

[REDACTED]

From: Mark Taylor [REDACTED]
Sent: 09 July 2014 17:08
To: Planning.Responses
Subject: FW: Oldlands Farm - forthcoming archaeological evaluation

Dear colleagues, just to let you know that I have read and that I am content to recommend for Arun District Council's approval the attached Written Scheme of Investigation for archaeological evaluation, Regards, Mark Taylor

From: Simon Mortimer [REDACTED]
Sent: 08 July 2014 17:31
To: Mark Taylor
[REDACTED]
Subject: RE: Oldlands Farm

Mark,

Hi. Good to speak with you earlier. Please find attached a copy of the WSI revised in the light of your comments. The only thing that I haven't been able to address relates to the number of sleeved samples – but Kristina should hopefully be in touch tomorrow.

I am out for much of tomorrow – but I hope that the amendments will now allow you to confirm that it meets with your approval and that fieldwork can commence as planned on the 21st July. I understand that you will be back from leave that day. I will keep you informed of progress – and we can determine the need for a meeting on site in due course.

Kind regards – and thank you,

Simon

Simon Mortimer MA_(Oxon) MIFA
Director



CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN

Tel: 01636 653 060

Fax: 01636 653 065

Co. Reg No. 3303376

www.cgms.co.uk

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

From: Simon Mortimer
Sent: 07 July 2014 15:25
To: 'Mark Taylor'



Subject: RE: Oldlands Farm

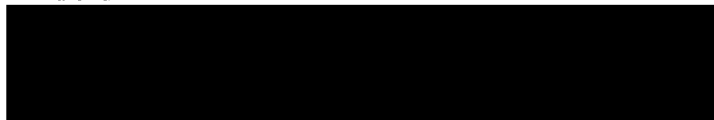
Mark,

Hi. As promised.

Kind regards,

Simon

Simon Mortimer MA_(Oxon) MIFA
Director



CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN

Co. Reg No. 3303376

www.cgms.co.uk

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

From: Simon Mortimer

Sent: 07 July 2014 15:24

To: 'Mark Taylor'

Subject: RE: Oldlands Farm

Mark,

Hi. Very good to speak with you just now.

As discussed -- Archaeology South East are lined up to start work on site during w/c 21st July. I understand that you are going on leave at the end of this week and that you are away the week following. If it was at all possible for you to approve this scheme in advance of going on leave I would be most grateful.

Again -- as discussed -- I am very keen, on behalf of my client, to carry out as much work as we can (where necessary) pre-determination -- so that development can proceed unhindered post granting of any consent. This should also allow the archaeology to be done in the best circumstances ie away from the pressures of the development programme.

I will send through the geophysics report as a separate attachment.

Kind regards,

Simon

Simon Mortimer MA_(Oxon) MIA
Director

CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN

Co. Reg No. 3303376

www.cgms.co.uk

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying

or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

From: Simon Mortimer
Sent: 03 July 2014 11:02
To: 'Mark Taylor'

Subject: RE: Oldlands Farm

Mark,

Hi. Please find attached the proposed evaluation strategy for Oldlands.

I will try to send through the various reports that we have commissioned shortly – they are all nearly finalised. In summary the geophysics seems to have worked – but you will see from the plan that this is qualified by the fact that much of the area surveyed beyond the area of previous trenching is within the alluvial zone – and there are therefore no features.

The test pit monitoring has allowed Archaeology South East to plot the boundary with the alluvium. This is distinct within the main southern site and vaguer to the north within the Flood Compensation Area. It does however give us a good steer as to why the Cotswold evaluation contained archaeological features – where the Wessex road corridor evaluation was blank.

You will see that I am proposing to excavate 3 trenches (50 m by 2 m) within the main site and also to commission 3 borehole transects (15 boreholes – samples recovered from 3) within the alluvial zone to the east. I would see this as being the only work required within this area ie it will inform the design solution and the boreholes will offer effective mitigation.

The plan within the main site is to remove topsoil and then to increase levels to c. 3 m AOD – which will involve importing c. 2 m of material. The warehouses will be piled. The archaeological horizon will not be exposed by the development. There will be a requirement to control plant movement to prevent rutting – but otherwise the only direct impacts on the archaeological horizon will be through piles. A large part of the main site is within the deeper alluvial deposits and a very high percentage of the remainder has already been investigated.

Within the Flood Compensation Area – again I have weighted the trenches (5 x 50 m by 2 m trenches) within the area where it seems that we might have some potential for archaeological deposits similar to those found within the Cotswold evaluation. I have also put three trenches (3 x 50 m by 2 m trenches) at right angles to the alluvial edge just to check the ASE model.

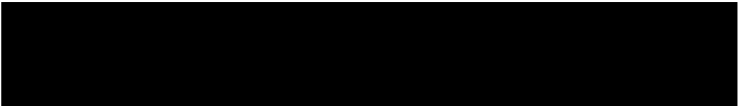
I will work up a formal WSI – but I would be grateful if you could confirm that this is likely to meet with your approval. I will call to discuss. Talking to Kristina Krawiec (ASE environmental specialist) I understand that there may well be some interest in a visit to see any excavated sections within the Flood Compensation Area. The borehole transects should help inform on the interest of the deeper deposits. Assuming that the evaluation within the FCA is blank – this may be the only mitigation required within this area.

I would be grateful if you could confirm your agreement with the above.

Kind regards,

Simon

Simon Mortimer MA_(Oxon) MIA
Director



CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

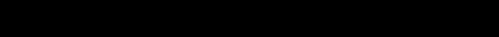
Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN



Co. Reg No. 3303376

www.cgms.co.uk

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

From: Mark Taylor 
Sent: 29 May 2014 16:53
To: Simon Mortimer
Subject: RE: Oldlands Farm

Dear Simon, thank you for this. I have had a look at the ASE WSI for the geo-arch monitoring and it all looks fairly comprehensive.

Taking your final question from your email of today first – I am happy for you to provide WSIs and we can discuss any points of detail by email. I appreciate that your client is keen to get the preliminary stuff under way as quickly as possible and that this implies mobilising promptly. There may, inevitably, be occasions when I am away (annual leave and as you know I don't work Fridays) but as this is a big project I will brief John Mills when he returns next week and make sure that there will be someone to cover if an answer is needed urgently.

Regarding your point 1 – I am keeping an open mind and would be delighted to see the technology prove jeremiahs like me wrong when it comes to the coastal plain and geophysics but at the same time I note that the magnetic responses were weak and the contrast with the natural not great so we will need to watch the results and consider next steps if disappointed. Points 3 and 4 we can probably leave for further discussion when we know more – they have been aired well enough in our conversation this morning.

I will wait to hear further next week,

Regards, Mark

From: Simon Mortimer 
Sent: 29 May 2014 15:17
To: Mark Taylor



Subject: RE: Oldlands Farm

Mark,

Hi. Good afternoon. Please find attached a copy of the Method Statement for geotech monitoring and the v. rough preliminary geophysics plot – as discussed this morning. The plot is sent purely to show why we are progressing with the survey – it is minimally processed data and needs further significant cleaning – it was simply that we needed to determine whether to proceed with the work or not.

Just to confirm the proposed strategy:-

1. The geophysics results are convincing enough to warrant rolling out across the surveyable elements of the application area. ArchaeoPhysica have confirmed that the magnetic responses are weak and the contrast with the natural is not great – but you can see that there are anomalies identified that correlate well with the Cotswold Archaeology findings. Clearly it is a great help to have the features from the CA report to aid the interpretation – and we won't have this as we move north and east – but I hope that you will agree that it is worth pursuing this.
2. I have instructed Archaeology South East and their geoarchaeologist to attend site next week to monitor the geotechnical testpits that are being excavated by Hydrock. I hope that this will provide useful information to aid the interpretation of the geophysics (and vice versa) and I will encourage the specialists to share their results.
3. Within the main proposed development area the levels will be raised – I am seeking clarification of the levels at present and the warehouses will be piled. Again I will seek answers to your queries re pile types/densities etc. I am confident however that the main development will be conducted without stripping down to archaeological levels – and that with appropriate control of plant etc during the raising of the levels with imported material that we can agree a strategy for preservation in situ. The test pit monitoring will help to provide information on depth of cover over archaeological levels etc. I anticipate that you may still require some trenching of this area – but perhaps a very limited sample looking at any significant geophysical anomalies and looking to get some spatial coverage.
4. I understand at present that the balancing pond location is being modelled/assessed. Again the geophysics/tp data should help inform a strategy, but clearly preservation in situ is not going to be an option here. Given the timescales for the application and my client's inevitable desire to start work more or less immediately on receipt of planning permission we will need to get a handle on what, if any, mitigation might be required at the very earliest opportunity. I appreciate your comments this morning that it would be welcomed doing the work in the better summer months – I just look forward to them arriving.

I will keep you informed of progress and look forward to agreeing the scope of any trial trenching further to receipt of interim reports on the geophysics/tp monitoring. We would really like to be pressing on with this mid June at the latest. Will you be happy to receive WSIs from us for this – further to detailed discussions or would you prefer to set a brief?

Kind regards,

Simon

Simon Mortimer MA_(Oxon) MIA
Director

CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN

Co. Reg No. 3303376

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

From: Simon Mortimer
Sent: 23 May 2014 14:29

Subject: RE: Oldlands Farm

Mark,

Hi. Sorry that this is a little late in the day – and I understand that you do not work Fridays at present. Just to confirm:

1. We have instructed ArchaeoPhysica to undertake their caesium vapour geophysical survey within the Oldlands site that we have previously discussed. You will see from the spec attached that it is proposed to commence the survey within the area that overlaps with that previously trenched by Cotswold Archaeology. If the survey is unable to locate known archaeology then we will stop after c. 4 ha. If on the other hand it can be shown to work we will roll it out across the site – together with areas being considered for off-site flood compensation.
2. I have also been in touch with Archaeology South-East and they will be instructed to carry out geoarchaeological monitoring of c. 35 testpits to be excavated within the site w/c 2nd June. I hope to be able to provide you with a spec for this next week.
3. At present it seems likely that the archaeological activity previously identified on the site looked at by Cotswold Archaeology will die off with movement east and north- as the levels drop and there will be increased alluviation. Hopefully the geotech work, the topo survey and the geophysics combined will allow us to more effectively target any trial trenches.
4. On the latter point – it is already clear that the main Oldlands site will be raised significantly and that the buildings will be piled. There is already therefore the basis for a design solution that will preserve the archaeological resource in situ within this area. This will obviously not be available for the flood compensation works.

I look forward to meeting you on site in due course.

Kind regards,

Simon

Simon Mortimer MA_(Oxon) MIA
Director

CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

From: Simon Mortimer
Sent: 13 May 2014 15:46

Subject: Oldlands Farm, Bognor and Saltbox

Mark,

Hi. Good to speak with you again. Just to confirm our conversation:-

1. That you will not require a desk-based assessment in support of an application on either the Oldlands Farm or Saltbox sites.
2. That since we last spoke, in February, you have received the geophysical survey results from the onshore elements of the Rampian windfarm application near Worthing. These results (which were also from caesium vapour gradiometry) were not convincing. They appeared to identify natural features – but not the archaeology.
3. Notwithstanding the results from the Rampian works – we are agreed that if it was possible to overlap the geophysical survey on the Oldlands site with areas where we have previous Cotswold Archaeology evaluation data – this should give an effective control to establish the usefulness of geophysics on this site.
4. If we do geophysics and it is successful this will provide the best strategy to reduce the % sample of the site that you will require assessment through trenching – which could otherwise be up to 5%. This trenching will be required pre-determination of any planning application on either site. There would be no requirement to retrench areas previously investigated on the Oldlands site.
5. We are agreed that within areas where development will involve a significant increase in levels through imported material there should be a design solution available – that will allow for preservation of archaeological horizons in situ. The exceptions to this will be areas of flood compensation/balancing etc.
6. There may be a requirement for specialist geoarchaeological works (testpits/boreholes) within proposed flood compensation areas to establish the potential for Palaeolithic material.
7. Finally – if there are programmes of geotechnical works, especially testpitting proposed – these might be usefully done with archaeological monitoring. It is likely that there will be increased alluviation with movement east across the Oldlands site – and this may well mean that there are areas where there will be no potential for previous settlement and/or areas where trenching would not be practical because of depths to any archaeological horizon and or issues with a high water table.

I would be grateful if you could confirm your agreement with the above.

Kind regards,

Simon

Simon Mortimer MA_(Oxon) MifA
Director

CgMs Consulting

Planning, Archaeology & Historic Buildings Consultants

Newark Beacon, Beacon Hill Office Park, Cafferata Way, Newark, Notts NG24 2TN



Co. Reg No. 3303376

www.cgms.co.uk

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the addressee. If you are not the addressee please note that any distribution, copying or use of this communication, or any information is prohibited. If you have received this communication in error, please notify us by reply.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.