to be early-medieval.
2362 - 2363	0.92km W; SU 9220 0499	Proposed location of the 'Bishops Palace', a residence of the Bishop of Chichester who held the Manor of Aldingbourne. Early maps place it next to Tote Copse Castle.
3511	0.83km W; SU 9227 0477	Tote Copse Castle, a 12 th century motte and bailey castle with a flint and limestone keep. Excavated in 1962 and the keep preserved by covering it with a mound.
14730	0.57km S; SU 92884 04010	A medieval hearth identified on a site with abundant prehistoric activity.

Post-medieval

Table 12. Details of HER entries pertaining to the Post-medieval period

HER Reference	Location	Notes
13955	0.37km E; SU 93581 04671	Field system and ditches at a site with multi-period occupation.
4124	0.79km N; SU 933 056	An icehouse at Nyton house, previously used as a smugglers store. Demolished 1880.
10214	0.69km NW; SU 92659 05388	Historic farmstead dating to the 18 th century.
8520 – 8522	0.69km NW; SU 92644 05334	Existing listed dwellings dating to the 18 th century.
2387	0.68km W; SU 9244 0494	Aldingbourne Mill, a mill with 18 th century machinery. Ceased operation in 1913.

Modern (including map regression analysis)

Table 13. Details of HER entries pertaining to the Modern period

HER Reference	Location	Notes
15516	0.7km SE; SU 9361 0427	WW2 aircraft crash site.

HER Reference	Location	Notes
14028 / 5682	0.76km SE; SU 939 043	19 th century buildings; a farmstead and a railway station.
13727 / 13733 / 13736	0.76km NE; SU 93867 05035	19 th century historic farmsteads
10205	0.82km NE; SU 93903 05188	Site of a former 29 th century farmstead
9755	0.69km NW; SU 92803 05504	19 th century historic farmstead.
9244	0.93km NW; SU 92409 05428	War memorial
15702	1km NW; SU 92374 05435	Location of a former school.
12332	0.55km NW; SU 9257 0512	19 th century historic farmstead.
13291	0.46km SW; SU 92796 04462	19 th century historic farmstead.
13097	0.99km S; SU 92949 03832	19 th century historic farmstead.

5.3.4 The available OS maps for the site (Appendix 5) depict the area within the red-line boundary for the period 1847 - 1961. Unsurprisingly for a rural area, change seems limited across the historic mapping for this period. The 1847 tithe map shows the site being located on the edge of a large estate to the south-west, with a few historic dwellings located along Hook Lane, including Elm Cottages. By the end of the 19th century the land to the south-west has been divided up into smaller fields. Little change occurs until the mid-20th century, with ribbon development of Westergate extending up Hook Lane from the east. Further residential development has been built to the east in the present day.

Undated

Table 14. Details of undated HER entries

HER Reference	Location	Notes
15508	0.31km SE; SU 93394 04594	Pits and tree throws identified via an evaluation, not pre-modern.
15216	0.25km SE; SU 93368 04658	Negative evidence found via an evaluation

HER Reference	Location	Notes
15679	0.48km E; SU 93605 04822	Negative evidence found via geophysical survey.
15566	0.79km E; SU 94098 04791	Possible undated rectilinear feature identified by magnetometry survey.
15744	0.69km NE; SU 93674 05268	Negative evidence via evaluation
15661	0.75km N; SU 93146 06230	Undated features found via geophysical survey.

Event records

5.3.5 The information provided by the HER also provides records of archaeological surveys, investigations and assessments that have occurred within 1km of the site (event records). Notable event records for within 1km of the site are detailed in Table 15.

Table 15. Detailed of event records

HER Reference	Location	Notes
2070	0.2km SE; SU 93362 04656	Evaluation of seven trenches. Modern debris identified, no other finds.
2249	0.28km SE; SU 93375 04583	Evaluation of four trenches. No datable evidence.
2089	0.4km SE; SU 93529 04556	Evaluation of six trenches. Late Bronze Age to early Iron Age archaeology found.
1765	0.36km E; SU 93581 04671	Evaluation of seventeen trenches, of which sixteen contained archaeology dating from the prehistoric, medieval and post-medieval periods.
2280	0.3km E; SU 93594 04826	Geophysical survey, no notable anomalies identified.
2242	0.72km E; SU 94098 04790	Geophysical survey, some minor anomalies identified.
1127	1km NE; SU 94060 05276	Evaluation of eleven trenches. Archaeological features from the Late Bronze Age to Late Medieval period identified.
2293	0.65km NE; SU 93693 05271	Evaluation of four trenches, no archaeological features observed.
2275	0.75km N; SU 93146 06231	Geophysical survey, identified some probably rectilinear enclosures.

HER Reference	Location	Notes
214	0.84km W; SU 9227 0477	Excavation of Tote Copse Castle.
1890 – 1891	0.6km S; SU 92783 03969	Excavation of 7.85 ha area revealing features from the Middle Bronze Age to the Middle Iron Age, the Roman period, and later Saxon / Medieval period.
2247	0.76km SE; SU 9372 0413	Evaluation of twenty-two trenches, of which to contained prehistoric archaeological features.
2077	1km SE; SU 94156 04132	Evaluation of 56 trenches, only one single sherd of Iron Age pottery identified.

Historic Landscape Characterisation (HLC)

5.3.6 HLC data was provided from the Sussex HER for the site and surrounding area (Appendix 4). The area within the red-line boundary is depicted as 'fieldscapes' (HWS25393), specifically 'informal fieldscapes' for the period 1845 – present, and 'formal parkland' for the period -1066 – 1499. No specification is given for the intermediate period.

6 Evaluation and Impact

6.1 Potential sub surface archaeological remains

- 6.1.1 The level of significance of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives.
- 6.1.2 It is evident from the records that prehistoric activity is frequent throughout the wider area. This extends back to the Mesolithic period with a number of flint working sites being identified to the north-east. This appears to have continued into the Neolithic, with similar remains to the north-east and to the west. More substantial evidence dates from the Bronze Age, with two areas with evidence of settlement, one to the east and one to the south. Both of these sites support features dating from the Bronze Age such as field systems and cremations, with settlement seemingly continuing into the Iron Age with a series of field systems, post holes and pits. The site is relatively small, though given the context of this abundance of evidence, the potential for similar prehistoric remains on site cannot be ruled out. As such, it is considered that there is a moderate potential for medium value prehistoric remains on site, be these further evidence of Mesolithic or Neolithic activity, or features relating to Bronze or Iron Age settlement.
- 6.1.3 Roman activity in the wider landscape is known, with Chichester to the west being the important Roman city of *Noviomagus Reginorum*, the *civitas* of the Regni tribe. This city was walled, and supported a bathhouse and an amphitheatre, with some of the remains of these still present. A Roman Road, Stane Street, extended from the city leading north-east in the direction of London. The route of this road, now the A285 is located around 4km to the north-west of the site. Roman remains would be expected to be more abundant in the vicinity of this road, but in the closer vicinity of the site evidence seems more limited. Continuing settlement is present at the earlier Iron age sites to the east and south, with evidence including early Roman field system and a later double ditched enclosure. This likely reflects continuing rural settlement, perhaps relating to agriculture. The site of a cremation burial has also been identified to the north. Other records comprise individual findspots. Taking into account the small scape of the site, if Roman archaeology is present, it is considered it is more likely that these will relate to individual small scale finds, rather than further settlement evidence. As such, there is a moderate potential for low value Roman remains on site

- 6.1.4 No records specific to the early-medieval period are present in the records, though this is unsurprising for a period of history for which evidence is more limited. That said, this does not mean activity did not occur in the area. Some occupation may have continued in Chichester, with it becoming a principal settlement of the Kingdom of Sussex by the end of the fifth century. Stane Street was also probably still used to some degree. Many of the settlement in the area, including Aidingbourne, were probably established during this period based on place name evidence. The site is located some distance from the likely historic core of Aidingbourne however, that being in the vicinity of the church, and as such the potential for early medieval remains is considered low.
- 6.1.5 By the medieval era, the landscape had likely acquired the general characteristics it has in the present day, that being a rural agricultural landscape. Medieval field systems, ditches, pits and similar features have been identified to the north and east, probably relating to agricultural activity. The most prominent features in this period will have been the Tote Copse Castle to the west, this also being a proposed location for the Bishops Palace, the Bishop of Chichester being the main landowner during this period. Assuming this is the location of the palace, it is possible that Hook Lane formed the boundary of its estate or demese farm, with the site therefore located at its north-eastern periphery. The tithe map shows the site being located next to a large estate, this possibly having its origins as that of the Bishops palace. This land was probably farmed during this period and should remains from this era be present on site they may comprise below ground evidence of ridge and furrow or finds relating to agricultural activity. It is considered that there is a moderate potential for low value medieval remains on site.
- 6.1.6 Records for the post-medieval and modern periods largely relate to former and existing historic farmsteads in the area. This site may have continued to be farmed through the post-medieval period, and below ground remains of this may still be present. On the 1847 tithe map, the site is already depicted with its current boundaries and has presumably formed residential garden land since that date. As such it is considered that there is a medium potential for low value post-medieval remains, though the potential for modern era remains is considered low.

6.2 Proposed development

- 6.2.1 The site is subject for a proposed planning application for development into two residential plots.

6.3 Current land use

- 6.3.1 The site currently comprises an area of garden land in the curtilage of Elm Cottages.

6.4 Assessment of Impact

6.4.1 Any development is understood to be retained within the current red-line boundary. It is understood the proposed development will require below-ground works, which will include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site they will survive the development process. As such the magnitude change by the development is considered moderate. It is considered that there is potential for medium value prehistoric remains and low value Roman, medieval and post-medieval remains. Therefore, the resulting significance of impact to these remains by the development is summarised below in Table 16.

Table 16. Significance of the impact of archaeological resources by the development.

Value of Archaeological Resources	Magnitude of Change	of Significance of Impact.
Medium value Prehistoric remains	Moderate	Moderate
Low value Roman, medieval and post-medieval remains	Moderate	Slight

7 Conclusions and Recommendations

7.1 Conclusions

7.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the NPPF.

7.1.2 This assessment establishes a moderate potential for medium value prehistoric and low value Roman, medieval and post-medieval remains being located on site. The magnitude of change to all of these remains is anticipated to be moderate. As such, the resulting impact to these remains should they be present, ranges from slight – moderate.

7.2 Further recommendations

7.2.1 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, it is recommended that most appropriate strategy should entail suitable archaeological field evaluation. This work will be set out within a Written Statement of Investigation, set as a planning condition.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

Chartered Institute for Archaeologists. (2020) Standard Guidance for Archaeological Desk-based Assessment. Unpublished document.

Chartered Institute for Archaeologists. (2020) Standard and Guidance for Archaeological Field Evaluation. Unpublished document.

Greene, K and Moore T. (2010). Archaeology: An Introduction. Routledge.

Highways Agency (2007) Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains. Unpublished document.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

Historic Maps

Tithe Map, 1847

OS Six Inch, 1880

OS Six Inch, 1899

OS Air Photos 1:10,560, 1947

OS 1:10000, 1961

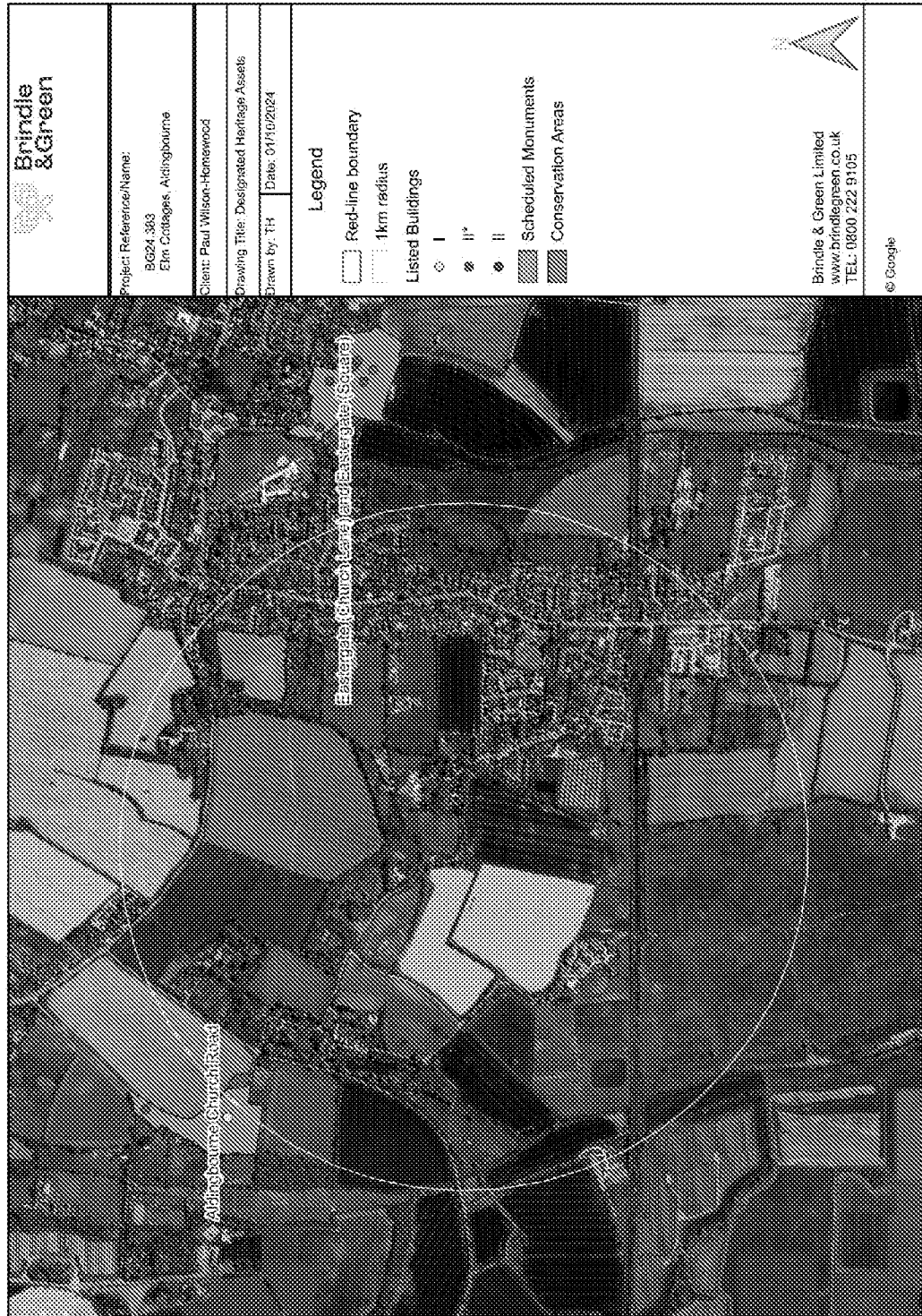
Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 2. Details of designated heritage assets and listed buildings within 1km of the site



Appendix 4. Non-designated Heritage Assets

Figure 3. Records within 1km of the site relating to the prehistoric era

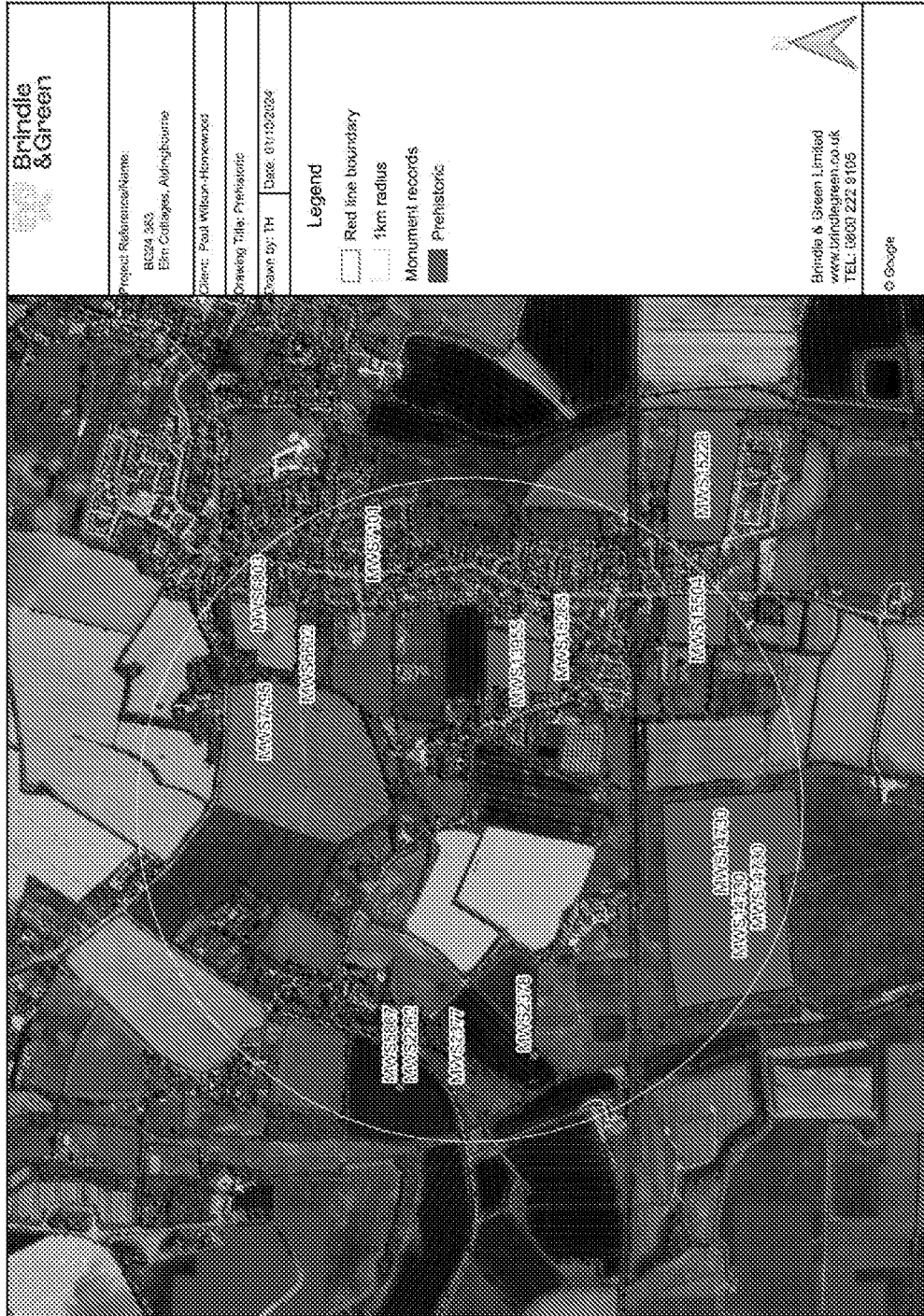


Figure 4. Records within 1km of the site relating to the Roman era

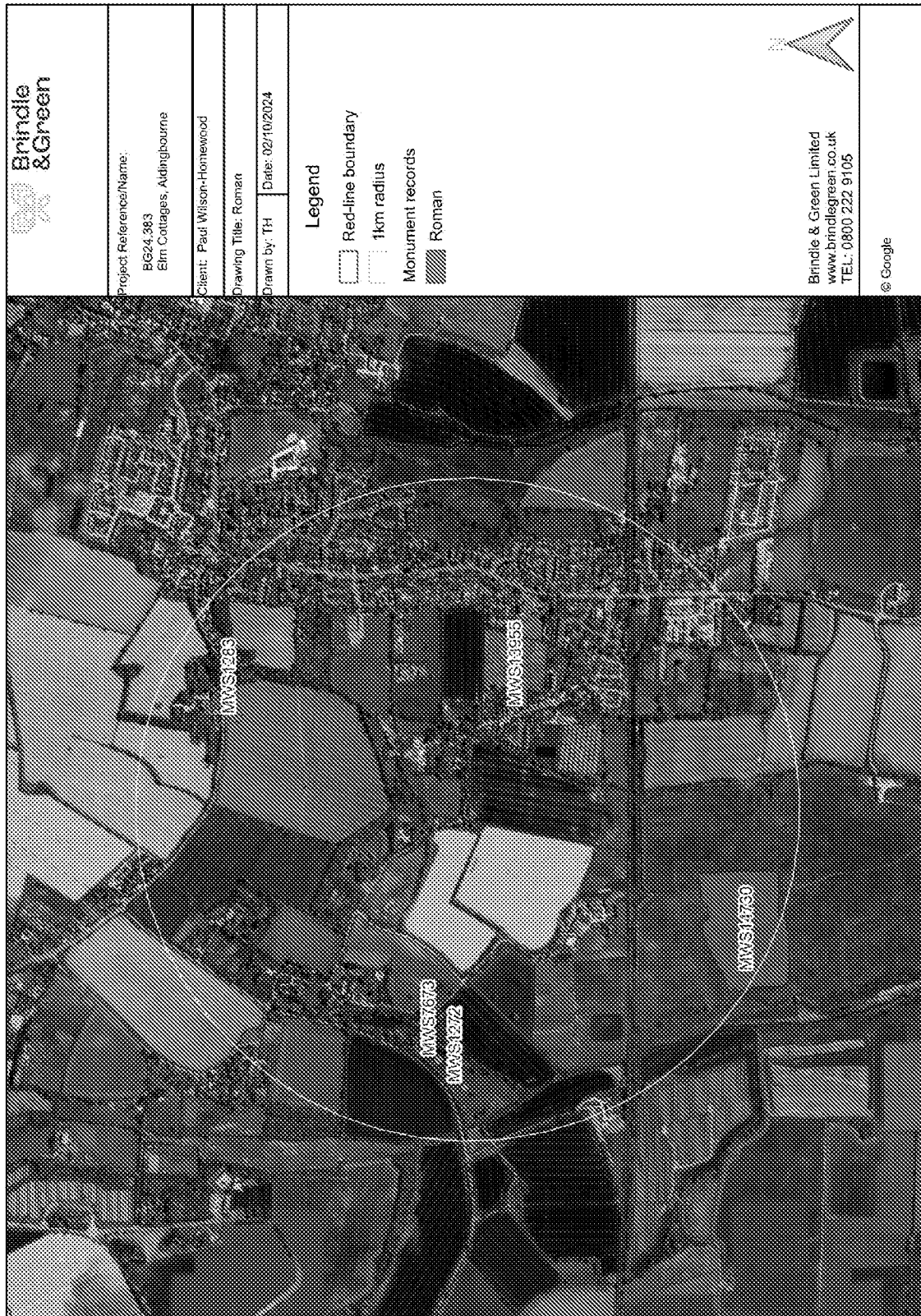


Figure 5. Records within 1km of the site relating to the medieval era

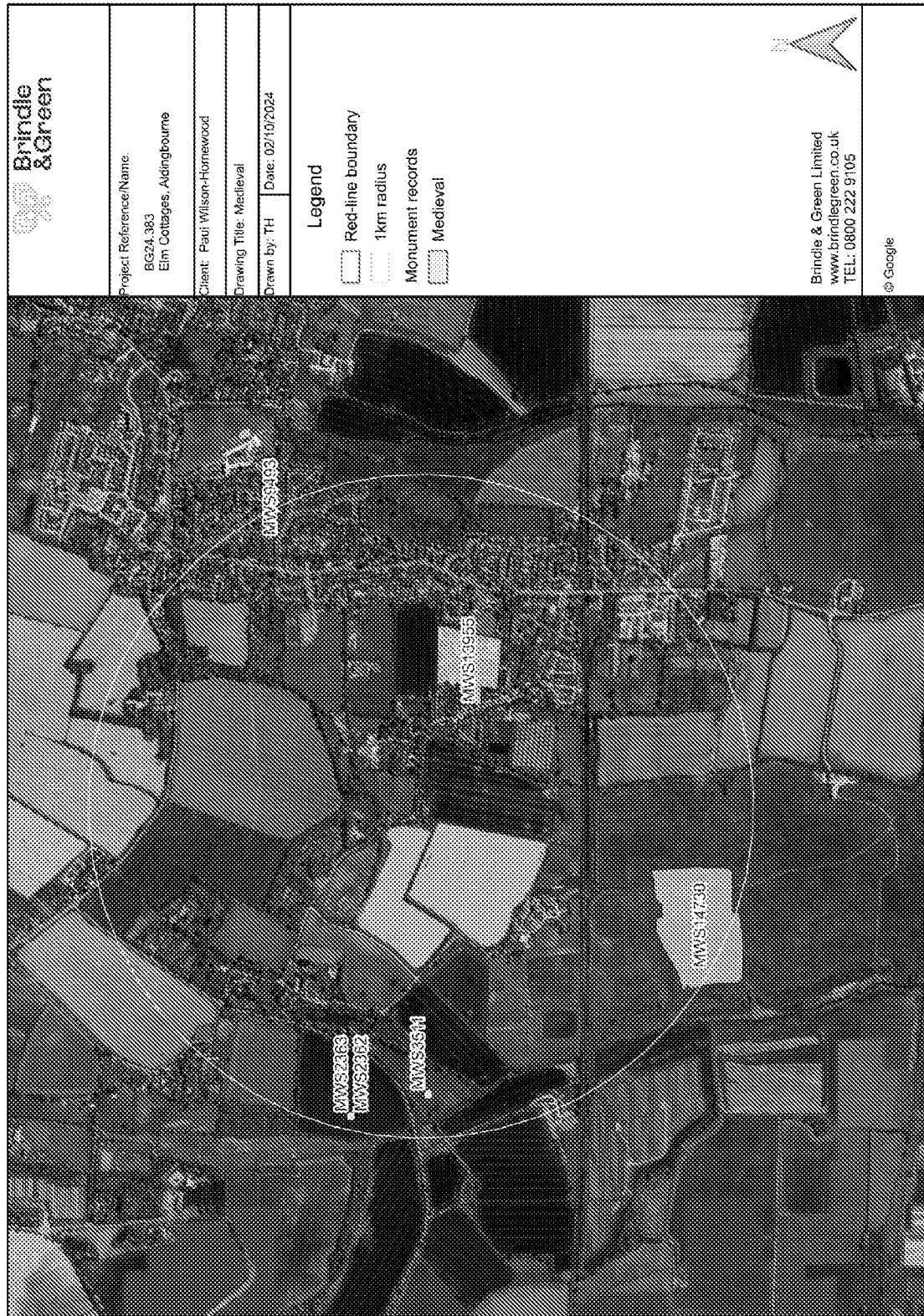
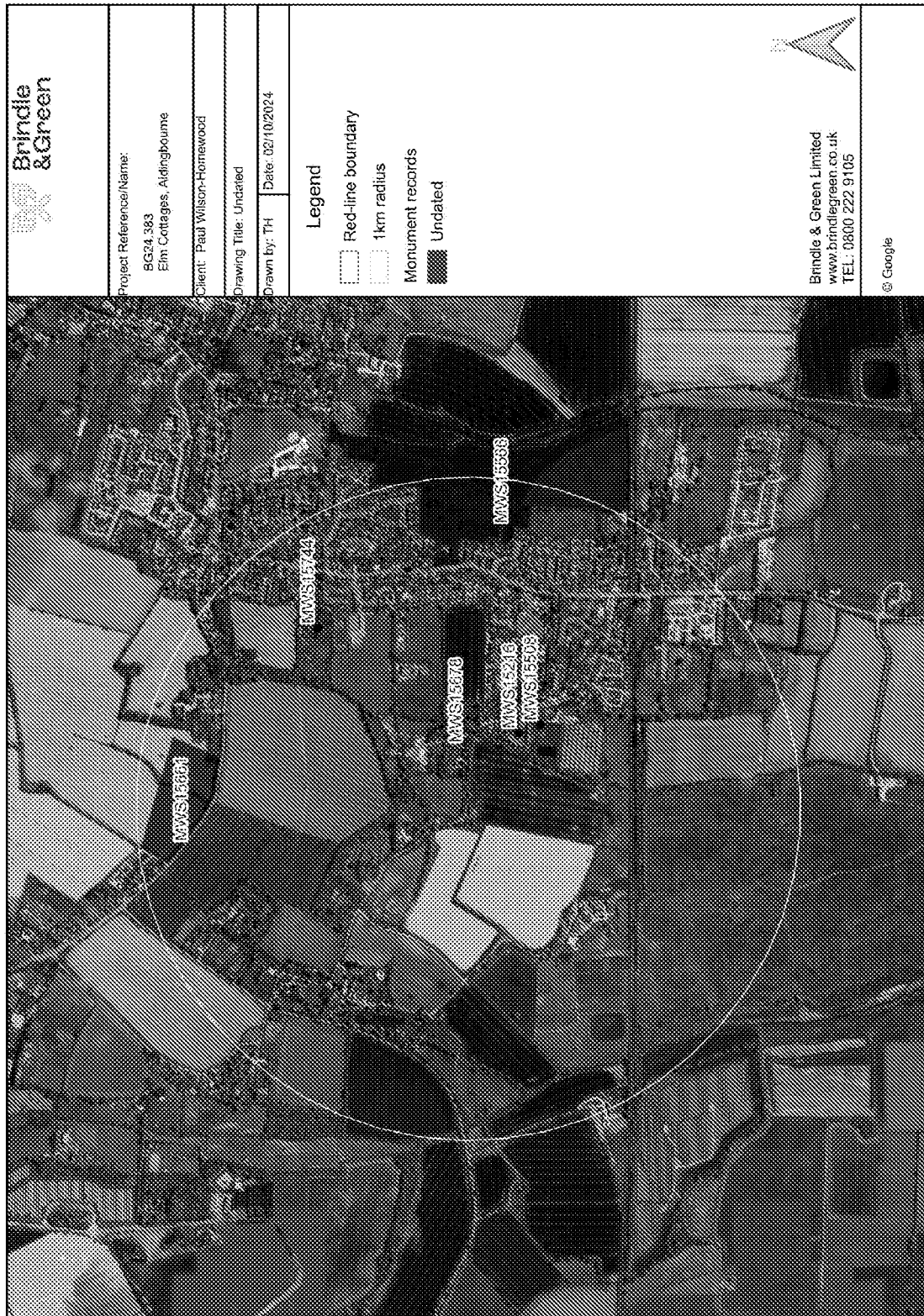


Figure 7. Undated records within 1km of the site



Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 9. Section of the 1847 OS Map



Figure 10. Section of the 1880 OS Map

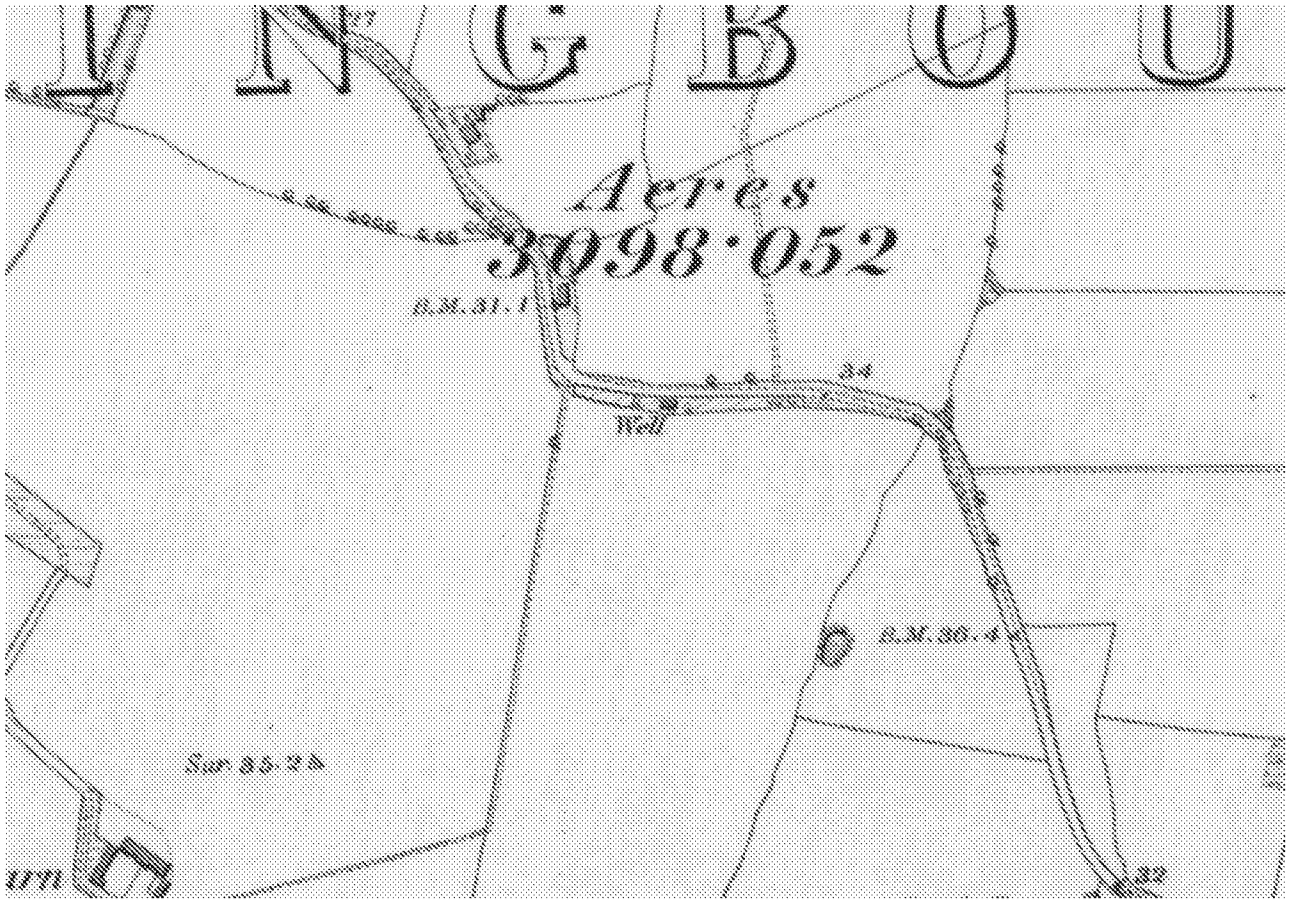


Figure 11. Section of the 1899 OS Map

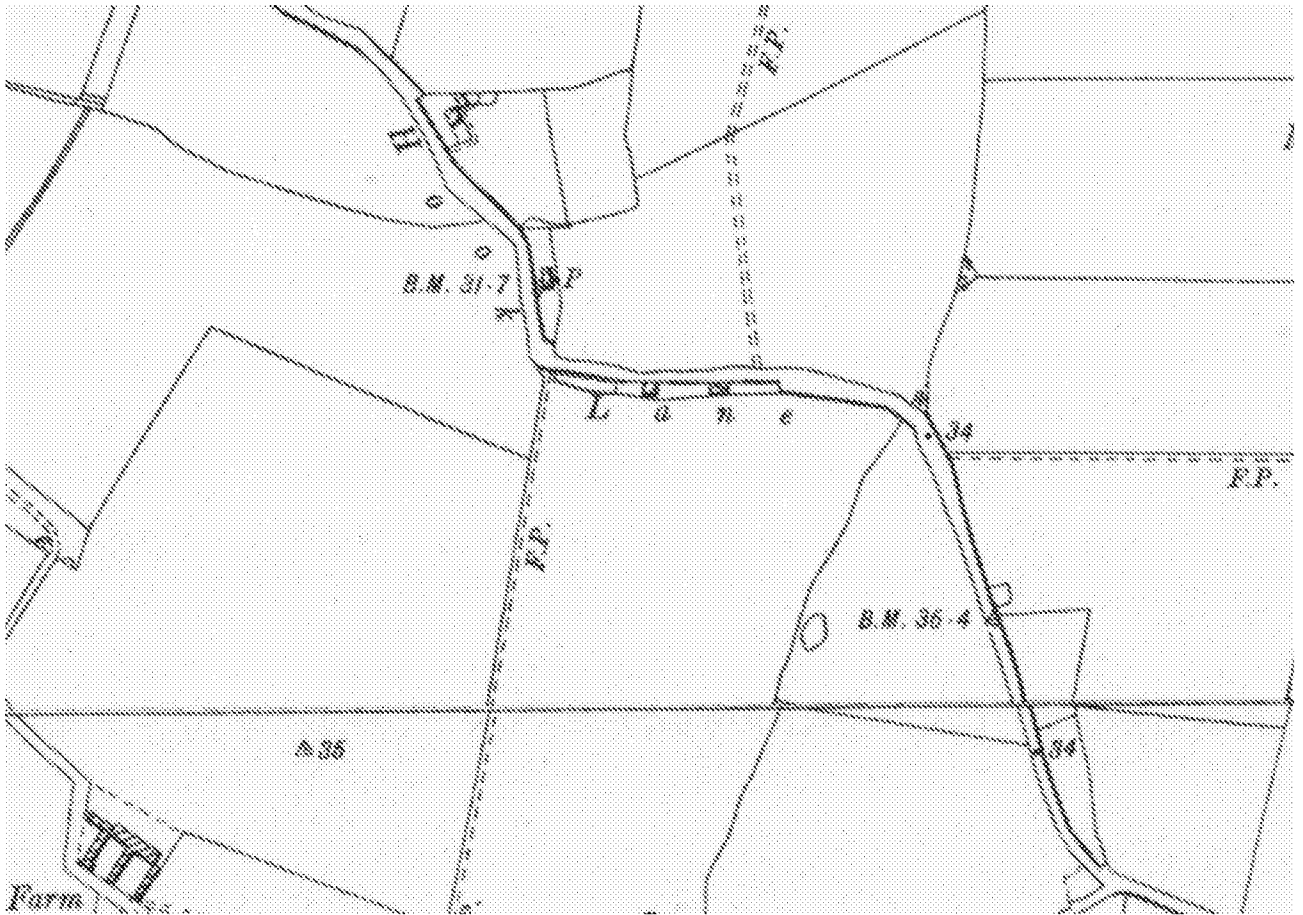


Figure 12. Section of the 1947 OS Map



Figure 13. Section of the 1961 OS Map

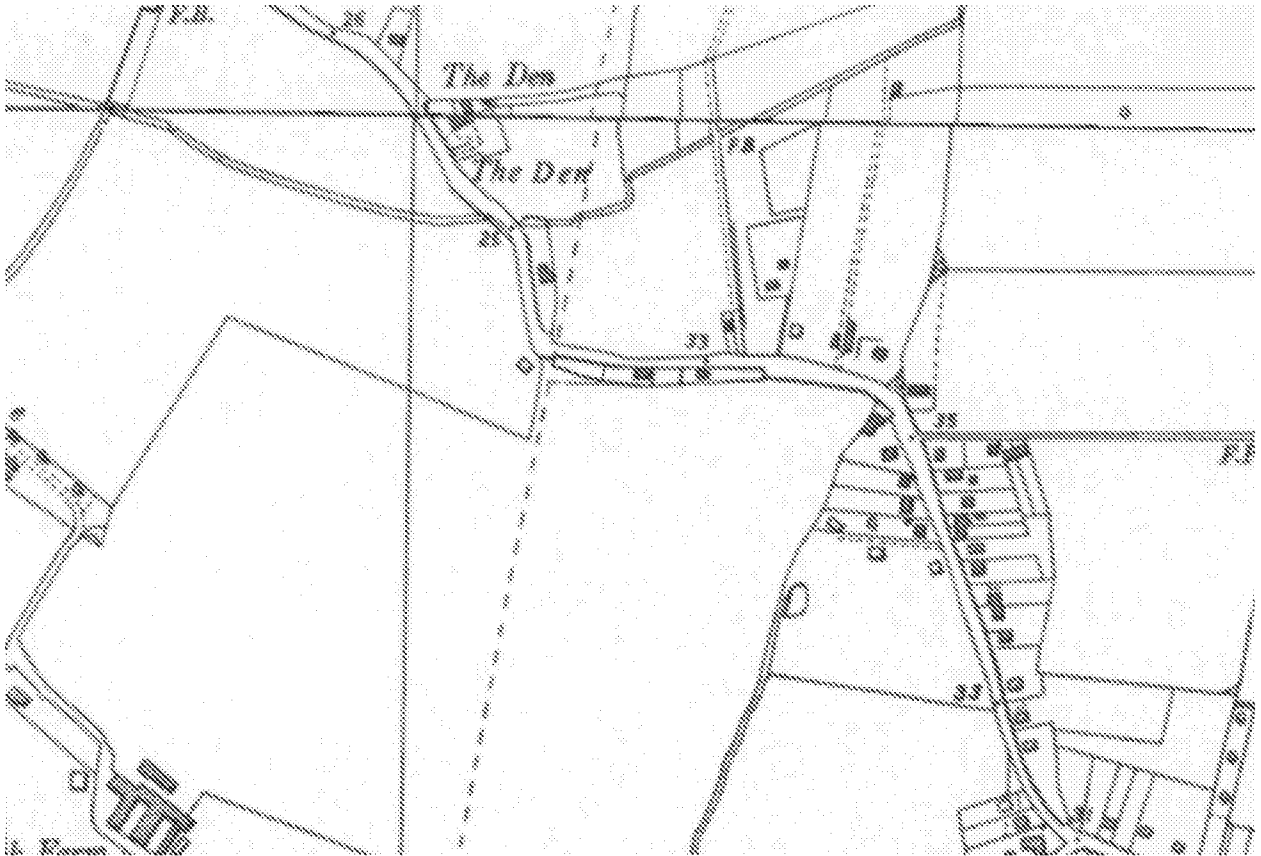


Figure 14. Modern satellite view



Appendix 6. Proposed Plans

