

Land at Chalcroft Nurseries, North Bersted, West Sussex
Historic Environment Desk-Based Assessment
May 2020

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Report

Historic Environment Desk-Based Assessment

Site

Land at Chalcroft Nurseries, North Bersted, West Sussex

Client

Landform Bersted Limited

Date

May 2020

Planning Authority

Arun District Council

Site Centred At

SU 91766 00531

Prepared By

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Report Status

FINAL

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Chalcroft Nurseries, North Bersted, West Sussex, which is proposed for mixed-use development (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence, including a number of archaeological field investigations both within the study site and the surrounding area, indicates that the study site was located outside of known areas of settlement throughout its history, and is likely to have formed agricultural land throughout the prehistoric, Roman, Medieval and Post-Medieval periods. The evidence suggests that any features present within the study site are likely to be limited to the remnants of agricultural activity, such as field boundaries and ditches from these periods, similar to those found by the archaeological investigation of the study site in 2005. The assessment also considered the potential for the study site to contain evidence from the Palaeolithic period within the underlying gravels as was suggested by the 2005 evaluation of the study site, and found that any evidence of interest is likely to comprise occasional artefacts recovered from the river terrace gravels or palaeo-environmental evidence within the marine-derived deposits at a depth of 2.5m or more.

Given the past stripping of the study site, any remains present will be degraded and are likely to be of no more than limited interest. The Palaeolithic evidence within the natural gravels is considered to be of local interest.

The construction of the proposed development within the study site would not result in any impacts deeper than at most 1.2m below the current ground level. As such, the proposed development would not result in the loss of any buried remains of archaeological interest. Any potential remains of Palaeolithic interest lie at 2.5m below ground and would be preserved under the proposed development.

As such no further work is required to inform the determination of a planning application for the proposed development. Furthermore, no further archaeological works are considered necessary to secure the archaeological interest of the study site, given the lack of impact the proposed development would have on the deeper deposits that have potential to contain such remains, and the limited interest of the buried remains identified by the evaluation of the study site.

Finally, the setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of any of the listed buildings in the wider study area, nor does it contribute to their significance. The proposed development would retain planting along the southern and western boundaries of the study site, ensuring that the presence of proposed development within the study site would not affect the setting of Morell Farmhouse even in winter views. The other listed buildings in the wider area were found to be completely screened from the study site and would not be affected by the presence of the proposed development. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological and heritage impacts. It therefore accords with the requirements in paragraphs 193 through 199 of the NPPF and policy CS3 of the 2009 Core Strategy, policy DM1, DM3 and DM6 of the Arun Local Plan to 2031.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land at Chalcroft Nurseries, North Bersted, West Sussex (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Landform Bersted Limited. The site (hereinafter referred to as the “study site”) is located at grid reference SU 91783 00520. It has been prepared to inform a planning application for the residential development of the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3). No site visit was undertaken as part of this assessment due to restrictions in place in response to the COVID-19 epidemic. However, the assessment has been informed by desk-based information, including Google Streetview, viewshed analyses, and evidence from previous archaeological investigations. With this information it has been possible to adequately inform the assessment with regard to archaeological potential and indirect impacts to heritage assets due to changes to their setting.

Location, Topography and Geology

- 1.5 The study site is located to the north of Chalcroft Lane, on land currently occupied by the Chalcroft Nurseries (see Figure 1). The topography of the study site is relatively level, albeit with localised variations, with an average height above ordnance datum of 8m.
- 1.6 The solid geology of the study site comprises clay, silt and sand of the Lambeth Group. Superficial deposits comprise Quaternary river terrace deposits (BGS online geology viewer 2020).

2.0 Aims, Objectives & Methodology

Aims and Objectives

- 2.1 The principal aims of the desk-based assessment are to:
- ✦ Gain an understanding of the archaeological potential of the study site;
 - ✦ Identify any archaeological constraints to the development of the study site; and
 - ✦ Assess the likely impact of the proposed development.
- 2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.
- 2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:
- ✦ Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
 - ✦ Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
 - ✦ Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).
- 2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:
- “a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”*
- 2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:
- “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.”*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.6 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in

implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- ✧ Understand the significance of the affected assets;
- ✧ Understand the impact of the proposal on that significance;
- ✧ Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- ✧ Look for opportunities to better reveal or enhance significance;
- ✧ Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- ✧ Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.7 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.8 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.9 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

Methodology

- 2.10 The archaeological desk-based assessment will include:
- ✧ Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments.
 - ✧ Examination of material currently held in the West Sussex Historic Environment Record, for the study site and for a 1km search radius from the study site boundary;
 - ✧ Review of previous archaeological investigations within the study site and the surrounding area;
 - ✧ Examination of lidar data available from the Environment Agency;

- ✦ Examination of available aerial photography for the study site, making use of desk based resources; and
- ✦ Consultation of the National Heritage List for England.

- 2.11 Lidar data was reviewed, however given the recent history of the study site, which includes several phases of construction and other activity, this type of survey is not an effective means by which to assess the archaeological potential of the study site.
- 2.12 The resources noted above have been used to provide an understanding of the potential archaeological remains present within the study site, which may be affected by the proposed development. This chapter will describe the potential archaeological remains which may be affected and assess their significance.
- 2.13 The location of heritage assets mentioned in the text are shown on Figures 2 through 5.
- 2.14 A digital copy of the report will be provided to the West Sussex HER (hard copies will be provided on request).

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

- 3.3 Section 66(1) states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 3.4 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- ✦ Delivery of sustainable development;
- ✦ Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- ✦ Conservation of England's heritage assets in a manner appropriate to their significance; and
- ✦ Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 3.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 3.7 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 3.8 Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement

having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

- 3.9 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.10 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.11 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.12 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.13 *Setting* is defined 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.
- 3.14 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- “Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”*
- 3.15 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.16 Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*

3.17 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”

3.18 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

3.19 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

3.20 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

3.21 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.”

3.22 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

Examples of heritage benefits may include:

- ✧ *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*

- ✦ *reducing or removing risks to a heritage asset; and*
- ✦ *securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

3.23 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

3.24 Local planning policy for the study site is currently provided by the adopted Arun Local Plan 2011-2031 (July 2018) and the Bersted Neighbourhood Plans, which was “made” in 2014.

3.25 The adopted local plan has the following policy relevant to this statement:

Policy HER DM1 Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. *Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. *Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. *Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. *Protect the special interest of buildings of architectural or historic interest; and*
- e. *Protect, and where possible enhance the setting of the building.*

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. *Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*
- g. *The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- h. *The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.*

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits

of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- ✧ it will materially harm the significance of the heritage asset or its setting;
- ✧ it will avoid detrimental fragmentation of management of the heritage asset;
- ✧ it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;
- ✧ it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- ✧ there is a source of funding that might support the heritage asset without the need for enabling development; and
- ✧ the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

Policy HER DM3 Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area.

Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

- g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,
- h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or
- i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and
- j. Permission has been granted for the redevelopment of the site.

Policy HER DM6 Sites of Archaeological Interest

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances:

- a. *Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;*
or
- b. *A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.*
- c. *Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological 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. Any such programme shall be carried out prior to the commencement of the development.*
- d. *Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.*
- e. *Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.*
- f. *Developments shall also be consistent with all other Local Plan Policies.*

- ✧ *Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in a. above).*

3.26 The Bersted Neighbourhood Plan contains no archaeology or heritage policies of relevance to this assessment.

Archaeological Evidence

Previous archaeological investigations

- 4.1 The HER records a number of archaeological investigations, both within the study site and in the surrounding area, that are relevant to the assessment of the potential the study site has to contain buried archaeological remains of interest. The investigations are described below, and Plate 1 provides a plan showing the location of these investigations in relation to the study site (see below).

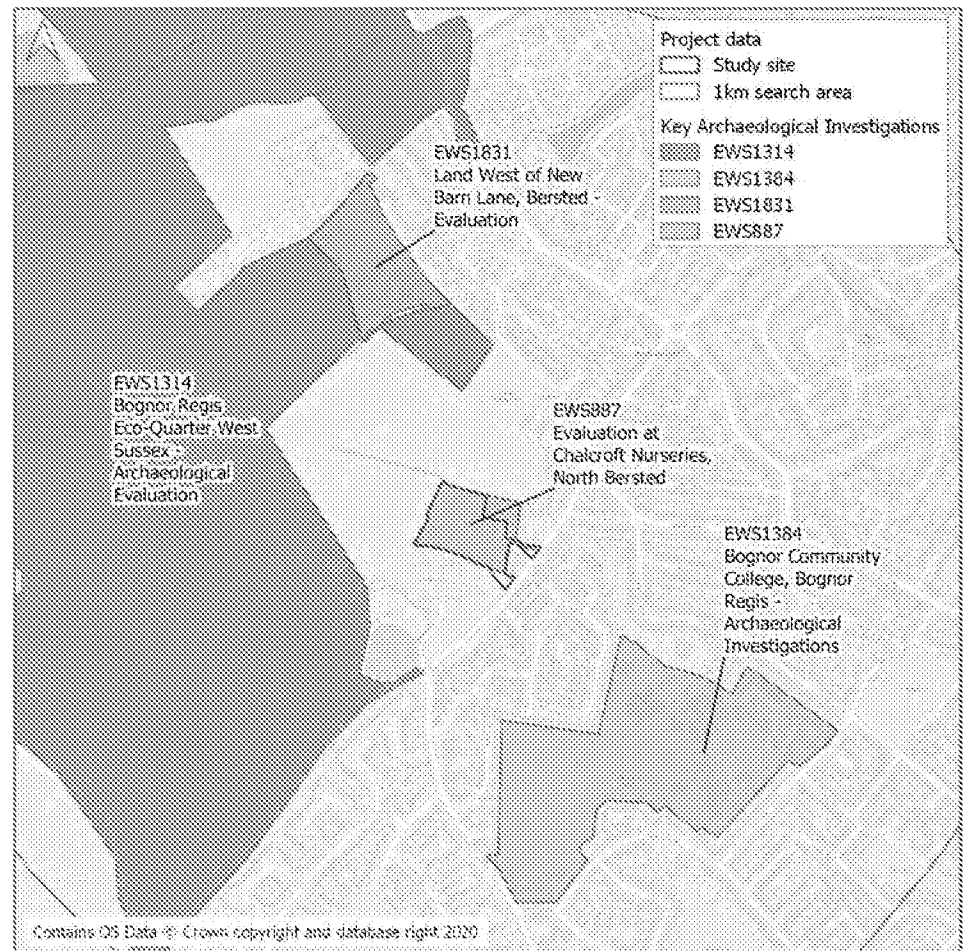


Plate 1 – Plan showing key archaeological investigations in the study site and surrounding area (scale 1:15,000 at A4)

EWS887 - Previous evaluation of the study site

- 4.2 The study site has been subject to archaeological field evaluation by Development Archaeology Services (DAS) in 2005, as part of a previous application for development. This comprised the excavation of 8 trial trenches focussed along the northern part of the study site, which was the only area that could be accessed at the time of the 2005 investigation.
- 4.3 The investigation found only the remnants of late Post-Medieval agricultural activity of limited interest. In addition, the investigation noted that the area of the study site that was evaluated had been stripped in the past, likely truncating any potential remains which were present (DAS 2005; see also HER EWS887).
- 4.4 The HER provides the following summary of the investigation work (HER EWS887):

Eight trenches and two geoarchaeological test pits were excavated across the site. In total five features were identified which included four shallow linear features, some of which contained ceramic building material fragments. No purpose or function could be ascribed to any of these shallow linears, but they could relate to the use of the site as a nursery. In addition a section of a coke/ash filled foundation was uncovered – this was considered to be the footings to a greenhouse. The geoarchaeological test pits recorded sands, preliminarily interpreted as marine derived sands with upper contact to sands at depths of between c.1.50 and 2.50m below ground level. It is considered that these deposits have the potential to correlate with previously investigated key palaeo-geographic marine sequences within the Lower West Sussex Coastal Plain.

4.5

A plan of the trenches undertaken within the study site is reproduced from the report produced in Plate 2, below, for ease of reference.

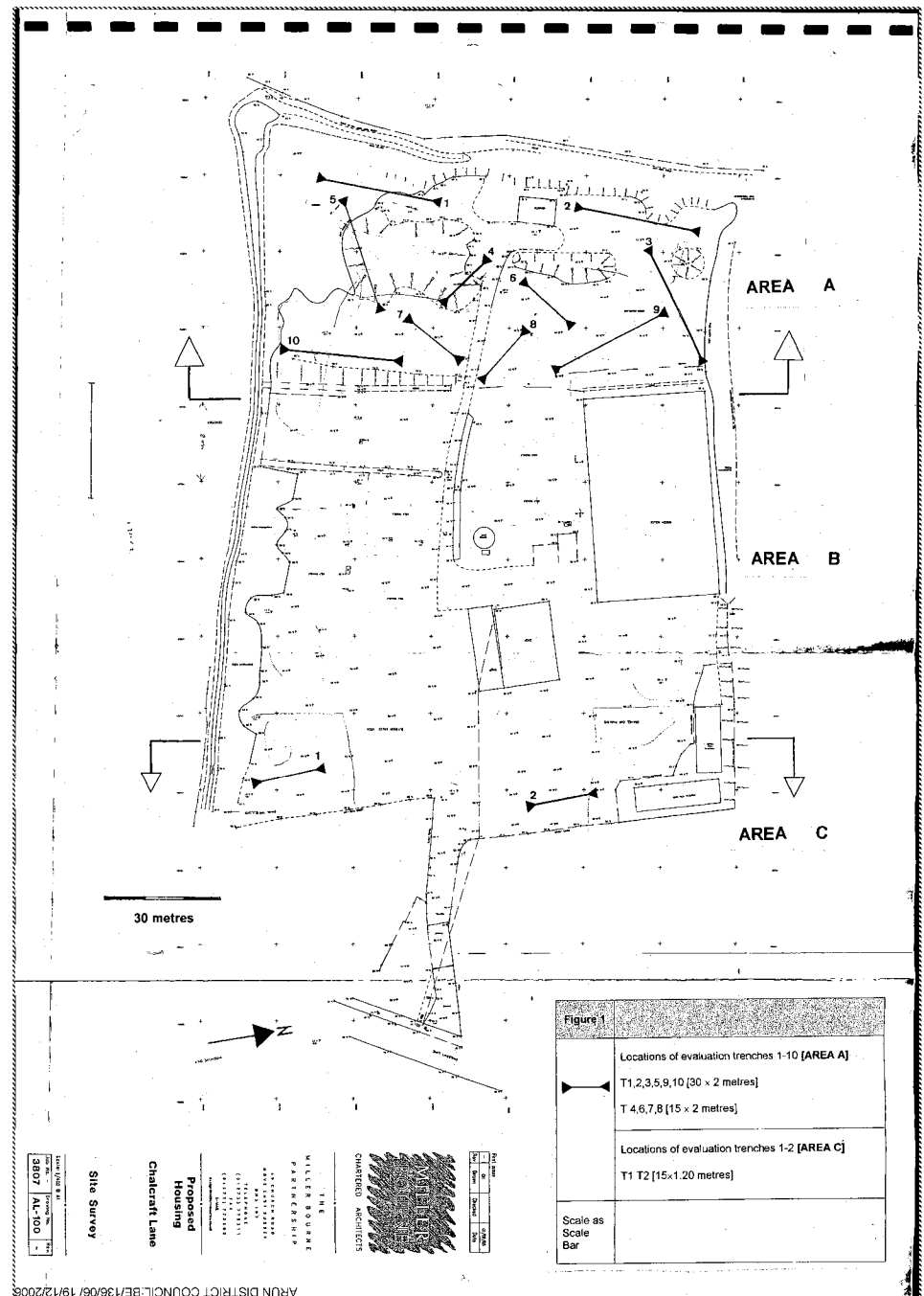


Plate 2 – Figure 1 from the 2005 DAS report showing the location of the 2005 evaluation trenches within the study site (not to scale)

- 4.6 Following on from the completion of the archaeological evaluation works within the study site the LPA archaeology officer confirmed that no further works would be required to inform a planning application. The archaeology officer also confirmed that the only archaeological interest within the study site was confined to the geo-archaeological layers present at a depth of more than 2.5m below current ground level. As such, their advice was that an archaeological condition should be attached to consent, for a watching brief in the event of any development activities being deeper than 2.5m. This response is provided in Appendix 1 for ease of reference.

EWS1314 - Archaeological evaluation works at Bognor Regis Eco-Quarter

- 4.7 In addition to the archaeological investigation of the study site, a large programme of archaeological evaluation was undertaken in much of the land to the west and north of the study site, as part of a large proposed Bognor Regis Eco-Quarter development (HER EWS1314). The extent of this work can be seen in figure 4, at the back of this report. The technical report on the results of this investigation provides the following summary of the results (CA 2009):

An archaeological evaluation was undertaken by Cotswold Archaeology between August and October 2009 at the proposed site of the Bognor Regis Eco-Quarter development, Bognor Regis, West Sussex. A total of 410 trenches were excavated.

Archaeological features were exposed throughout the site and ranged in date from Early Neolithic through to features associated with a former Second World War airfield. In addition to these, Pleistocene deposits and evidence for hominin action in the vicinity of the site were also recorded.

The earliest deposits included a probable Pleistocene lake with preserved charcoal and a residual Lower or Middle Palaeolithic handaxe fragment. An Early Neolithic ditch with a substantial worked flint assemblage, including debitage, was found in association with Early Neolithic pottery. A Middle Bronze Age ditch was also recorded. Evidence for a focus of Late Bronze Age occupation was identified within the north-eastern part of the site and further activity of this date was also identified within the northern part of the site, including evidence of structured deposition and possible burnt mound debris. A poorly dated curvilinear ditch, possibly part of an Iron Age penannular enclosure or Bronze Age ring ditch, was identified on a topographical high point in the central area of the site, and an undated ring ditch occupied a similar high point to the south.

A focus of possible Middle Iron Age occupation was identified in the central part of the site and Middle Iron Age structured deposition and probable occupation activity was identified in the north-west. Evidence of possible Iron Age occupation was seen in the south-western part of the site. Two areas of Roman occupation, each on an area of high ground and dating to the 1st to 4th centuries AD, were identified in the central part of the site and were associated with extensive field systems extending southwards. Remains of the former Bognor Advanced Landing Ground airfield were identified in the southern part of the site.

- 4.8 The key archaeological features noted in the summary above are distributed throughout the evaluation area, with most of the evidence located at some distance from it. The closest features to the study site are from one of the areas of Roman occupation, which was detected in trenches 277 and 300, approximately 350m to the west of the study site. The poorly preserved ring ditch was found in trench 335, located approximately 500m to the west of the study site (CA 2009).

- 4.9 This archaeological work was undertaken approximately 335m to the north of the study site in 2018. It comprised an initial programme of evaluation work, followed by mitigation works. The evaluation work comprised an initial geophysical survey (Stratascan 2016), followed by a programme of targeted trial trenching. This identified a number of archaeological remains, which were summarised in the evaluation report as follows (ASE 2018):

The evaluation identified archaeological features in 13 of the 30 trenches. The features were predominantly located in the central-southern part of the site. Those features that were excavated appear to be mostly of an Earlier Iron Age date, comprising ditches most likely forming a field system(s) possibly relating to livestock management, although a fair quantity of discrete features including postholes and pits were also found, as were two cremations which also suggest occupation activity.

- 4.10 A programme of archaeological excavation targeted on the key remains found in the evaluation followed this, the results of which were provided in an assessment report (ASE 2018a):

This report presents the results of programme of archaeology carried out by Archaeology South-East (UCL Institute of Archaeology) on Land West of New Barn Lane North Bersted, Bognor Regis, West Sussex in April 2018. The fieldwork was commissioned by CgMs Consulting in advance of residential redevelopment. Three periods of archaeological occupation were identified, from the earlier prehistoric to the medieval era.

The earliest archaeologically identifiable feature was a single Neolithic pit. The first wide-spread occupation of the site was a Middle Bronze Age/Early Iron Age field system and a scatter of pits. Later activity comprised of isolated field boundary ditches of Roman and medieval date. In addition, a small finds assemblage was recovered.

This report is written and structured so as to conform to the standards required of post-excavation work as set out in the National Planning Policy Framework (HM Gov 2012) and the Management of Research Projects in the Historic Environment (MoRPHE), Project Planning Notes 3 (PPN3): Archaeological Excavation (English Heritage 2008). Interim analysis of the stratigraphic, finds and environmental material has indicated a provisional chronology, and assessed the potential of the site archive to address the original research agenda, as well as assessing the significance of those findings. This has highlighted what further analysis work is required in order to enable suitable dissemination of the findings in a final publication. It is suggested that there should be no further work.

EWS1384 - Archaeological investigations at Bognor Regis Community College 2006-2010

- 4.11 Finally, a programme of archaeological investigations were undertaken at the Bognor Regis Community College, approximately 250m to the south of the study site at the nearest point. The HER provides a comprehensive summary of the results of these investigations:

An archaeological evaluation was carried out on land at Bognor Regis Community College. The site comprises three areas (zones 1-3). Zone 1 consists of the north-eastern part of the Lower School playing fields. Zone 2 is a playing field immediately to the south-west of the Glade Nursery School and Zone 3 is a playing field immediately to the south-west of the Michael Ayers Junior School. The underlying geology consists of brickearth. The evaluation comprised the excavation

of 34 trial trenches measuring 30m long and 1.8m wide. The archaeological remains identified were considered under five general phases.

Late Bronze Age-Early Iron Age: A small truncated late Bronze Age – Early Iron Age pit was identified in Trench 15. It is possible that the feature represents a plough-damaged cremation, although no cremated bone was recovered. A ditch of the same period was identified in Trench 32 on the eastern edge of the site. The ditch may have been an element of a Late Bronze Age-Early Iron Age field system, suggested by ditches identified on previous investigations. A ditch was dated by ceramics to the Early Iron Age. It ran North-East-South-West and may have been an element of the suggested Late Bronze Age / Early Iron Age field system.

Early Iron Age – Middle Iron Age: No features dated to this period were identified. However, a significant quantity of Early Iron Age / Middle Iron Age pottery was recovered from the subsoil in Trench 32. This suggests that possible settlement activity continued in the immediate area after the infilling of Late Bronze Age – Early Iron Age ditch.

Middle Iron Age – Late Iron Age: A single sherd of Middle Iron Age / Late Iron Age pottery was identified in a ditch which may have been related to the original establishment of what would become an extensive Romano-British field system. A single sherd of Middle Iron Age / Late Iron Age pottery was residual in a 19th century feature.

Romano-British: A ditch was traced for around 60m running south-west – north-east and was probably an element of the Romano-British field system identified in previous work in the immediate area. The north-east-north-west return of the ditch respected another broad ditch, suggesting that this ditch may have been a principal element of the field system. The single sherd of Middle Iron Age / Late Iron Age pottery identified from the ditches is an indication of the Iron Age origins of the system.

Medieval – post Medieval: Three ditches identified in the Glad School Zone were remnants of a south-west-northwest aligned medieval open/strip field system. The block of strip fields of which these ditches were elements, survived intact until at least 1844 when the fields appear on the Plan of the Manor of Bersted; five of the strip fields within the blocks are still shown as discrete plots on the OS map of 1912. A ditch was identified which represented part of the boundary between the manors of Aldwick to the north-west and South Bersted to the south-east. Although the origin of the boundary is unclear, by the late 18th century it is certainly a well-established feature of the landscape. It is shown on Yeakell and Gardner's survey of 1778 and the 1786 plan of the Manor of Aldwick. It was still open in 1947 but had been infilled by 1963.

Overall the evaluation identified prehistoric, Romano-British and medieval/post medieval remains. The identified features were predominately boundary/drainage ditches related to successive regimes of land division carried out in three broad phases during the Late Bronze Age, the Late Iron Age/Romano British, and the medieval/post-medieval periods.

Discussion

- 4.12 The archaeological investigations in the wider area demonstrate that the wider study area was actively settled throughout the prehistoric and Roman periods, with clear evidence of settlement detected throughout the area. The evidence from these investigations have also informed the designation of the archaeological notification areas which are nearest to the study site (see Plate 3 below, and also Figure 5).

- 4.13 However, the archaeological investigation of the study site, while incomplete, suggests that there is limited potential for associated remains to be present within the study site. This is reflected in the fact that the study site has been excluded from archaeological notification area DWS8449 (see Plate 3).
- 4.14 These and other investigations in the wider study area will be discussed in more detail (as appropriate) in the assessment of potential below.

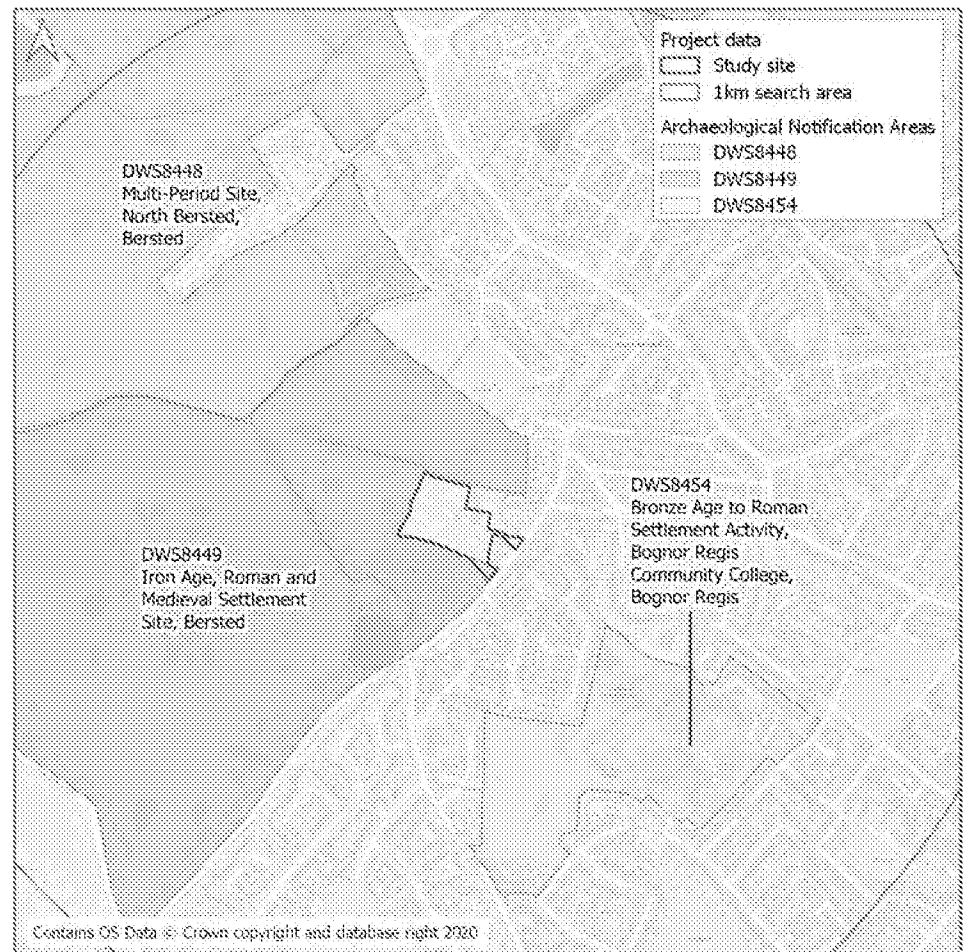


Plate 3 – Plan showing nearby archaeological notification areas in relation to the study site (scale 1:15,000 at A4)

Assessment of archaeological potential by period

Prehistoric

- 4.15 As is noted above, archaeological investigations in the wider area have identified a number of sites in the wider area which contain the buried remains of prehistoric activity. The earliest evidence comprises the Palaeolithic lake and associated finds which were recorded in the archaeological trenching works for the Eco-Quarter, approximately 800m to the northwest of the study site (HER EWS1314; CA 2009). The evaluation of the study site included two test pits into the natural gravels. These found no evidence of in situ finds within the study site, however the report did identify that the underlying Quaternary river terrace gravel deposits within the study site have some potential for associated Palaeolithic deposits at a depth of 2.5m or more, although evidence for in situ interglacial deposits and artefacts was not found during the works (DAS 2005).
- 4.16 The HER records the remnants of Iron Age settlement found during road widening works on Chalcroft Lane in 1975, approximately 150m to the southwest of the study site at the nearest point (HER MWS2381). The archaeological investigations at the Bognor Regis Community College found the remnants of prehistoric field

systems and artefacts suggestive of some occupation activity there (HEREWS1384).

- 4.17 Finally, the extensive evaluation works at the Eco-Quarter site found a number of areas of Bronze Age, Late Bronze Age and Middle Iron Age occupation, however the occupation evidence was located at some distance from the study site, either more than 1km to the north in Area A of the evaluation, or to a more limited extent in Area C of the evaluation, approximately 800m to the west of the study site (CA 2009). The closest prehistoric evidence from this investigation to the study site comprised the ploughed out ring ditch found in trench 335 of the evaluation, which was located approximately 500m to the west of the study site.
- 4.18 The available evidence suggests that the wider area around the study site was intensively settled throughout the prehistoric period. However, this occupation activity was not evenly distributed throughout the area, as was demonstrated by the results of the large evaluation of the Eco-Quarter land to the west and north of the study site, which contained considerable areas which contained no settlement evidence, including those areas evaluated which are closest to the study site.
- 4.19 As has been noted, the evaluation trenching undertaken within the study site found no evidence of prehistoric activity. While the bulk of the trenching was focussed on the northern part of the study site, two trenches were excavated in the southern part of the study site and no features were detected, nor were any artefacts from this period recovered, either in context or residually. This would suggest that the study site is unlikely to contain the remnants of occupation evidence of significance, although the potential for some remnants of agricultural activity, such as field boundaries, cannot be completely discounted on present evidence. However, given the evidence uncovered during the evaluation works of a modern episode of stripping, if present any such remains are likely to be heavily truncated.
- 4.20 The evaluation of the study site also found no evidence of any in situ Palaeolithic activity such as was found in the Eco-Quarter evaluation works, approximately 800m to the northwest of the study site (CA 2009), either in the trial trenches excavated, or in the two test pits dug through the underlying gravels, although these did find evidence of marine derived sands and flint gravels at a depth of 2.7m (DAS 2005). Quaternary deposits have some potential to contain some Palaeolithic deposits, or perhaps artefacts, but the available evidence does not suggest that the study site contains any in situ inter-glacial deposits or associated artefacts. As such it is considered that the study site has a low potential to contain buried remains of high significance from the Palaeolithic period, with any evidence likely to comprise, at best, occasional artefacts recovered from the gravels or palaeo-environmental evidence from the marine-derived deposits at a depth of 2.5m or more.

Roman

- 4.21 Roman occupation evidence was uncovered by the evaluation works at the Eco-Quarter site, approximately 300m to the northwest of the study site. Trench 277 contained a hearth or kiln, while nearby trench 300 contained a dense concentration of features, including pits, a potential waterhole and ditches, as well as sizeable pottery assemblage dating from the 1st to the 4th century AD (CA 2009). This investigation also found evidence of Roman activity further to the north, in Area A of the evaluation (more than 1km north of the study site).
- 4.22 Evidence of Roman settlement was also uncovered during archaeological monitoring of road widening works on Chalcroft Lane, 150m to the west of the study site, in 1975 (HER MWS2380), and further Roman settlement remains were found nearby during archaeological monitoring in 1998 (HER MWS7088).

- 4.23 Finally, evidence of a Romano-British field system was recorded during the archaeological investigations at the Bognor Regis Community College in the 2000s (HER EWS1384).
- 4.24 As has been noted, the evaluation trenching undertaken within the study site found no evidence of Roman activity. While the trenching was focussed on the northern part of the study site, two trenches were excavated in the southern part of the study site and no features were detected, nor were any artefacts from this period recovered, either in context or residually. This would suggest that the study site is unlikely to contain the remnants of occupation evidence of significance, although the potential for some remnants of agricultural activity, such as field boundaries, cannot be completely discounted on present evidence. However, given the evidence uncovered during the evaluation works of a modern episode of stripping, if present any such remains are likely to be heavily truncated.

Saxon and early Medieval

- 4.25 The HER records no evidence dating to the Saxon/early Medieval period, either within the study site, or in the wider study area. The HER data includes Historic Landscape Characterisation (HLC) data, which describes the historic core of North Bersted as an early-Medieval hamlet and manor site (HER HWS25801), which the record classifies with a high degree of certainty. This area of potential settlement is located approximately 1km to the northeast of the study site (see plate 4, below).

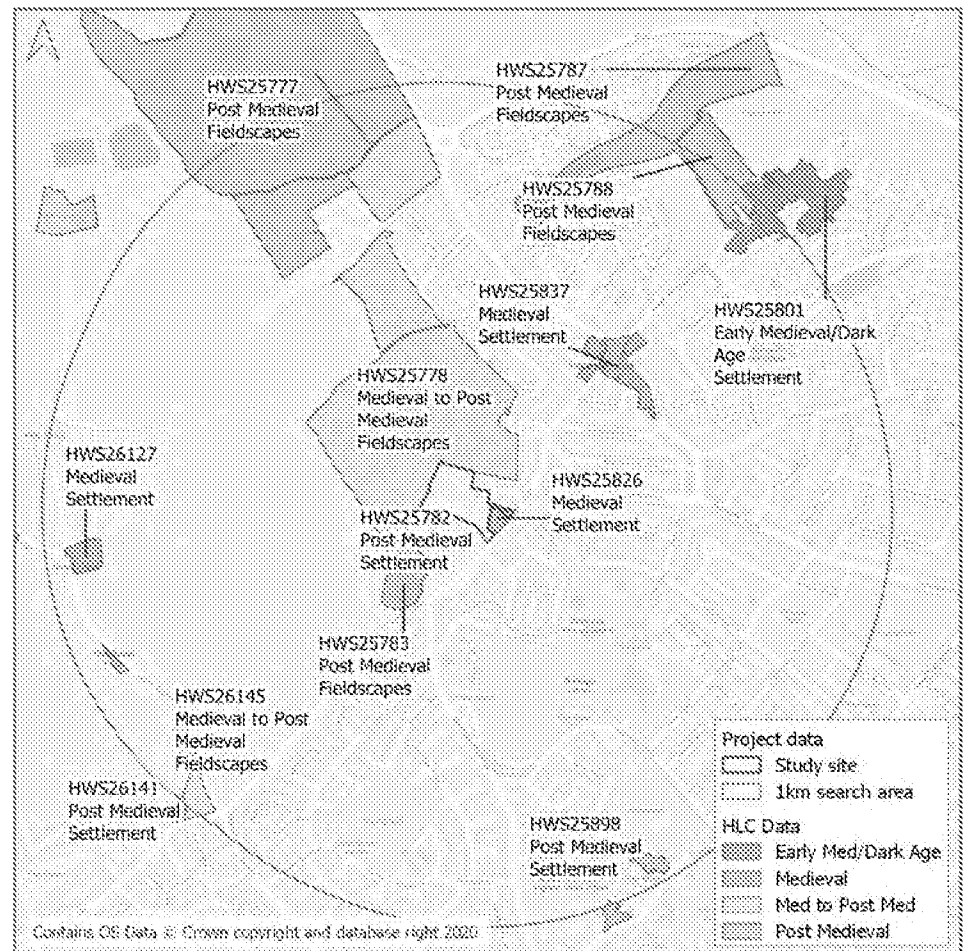


Plate 4 – Plan showing historic landscape characterisation data from the early Medieval through the Post-Medieval periods in relation to the study site (scale 1:20,000 at A4)

- 4.26 A search of all the surrounding archaeological investigations, including that within the study site, found no evidence uncovered of remains from this period. On this basis it is considered that the study site has a low potential to contain buried

remains of interest from this period, and is likely to have formed part of the rural hinterland surrounding settlement.

Medieval

- 4.27 The HLC data records the site of Chalcroft Barn, immediately to the south of the study site, and some of the immediately surrounding area, as a potential area of medieval settlement activity (HER HWS25826). However, the former Chalcroft Barn (now completely demolished) is recorded in the HER as a 19th century farmstead (HER MWS9656). The HLC categorisation of this area as being an area of potential Medieval settlement does not seem to be supported by any additional cartographic, historic or archaeological evidence. The earliest map to show the study site in any detail is the 1778 Yeakell & Gardner Map of Sussex, which does note the presence of a structure on the approximate location of the barn, although it is possible that this is an earlier building, which preceded the 19th century buildings (see Figure 6). Furthermore, the archaeological trenching undertaken within the study site found no evidence or artefacts from the Medieval period (DAS 2005). It is therefore possible that the former barn may be on the site of an earlier, Medieval small-holding, however there is no direct evidence of this.
- 4.28 The HER also includes the southernmost spur of the study site within archaeological notification area (ANA) DWS8449, which is designated as a result of the presence of Iron Age, Roman and Medieval settlement. However, the Medieval evidence referred to in the ANA is largely focussed on the results of archaeological observation of road widening works on Chalcroft Lane in 1975 approximately 150m to the west of the study site, which uncovered artefacts and features suggestive of Medieval and earlier occupation (HER MWS2382). The archaeological evaluation works at the Eco-Quarter site found no clear evidence of Medieval settlement, with features comprising the remnants of agricultural activity, such as furrows, ditches, and field boundaries. Most of the pottery evidence from this period was recovered from subsoil in Area F of that investigation, approximately 200m to the north of the study site (CA 2009), again indicative of an agricultural landscape with no evidence of settlement activity. This is consistent with the categorisation of the land immediately to the north of the study site as Medieval to Post-Medieval fieldscapes in the HLC (HER HWS25778, see plate 4).
- 4.29 Medieval settlement evidence in the surrounding area recorded in the HER includes a potential hamlet approximately 450m to the northeast of the study site (HER HWS25837; based on cartographic evidence), as well as continued settlement in the historic core of North Bersted (HER HWS25801). There is also a Medieval farmstead recorded at Morells Farm, located 0.9km to the west of the study site (HER HWS26127).
- 4.30 Archaeological evidence of potential settlement activity is recorded in the archaeological observations of the road widening works on Chalcroft Lane in 1975 approximately 150m to the west of the study site, as has already been noted (HER MWS2382). Additional evidence of potential settlement activity was recorded during archaeological excavation works at Bognor Regis Community College, which found the remnants of a large Medieval enclosure approximately 330m to the south of the study site (see excavation area 3 in ASE 2009). While no associated features were found during this investigation, the boundary ditches contained a considerable assemblage of finds, suggestive of occupation activity nearby (*ibid*).
- 4.31 The available evidence indicates that most of the study site is likely to have comprised agricultural land during this period. There is a theoretical potential for some limited occupation remains to be present in the southernmost part of the study site, close to the site of Chalcroft Barn (HER HWS25826), however this

potential is not certain, and the evidence from the archaeological investigations of the study site have failed to corroborate it.

- 4.32 On this basis it is considered that the study site has a low potential to contain settlement remains of interest. Any evidence from this period is likely to comprise the remnants of agricultural activity of limited interest. As has been noted above, the archaeological trenching of the study site revealed an episode of site stripping in the past, which would have degraded any limited remains which may have been present across much of the study site.

Post Medieval

- 4.33 As has been noted above, the HER records the location of Chalcroft Barn and an associated farmstead immediately to the south of the study site (HER MWS9656). As is noted above, a structure, possibly the barn, is noted on the 1778 Yeakell and Gardner map of Sussex (Figure 6) and this is marked more clearly in the 1805 OS drawing (see Figure 7). The barn is clearer in the 1843 Tithe Map (see Figure 8), where a small associated building is also marked. The remainder of the study site is shown as comprising two fields. By the time of the production of the 1877 OS map (see Figure 9), the barn has either been replaced or substantially re-configured and additional buildings associated with the farmstead are present. The remainder of the study site remains largely unchanged from the Tithe Map. The study site then sees little change until the 1930s when the southern half of the study site is planted with an orchard (see Figures 10 through 12). The Chalcroft Nurseries are established in the mid-20th century and gradually expand across most of the study site with the construction of additional buildings and greenhouses (see Figures 13 through 17). The 19th century barn is converted into residential dwellings in the late 20th century (see Figure 16).

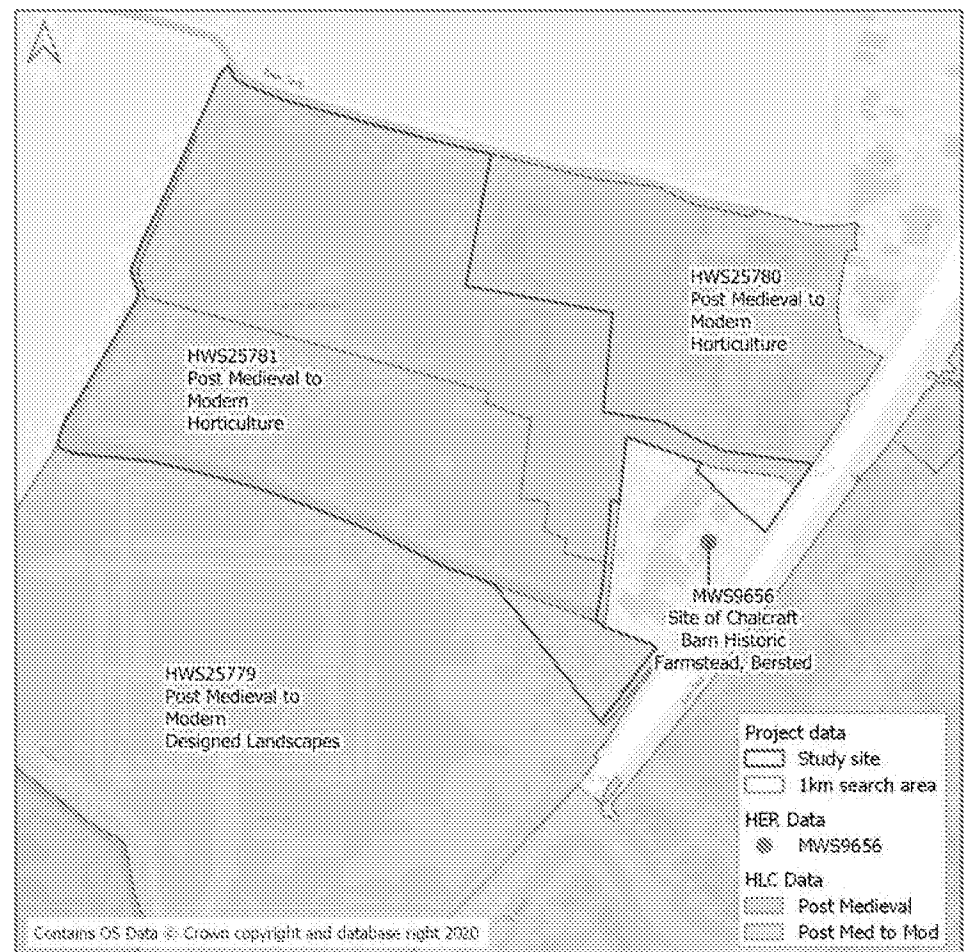


Plate 5 – Plan showing HLC data from the Post-Medieval to Modern periods (scale 1:2,500 at A4)

- 4.34 This mapping evidence is consistent with the HER data, which notes the location of the farmstead, but also the HLC data for the study site, which categorises the study site as Post-Medieval to Modern horticulture (see plate 5, below).
- 4.35 Finally, the archaeological evaluation of the study site found the remnants of the activity noted above, which comprised “four shallow linear features, which contained either ceramic building material flecks or fragments, and a section of a coke/slag filled foundation - this was considered likely to be the footings to a greenhouse” (DAS 2005).
- 4.36 Based on the available evidence, the study site comprised agricultural land throughout the Post-Medieval Period, until the development of the nursery in the 20th century. As is evidenced by the results of the trial trenching undertaken within the study site in 2005, the study site is known to contain the truncated remnants of Post-Medieval agricultural activity in the form of shallow ditches, as well as the remains of earlier buildings associated with the nursery. There is an additional potential for some limited remains associated with the Post-Medieval and 19th century Chalcroft barns, but if present these would be limited to the southernmost boundary of the study site. There is a low potential for the presence of additional remains of interest.

Summary of Archaeological Potential and Assessment of Significance

- 4.37 A review of the available evidence indicates that the study site was outside of known areas of settlement throughout its history, and is likely to have formed agricultural land throughout the prehistoric, Roman, Medieval and Post-Medieval periods. As such, there is some potential for the remnants of agricultural activity to the present, such as field boundaries and ditches from these periods, and such remains have been found from the Post-Medieval period by the archaeological investigation of the study site. However, the evaluation of the study site also found that it has been subject to a previous episode of stripping, which meant that features detected had a poor survivability. The evidence suggests that this stripping would have significantly degraded any as yet undiscovered remains within the study site.
- 4.38 This assessment has also found that the study site has a low potential to contain buried remains of high significance from the Palaeolithic period, with any evidence likely to comprise, at best, occasional artefacts recovered from the river terrace gravels or palaeo-environmental evidence from the marine-derived deposits at a depth of 2.5m or more below ground level.
- 4.39 Any buried remnants of agricultural activity from all periods would be of limited archaeological interest, particularly given the level of truncation noted within the study site. Any artefacts or palaeo-environmental evidence within the gravels at depth would be of local interest, as they would make a small contribution to regional research objectives set out in the research agenda for the early Palaeolithic in the South East (Wenban-Smith et al 2019).

Designated Heritage Assets

- 4.40 This assessment will consider the potential effects of development within the study site on the significance of designated heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 4.41 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.

- 4.42 A radius of 1km from the boundary of the study site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 4.43 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 4.44 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 2. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 4.45 A total of 9 designated heritage assets are located within 1km of the study site's boundary (see Figure 2). These are:
- ✧ 1233180 - HOMING COTTAGE, grade II*
 - ✧ 1027693 - THE MANOR HOUSE, grade II
 - ✧ 1027778 - ROYAL OAK PUBLIC HOUSE INCLUDING WALL ENCIRCLING YARD AT REAR, grade II
 - ✧ 1027779 - 373 AND 375, CHICHESTER ROAD, grade II
 - ✧ 1190972 - GARDEN WALL TO NORTH WEST OF NO 375, grade II
 - ✧ 1353828 - APPLE TREE COTTAGE, grade II
 - ✧ 1353829 - GREEN FARMHOUSE, grade II
 - ✧ North Bersted Conservation Area
 - ✧ 1234334 - MORELLS FARMHOUSE, grade II
- 4.46 All of these, with the exception of Morells Farmhouse, are situated at least 0.5km to the northeast, and are separated from the study site by considerable intervening modern development, which precludes any intervisibility between them and the study site. Given this, and the fact that the intervening topography is relatively level, it is clear that residential scale development of the study site would not change their setting or affect their significance. As such it is not necessary to assess them further.
- 4.47 Morells Farmhouse is situated 0.93km to the west of the study site at the nearest point (see Figure 2). The farmhouse mainly dates to the 18th century, although it has a date of 1616 above the front door. The NHLE list description suggests that the only element of the farmhouse which is likely to survive from this date is the red brick chimney stack in the centre of the house (NHLE 1234334):

Morells Farmhouse, Grade II

This house has the date 1616 but the only part of the exterior that could possibly date from that time is the red brick chimney stack. Otherwise the exterior dates from the C18. Two storeys. Three windows and one window-space. Stuccoed. Stringcourse. Tiled roof. Glazing bars intact. Lintel above the doorway with pointed opening. End walls flints and red brick.

- 4.48 The NHLE map has the location of the farmhouse as set back 30m from the Lower Bognor Road, however an examination of photographs of the farmhouse both on the NHLE and from Google Street view and an examination of historic mapping has confirmed that this placement is incorrect, and that the correct location is fronting directly onto the roadside. The position of the NHLE point and the correct location are provided in plate 6, below. Plate 7 provides a view of the farmhouse from the Lower Bognor Road.

- 4.49 The building that is marked by the NHLE point is in fact a barn which is likely to date to either the late 19th or early 20th century (excluding a rear extension which was added in the 20th century).

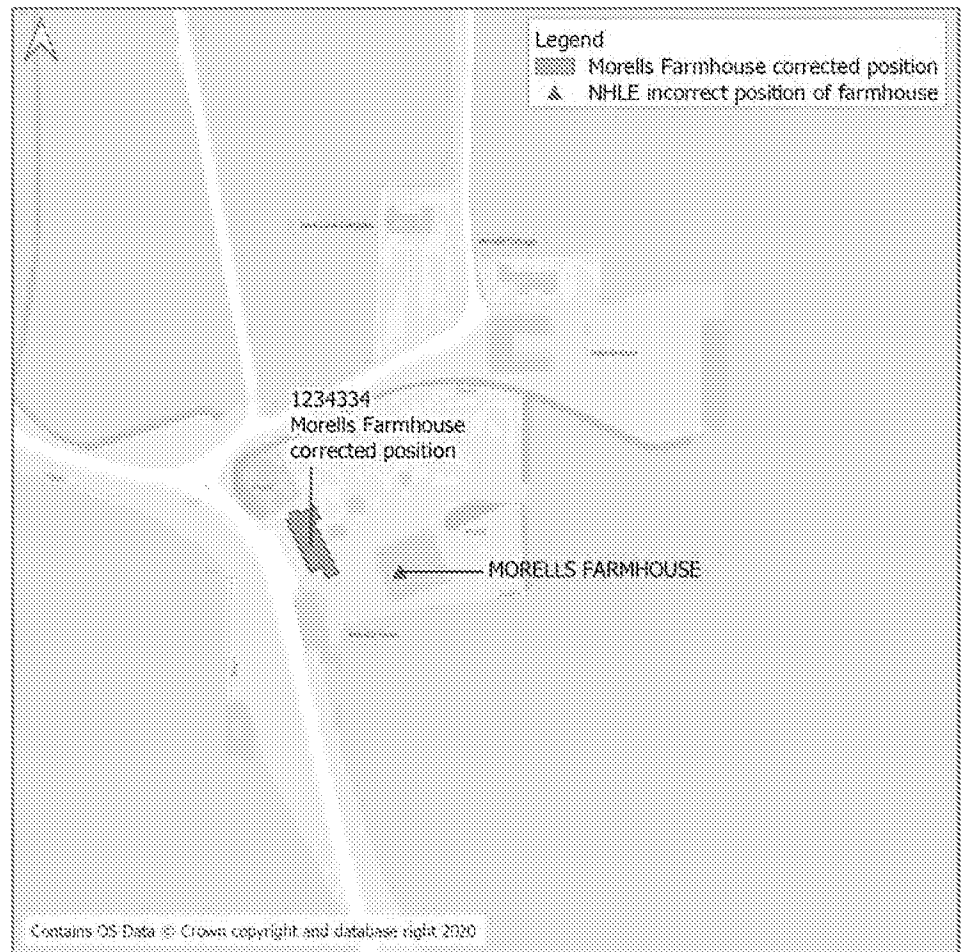


Plate 6 – Plan showing both incorrect position of the farmhouse and corrected position based on photographic and cartographic evidence (scale 1:2,500 at A4)



Plate 7 – Looking northeast towards Morells Farmhouse from Lower Bognor Road (image © Google 2020; image date July 2019)

- 4.50 As a result, the setting of the farmhouse is focussed on the experience provided by the approach along the Lower Bognor Road, as well as that provided of its side and rear elevations from within the farmstead. Views of the surrounding rural fields are largely constrained by the presence of intervening buildings and mature vegetation around the farmstead. These also preclude any meaningful experience of the farmhouse's special interest from the wider area.

- 4.51 The significance of the farmhouse is largely derived from its architectural and historic interest, which is enhanced with the association of the farmstead with an earlier Medieval farm (HER HWS26127). The roadside setting of the farmhouse provides an appreciation of its architectural merit together with group value with the agricultural buildings in the farmstead, in particular the more historic surviving elements. The wider rural fields make a positive contribution by providing an appreciation of the historic role of the farmhouse, although these fields provide only a limited appreciation of its special interest and so their contribution is also modest.
- 4.52 The study site is situated 1km from the farmhouse, and there are no views or any experience of the farmhouse from within the study site or the vicinity. The study site is also screened from the immediate setting of the farmhouse, including the important view from Lower Bognor Road. Any additional, incidental views from the grounds of the farmhouse would be effectively screened by the vegetation around the farmstead and in the intervening landscape. On this basis it is not considered that the study site forms part of the setting of the farmhouse.

5.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 5.1 The study site currently occupied by the Chalcroft Garden Centre & Retail Park, which includes a number of buildings, as well as hardstanding for parking and for the display of plants and other items. Roughly the south-western corner of the study site comprises rough open ground (see Figure 17).

The Proposed Development

- 5.2 The proposed development comprises a mixed use development, with residential and commercial use proposed, with associated infrastructure and access. Full details of the proposed development are provided under a separate cover, however in summary the development would include the provision of 20 residential dwellings, with 1.27ha of the study site providing commercial development. The layout of the proposed development is reproduced below for ease of reference.

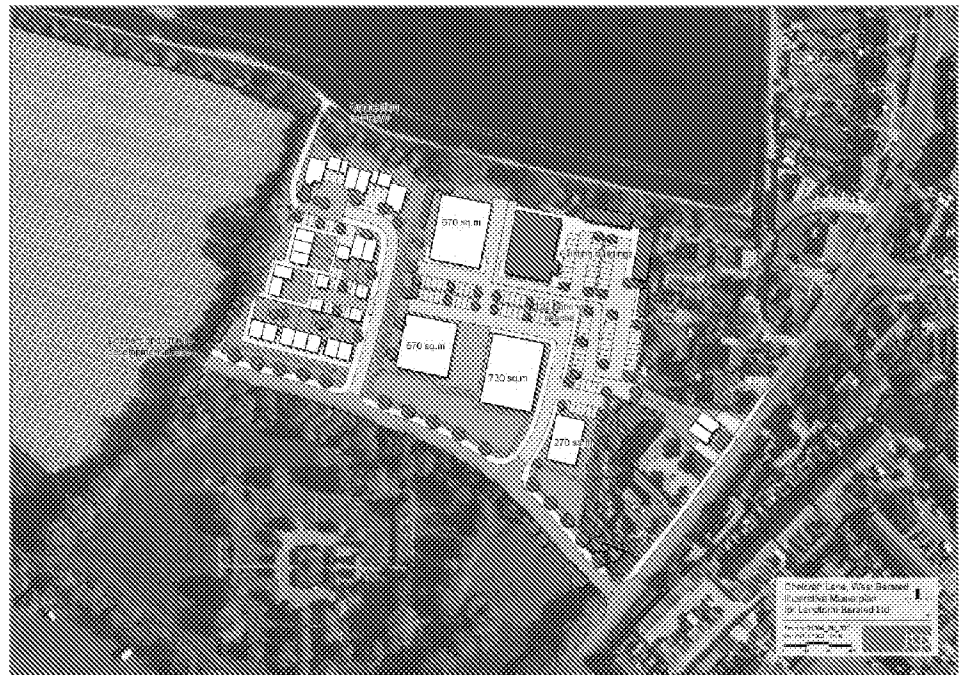


Plate 8 – Proposed development (not to scale)

Potential Archaeological Impacts and Mitigation Measures

- 5.3 A review of the available evidence indicates that the study site was outside of known areas of settlement throughout its history, and is likely to have formed agricultural land throughout the prehistoric, Roman, Medieval and Post-Medieval periods. As such, there is some potential for the remnants of agricultural activity to the present, such as field boundaries and ditches from these periods, and some features have been found from the Post-Medieval period by the archaeological investigation of the study site. However, the evaluation of the study site also found that it has been subject to a previous episode of stripping, which meant that features detected had a poor survivability. The evidence suggests that this stripping would have significantly degraded any as yet undiscovered remains within the study site.
- 5.4 This assessment has also found that the study site has a low potential to contain buried remains of high significance from the Palaeolithic period, with any evidence likely to comprise, at best, occasional artefacts recovered from the river terrace

gravels or palaeo-environmental evidence within the marine-derived deposits at a depth of 2.5m or more.

- 5.5 Any buried remnants of agricultural activity from all periods would be of limited archaeological interest, particularly given the level of truncation noted within the study site. Any artefacts or palaeo-environmental evidence within the gravels at depth would be of local interest, as they would make a small contribution to regional research objectives set out in the research agenda for the early Palaeolithic in the South East (Wenban-Smith et al 2019).
- 5.6 The construction of the proposed development within the study site would not result in any impacts deeper than at most 1.2m below the current ground level table. As such, the proposed development would not result in the loss of any buried remains of archaeological interest. Any potential remains of Palaeolithic interest lie at 2.5m below ground and would be preserved under the proposed development.
- 5.7 As such no further work is required to inform the determination of a planning application for the proposed development. Furthermore, no further archaeological works are considered necessary to secure the archaeological interest of the study site, given the lack of impact the proposed development would have on the deeper deposits that have potential to contain such remains, and the limited interest of the archaeological remains identified by the evaluation of the study site.

Potential Indirect Setting Impacts on Heritage Assets

- 5.8 The setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of any of the listed buildings in the wider study area, nor does it contribute to their significance. The proposed development would retain planting along the southern and western boundaries of the study site, ensuring that the presence of proposed development within the study site would not affect the setting of Morell Farmhouse even in winter views. The other listed buildings in the wider area were found to be completely screened from the study site and would not be affected by the presence of the proposed development. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers land at Chalcroft Nurseries, North Bersted, West Sussex, which is proposed for mixed-use development (Fig. 1).
- 6.2 A review of the available evidence indicates that the study site was outside of known areas of settlement throughout its history, and is likely to have formed agricultural land throughout the prehistoric, Roman, Medieval and Post-Medieval periods. The evidence suggests that any features present within the study site are likely to be limited to the remnants of agricultural activity, such as field boundaries and ditches from these periods, similar to those found by the archaeological investigation of the study site in 2005. The assessment also considered the potential for the study site to contain evidence from the Palaeolithic period within the underlying gravels as was suggested by the 2005 evaluation of the study site, and found that any evidence of interest is likely to comprise occasional artefacts recovered from the river terrace gravels or palaeo-environmental evidence within the marine-derived deposits at a depth of 2.5m or more.
- 6.3 Given the past stripping of the study site, any remains present will be degraded and are likely to be of no more than limited interest. The Palaeolithic evidence within the natural gravels is considered to be of local interest.
- 6.4 The construction of the proposed development within the study site would not result in any impacts deeper than at most 1.2m below the current ground level. As such, the proposed development would not result in the loss of any buried remains of archaeological interest. Any potential remains of Palaeolithic interest lie at 2.5m below ground and would be preserved under the proposed development.
- 6.5 As such no further work is required to inform the determination of a planning application for the proposed development. Furthermore, no further archaeological works are considered necessary to secure the archaeological interest of the study site, given the lack of impact the proposed development would have on the deeper deposits that have potential to contain such remains, and the limited interest of the buried remains identified by the evaluation of the study site.
- 6.6 Finally, the setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of any of the listed buildings in the wider study area, nor does it contribute to their significance. The proposed development would retain planting along the southern and western boundaries of the study site, ensuring that the presence of proposed development within the study site would not affect the setting of Morell Farmhouse even in winter views. The other listed buildings in the wider area were found to be completely screened from the study site and would not be affected by the presence of the proposed development. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.
- 6.7 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological and heritage impacts. It therefore accords with the requirements in paragraphs 193 through 199 of the NPPF and policy CS3 of the 2009 Core Strategy, policy DM1, DM3 and DM6 of the Arun Local Plan to 2031.

Sources

General

British Library

The National Archives

Hampshire Historic Environment Record

Cartographic

1807 Ordnance Survey Drawing

1826 Greenwood Map of Hampshire

1839 Tithe Map

1871-91 OS Map 1:2,500

1897 OS Map 1:2,500

1909 OS Map 1:2,500

1926-47 OS Map 1:2,500

1956 OS Map 1:2,500

1975 OS Map 1:2,500

1994 OS Map 1:2,500

Websites

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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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<https://www.historicengland.org.uk/listing/the-list/>

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

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- Francis Wenban-Smith, Martin Bates, David Bridgland, Peter Harp, Matt Pope and Mark Roberts 2019. South-East Research Framework: Resource Assessment and Research Agenda for the Early Palaeolithic (2010 with revisions in 2017 and 2019)

David Easton

From: Claire Rodway
Sent: 06 October 2010 14:35
To: Planning.Responses
Subject: FW: BE/96/10 : Chalcroft Nursery & Garden Centre, Chalcroft Lane, Bognor Regis : Proposed development of part of site with mixed development, replacement of retail garden, aquatic centre - West Sussex County Council additional consultation response : AR

From: John.Mills@westsussex.gov.uk [REDACTED]
Sent: 06 October 2010 09:58
To: Claire Rodway; Planning
Cc: [REDACTED]
Subject: BE/96/10 : Chalcroft Nursery & Garden Centre, Chalcroft Lane, Bognor Regis : Proposed development of part of site with mixed development, replacement of retail garden, aquatic centre - West Sussex County Council additional consultation response : ARCHAEOLOGY

Dear Mrs Rodway,

BE/96/10 : Chalcroft Nursery & Garden Centre, Chalcroft Lane, Bognor Regis : Proposed development of part of site with mixed development, replacement of (A1) retail garden & aquatic centre - 6 x 2-bed bungalows, 5 x 3-bed houses & 2 x 4-bed houses

West Sussex County Council additional consultation response : ARCHAEOLOGY

Further to the County Council's consultation response of 17th September 2010 in respect of this application, please find below additional comments in reference to Archaeology.

Summary and recommendations

Within the site are deposits of geoarchaeological interest, that may contain early prehistoric artefacts and associated evidence of the contemporary ancient environment. These deposits are at a depth of 2.5 metres. Should any deeper foundation or infrastructure (e.g. mains sewerage) works be cut down to this depth, such deposits may be disturbed, and archaeological evidence associated should be recorded. For this purpose a "watching brief" is suggested, involving the observation of any deep excavations by a specialist geoarchaeologist, and inspection of excavation arisings.

No objection is made to the proposals, subject to:

(i) **an appropriate planning condition** in respect of archaeological recording (observation by a geoarchaeologist of ground excavations for new development, recording and reporting of findings - a geoarchaeological "watching brief") (PPS 5 (*Planning for the Historic Environment*), esp. Policy HE12.3 and PPS 5 Planning Practice Guide, paragraph 140).

(ii) **provision of further information, prior to determination of this application**, to be submitted by the applicant to approved by the Local Planning Authority : i.e. Written Scheme of Archaeological Investigation for the recommended archaeological recording.
 (PPS5, *Planning for the Historic Environment*, Policy HE12.3 and in especial PPS 5 Planning Practice Guide, paragraph 140).

Policies: refer PPS 5 (Planning for the Historic Environment), esp. Policy HE12.3 and PPS 5 Practice Guide, paragraphs 134 -140; 2003 Arun District Local Plan, Saved Policy AREA17)

Detailed comments

To the north of the Chalcroft Nursery Site, an extensive archaeological evaluation has previously been undertaken on the Bersted Site 6 development area. This field exercise north of the A 259 had demonstrated that nearly 90% of the evaluation trenches contained archaeological features.

In contrast, archaeological evaluation at Chalcroft Nursery in 2005 did not produce any features of prehistoric or later date and suggested that the use of the site as a nursery had effectively truncated the former topsoil/plough soil and that nothing had survived on site that was not related to this activity. The geoarchaeological test pits, on the other hand, did produce useful data and revealed marine sands which tie in with the sequence of deposits identified elsewhere on the coastal plain from Worthing to Havant.

Given the lack of archaeological evidence produced by the evaluation and the indication that the entirety of the site had been extensively disturbed in connection with the nursery use I do not consider that further (conventional, surface) archaeological investigation is necessary. Turning to the geoarchaeological results, provided that foundations and services (sewers etc) do not extend below ground deeper than 2.5 metres there will be no need for further geoarchaeological investigation. Should ground works require excavation greater than this depth I would suggest a condition to provide for further monitoring and sampling. This may be accommodated while construction is in progress as a 'watching brief' subject to health and safety considerations.

JPF Mills
Senior Archaeologist
Local Development Division
West Sussex County Council

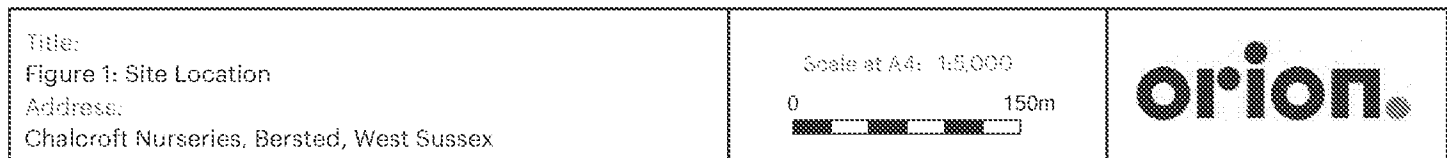


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<http://www.star.net.uk>









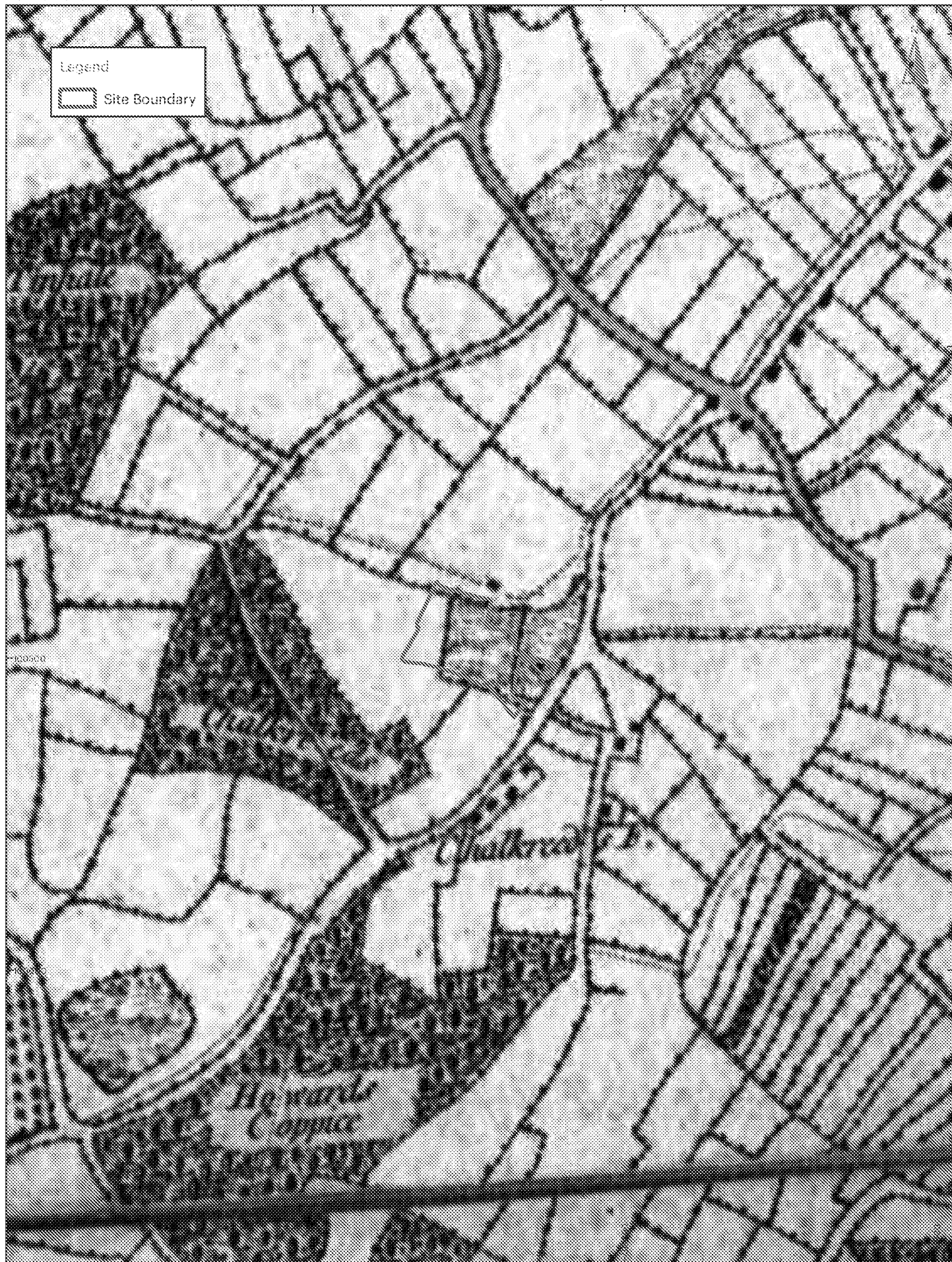
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Figure 4: HER Archaeological Events Data
Address:
Chalcroft Nurseries, Bersted, West Sussex

Scale at A3: 1:10,000

0 300m







Title:
Figure 6: 1778 Yeakell & Gardner Map
Address:
Chalcraft Nurseries, Bersted, West Sussex

Scale at A4: 1:8,000
0 250m

orion.



Title:
Figure 7: 1805 OS drawing 83 Arundel
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Chalcraft Nurseries, Bersted, West Sussex

Scale at A4: 1:8,000
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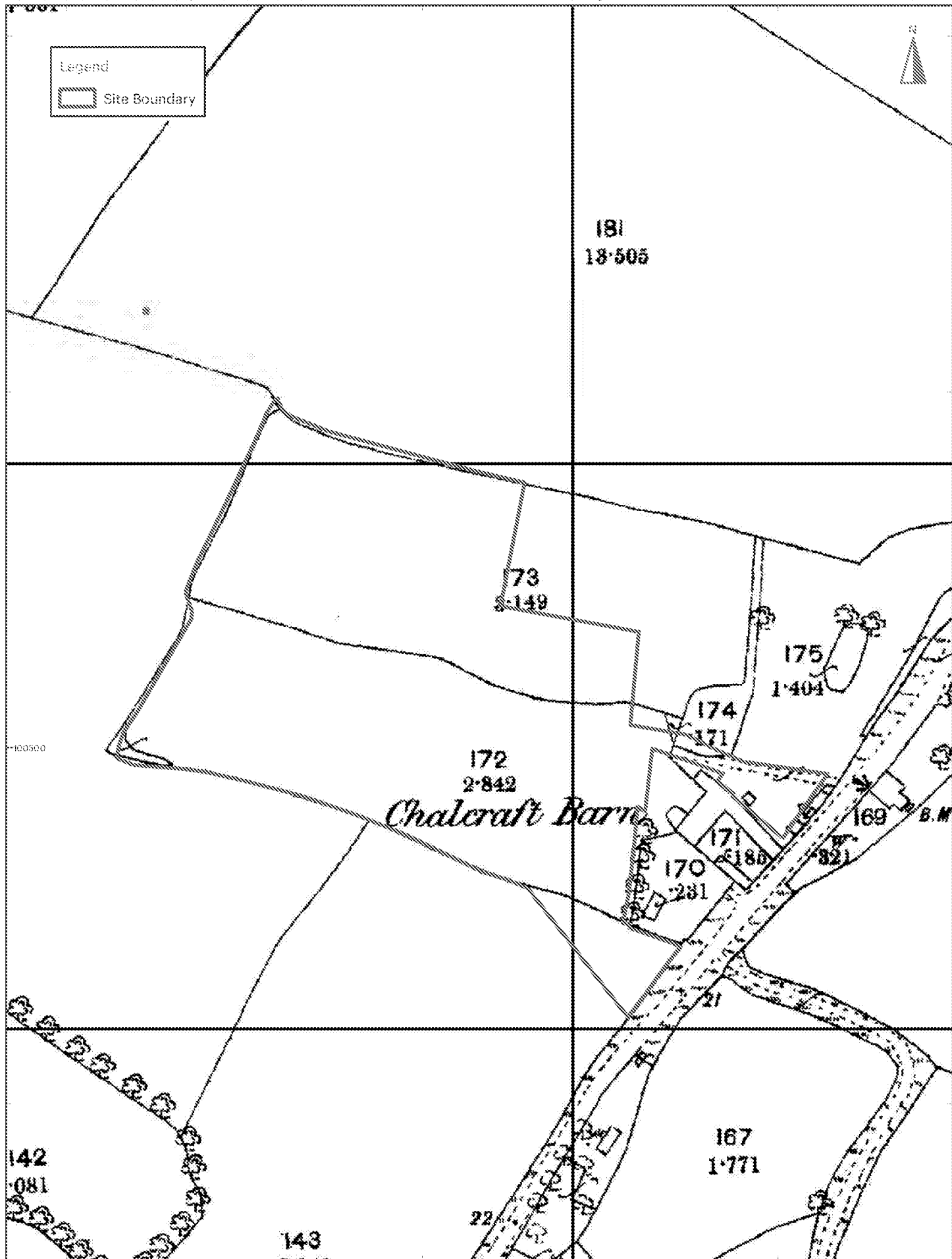
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Title:
Figure 8: 1843 Tithe Map
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Scale at A4: 1:2,500
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orion.

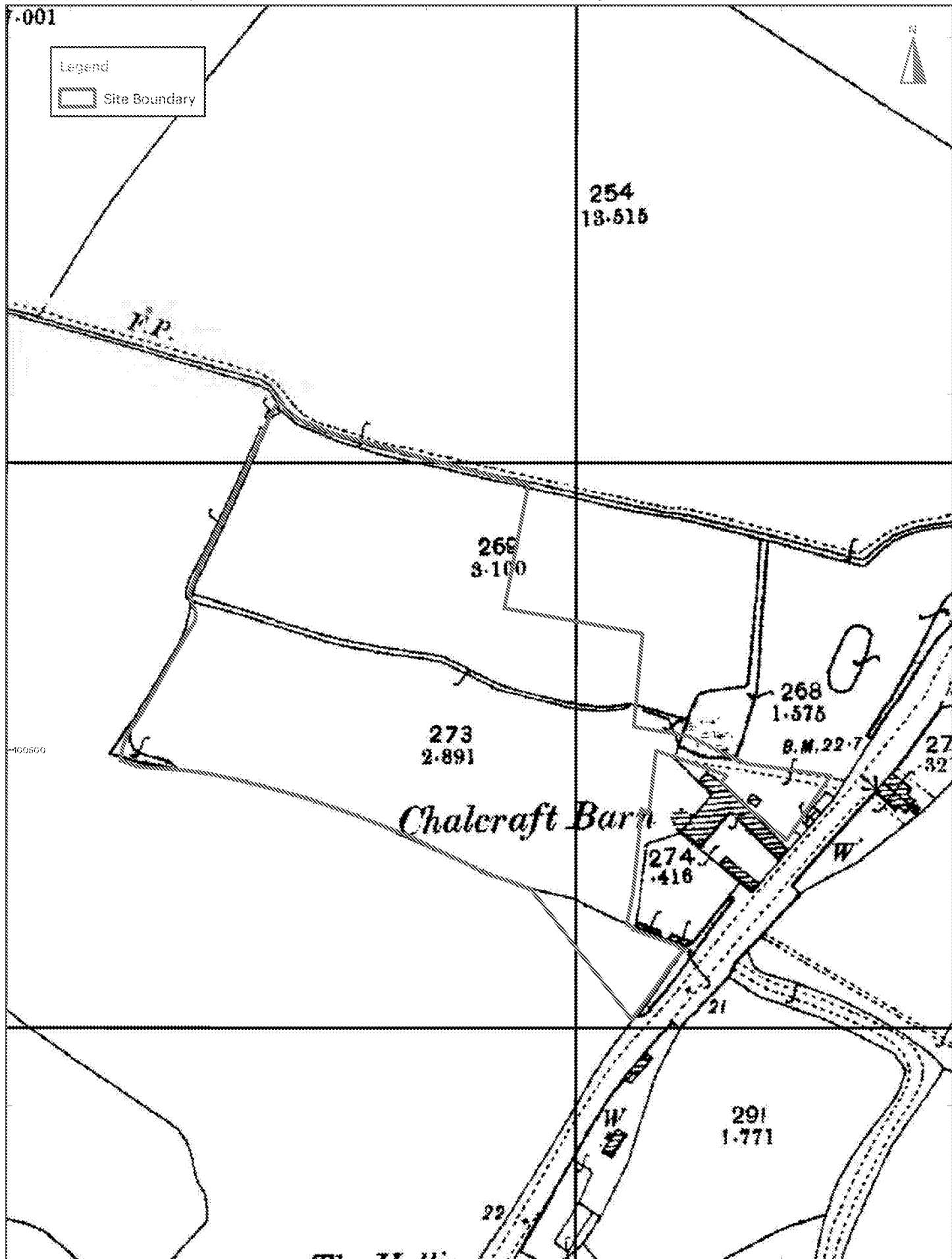


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Figure 9: 1877 OS Map 1:2,500
Address:
Chalcraft Nurseries, Bersted, West Sussex

Scale at A4: 1:1,750

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orion.

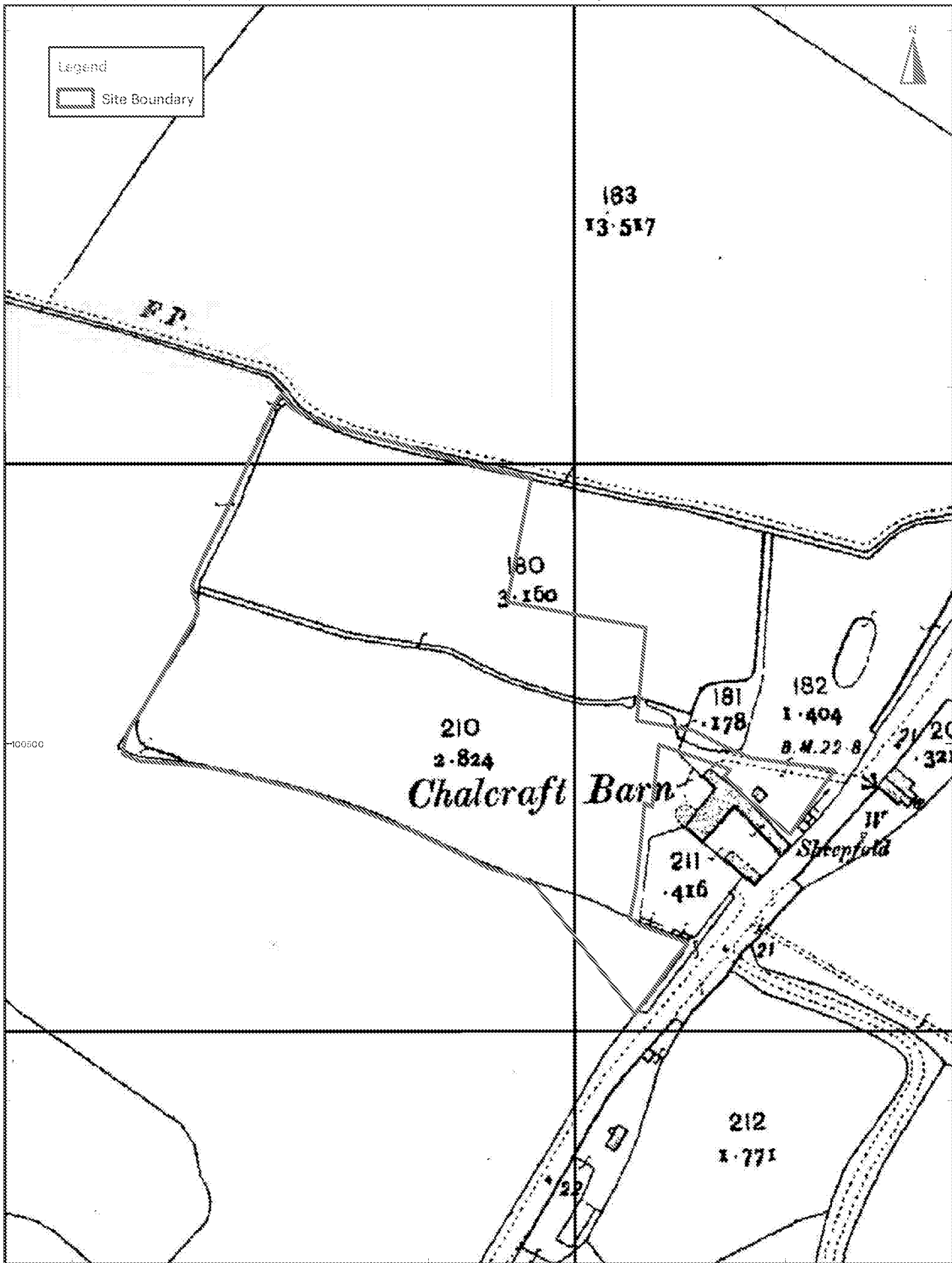


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Figure 10: 1898 OS Map 1:2,500
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Chalcraft Nurseries, Bersted, West Sussex

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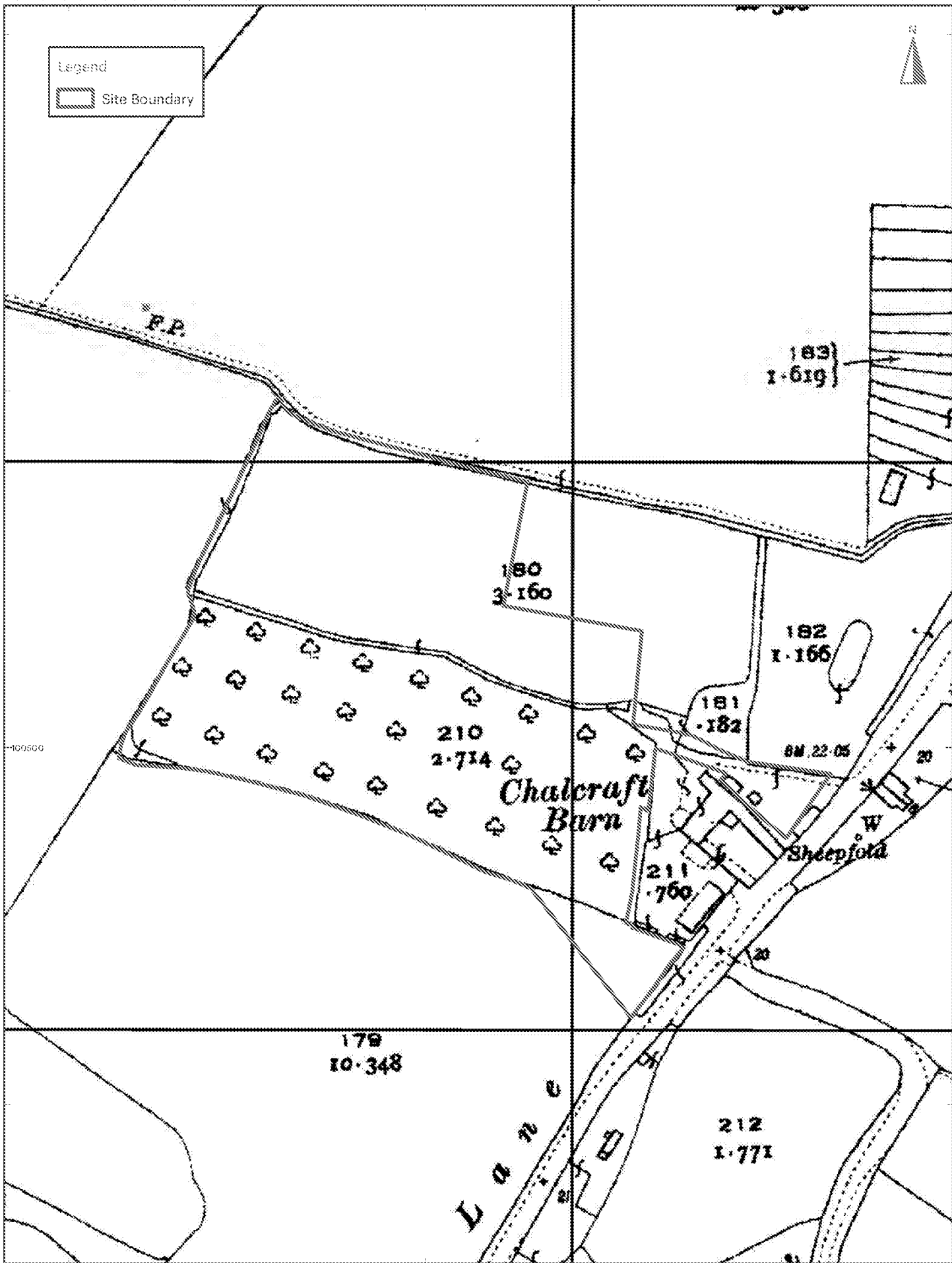


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Figure 11: 1912 OS Map 1:2,500
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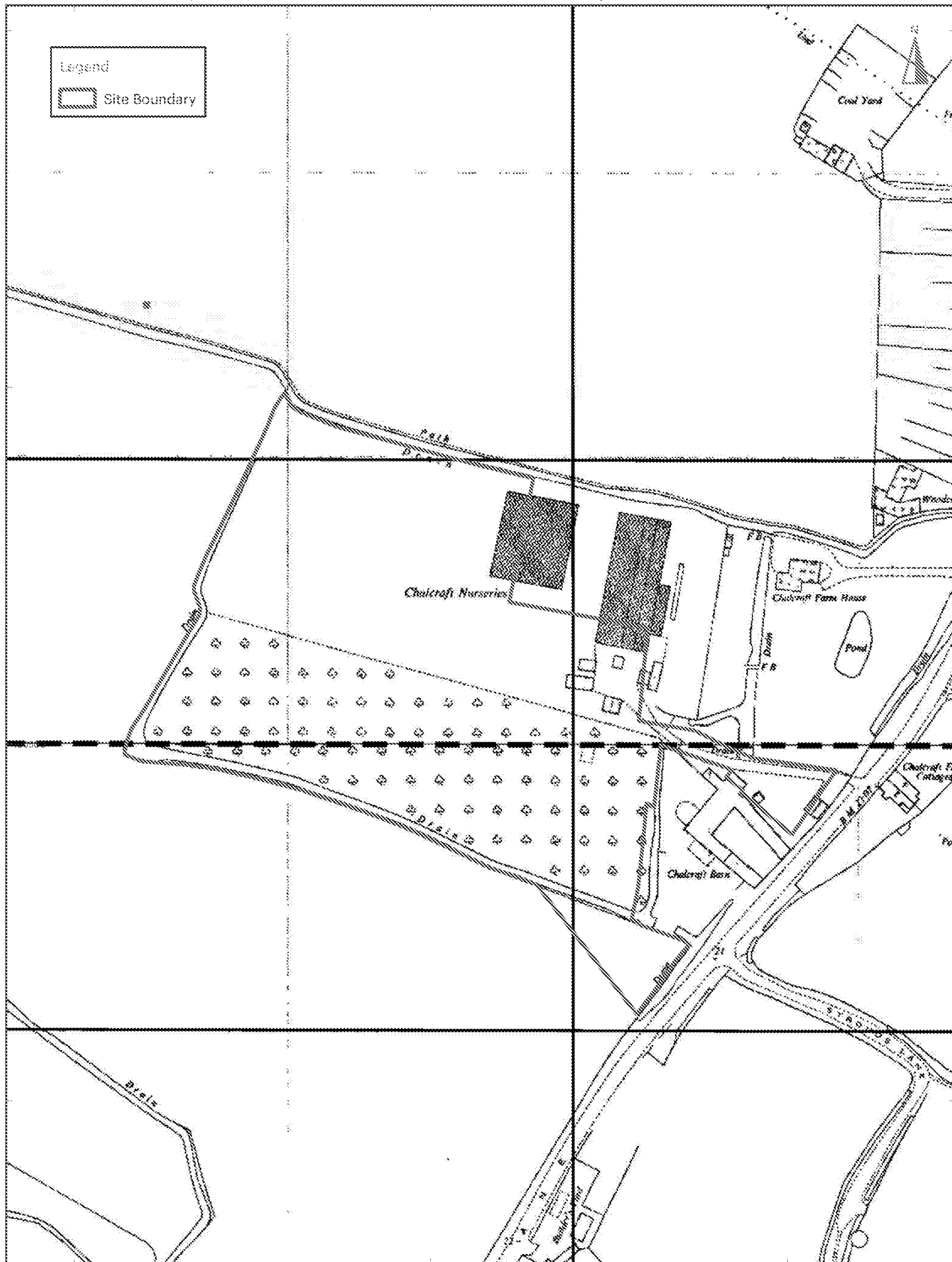


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Figure 12: 1933 OS Map 1:2,500
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Chalcraft Nurseries, Bersted, West Sussex

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Figure 14: 1967-68 OS Map 1:2,500
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orion.

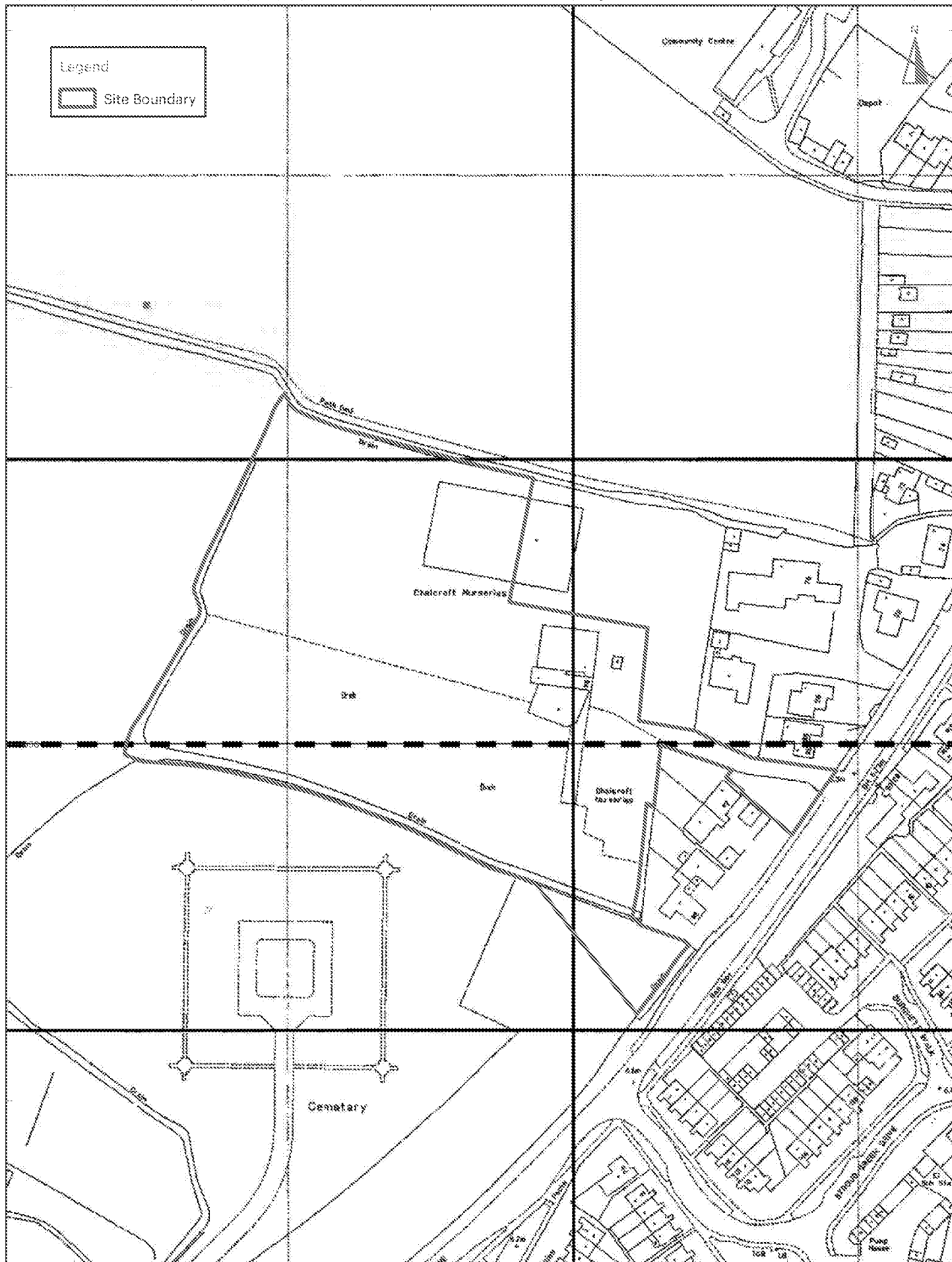


Title:
Figure 15: 1978-79 OS Map 1:2,500
Address:
Chalcraft Nurseries, Bersted, West Sussex

Scale at A4: 1:1,750

0 50m

orion.



Title:
Figure 16: 1994 OS Map 1:2,500
Address:
Chalcraft Nurseries, Bersted, West Sussex

Scale at A4: 1:1,750

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