

DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

Assessment of the Archaeological

Potential of proposed development site known as:

Oldlands Farm Site

[PHASE 2]

Flood compensation area: SU 494461 101956]

Development area: SU 494520 101820

Prepared for Hanbury Properties Ltd

May 2015

By

&

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[1] Site background and introduction:

- 1.2 The proposed development site comprises of two separate though adjacent land areas. The most northerly designated as a flood compensation [borrow pit] area is centred at SU 494461 101956 and covers approximately 3 hectares.
- 1.3 The main development build site is centered at approximately 495420 101820 and comprises of a gross site area of approximately 5 hectares. For location refer to **Figures 1 and 2**.
- 1.4 The site areas are predominantly flat and are currently under an arable cultivation. The site lies at an approximate elevation of c. +1.50 – 2.50 metres OD.
- 1.5 The site areas are divided by the east west orientated line of the BRNRR [Bognor Regis Northern Relief Road].
- 1.6 It is understood that the south of the development area site area will be raised by c. 0.50 to 1.00 metres above existing ground surface level using material dug from the northerly flood compensation area [borrow pit] The areas and extraction / build up levels proposed are shown at Figures 3a and 3b.
- 1.7 Whilst no defined engineering solution is presently available for the development area it is anticipated the foundation solution will utilise a piling methodology.
- 1.8 It is understood the application seeks to deliver a mixed combination of retail and 'strategic employment' units.

2.0 Planning background & adjacent site summary.

- 2.1 This assessment of archaeological potential has been prepared for the applicant, Hanbury Properties Ltd and is submitted to Arun District Council [the Local Planning Authority] to inform all parties as to the archaeological potential of the proposed development site so that suitable mitigation proposals may be considered.
- 2.2 The study constitutes an assessment of archaeological / 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].
- 2.3 **Adjacent site investigations:** An application [BE/61/13] was made and permission granted for a hybrid application for development on land sited to the north west and west of the present application site.
- 2.4 The application [BE/61/13] was approved with a requirement for archaeological work being conditioned [Condition 13].
- 2.5 Part of the Condition 13 has been addressed and results of 2 survey phases preserving archaeology by record [ASE 2014a and 2014b] have been submitted. [& see also investigation undertaken by Development Archaeology Services Ltd in April / May 2015, results / report forthcoming]. The results are reviewed below.

[3] Data reviewed & summary of results:

- 3.1 This summary assessment is based on a review of the results of site specific and proximal site investigations.
- 3.2 The authors have undertaken a walk over survey of the site.
- 3.3 The underlying geology of the area is mapped as Aeolian Brickearth Deposits, comprising of silts seen in association with variable flint gravels all overlying Reading Beds [Tertiary] and cretaceous derived chalk deposits. The site lies adjacent to and partly within a north south orientated rife / palaeo- drainage systems. The location suggests drift

- brick earth and gravel deposits may be seen in association with marine and river / drainage channel derived deposits
- 3.4 A project specific Sites and Monument search was also undertaken by DAS that included review of site specific air photographs and historic map regression.
- 3.5 Whilst SMR data has been reviewed and is held on file it is considered that the review of results of recent investigations of proximal / adjacent site areas by Wessex [WA 2007] and Cotswold Archaeology [CA 2008] and more recently geophysical investigation undertaken by Archaeophysica [ArchaeoPhysica 2014] and archaeological investigations undertaken by Archaeology South East [ASE 2014a and 2014b] allow for an accurate and sufficient assessment of the archaeological potential for the proposed development area to be made to inform the framing of a suitable mitigation strategy as required.
- 3.6 Review of Results: [for location of previous investigations within and adjacent to the application area see Figures 5 and 6].**
- 3.7 A cultural assessment of the immediate vicinity and adjacent to the application site area , [Drivas Jonas 2007] indicated the proposed development site lies in an area of some archaeological potential, with later pre-historic, Roman and Saxon activity having been previously identified in the local area.
- 3.8 Conclusions made in the Drivas Jonas desk based assessment were supported by subsequent evaluation work by Wessex Archaeology [WA 2007] and Cotswold Archaeology [CA 2008]. Where recorded archaeology is assessed as having local to regional significance.
- 3.9 A program of archaeological evaluation undertaken by Wessex Archaeology along the line of the BRNRR identified a Bronze Age ditch and a Romano-British post hole and two ditches of similar date. [WA 2007]. These features were recorded some 100 metres to the south west of the southern boundary of the present application area.
- 3.10 In May and June of 2008 an evaluation undertaken by Cotswold Archaeology on an area of c. 9.00 hectares immediately south east of the application site identified multi period archaeological deposits [CA 2008]. The survey boundaries relative to the proposed development site is shown at **Figure 5**.
- 3.11 The 2008 evaluation site demonstrated that there were archaeological deposits dating from the Middle Bronze Age to the Roman period were present across the evaluation

- site. Funerary activity dating to the Middle Bronze Age and Iron Age was recorded in the south west corner of the evaluation site. This higher concentration of finds / features lies to the extreme south west of the evaluated area and therefore outside the proposed application / development site.
- 3.12 The Cotswold Archaeology [CA 2008] results suggest the highest archaeological potential is biased towards the south western west and central area of their evaluated site area with a reduction in archaeology recorded to the east and a near absence in the south east corner of the evaluated area.
- 3.13 Remote sensing survey undertaken by ArchaeoPhysica [ArchaeoPhysica 2014] within the area covered by application: BE/61/13 [see Figure 5] suggests low potential for linear projection of features into the current application area.
- 3.14 Results of test pit monitoring undertaken by Archaeology South East produced a first order stratigraphic model for the gross site area allowing a suggested line of alluvial / deposition to be drawn. [Figure 6]
- 3.15 Evaluation trenching undertaken by Archaeology South East to address Condition 13 placed on permission [BN/61/13] recorded multi period [activity predominantly BA and Roman] concentrated within the areas of Trenches 4,5,6, 7,8,9 and 10 within the borrow pit [FCA] area of the application [BE/61/13] area [see Figure 5] . Trenched areas adjacent to the [Phase 2] application area [Trenches 17, 16 1, 2, & 3] produced nil or very low incidence of archaeological features.
- 3.16 Where present archaeological features were recorded predominantly between 0.40-0.70 m bgl. [+0.82-1.89m AOD]
- 3.17 A program of investigative trenching and subsequent monitoring within the central site area covered by application BN/61/13 undertaken by Development Archaeology Services Ltd during April / May 2015 recorded an isolated, single, probable Bronze Age cremation urn and quantities of un stratified worked flint and flint debitage [DAS Ltd forthcoming].

[4] Assessment of impact on the archaeological resource.

- 4.1 Review of all available data sets suggests archaeology of local to regional significance may be present within the Phase 2 application site area.
- 4.2 The apparent reduction in concentration of archaeology from west to east suggests eastern and north eastern areas that have not been evaluated are likely to contain a lower incidence of archaeological features. It is suggested that the incidence of archaeology may decrease eastwards of the hypothesised north south aligned limit of alluvial deposition.
- 4.3 It is understood, subject to confirmation of landscaping / engineering solutions, that areas within the Phase 2 development area [Figures 2 and 3b] may be considered as net receivers of material as part of the flood compensation requirements of the scheme. These areas will however be subject of a topsoil strip prior to receiving sediment / material.
- 4.4 It is anticipated the proposed Flood Compensation Area [FCA] for Phase 2 will be subject to generally deeper excavation [to c.1.50m bg] and as a result archaeological resource that may be present in this area should be considered as under threat from impact of proposed engineering works.
- 4.5 The results of evaluation / investigation within the adjacent site areas suggest that archaeology within the proposed development footprint is likely to be of regional significance only and may therefore be preserved by record.
- 4.6 It is suggested that the possible presence of archaeology should not be considered as an overriding constraint to development. It is recommended that consultation be carried out with the relevant heritage planning officers within the appropriate planning authority to produce a program of mitigation [additional investigation] and that the requirement for additional investigation should be covered by the imposition of a planning condition requiring investigation post determination though in advance of each development phase.

Mitigation Proposals:

A suitable and effective mitigation proposal may only be accurately devised once site areas and build/engineering solutions have been accurately scoped and defined. However the following elements are suggested.

It is understood that the majority of the Phase 2 main site area will be a net receiver of material. It is understood that the Phase 2 development area will be subject to c. 40cm topsoil strip that is at or c. 30cms above the contact to archaeological levels as suggested by previous investigations in the site area, and then become net receivers of material to raise ground level as part of the flood compensation measures.

It is anticipated the proposed Flood Compensation area for Phase 1 will be subject to excavation and as a result archaeological resource that may be present in this area should be considered as under threat from impact of proposed engineering works. It is suggested that evaluation of c. 5% of the gross site area of the proposed Phase 1 Flood compensation area [C. < 4hectares] should be investigated post determination but prior to submission of any reserved matters.

The exact details of all phases of investigation to be determined in consultation with Arun District Councils appointed archaeological consultee.

Where build footprints / engineering works are confirmed as likely to impact on archaeological levels provision should be made for additional excavation to allow for preservation by record in these areas.

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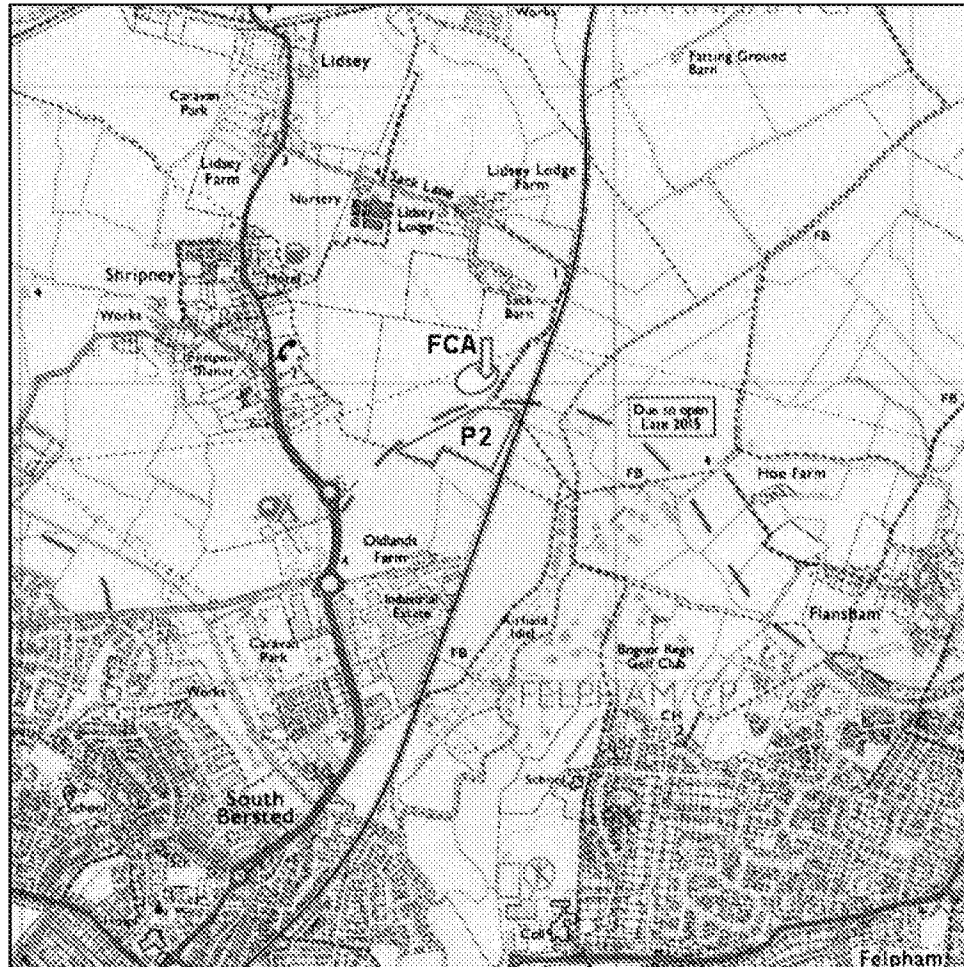


Figure 1:

- Location of flood compensation area [FCA] centred at approximately 494461 101956 [Area c. 3ha]
- Location of Phase 2 development area: centred at approximately 484520 101820 [Area c. 5.04 ha].

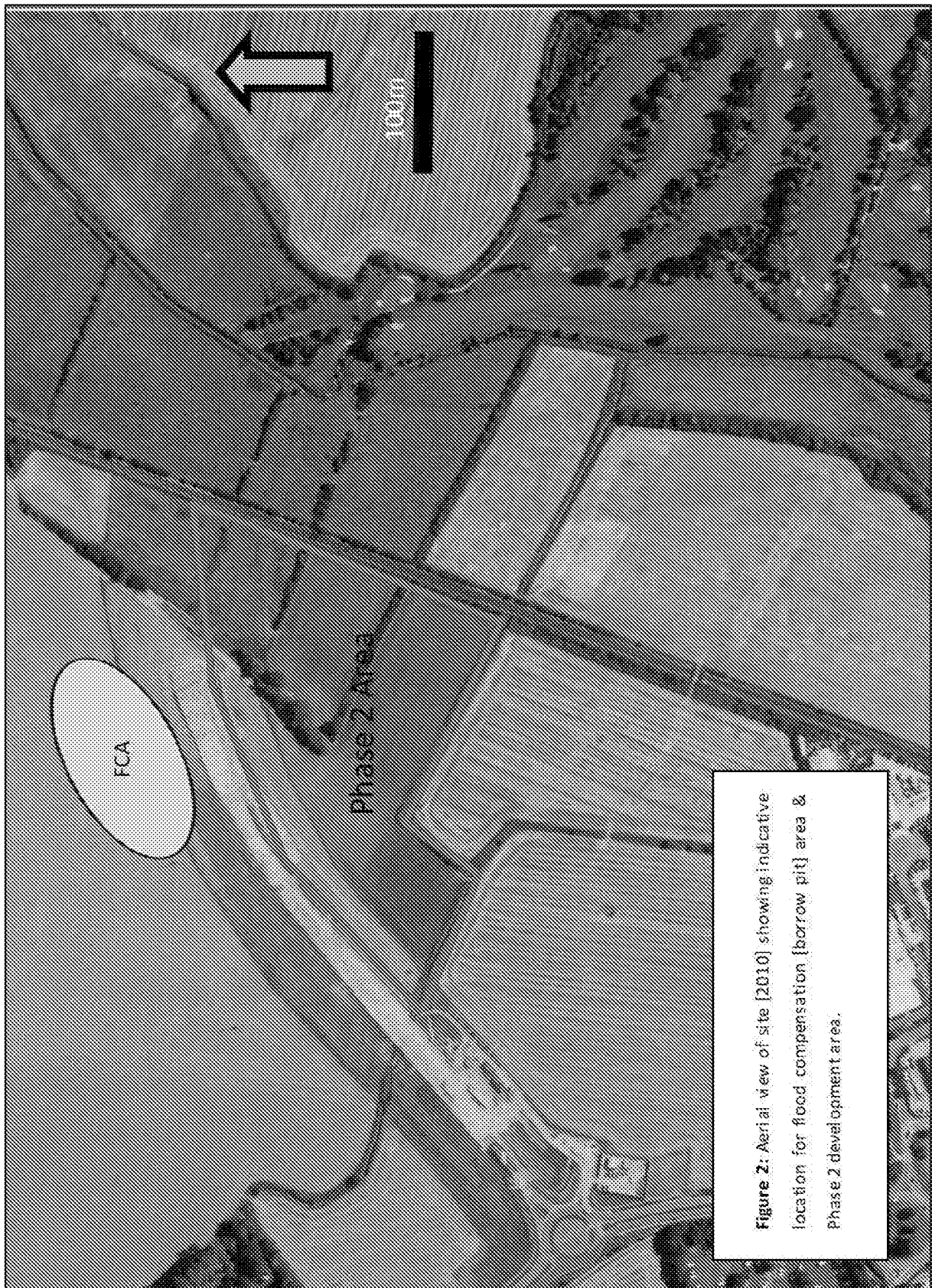
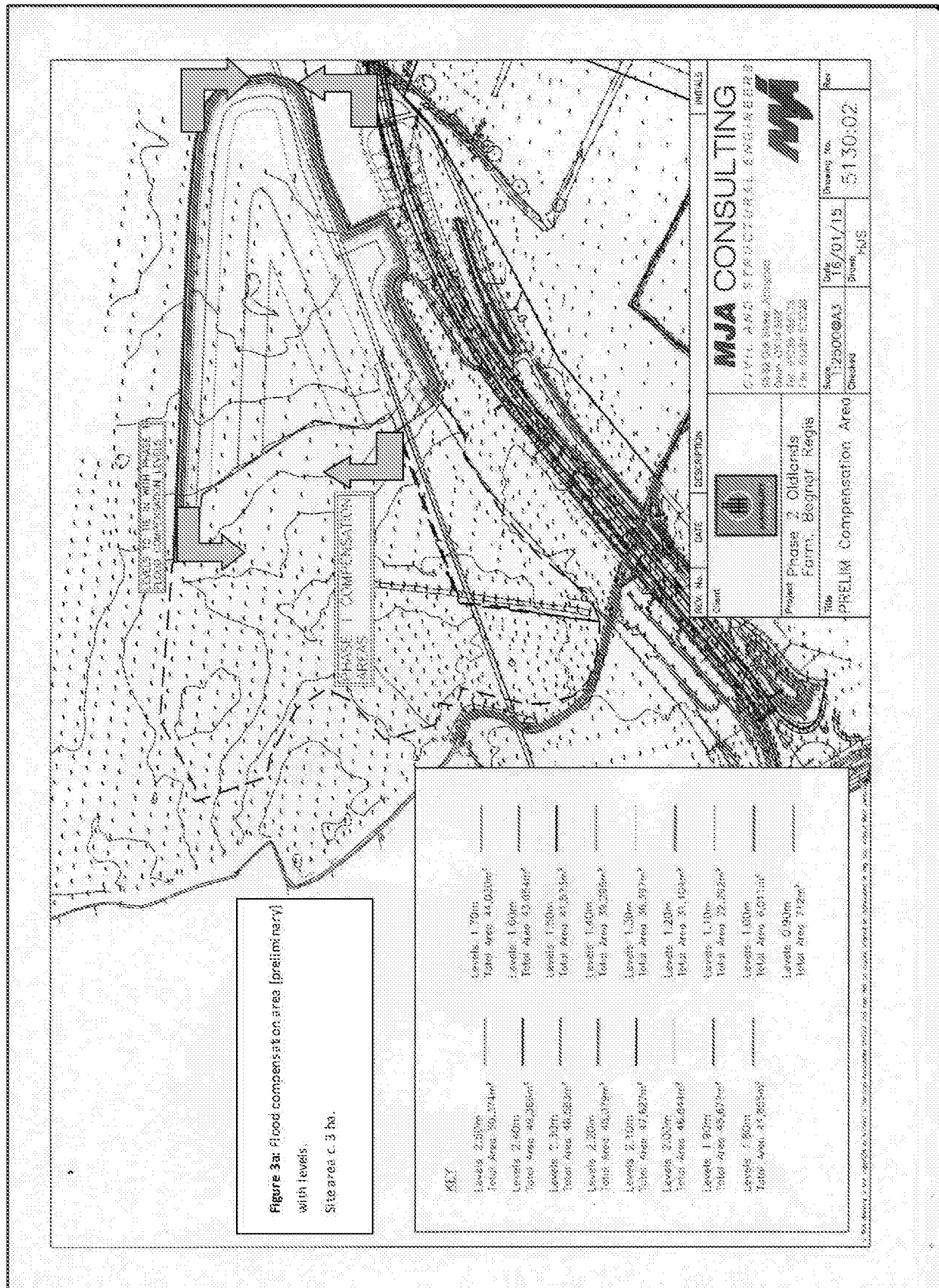
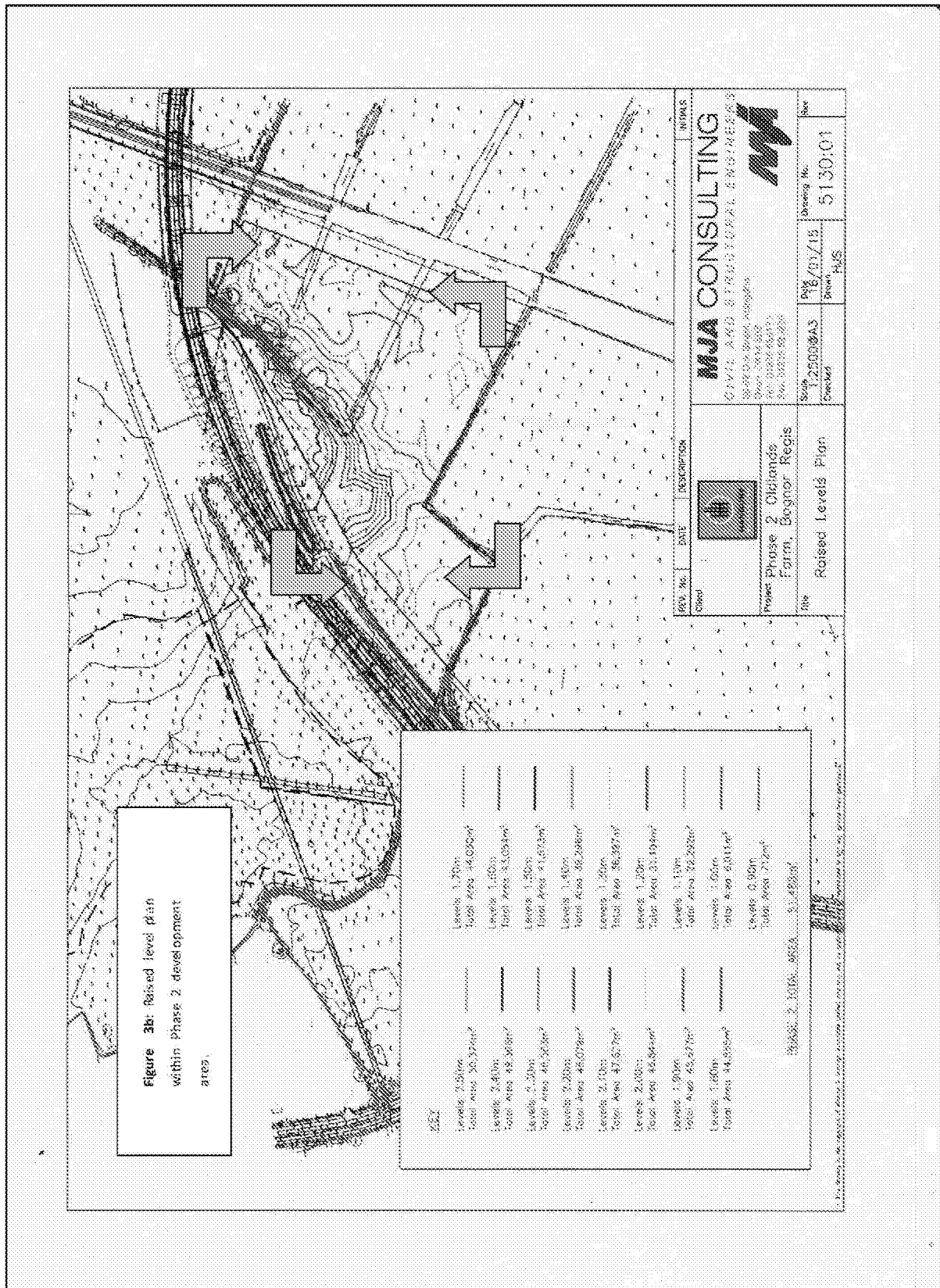
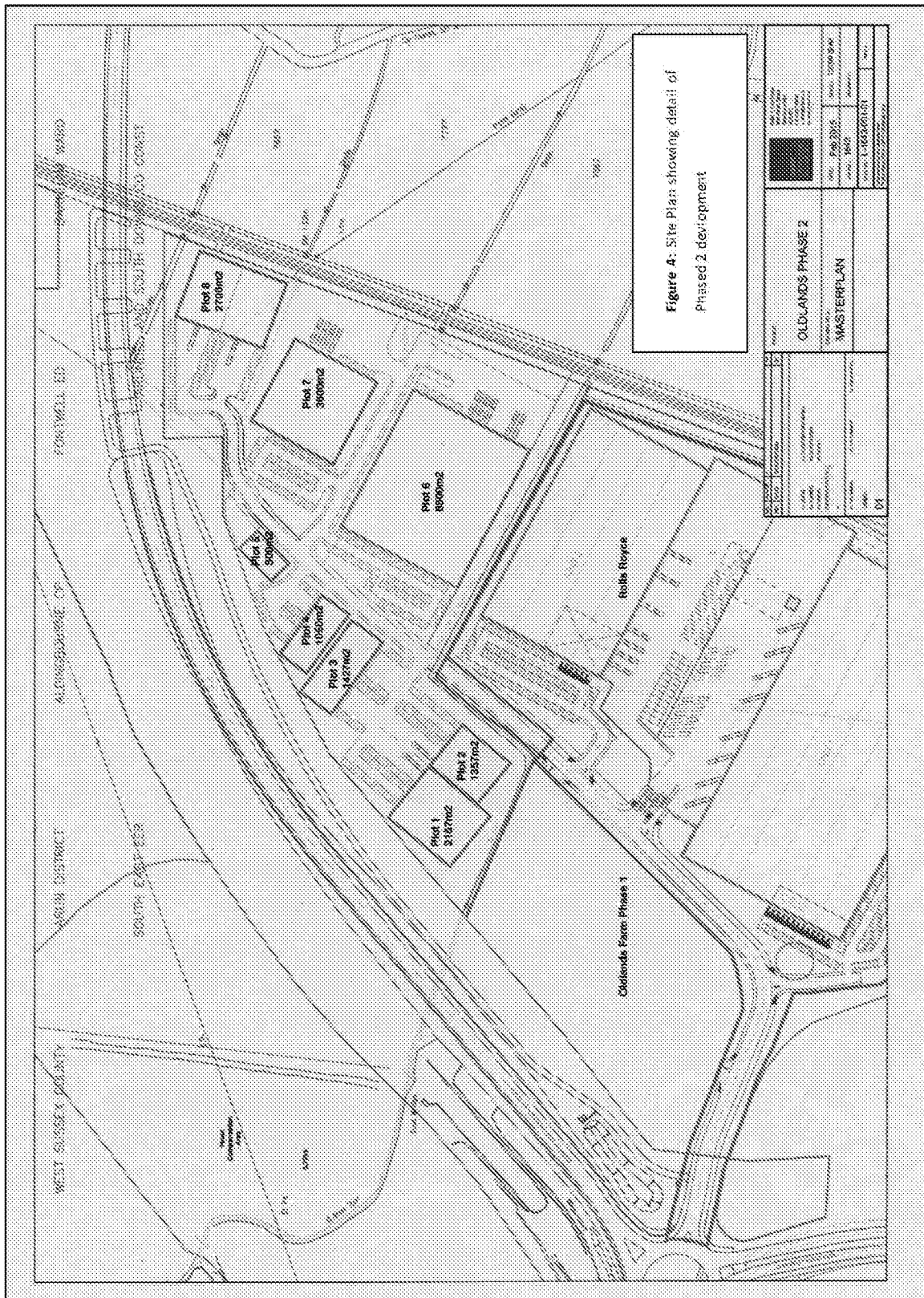
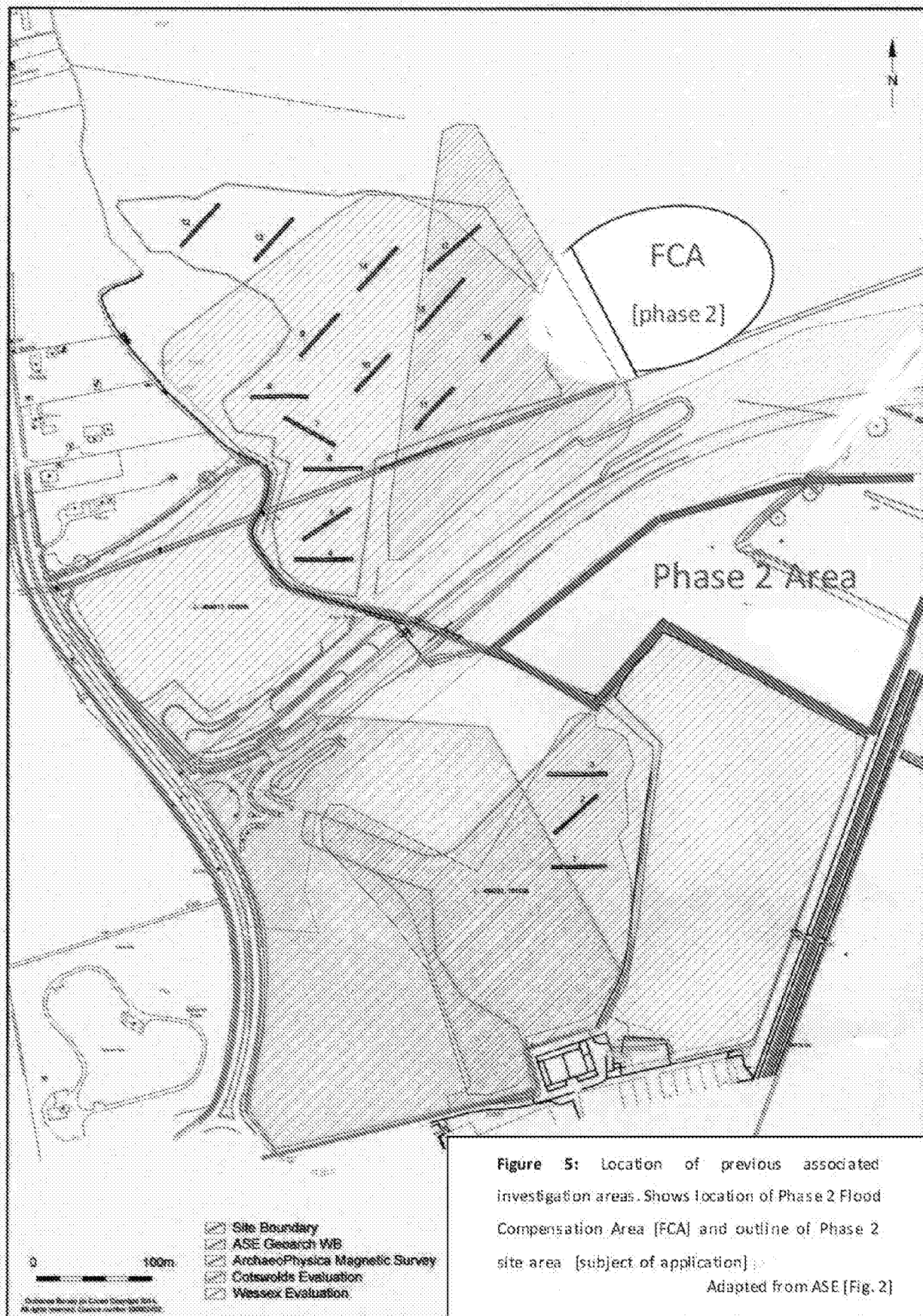


Figure 2: Aerial view of site [2010] showing indicative location for flood compensation [borrow pit] area & Phase 2 development area.









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Trench location and previous archaeological works

