

PCA HERITAGE

Land West of Brook Lane and South of A259 (within the parishes of Brookfield and Angmering and Findon), Rustington, West Sussex: Archaeological Desk-based Assessment

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FIG.URES

Fig. 1 Site location

Fig. 2 Yeakell and Gardner 'Great Survey'. 1778

Fig. 3 Ordnance Survey Draft 1", c.1800

Fig. 4 25" Ordnance Survey, 1876

Fig. 5 25" Ordnance Survey, 1897

Fig. 6 25" Ordnance Survey, 1911

Fig. 7 25" Ordnance Survey, 1932

Fig. 8 6" Ordnance Survey, 1962

Fig. 9 25" Ordnance Survey, 1972

Fig. 10 1:10,000 Ordnance Survey, 1982

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1. INTRODUCTION AND METHODOLOGY

1.1 Origin and Scope of the Project

- 1.1.1. PCA Heritage has been commissioned by Store Property Investments Limited to prepare an archaeological desk-based assessment (DBA) in support of a forthcoming planning application for development of a site in Rustington, West Sussex (hereafter the 'site', Fig. 1).
- 1.1.2. The preparation of this DBA is in accordance with policies set out in the National Planning Policy Framework (NPPF). Section 12 of the NPPF, 'Conserving and enhancing the historic environment' states (at Paragraph 128) that 'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.
- 1.1.3. This report has been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2014). It aims to assess the archaeological potential of the site and to examine the likely impact of development on the archaeological resource. It may be used by local authorities to help them formulate an appropriate response to development proposals for the site.
- 1.1.4. Research undertaken in connection with this report has included an examination of historic maps, relevant reports and publications, and a search of the West Sussex Historic Environment Record (WSHER). Internet archives and other online resources have also been utilised, and a site visit undertaken on 13 February 2017.

1.2 Report Objectives

- 1.2.1 The Chartered Institute for Archaeologists (CIfA) defines a desk-based assessment as:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact. (CIfA 2014, 4)

- 1.2.2 CIfA states (ibid) that the purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:
 - an assessment of the potential for heritage assets to survive within the area of study;

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- an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests;
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings;
- strategies to conserve the significance of heritage assets, and their settings;
- design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping; and
- proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

1.3 Methodology

1.3.1. The potential for surviving archaeological evidence at the site is expressed in this report as one of the following:

- High: The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Moderate: The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low: The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain: Insufficient information to assess.

1.3.2. The assessed potential is based on available evidence. Archaeological records such as those held for the site and its area by the WSHR are a record of known archaeological and historic features. They are not an exhaustive record of all surviving historic environment features (also known as heritage assets) and cannot preclude the existence of further features that are unknown at present.

1.3.3. Heritage assets may be ascribed a level of significance (sometimes known as the value or importance of a heritage asset). The criteria of each level is set out on Table 1 and follows that given in the *Design Manual for Roads and Bridges (DMRB) Volume II, Section 3, Part 2, HA208/07* issued by the Highways Agency. Although the DMRB, as its name suggests, provides guidance for highways schemes, its methodology is commonly used for

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determining cultural heritage impacts within a development context and, accordingly, has been used to guide this assessment.

Significance	
Very high	World Heritage Sites (including nominated sites); Heritage assets of acknowledged international importance Other buildings of recognised international importance Historic landscapes or townscapes of international importance Heritage assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites); Grade I and Grade II* Listed Buildings; Listed buildings with exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade; Conservation Areas containing buildings of acknowledged national importance; Undesignated heritage assets of schedulable or listable quality and importance; Heritage assets that can contribute significantly to acknowledged national research objectives; Historic landscapes or townscapes of national importance
Medium	Heritage assets of acknowledged regional importance Historic landscapes or townscapes of regional importance Designated or undesignated heritage assets that contribute to regional research

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	objectives; Grade II Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character;
Low	Designated and undesignated heritage assets of local importance; Locally listed buildings; Historic (unlisted) buildings of modest quality in their fabric or historical association Heritage assets compromised by poor preservation and/or poor survival of contextual associations; Heritage assets of limited value, but with potential to contribute to local research objectives. Historic landscapes or townscapes of local importance
Negligible	Heritage assets with very little or no surviving archaeological interest. Buildings of no architectural or historical interest
Unknown	The importance of the resource has not been determined.

- 1.3.4. Adjustments to the above classification are occasionally made, where appropriate, for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

1.4. Changes to setting

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- 1.4.1. NPPF policies, together with the guidance provided in PPG, provide the framework for the consideration of how change can affect the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, Paragraphs 131-135 and 137). NPPF defines the setting of heritage assets as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 1.4.2. Historic England's The Setting of Heritage Assets (Historic England 2015) provides a recommended staged approach to assessing the implications of development proposals on the significance of heritage assets. The stages are;

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- Step 5: make and document the decision and monitor outcomes.

1.5. Consultation

- 1.5.1. The parameters of the DBA and its likely recommendations were agreed with Chichester District Council's Archaeology Officer (Arun District Council's archaeological advisor) on 14 March 2017.

1.6. Limitations

- 1.6.1. This report has been prepared solely for the titled project and should not be relied upon by, or transferred to, any third party without prior written authorisation of PCA Heritage. PCA Heritage accepts no liability for the consequences of this document being used for a purpose other than that for which it was commissioned. Persons or parties using or relying on the document for such other purposes agree, and will by such use be taken to confirm their agreement, to indemnify PCA Heritage for all loss or damage resulting therefrom.
- 1.6.2. This report has been prepared on the basis of the proposed end land use defined by the client. If this proposed end land use is changed, it will be necessary to review the findings of the desk-based assessment. It should be noted that some of the aspects considered in this study are subject to change with time. Therefore, if the development is delayed or postponed for a significant period then it should be reviewed to confirm that no changes have taken place, either at the site or within relevant legislation.

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2. THE SITE AND THE PROPOSED SCHEME

- 2.1.1. The site, centred at National Grid Reference 503817 103630, is situated at the northern extent of Rustington, a village within the administrative area of Arun District Council in West Sussex. It falls within the parish boundaries of Brookfield to the west and Angmering and Findon to the east. It is semi-elliptical in plan form, a distinctive shape created by its boundaries. The southern boundary is formed by the West Coastway railway line, part of the former London Brighton and South Coast Railway network. The northern boundary is dictated by the arc of the A259 Rustington bypass, and specifically by a line of a public footpath of the same age as the bypass, the road's embankment, and by Rustington Stream, a part of the Black Ditch which flows in a westerly direction along the northern edge of the site.
- 2.1.2. The site extends to an area of 5.92 hectares. Brook Lane threads through it in an east to west direction, linking it to the A259 at the eastern end of the site. A modern bridge carries the lane over Rustington Stream. Various footpaths cross or follow the boundary of the site, and there is vehicular and pedestrian access across the railway at the eastern end of the site.
- 2.1.3. For the purposes of this discussion, the site is divided into seven areas. The westernmost part of the site is a field laid to grass which drops away from a high point at its eastern edge to a lower-lying area which was covered in standing water on the day of the site visit (Plate 1). The southern area is the parcel of land between the railway and Brook Lane. This is also laid to grass and there is evidence, in the form of a concrete slab, that one or more light-weight structures stood until recently in the easternmost extremity of this area. Otherwise, this area is flat and featureless.

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Plate 1: The western end of the site, a field which tapers into a point at the junction of the railway and the A259



Plate 2: The southern field is laid to grass and is used as a paddock

- 2.1.4. The third area is the field at the eastern end of the site. This bound by Brook Lane to the south and east, Rustington Stream and the A259 to the north and a fence and hedge line to the west (Plate 3). The grassed field drops away from the south towards the stream but is

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again otherwise featureless, except for one slight depression in the ground which probably marks a former drainage ditch.



Plate 3: The eastern field, looking east. The line of Rustington Stream is marked by the area of reeds to the left of the picture.

- 2.1.5. The fourth area is a former stables (Plate 4). This is formed from two areas of hard standing, both ringed by security fencing, and divided by a public footpath. Until recently, the two sites were conjoined and housed a collection of stables, a single-storey residential property, static caravans, and other sheds and huts; all have now been demolished with the exception of one recent steel-clad shed.

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Plate 4: The site of a former stables situated between Brook Lane and the A259, looking north

- 2.1.6. The oldest landscape feature on the site may be Brook Lane (Plate 5). The single-track lane, partly laid to Tarmac, winds through the site in an east to west direction, before meeting the A259. In places it is lined with hedges and mature trees, and to the west of Brookenbee it widens and becomes an unpaved green lane.
- 2.1.7. The sixth area is Brookenbee, a former cottage surrounded by sheds and garages to the east and an extensive glasshouse to the west and south. Heavy vegetation and fencing obscure it from view, making interpretation difficult, but it is noted that the building appears for the first time on the 1932 1:2,500 Ordnance Survey plan. Grassed paddocks lie to the west, north and east. In the western paddock the remains of a north-to-south aligned flint and mortar wall survive (Plate 6).
- 2.1.8. The seventh and last area is a small triangle of land to the east of Brook Lane. This is bounded by Rustington Stream to the north, the railway to the south and Brook Lane to the east. This appears to be a derelict and overgrown yard.

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Plate 5: Brook Lane where it passes Brookenbee. Looking west



Plate 6: The remains of flint and mortar wall survive to the west of Brookenbee

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Plate 7: A small triangle of land lies to the east of Brook Lane

- 2.1.9. This report is intended to support a planning application, to be submitted in outline with all matters reserved, for the demolition of existing buildings on site and the erection of a mixed-use development comprising residential units and care home (Use Class C2 and C3) and ancillary facilities including a railway crossing together with associated access, car parking and landscaping.

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3. PLANNING BACKGROUND

3.1. National Legislation

Ancient Monuments and Archaeological Areas Act 1979

- 3.1.1. Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument (now known simply as Scheduled Monuments). The nearest Scheduled Monument to the site is a former Romano-British villa with traces of Iron Age occupation (Scheduled Monument List Entry Number 1015886). This lies 850m north of the site.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 affords legal protection to buildings and structures in the form of their inclusion on 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport (DCMS). This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance. The nearest Conservation Area (Poling) lies c. 850m north of the site, and nearest Listed Building (Summerlea School, a Grade II structure reference 1027561) lies 385m to the south-west.

Hedgerow Regulations 1997

- 3.1.3. This offers some protection for hedgerows of more than 20 metres in length or which join other hedgerows provided they adjoin agricultural land, forestry, paddocks, common land, village greens, a site of special scientific interest or a local nature reserve. In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained. There are a number of hedgerows on the site.
- 3.1.4. A hedgerow is 'important' if it has existed for 30 years or more and it meets one of the criteria set out in the Regulations, which include:
- It marks a boundary between parishes existing before 1850;
 - It marks an archaeological feature of a site that is a Scheduled Monument or noted on the Historic Environment Record; and
 - It marks the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts.

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3.2. National Planning Policy

National Planning Policy Framework 2012

- 3.2.1. The Government's planning policies for the historic environment are set out in the National Planning Policy Framework (NPPF), the use of which is described in the Government's Planning Practice Guidance (PPG) issued in March 2014. Both the NPPF and PPG are material considerations in planning applications and underpin how the historic environment on the site is considered in this assessment.
- 3.2.2. NPPF's policies do not apply to the consideration of Scheduled Monument Consent but do apply to the consideration of all other permissions for activities that may affect Scheduled Monuments.
- 3.2.3. Section 12 of the NPPF (paragraphs 126 to 141) relates to 'conserving and enhancing the historic environment'. The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances their significance. That significance is the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. This significance may derive not only from its physical presence but also from its setting.

3.3. Local Planning Policy

Arun District Local Plan 2003

- 3.3.1. The Arun District Local Plan was adopted in 2003. Due to the age of the plan not all the policies within it are still relevant. Those which have been saved form part of the development plan for the district. The following relevant historic environment policies are saved:
 - GEN22 Buildings or Structures of Character

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.
 - AREA2 Conservation Areas

Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.
 - AREA16 Ancient Monuments and Sites of National Archaeological Importance

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.
 - AREA17 Sites of Archaeological Interest

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Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- (i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- (ii) where the assessment shows that the physical preservation of remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development;

and

- (iii) whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.

- **DEV14 Listed Buildings and Enabling Development**

The Local Planning Authority may consider proposals for development as exceptions to planning policy if these represent the only method of securing the retention and future maintenance of a Listed Building. The factors which the Council will take into account are:-

- (i) evidence that the proposal is necessary to secure the future of the building which should include evidence that reasonable attempts have been made to market the building;
- (ii) whether the future of the building can be secured through an alternative route, e.g. grant aid or building preservation trust or the owner of the building has access to alternative sources of funding;
- (iii) the impact of the development on the character and appearance and setting of the building or groups of Listed Buildings and the area generally;
- (iv) the proposed development is the minimum necessary to secure the future of the building.

Should development be permitted, it will be subject to a Section 106 Agreement to ensure that the funding from the development is used for the renovation and future upkeep of the Listed Building.

3.4. Other guidance and industry standards

3.4.1. The assessment has been undertaken to the guidance and standards provided in:

- *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (CifA 2014);
- *The Setting of Heritage Assets* (Historic England 2015);

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- *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (Historic England 2015)
- *Conservation Principles* (Historic England 2008); and
- *Enabling Development and the Conservation of Significant Places* (Historic England 2008)

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4. GEOLOGY AND TOPOGRAPHY

- 4.1.1. According to the British Geological Survey's 1:50,000 scale online geological mapping service (<http://mapapps.bgs.ac.uk/geologyofbritain/home.htm>), the underlying natural geology of the site comprises chalk deposits of the New Pit Chalk Formation deposited in the Cretaceous Period (89 – 94 million years ago). In the Quaternary Period (3 million years ago) the local environment was dominated by shorelines. This has resulted in the presence over the chalk bedrock of superficial Raised Beach Deposits comprising sand and gravel deposited in beaches and shoreline barrier islands.
- 4.1.2. The site lies on the low-lying land of the West Sussex Coastal Plain to the east of the River Arun, on flattish land locally drained by a brook (Rustington Stream) which traverses the site at its eastern end and is joined to a local network of managed drainage lying to the north-west of the site. The land height varies between c.2.1m and c. 5.2m aOD from east to west.
- 4.1.3. Information on the sedimentary sequence in the immediate vicinity of the site is available from numerous boreholes undertaken during the construction of the A259. The information provided by three boreholes located along the length of the land (west-to-east), just outside the northern limit of the site, is summarised below:

Borehole BGS ID: 569868: BGS Reference: TQ00SW143 @ 3.07m aOD

- Topsoil was located at 3.07m aOD and was 0.30m thick;
- This seals a deposit 1.10m thick of fine-medium sand and gravel becoming clayey at depth;
- The upper horizon of a soft yellowish white rubbly chalk 1.40m thick was attained at 1.67m aOD; and
- Hard rock chalk was attained at 0.27m aOD.

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Borehole BGS ID: 569873 : BGS Reference: TQ00SW148 @2.96m aOD

- Topsoil was located at 2.96m aOD and was 0.30m thick;
- This sealed a deposit of loose orange to light brown slightly clayey sand 0.60m thick; and
- The upper horizon of a firm yellowish white remoulded chalk with numerous clay seams and hard chalk nodules was attained at 2.06m aOD. This was identified to a depth of -2.04m OD (4.10m thick and continuing).

Borehole BGS ID: 570010 : BGS Reference: TQ00SE58 @ 1.70m aOD

- Topsoil was located at 1.70m aOD and was 0.80m thick. This was a clayey deposit becoming peaty with depth;
- This sealed a deposit of very soft grey green silty clay 2.20m thick attained at 0.90m aOD; and
- chalk was attained at -1.10m OD.

4.1.4. During the construction of the A259 Rustington bypass in 1990 a deep cut was made across Rustington Stream to install a conduit (Site 5, Plate 8). Two to three metres of alluvial deposition laid down in distinct strata was observed. Some of these layers contained freshwater molluscs, but more noticeably the substantial and well-preserved trunks of large trees, some apparently contained within a cut some 15m wide. Below these levels was a lense of burning which contained calcinated flint and may have represented the remains of a burnt mound. This overlaid a further 1m depth of alluvium, below which was the original chalk stream bed (Gilkes and Rudling 1999, 2).

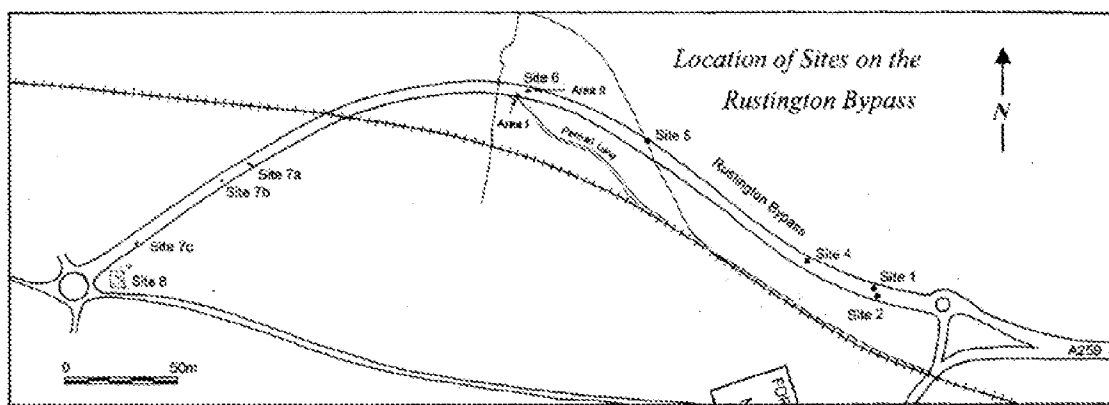


Plate 8: Location of sites archaeologically investigated during the course of construction of the A259 Rustington bypass in 1990

4.1.5. In 2013 a hand auger survey of deposits sited immediately to the north of Rustington Stream was undertaken on a site (Manor Retail Park) to the east of the present site (Dawkes 2016, Site Code SRB 05). The sediments recorded demonstrated that the microfossil record was well-preserved within silts that infilled what is now understood to be a protected brackish estuary. The microfossils suggested that this comprised saltmarsh, tidal mudflats and

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sedimentation in a protected creek system (ibid. 45). The lack of freshwater or marine influence in the microfossil assemblage suggested that this feature was not part of the Black Ditch channel now located to the north of the site.

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5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1.1. In order to assess the archaeological potential of the site an examination has been made of archaeological entries in the WSHR for an area within a 1km radius of the site ('the study area', Fig. 1, Appendix 1).
- 5.1.2. The intention of the WSHR search is to locate known archaeological sites and thus predict and extrapolate the likely archaeological conditions that could be found on the site. This latter analysis is important, as many entries onto the WSHR result from chance discoveries and are at best a small and unrepresentative sample of the total buried heritage.
- 5.1.3. This information is supplemented by other archaeological, documentary, and cartographic sources, including other WSHR entries beyond the study area where they can provide relevant information.

5.2. Designated Heritage Assets

Scheduled Monuments

- 5.2.1. There are no Scheduled Monuments on the site, and one (described as Romano-British Villa And Traces Of Iron Age Occupation 500m WSW Of New Barn, NHLE UID 1015886) within the study area.

Listed Buildings

- 5.2.2. There are no Listed Buildings on the site, and four within the study area:
- 'Summerlea School, originally Rustington House' (Fig. 1 ref. 47). This late 19th-century Grade II Listed Building lies c.385m from the site
 - 'The Lodge at Summerlea School to the South West of the Schoolhouse' (Fig. 1 ref. 48). This late 19th-century Grade II Listed Building lies c.515m from the site
 - 'The Former Stables of Summerlea School to the West of the Schoolhouse' (Fig. 1 ref. 49). This early 19th-century Grade II Listed Building lies c.515m from the site
 - 'The Manor House, Poling Street' (Fig. 1 ref. 50). This 18th- and 19th-century Grade I Listed Building lies c.966m from the site
- 5.2.3. There are no examples of the following nationally-designated heritage assets within the study area: Conservation Areas, Historic Battlefields, Registered Parks or Gardens.

5.3. Non-Designated Heritage Assets

Archaeological Notification Areas (ANA)

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- 5.3.1. West Sussex County Council (WSCC) maintain a list of Archaeological Notification Areas (ANAs). These are areas which indicate the existence, or probable existence, of archaeological heritage assets. They have been created from the information held on the WSHER, and mapped to provide an alert system.
- 5.3.2. WSCC's stated purpose of the ANAs is to identify where there is a likelihood of archaeological work being necessary, when land development of any kind is planned (for example a new house, new office building or pipeline/cable being laid). They are a form of early warning system so that appropriate steps can be taken to record and protect heritage assets in advance of development.
- 5.3.3. There are five ANAs in the study area (Fig. 1 ref. 69 – 73).
- (ANA-Arun 047) Multi-Period Site at the former Toddington Nurseries (Fig. 1 ref. 69)
 - (ANA -Arun 051) Parish Church of St Nicholas and Poling Deserted Medieval Village (Fig. 1 ref. 70)
 - (ANA - Arun 052) Angmering Roman Villa Site and section of Roman Road (Fig. 1 ref. 71)
 - (ANA-Arun 059) Prehistoric, Iron Age and Roman Occupation Activity, Rustington (Fig. 1 ref. 72)
 - (ANA - Arun 060) Multi-Period Settlement Site, Angmering (Fig. 1 ref. 73)
- 5.3.4. The site lies within two of these areas. The west end of the site lies in ANA-Arun 047, in the vicinity of the former Toddington Nurseries and surrounding area. This area has produced evidence dating from the Mesolithic to post-medieval periods, including a possible Neolithic ditch, Mid-Late Bronze Age settlement and some Iron Age activity. There is also evidence, in the form of environmental evidence for intensive cereal production, for this area being part of Angmering Roman Villa Estate. The east end falls within ANA-Arun 060 (73). Details of the salient finds from this area are discussed below.

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5.3.5. The following date ranges (for England) have been used in this section:

Period	Date range
Palaeolithic	c. 520,000 BC – c. 10,000 BC
Prehistoric (Mesolithic)	c. 10,000 BC – c. 4,000 BC
Prehistoric (Neolithic)	c. 4,000 BC - 2,000 BC
Prehistoric (Bronze Age)	c. 2,000 BC to c. 700 BC
Prehistoric (Iron Age)	c. 700 BC to AD 43
Roman	AD 43 to c. AD 450
Early Medieval (Saxon)	c. AD 450 to AD 1066
Early Medieval (Norman)	AD 1066 to c. 1175
Medieval	c. AD 1175 to c. AD 1550
Post-medieval	c. AD1550 to c. AD1750
Modern	c. AD1750 to present

5.4. Palaeolithic and Mesolithic periods (Appendix 1, Fig. 1)

- 5.4.1. The majority of the finds in the region which date to the Palaeolithic period are associated with the raised beaches in the Upper Coastal Plain – as at Boxgrove and Slindon (Woodcock 1978). These lie to north-west of the site and further inland. Other finds have been retrieved from the chalk downland plateaux and the river gravel terraces, although these deposits are ‘fragmentary and thin’ (Woodcock 1999). More rarely, artefacts have also been retrieved from the downland slopes (Pope 2000). Finds from the Coastal Plain are much rarer.
- 5.4.2. The Mesolithic period, covering the time between the end of the last ice age and the introduction of farming to this country, is most frequently represented by flint scatters rather than settlement sites. An outpost on the north-west fringe of Europe, the British Isles became separated from the continent during this period. The population was generally nomadic, following herds of animals and making use of seasonal resources when they became available. A distinctive type of tranche adze known as the ‘Hassocks’ type, probably used for woodworking, is common across West Sussex.
- 5.4.3. Mesolithic finds are recorded at one location (Fig. 1 ref. 1), to the south-east of the site. No further details for this find are available. A number of WSHR sites are dated simply to the prehistoric period and are characterised by flint implements and scatters (Fig. 1 ref. 5, 6, 7, 9, 11, 12 and 13). The presence of associated later-dated material (Fig. 1 ref. 7 and 12) may suggest all the finds to be later, but this cannot be confirmed. Other sites with an

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indeterminate prehistoric date attribution suggest characteristics that encourage them to be placed in later periods.

5.5. Neolithic period (Appendix 1, Fig. 1)

- 5.5.1. As elsewhere, the Neolithic period in West Sussex saw a change from nomadic hunter-gatherers and seasonal occupation to semi-permanent settlements based on agriculture. The introduction of pottery and burials in earthen mounds also characterizes this period (Leslie et al 1977). Evidence of Neolithic date activity in West Sussex is often found in the form of flint scatters, causewayed enclosures and barrows, but little evidence of actual settlement currently exists, suggesting some continuation of earlier nomadic practices.
- 5.5.2. Four findspots within the study area have produced artefacts dated to this period (Fig. 1 ref. 2, 3, 4 and 7). Archaeological work undertaken in connection with construction of the A259 bypass road revealed small amounts of Neolithic and Bronze Age flintwork from Site 6, a site located close to the junction of the bypass and Brook Lane/Penfold Lane (Gilkes and Rudling 1999, 27). A spread of calcined flints from a site further east along the bypass (Site 2) is suggested to have been the site of a burnt mound (ibid. 27), although more traditionally this type of feature is thought of as being Bronze Age in date.

5.6. Bronze Age period (Appendix 1, Fig. 1)

- 5.6.1. The settlement patterns that emerged in the Bronze Age continued until the Roman occupation. Settlements in the South Downs consisted of enclosures containing huts or nucleated settlements alongside fields. These settlements were engaging in farming and there were several bronze-working sites on the coastal plain.
- 5.6.2. For the wider coastal plain area, the evidence for Bronze Age occupation has increased steadily over recent years. Yates has detailed the data in his review of the Bronze Age evidence recorded during developer-funded work of the last two decades (Yates 2007, 46-52). The Late Bronze Age is particularly well represented, with a range of artefacts, field systems and settlements found throughout the coastal plain. Yates reports the observation that the failure to recover Bronze Age artefacts or features is now more notable than their discovery (ibid. 49). The broad picture that has emerged is of a system of land divisions (field boundaries, enclosures and droveways) imposed to exploit the fertile loess soils (ibid. 48-50).
- 5.6.3. In keeping with this trend, significant evidence of Bronze Age occupation has been identified within the study area (Fig. 1 refs 14-19). An important hoard of seven Middle Bronze Age palstaves (bronze axe-heads) was discovered in the 1960s c. 400m to the south of the eastern end of the site (Fig. 1 ref 14). Other isolated finds include a palstave (Fig. 1 ref. 16) found at a spot east of the site. Evidence of occupation has been identified at two locations between the site and the Worthing Road to the south (Fig. 1 refs 18, 19).
- 5.6.4. More particularly, a significant amount of Bronze Age activity has in recent years been recovered during excavations on a site (Manor Retail Park) which lies c.165m the east of the present site. An initial trial trench investigation of land between the A259 and Rustington

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Stream (ASE 2005) was followed in 2013 by the strip, map and sample excavation of two areas centred on National Grid Reference TQ 505350 103320 (Site Code SRB 05). Associated works included a hand auger survey (described in Section 4).

- 5.6.5. The excavations revealed a Middle Bronze Age enclosure located on the top of the bank, directly overlooking Rustington Stream to the south. One of the ditches that formed this enclosure contained charcoal lumps and flecks, fire-cracked flint and burnt clay, including daub fragments with wattle impressions. A notable finds assemblage was also recovered, including large pottery sherds from a fineware vessel and at least half an urn and six clay weights, both complete and fragmentary. This fill may represent part of the burnt-down remains of a roundhouse and its contents. Within the enclosure was a small cremation pit, adding to the evidence of another which had been revealed in a location immediately to the north of the first during the construction of the A259 Rustington bypass in 1990 (Gilkes and Rudling 1999, 2; Fig. 1 ref. 15). Externally, a small pit containing the lower half of a pottery vessel filled with fire-cracked flint, a deposit probably related to nearby burnt mound workings. was found.
- 5.6.6. To the west of the enclosure, and possibly contemporary with it, was a field boundary ditch and an adjacent burnt mound with associated hearth, trough, post-holes and waterhole. The burnt mound material extended over an area of c. 12m by 12m. Although commonly horseshoe-shaped, the Rustington burnt mound lacked this distinctive shape and had clearly suffered degradation, such as from ploughing or soil creep.
- 5.6.7. The deep cut made across Rustington Stream during construction of the bypass in 1990 revealed, as outlined above, the substantial and well-preserved trunks of large trees above what may have been the remains of another burnt mound (Site 5, Gilkes and Rudling 1999, 2).
- 5.6.8. A Middle to Late Bronze Age driveway was also revealed by the Manor Retail Park excavations. The driveway was 3.6m wide and defined by two intermittent ditches. There were potential entrances, between c.2m and 5m in width on both the north and south sides.

5.7. Iron Age and Roman periods (Appendix 1, Fig. 1)

- 5.7.1. The Iron Age saw the growth of settlements, from scattered farmsteads to small hamlets and villages. Many of these were open settlements, but some hilltop forts or camps began to emerge. The introduction of money into the economy encouraged trade (Leslie et al 1977).
- 5.7.2. Evidence of Iron Age occupation has been found in a broad radius around the site (Fig. 1 refs 20-26), most of which belongs to the Late or very Late Iron Age. Sparse evidence of the earlier Iron Age periods was also identified amongst general occupation evidence and suggestions of continuity of occupation from the Bronze Age into the Iron Age at sites north of the Worthing Road (25 and 26).
- 5.7.3. After the excavations in 1990 at Site 6 on the A259 Rustington bypass had been completed a penannular gold ring, of a type sometimes referred to as 'ring money' was found (Gilkes and

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Rudling 1999, 16). Site 6 was located immediately east of the junction between the bypass and Brook Lane/Penfold Lane. At Site 3, located at NGR TQ 0435 0340, a truncated ditch or midden produced Late Iron Age and Early Roman pottery.

- 5.7.4. Further Iron Age evidence recovered during the construction of the bypass included a substantial ditch which contained Late Iron Age pottery, fragments of Roman roof tiles, rotary querns and daub (Site 7, Gilkes and Rudling 1999, 3). To the north and south of this ditch were further features, including several pits containing Late Iron Age and transitional pottery. Site 7 lay to the south-west of the western end of the site.
- 5.7.5. All of the Late Iron Age and Roman features found at Manor Retail Park were field boundary ditches which followed the contour of the bank in more or less on the same alignment as the earlier Middle Bronze Age ditch (Dawkes 2016, 17).
- 5.7.6. The Roman period occupation of the coastal plain built on the pre-existing Iron Age occupation patterns, important early villas becoming established at locations thought to represent pre-Roman power centres, others emerging more gradually based on the exploitation of villa estate lands. There is evidence for Iron Age occupation (Fig. 1 ref 23) predating the establishment of a Roman Villa (Fig. 1 ref 42), the site of which lies c.950m to the north-east of the site. Although it has been disturbed by modern ploughing, the villa survives comparatively well. It is one of a number of similarly well-appointed country estates established in this part of West Sussex during the first century AD, indicating the rapid Romanisation of the Chichester hinterland in the decades following the Claudian invasion.
- 5.7.7. There is strong evidence for Roman occupation in the study area (27-42), with indications of the extent of the villa estate identified to the west of the site (ANA - ARUN 047). The 1990 archaeological work undertaken in response to construction of the A259 Rustington bypass revealed a 'dark area' in Area 1 which yielded much Roman pottery (Gilkes and Rudling 1999, 6). Area 1 was sited at the junction of the A259 Rustington bypass and Brook Lane/Penfold Lane. Beneath this topsoil were a features including a ditch and a number of post-holes, possibly originally forming a granary.
- 5.7.8. Another concentration of dark soil and Roman finds was investigated in Area 2, which lay approximately 15m to the north-east of Area 1. The principal feature was a layer of flint and chalk rubble, interpreted as a floor, bordered by several ditches and postholes. One of these ditches was overlain by a deposit of flint and quernstone fragments, another contained 2nd-century pottery. Together, these features have been interpreted as the remains of a granary (Gilkes and Rudling 1999, 27).
- 5.7.9. Gilkes and Rudling conclude that this is an area that saw extensive early Roman settlement and industry, with conversely little Late Roman activity (Gilkes and Rudling 1999, 27).

5.8. Saxon and Norman periods (Appendix 1, Fig. 1)

- 5.8.1. 5.7.1 The densest Early Saxon settlement in West Sussex, as identified by cemetery evidence, is to the east of the Arun, with a greater concentration between the Ouse and Cuckmere rivers (Bell 1978, 64), and it is usually proposed that Early Saxon settlement was

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largely confined to East Sussex (Welch, 1971; Cunliffe 1973; Drewett, Rudling and Gardiner 1988, 256). The recent archaeological record has provided evidence of more westerly infiltration of 5th- to 6th-century Saxon influence at Littlehampton and Westhampnett. The Later Saxon period saw the establishment of a settlement pattern which has survived to the present day, comprising both nucleated settlements focused around churches and isolated rural farmsteads. The low-lying West Sussex Coastal Plain was increasingly affected by marine incursions in this period. Yates (1975) suggests that Saxon settlement would have been on low rises separated by strips of alluvium, periodically flooded.

- 5.8.2. Rustington is probably a place name of Saxon origin. Littlehampton was also a Saxon settlement at the mouth of the River Arun. Nonetheless, the discovery of sites belonging to the Saxon period tend to be rare on the West Sussex Coastal Plain, due in part to a problem of visibility: the often ephemeral building structures are difficult to identify in the brickearth coastal plain deposits, and there is a generally low incidence of dateable material for this period.
- 5.8.3. A single Early Saxon find spot does fall within the study area (Fig. 1 ref 43), albeit some c. 530m to the south-west of the site. This comprised a number of undated features containing burnt material, and one gully which was well-dated by large pottery fragments. The proximity of Roman period finds (31, 32, 37) suggest possible continuity of occupation between the two periods at this location. The church at Poling, the parish church of St Nicholas (Fig. 1 ref 44), has, according to Historic England's listing, a Saxon nave, suggesting the presence of Saxon settlement in the vicinity, although no finds of this period have been registered to date. More certainly, the south aisle is Norman in date.
- 5.8.4. The Norman Conquest of 1066 established Duke William of Normandy as king. The Domesday Survey of 1086 he commissioned enabled an assessment of land-holdings for purposes of taxation. The divisions of land known as 'rapes' were held and administered by Norman lords. These were divided into Hundreds and then into manors. Rustington is not mentioned in the Domesday Survey. The land it occupies lay within the Hundred of Risberg (a 'lost' hundred which can only be located approximately www.opendomesday.org/hundred/risberg).

5.9. Medieval period (Appendix 1, Fig. 1)

- 5.9.1. In the later medieval period the low coastal land of the West Sussex Coastal Plain became increasingly susceptible to flooding as a result of relative sea level rise coupled to frequent storm surge incidents accompanying a period of climatic degradation. Major storm events and floods are recorded along the south coast from the end of the 13th century into the early 1400s. Although the prominent headlands of Selsey and Dungeness were particularly exposed, it is thought that storm surges occurring between 1291 and 1341 effected much coastal land-loss (Brandon 1971, 117). The site, occupying as it does low-lying land to the south of the Black Ditch, may have been increasingly susceptible to flooding, and thus becoming marginal land in this period.

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- 5.9.2. Poling Deserted Medieval Village (DMV) (Fig. 1 ref 46) lies c. 910m to the north-west of the site, and to the west of the Church of St Nicholas. This comprises a series of building platforms which are visible as earthworks.

5.10. Post-medieval period (Appendix 1, Fig. 1)

- 5.10.1. The mouth of the River Arun at Littlehampton served as a harbour for river access inland to Arundel, which itself became a port by the 16th century after improvements were made to the river navigation. In a later period, silting of the Arun enabled Littlehampton to regain some of its former influence, with a new harbour being built in 1735. With the coming of the railways Littlehampton flourished as a Victorian holiday resort, with Rustington drawn more fully into its orbit.

- 5.10.2. The site occupies an area of agricultural land lying to the north of the village of Rustington. The northern part of the site, where it borders Rustington Stream, was probably enclosed in the 1830s. The open fields elsewhere in the parish were enclosed in c.1805, although the land in the south of the site was already enclosed by the time of Yeakell and Gardner's survey in 1778 (Fig. 2). The poor quality of the ground is suggested by the plot name Horth (Plot 10, Littlehampton Tithe: Fig. 3), probably a corruption of Hawth or Hoth meaning poor ground (Parish 1875).

- 5.10.3. Apart from the Listed Buildings cited earlier, the post-medieval landscape includes 19th-century historic farmsteads, barns and outfarms (Fig. 1 ref 51 – 57), of which 51 and 53 are partially extant, and 57 is still standing to the west of the A259, beyond the western limit of the site.

5.11. Modern period (Appendix 1, Fig. 1)

- 5.11.1. The modern urban development of Rustington was rapid and extensive. It now covers most of the land south of the railway so that it merges with Littlehampton to the west. The site lies to the immediate north of the modern limit of urban development.
- 5.11.2. Reflecting this building explosion, four brickfields (58 – 61) are known from the study area, one of which was established in the 19th century (1880, Fig. 1 ref 58). These are the only features within the study area to be ascribed by the WSHR to the modern period.

5.12. Undated

- 5.12.1. A number of undated features are recorded in the WSHR (Fig. 1 ref 62 – 68). Some of these, including wooden piles, three burials and possible road agger (66, 67, 68) cluster near the Roman villa, and may belong to this occupation. There are no significant undated features within or in the immediate vicinity of the site.

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6. CARTOGRAPHIC EVIDENCE AND AERIAL PHOTOGRAPHS

- 6.1.1. Cartographic evidence provides information about the later post-medieval development of the site and its immediate vicinity. The earliest map consulted is Yeakell and Gardner's 'Great Survey' of 1778 (Fig.. 2). At this date the site was agricultural land lying to the north of the historic centre of Rustington. Much of the land is already enclosed, land around the upper reaches of the Black Ditch having been converted to the narrow strip apportionments, or 'brooks innings', typical of the enclosure of common land on the edge of watercourses, and visible further downstream. The field systems to the south of this are probably older in date. As such the site straddles former common land bordering the south of the Black Ditch, and earlier field systems to the south. At the western limit it traverses the first ditches of the brooks innings enclosures and a probable field access track.
- 6.1.2. The OS draft map of 1800 (Fig.. 3) suggests substantial modifications of this enclosure pattern with boundaries suppressed to form larger fields. This depiction appears unreliable, this map failing to show the level of detail figured in both previous and later maps.
- 6.1.3. A map of Littlehampton parish dated to c.1790 (not reproduced) shows substantially the same land divisions as the OS map of 1876 (Fig.. 5).
- 6.1.4. The site straddles the parishes of Rustington and Littlehampton, the western end falling within the latter. The Tithe maps (Rustington TD/W105 of 1840) and Littlehampton (TD/W78 of 1841) are not reproduced here as the plots remain substantially unchanged in the later 1876 map, with just a few more subdivisions in places. The apportionment plot-names have been appended to this map extract. The west of the site traverses Plot 10, a large field within Littlehampton parish (8 on the 1876 OS: Fig.. 4). It was owned by Inigo Thomas, occupied by George Hide and called Adjoining Brook, probably a description rather than a name proper, and was under pasture. The central plot, Plot 13 (Rustington Tithe) belonged to William Gratwicke, was occupied by James Jupp and was entitled Horth Ground. It was under arable cultivation. The eastern plot was pasture owned by Edward Penfold, was farmed by the same and was entitled Part of Rustington Brook. The small plots adjoining the brook north of the lane (Plots 1 – 7) belonged to Edward Penfold who also occupied Plots 1-3. Plots 4 - 7 were occupied by Mary Hopkins. Plot 9 on the Rustington Tithe was owned by Elizabeth Harwood and occupied by Elizabeth Harwood and Mary Hopkins.
- 6.1.5. By the time the OS map of 1876 was produced (Fig.. 4) the railway had cut through the landscape. Brook / Penfold Lane had been established, traversing the eastern part of the site, and bounding the brooks innings which had been extended into the upper reaches of the ditch (rife) system. The OS map of 1897 (Fig.. 5) depicts a substantially unchanged site except for the suppression of a north-south field boundary which traversed the east of the site. A second north-south boundary, traversing the west of the site and already present in 1778 (Fig.. 2), is strengthened to become a narrow wooded linear boundary which is still present in the modern landscape. By 1911 (Fig.. 6), the only noticeable change to have

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occurred is the alteration of the footpath which traverses the west end of the site and is a continuation of Brook Lane.

- 6.1.6. By the time the 1932 OS map was issued (Fig.. 7), a house, *Brookenbee*, had been built within a plot to the north of modern Brook Lane. Two small outbuildings occupied the same plot. Unchanged in 1962 (Fig.. 8), by 1972 (Fig.. 9) stables had been built within the site perimeter. Also shown on the 1972 map are two boundaries newly dividing the land south of Brook Lane and a small building in the south-east corner of the site. This building is not shown on the 1982 map (Fig.. 10).
- 6.1.7. Aerial photographs dating from 1946 (WSRO APH41 and APH104), 1963 (APH4), 1967 (APH107) and 1971 (APH30) were examined. All of these images were very small scale showing nothing of interest other than some remnant watercourse channels north of the site (under the road) and some variegated vegetation patterning of no archaeological significance.

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7. KNOWN PAST IMPACTS

- 7.1.1. The site as it exists today owes its shape to two significant infrastructure projects. The construction in 1846 of the railway severed Brook Lane (then known as Penfold Lane) and split into two unequal portions a number of nearby fields. Re-arrangement on a similar scale occurred in the early 1990s when the A259 bypass was constructed. There is likely to have been some peripheral impact to the site from both these events. In particular, it seems possible that the triangle of land situated to the east of Brook Lane was formerly used as a yard or worksite.
- 7.1.2. Otherwise the only significant impacts are likely to have been the construction of Brookenbee Cottage and its outhouses, and the later development of stables and sheds to the east. The site appears to have remained largely unlandscaped and in pasture for many years. The sections of a recently dug security ditch to the south of Brook Lane suggest that the ground beneath the turf remains unimproved subsoil (Plate 9).



Plate 9: A recent security ditch cut to the south of Brook Lane suggests the underlying soils are formed of unimproved subsoils

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8. STATEMENT OF POTENTIAL

8.1. Introduction

- 8.1.1. The site does not contain any designated heritage assets, and nor are there any within the immediate vicinity of the site. A cluster of Grade II Listed school buildings to the south of the site (Fig. 1 refs 47 – 49) marks the location of the former early 19th-century Rustington House. These are separated from the site by dense urban development. The 18th-century Manor House in Poling (Fig. 1 ref 50, previously, Church Farm) lies well to the north of the site, beyond the modern landscaping for the A259, and screened by intervening vegetation. No setting issues from the proposed development are envisaged in relation to these heritage assets.
- 8.1.2. There is a potential for as yet unknown heritage assets of archaeological interest (ie below-ground archaeological remains) to be present within the site. This potential is discussed below.

8.2. Palaeolithic and Mesolithic periods

- 8.2.1. The site lies on geological strata comprising raised beach deposits overlying the chalk bedrock. In the local context, the presence of such deposits increases the potential for Palaeolithic material to exist. It is also noted that the study area has produced a modest assemblage of Mesolithic material over the years. Taken together, this evidence suggests a low to moderate potential for the site to contain as yet unknown heritage assets of this date.

8.3. Neolithic period

- 8.3.1. The study area has produced a modest assemblage of Neolithic material. This evidence suggests a low to moderate potential for the site to contain as yet unknown heritage assets of this date.

8.4. Bronze Age period

- 8.4.1. The discovery within the study area of a Middle Bronze Age enclosure with accompanying cremation pits and ditches, and the confirmation of at least one burnt mound beside Rustington Stream, suggests a high potential of the site to contain as yet unknown heritage assets of this date.

8.5. Iron Age and Roman periods

- 8.5.1. Substantial evidence of Iron Age occupation has been found from a broad radius around the site, with significant evidence coming from areas to the south and west. This evidence is augmented by extensive archaeological records of early Roman activity within the study area, an area which appears to have lain within the agricultural hinterland of a villa. Of particular note is the record of a possible 2nd-century mill between Penfold Lane and

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Rustington Stream. The potential of the site to contain as yet unknown heritage assets of Iron Age and Roman date is considered to be high.

8.6. Saxon and medieval periods

- 8.6.1. There is little evidence that the site was utilised during this period for anything other than agricultural activities, possibly grazing. As a consequence, the potential of the site to contain as yet unknown heritage assets of Saxon and medieval date is considered to be low.

8.7. Post-medieval period

- 8.7.1. There is little evidence that the site was utilised during this period for anything other than agricultural activities, possibly grazing. As a consequence, the potential of the site to contain as yet unknown heritage assets of Saxon and medieval date is considered to be low.
- 8.7.2. The centres of post-medieval settlement lay well away from the site, suggesting it was situated in a peripheral location until the enclosures of the late 18th century and 19th centuries. Whilst the likelihood is that at least some of the ditches on the site relate to this period, their significance is not great. However, in one case the site is traversed by a hedgerow which marks a parish boundary that pre-dates 1850 (highlighted in yellow on Fig. 9). The significance of such features is recognised in the Hedgerows Regulations 1997.

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9. CONCLUSIONS AND RECOMMENDATIONS

- 9.1.1. The archaeological and historical evidence from the site and a 1km search area surrounding it suggests there is a high potential for below-ground evidence dating from the Bronze Age, Iron Age and Roman periods to exist on the site. In addition, the assessment has identified the presence on site of a historic hedgerow which may possibly be considered important under the Hedgerows Regulations 1997 (highlighted in yellow on Fig.. 9). The potential for below-ground evidence from other periods to exist on the site is thought to be generally low or low to moderate.
- 9.1.2. There are no designated heritage assets on the site, and at this stage there is no indication that the site contains below-ground heritage assets requiring preservation in situ. However, this assessment is based on a desk-based survey of existing information, and cannot in consequence be considered a definitive statement on the presence or absence of archaeological deposits on the site. A site assessed as having low potential may still contain unsuspected archaeological deposits.
- 9.1.3. Other than peripheral impacts arising from construction of the railway in the 1840s and the A259 Rustington bypass in the 1990s, the only significant impacts thought likely to have occurred on the site are the construction of Brookenbee Cottage and its outhouses, the later development of stables and sheds to the east, and the construction of a possible storage area in the eastern tip of the site. Otherwise, the site appears to have remained largely unlandscaped and in use as pasture over a long period of time. The sections of a recently dug security ditch to the south of Brook Lane suggest the ground beneath the turf remains unimproved subsoil.
- 9.1.4. It is recommended that, in the first instance, all areas of the site where there may be impacts from construction are subjected to an archaeological evaluation by trial trenching to be secured by an appropriately worded condition. A 5% evaluation sample of such areas is generally considered appropriate. Trial trenching will help confirm the presence / absence, nature and significance of any archaeological deposits. The requirement for, and scope of any such work will be determined by Arun District Council and their archaeological advisors.
- 9.1.5. The measures to mitigate the effect of development on proven archaeological remains can involve mitigation by design, in which disturbance to archaeological remains is avoided by design and construction management. Where preservation by design cannot be executed, archaeological remains may be systematically excavated and recorded before construction, in order that a record survives in archive form. This is an appropriate mitigation response where archaeological remains of local or regional significance are uncovered.
- 9.1.6. Discovery and subsequent recording of archaeological remains during the construction phases of a project can pose a risk to the construction programme that is difficult to quantify and manage. Undertaking archaeological investigations prior to construction is generally considered to be a more effective approach to management of archaeological risk. As with

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the archaeological evaluation phase of works, the requirement for, and scope of any such mitigation work will be determined by Arun District Council and their archaeological advisors.

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11. APPENDIX 1 SUMMARY TABLE OF HERITAGE ASSETS (FIG.. 1)

No	HER/LBS No.	Easting	Northing	Description	Date
1	MWS3145 / MWS5564	505200	103070	Neolithic implements - Rustington. (Also Mesolithic) found in 20s and 30s in Butt's brickfield.	Mesolithic and Neolithic
2	MWS3165	505055	103021	Neolithic axe - Rustington. Half a polished flint pick / axe	Neolithic
3	MWS3124	504600	102900	Neolithic flints - Rustington. Worked flints in Littlehampton Museum from 'North Lane Brickpit, 1932.	Neolithic
4	MWS7970	505420	103280	Land South of Rustington By-Pass, Angmering-Archaeological Evaluation: pits, postholes, ditchesgullies,	Prehistoric - Medieval
5	MWS3089	504960	104640	Flint Implements - Poling. Uncertain provenance and date.	Prehistoric
6	MWS3478	505500	103200	Flint Debitage/ Calcinated Flint, Rustington By-pass: ploughed remains of a burnt mound?	Prehistoric
7	MWS3479	505380	103460	Flint Scatter, Rustington By-pass: A scatter of flintdebitage, comprising a number of struck and retouched flakes	Prehistoric
8	MWS3485	504100	103500	Flint implement (?) - Rustington By-pass	Prehistoric
9	MWS3486	504160	103650	Flint scatter - Rustington By-pass	Prehistoric
10	MWS3488	504900	103700	Calcined Flints, Rustington By-pass: possible burnt mound?	Prehistoric
11	MWS5423	504700	103150	Worthing Road - Prehistoric features	Prehistoric
12	MWS5572	505400	103600	Burnt Flint and Hearth, Old Brook Barn: hearth, few flint flakes, hearth near Iron Age pottery	Prehistoric - Iron Age
13	MWS5735	503910	104050	Flint implements - Wick	Prehistoric
14	MWS3073	504930	102930	Bronze Age hoard - Rustington. Seven middle Bronze Age palstaves, discovered in 1961.	Bronze Age
15	MWS3477	505500	103300	Bronze Age Cremation, Rustington By-pass. An Urned cremation burial. Urn not retrieved.	Bronze Age
16	MWS3667	505420	103150	Bronze Age palstave - Brookside Avenue. Middle Bronze Age	Bronze Age
17	MWS4258	505500	103550	Bucket Urn, Angmering Golf Range	Bronze Age
18	MWS4369	504300	103400	Bronze Age features - Worthing Rd: pit, ditch and small occupation deposit	Bronze Age
19	MWS7450	504124	103305	Possible Bronze Age occupation - Worthing Road	Bronze Age

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20	MWS3080	504580	102780	Late Iron Age pottery - Rustington (from the brickfield on the W. boundary of Rustington parish)	Iron Age
21	MWS3092	504640	104640	Iron Age Coin - Poling. Evans Type B:10. Found in 1816 in garden of farmhouse near church.	Iron Age
22	MWS3096	504620	102900	Iron Age occupation - Rustington. The upper stone of a late Iron Age quern was found in a brickfield at Rustington in 1937. Probably early C1AD.	Iron Age
23	MWS3129	505240	104440	Iron Age Site at the site of Angmering Roman Villa. Part of a boundary ditch and a group of associated pits.	Iron Age
24	MWS3480	504100	103600	Late Iron Age feature - Rustington By-pass: sub-rectangular feature and pottery.	Iron Age - Early Roman
25	MWS5762	504300	103400	Iron Age Occupation - Worthing Rd. Sparse early-middle Iron Age. Also, upright vessel, late Iron Age and LIA-ER pottery, burning, fired clay and daub.	Iron Age
26	MWS6509	504700	103150	Prehistoric features at Worthing Rd., Rustington. Some Iron Age cut features on site of Bronze Age features earlier identified.	Iron Age
27	MWS3481	504150	103520	Roman ditch - Rustington By-pass	Late Iron Age - Early Roman
28	MWS3730	504350	103700	Roman Feature - Rustington By-pass, dark earth and pottery	Late Iron Age - Roman
29	MWS3462	505000	103499	Roman Building, Ham Manor Golf Course. Roman building debris' was found on Ham Manor Golf Course. CONJECTURAL EVIDENCE	Roman?
30	MWS3471	504300	104200	Roman Pottery, Field near Toddington - Poling footpath	Roman
31	MWS3476	503900	103400	Roman Pit - Rustington By-pass, Littlehampton. A truncated rubbish pit, 1st-2nd century + transitional LIA-ER. Possible precursor activity to Roman occupation at Watersmead	Roman
32	MWS3482	504100	103500	Roman pottery - Rustington By-pass	Roman
33	MWS3487	504600	103800	Roman structure - Rustington By-pass: rammed gravel surface with C2 pottery, quern/mill stone fragments, and lead weight debris on surface.	Roman
34	MWS3906	504920	104010	Roman Pottery - Angmering: C2 pottery on site of possible building recorded in 1949	Roman
35	MWS4097	503804	103489	Watersmead Industrial Estate, Littlehampton: 1st - 2nd century settlement evidence	Roman
36	MWS4338	505773	103673	Drainage Channels, Ham Manor: Abraded Roman pottery. Pasture?	Roman

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37	MWS4370	504300	103400	Enclosed? Roman Occupation - Worthing Rd: field boundaries, enclosures, pits, curvilinear ditches. C1-C4	Roman
38	MWS5424	504700	103150	Worthing Road - Roman: pot sherds	Roman
39	MWS7056	504650	103571	Worthing Road, Littlehampton - R-B boundary ditch	Roman
40	MWS7057	504655	103579	Romano-British Pottery Production - Worthing Road, Littlehampton. Early RB enclosure with pottery kilns.	Roman
41	MWS7091	505507	104457	Roman Road - Poling to Angmering	Roman
42	DWS215 / MWS6497	505380	104460	ROMANO-BRITISH VILLA AND TRACES OF IRON AGE OCCUPATION 500M WSW OF NEW BARN (Littlehampton). 1st-3rd centuries AD. Scheduled Monument	Roman
43	MWS7430	504004	103358	An Archaeological Evaluation on Land at the former Horticultural Research International (HRI West) site, Littlehampton. A small number of Anglo-Saxon linears and pits.	Saxon
44	DWS1278 / MWS3105	504704	104606	THE PARISH CHURCH OF ST NICHOLAS. The nave is Saxon. The south aisle is 1190-1220 circa, the chancel 1380 circa, the tower 1420 circa, the south porch 1830. Grade II Listed Building	Saxon - Medieval (and post-medieval)
45	MWS5425	504700	103150	Worthing Road: medieval pottery	Medieval
46	MWS5761	504550	104620	Poling Deserted Medieval Village and (?) Moated Site	Medieval
47	DWS538	504830	103136	SUMMERLEA SCHOOL. Originally Rustington House. Late C19. Grade II Listed Building	Post-medieval
48	DWS985	504842	103082	THE LODGE AT SUMMERLEA SCHOOL TO THE SOUTH WEST OF THE SCHOOLHOUSE. Late C19. Grade II Listed Building	Post-medieval
49	DWS1503	504830	103136	THE FORMER STABLES OF SUMMERLEA SCHOOL TO THE WEST OF THE SCHOOLHOUSE. Early C19 (dating from the time of the former Rustington House). Grade II Listed Building	Post-medieval
50	DWS1486	504632	104668	THE MANOR HOUSE, POLING STREET. Once called Church Farmx'. North east wing C18, south west wing early C19. Grade II Listed Building	Post-medieval
51	MWS9761	504701	104665	Church Farm Historic Farmstead, Poling. C19. Partially extant	Post-medieval
52	MWS10447	505499	103954	Site of Field Barn Historic Outfarm to the North West of Ham Manor, Angmering. Non-extant.	Post-medieval
53	MWS11102		103664	Ham Manor Farm Historic Farmstead, Angmering. Partially extant.	Post-medieval
54	MWS12560	505332	104188	Site of New Brook Barn Historic Outfarm, Angmering. Non-extant	Post-medieval

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55	MWS12608	504751	102958	Site of North Barn Historic Outfarm, Rustington. Non-extant	Post-medieval
56	MWS12692	505136	103651	Site of Old Brook Barn Historic, Farmstead, Angmering. Non-extant.	Post-medieval
57	MWS12875	504097	103637	Historic Outfarm East of Toddington, Littlehampton. Extant.	Post-medieval
58	MWS4751	505200	103100	Brickyard on E. side of Ash Ln (Marked on the map in 1976 only)	Post-medieval
59	MWS4752	505200	103100	Brick and tile kiln on N. side of Worthing Rd c. 1882 - 1940	Post-medieval / Modern
60	MWS4744	504600	102800	Brickfield on W. side of North Ln. 1930s - 1950s	Modern
61	MWS4754	505100	103000	Brickfield on S. Side of Worthing. C.1910 - 1932	Modern
62	MWS3475	503900	103400	Post holes- Rustington By-pass	Undated
63	MWS3483	504150	103600	Unknown feature - Rustington By-pass: small pit with burning and burnt bone (?)	Undated
64	MWS4228	504800	104200	Drainage Channels, Ham Manor	Undated
65	MWS4371	504300	103400	Undetermined Ditches - Worthing Rd	Undated
66	MWS8284	505209	104587	Wooden piles found when Black Ditch was redug after 1961 floods; undated	Undated
67	MWS8285	505367	104389	BURIALS: three skeletons, buried roughly parallel to the bank, found when the bank was cut back in the early/middle 1960's. At least two 'filigree' silver rings were found as well as other artefacts.	Undated
68	MWS8286	505206	104438	Possible <i>agger</i> (artificial embankment or road foundation, usually used in Roman context): Very hard area which required plough being lifted to avoid damage.	Undated
69	DWS8495 ANA-Arun 047	503570	103760	Multi-Period Site at the former Toddington Nurseries and surrounding area, Littlehampton: activity dating from the Mesolithic to the post-medieval period. Neolithic ? ditch, Mid-Late Bronze Age settlement, scant Iron Age. Part of Angmering Roman Villa Estate with environmental evidence of intensive cereal production.	Multi-Period
70	DWS8500 ANA-Arun 051	504560	104670	Parish Church of St Nicholas and Poling Deserted Medieval Village, Poling	Medieval
71	DWS8501 ANA-Arun 052	505490	104590	Angmering Roman Villa Site and section of Roman Road, Angmering. Old road underlying the modern path linking Poling and Angmering over the fields - possibly Roman.	Roman

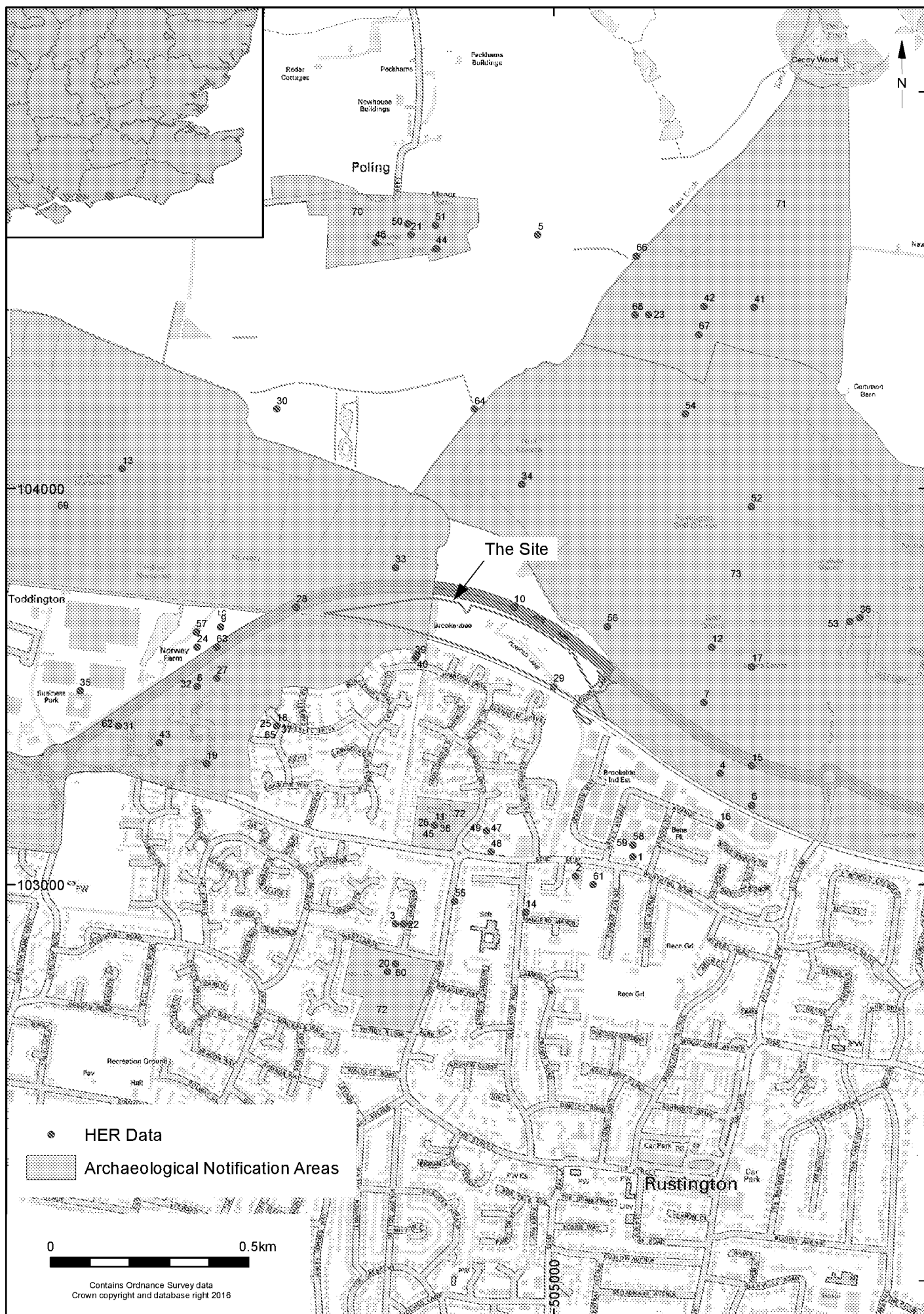
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72	DWS8511 ANA-Arun 059	504620	102870	Prehistoric, Iron Age and Roman Occupation Activity, Rustington: Neolithic flints, a pit and 2 post holes, the upper stone of a late Iron Age quern and Iron Age and Roman pottery	Prehistoric
73	DWS8512 ANA - Arun 060	505790	103720	Multi-Period Settlement Site, Angmering: features and pottery dating from prehistoric to medieval. Prehistoric flint working site (arrowheads, axes and scrapers), hearth and burnt flint; Bronze Age pits, Bucket Urn and a cremation burial, Iron Age and Romano-British occupation.	Multi-Period+B61:F75

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12. FIGURES



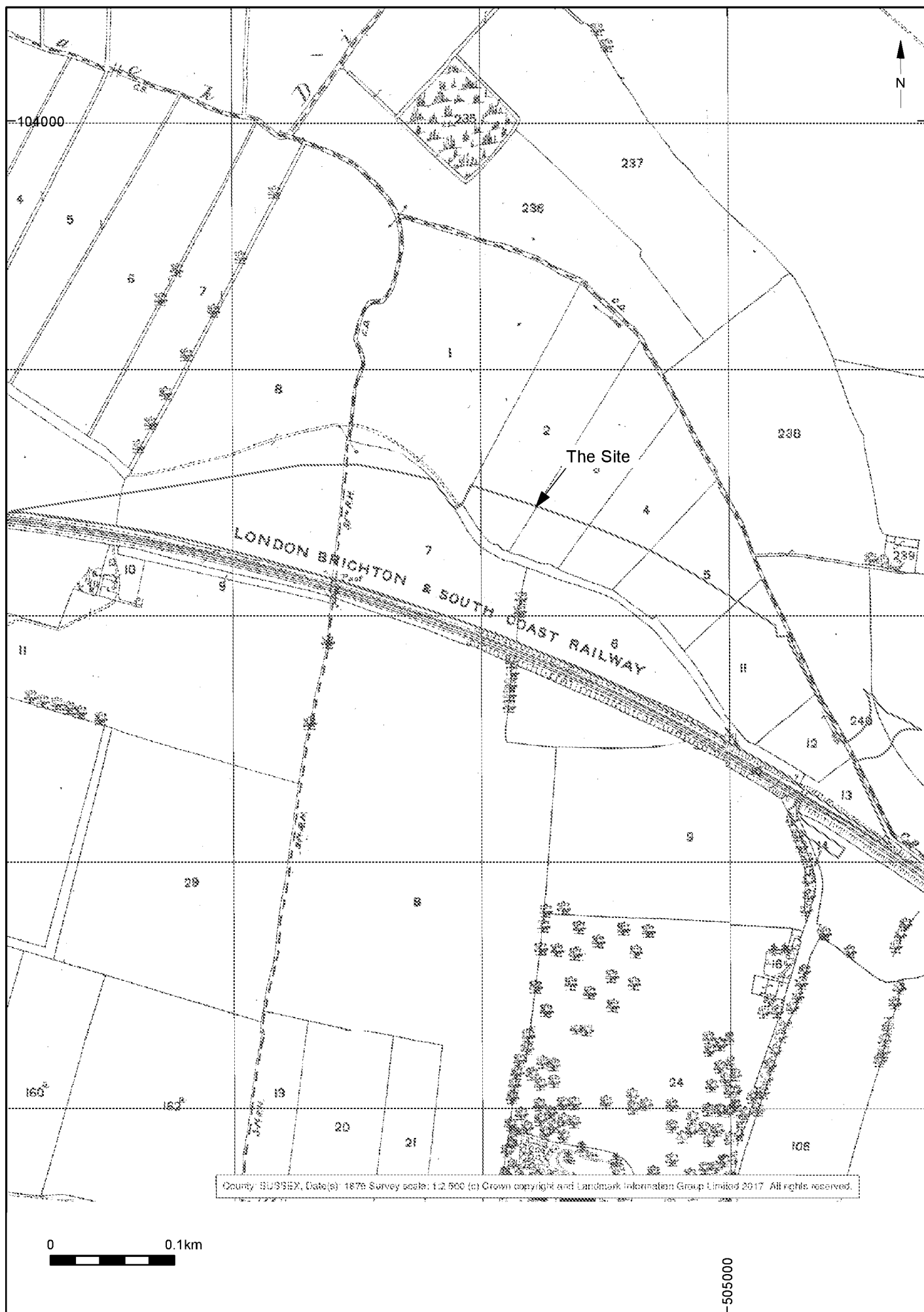
© Archaeology South-East		Land at Brook Lane, Rustington	Fig. 1
Project Ref: 170149	Feb 2017	Site location	
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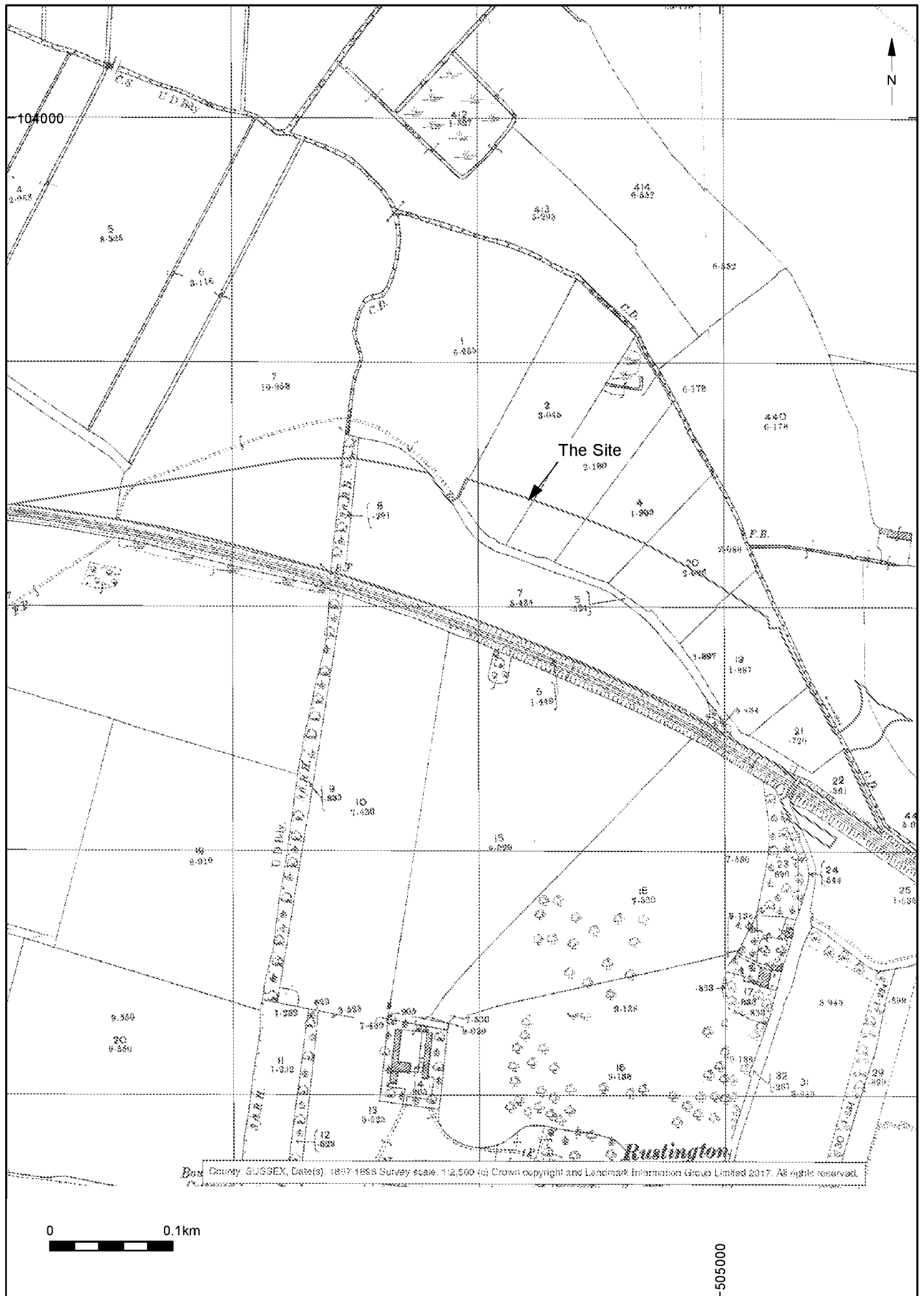
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Project Ref: 170149	Feb 2017	Yeakell and Gardner 'Great Survey'. 1778	
Report Ref:	Drawn by: JLR		



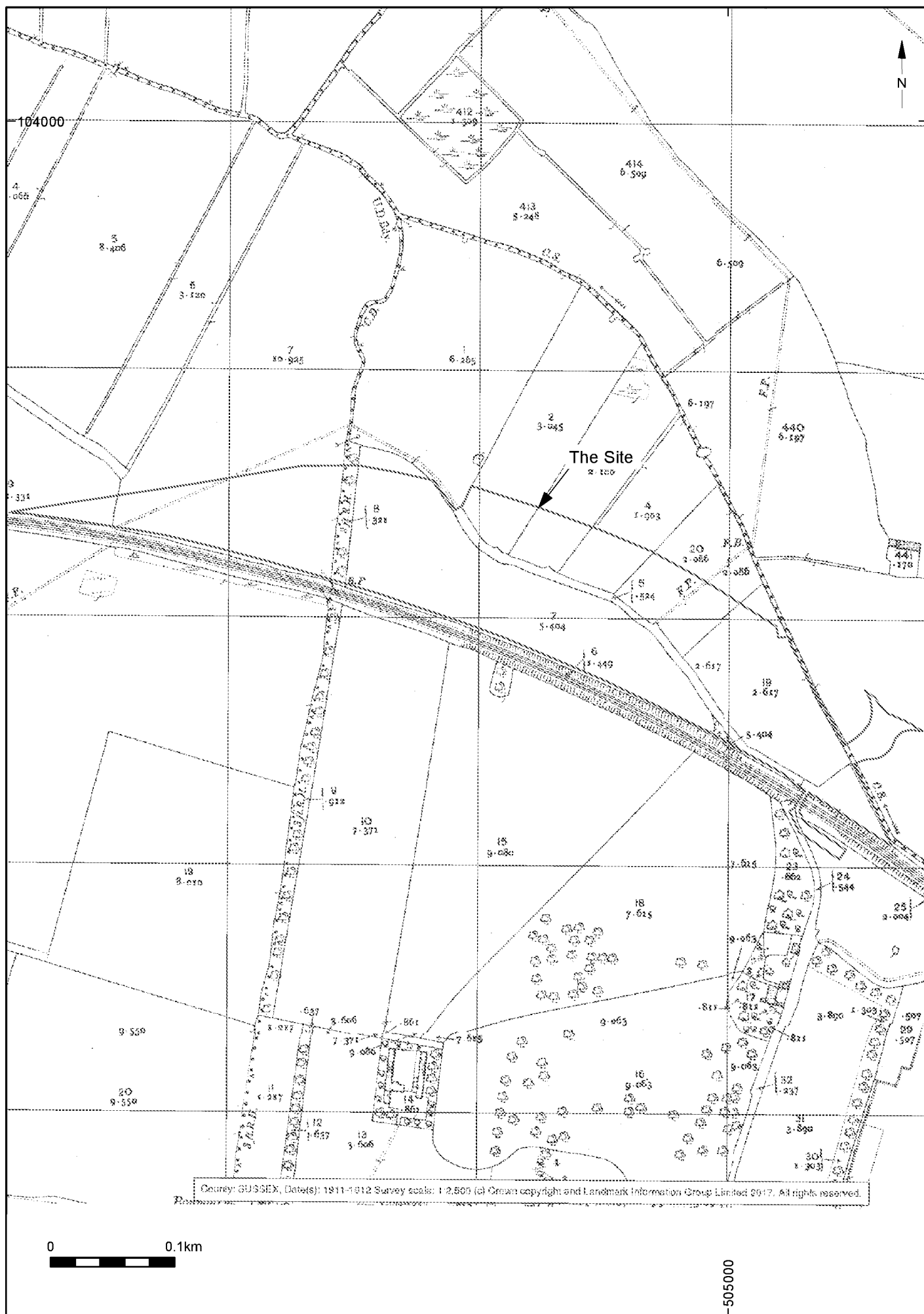
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Project Ref: 170149	Feb 2017	Ordnance Survey Drfat 1", c.1800	
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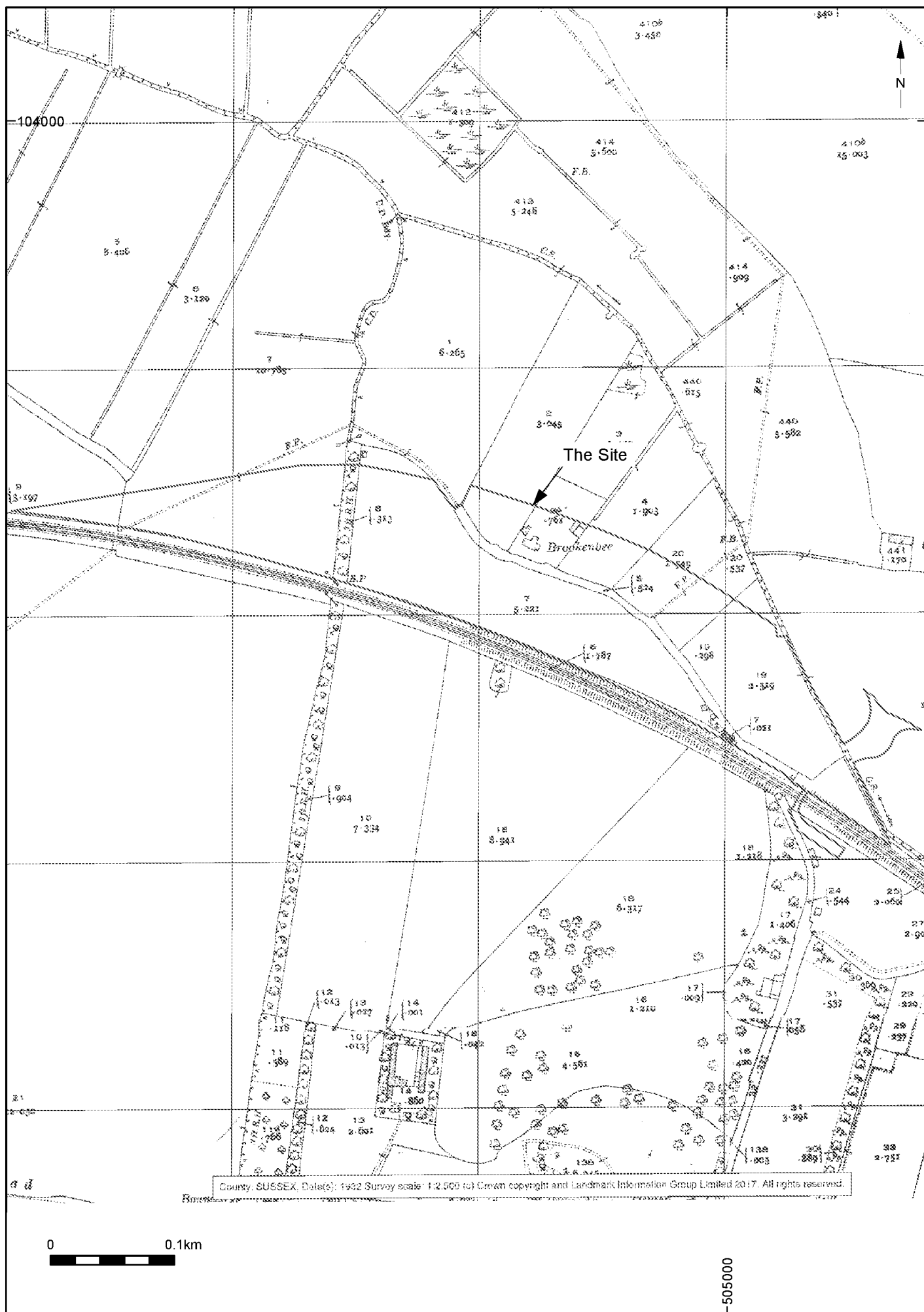
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Project Ref: 170149	Feb 2017	25" Ordnance Survey, 1876	
Report Ref:	Drawn by: JLR		



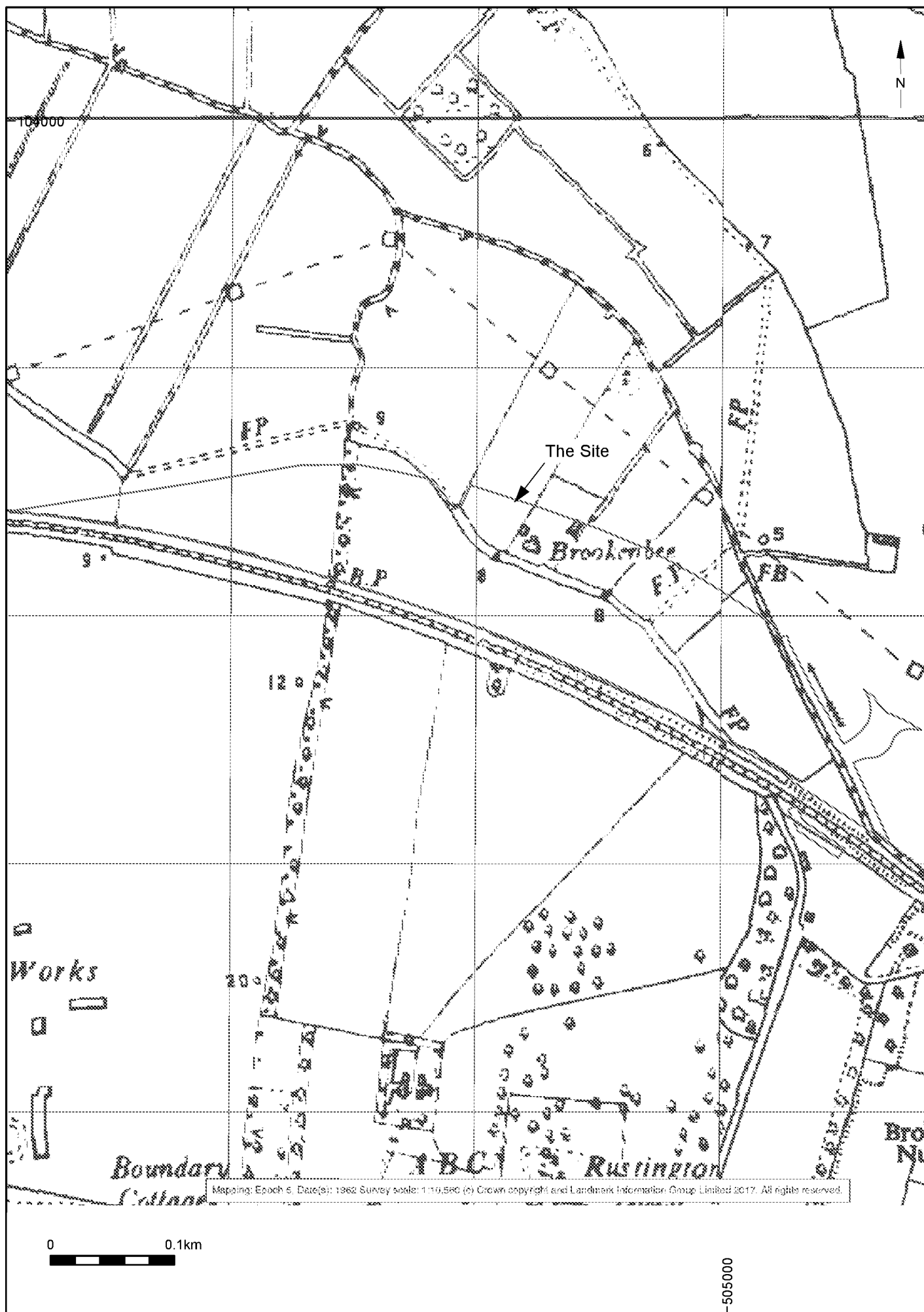
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Project Ref: 170149	Feb 2017	25" Ordnance Survey, 1897	
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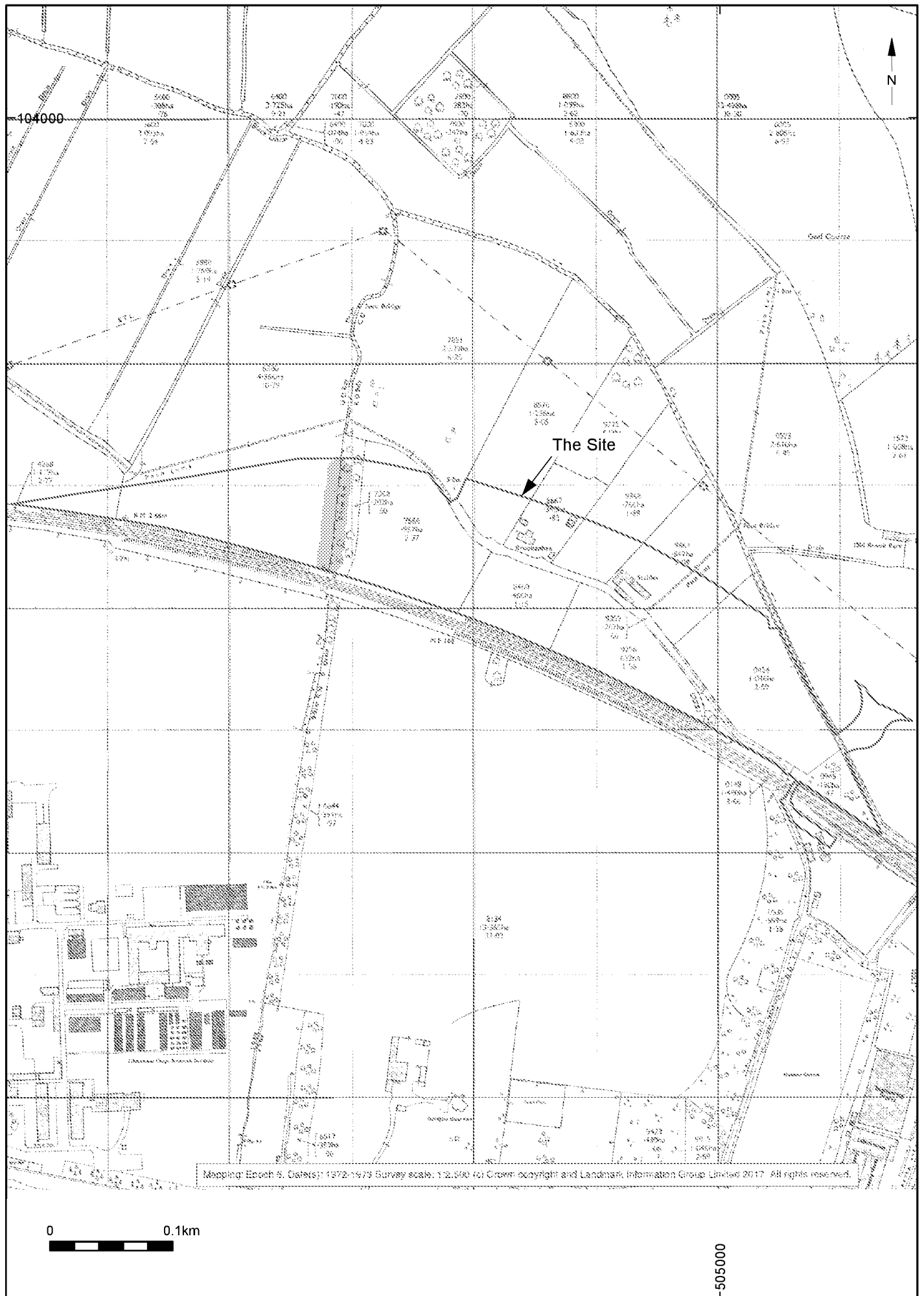
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Project Ref: 170149	Feb 2017	25" Ordnance Survey, 1911	
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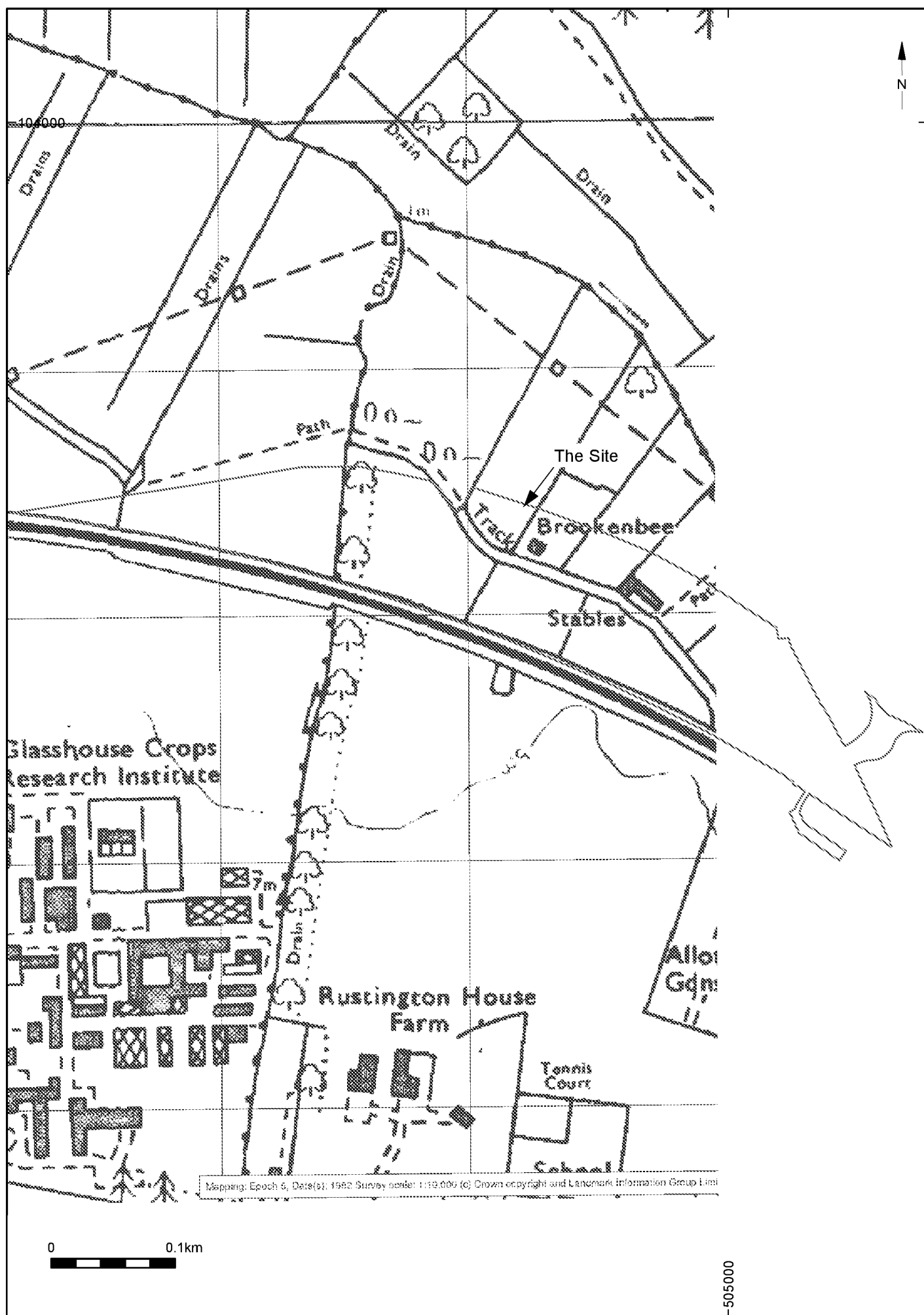
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