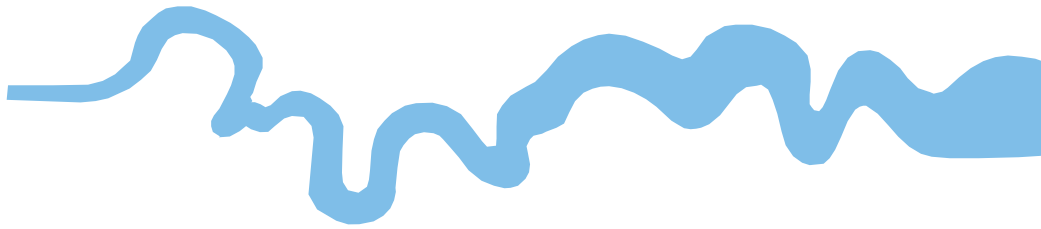


**T V A S**



**SOUTH**

**Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex**

**Archaeological Desk-based Assessment**

**by Carissa Madden**

**Site Code: WLE25/39**

**(SU 9485 0624)**

**Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex**

**Archaeological Desk-based Assessment  
for LandQuest UK (Southern) Limited**

by Carissa Madden

TVAS South

Site Code WLE 25/39

**March 2025**

## Summary

**Site name:** Land to the Southeast side of Wandleys Lane, Eastergate, West Sussex

**Grid reference:** SU 9485 0624

**Site activity:** Archaeological desk-based assessment

**Project coordinator:** Genni Elliott

**Site supervisor:** Carissa Madden

**Site code:** WLE 25/39

**Area of site:** 0.43ha

**Summary of results:** There are no known heritage assets on the site or in a position to be affected by its development. Past archaeological investigations in the wider landscape suggest that the potential for Roman and Post-medieval remains to be found within the development site is moderate. Furthermore, there exists the potential to encounter Medieval, Mesolithic, and Bronze Age remains, which have been recorded north of the site. It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. Such a scheme could be implemented by a suitably worded condition attached to any consent gained.

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Report edited/checked by:	Steve Ford ✓ 13.03.25
	Steve Preston ✓ 12.03.25

# Land to the southeast side of Wandleys Lane, Eastergate, West Sussex Archaeological Desk-based Assessment

by Carissa Madden

**Report 25/39**

## **Introduction**

This report is an assessment of the archaeological potential of a parcel of land located at Wandleys Lane, Eastergate, West Sussex PO20 3AA (NGR: SU 9485 0624) (Fig. 1). The project was commissioned by Mr Darren Harman, of LandQuest UK (Southern) Ltd, 24 Picton House, Hussar Court, Waterlooville, Hampshire PO7 7SQ and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Arun District Council for residential development. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2024) and the Council's local plan policies.

## **Site description, location and geology**

The site is located at the south-western end of Wandleys Lane within the outskirts of Eastergate, just south of Fontwell located on the A27 from Chichester (Fig. 1). The site lies several kilometres north of the south coast in a semi-rural landscape with mixed areas of pasture and woodland of the South Downs. The development area is centred on NGR: SU 94849 06242. A site visit conducted on 6 March 2025 showed that it currently consists of a flat, well drained pasture field (Pls. 1-4). The site is bounded by a combination of post-and-rail fencing and hedgerows on the northern, and western sides. Wire post fencing bounds the site's southern extent, while a combination of hedgerow and timber close-board fence bounds the eastern side. The field is currently utilised for sheep grazing with a small shed and storage area in the northern corner (Fig. 2). The site is located on clayey Head Gravel (BGS 1996) in an area otherwise dominated by aeolian deposits ('brickearth'). It is at a height of approximately 17m above Ordnance Datum.

## Planning background and development proposals

Planning permission is to be sought from Arun District Council for the development of new residential housing, including associated landscaping, accessways, and services. Current development plans are available in Figure 16.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in December 2024 (NPPF 2024) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2024, 74) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 207 and 208 state that

‘207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2024, 73) 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).’

‘Designated heritage asset’ includes (NPPF 2024, 72) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2024, 71) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 210 to 216:

‘210. In determining planning applications, local planning authorities should take account of:  
‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;  
‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and  
‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- ‘a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- ‘b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>75</sup>.

Footnote 75 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 218 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>76</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

Footnote 76 ‘Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2024, 78) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2024, 78) 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.’

Arun District Council’s 2011-2031 Local Plan (adopted July 2018) (ADC 2018) contains the following relevant policies:

‘Policy HER SP1

**‘The historic environment**

‘The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

‘Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

‘Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

‘Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

‘The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

‘The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

‘Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.’

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).’

The proposed development site does not lie within a conservation area, area of character, nor an area of archaeological significance.

## **Methodology**

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

## **Archaeological background**

### *General background*

The area of the Sussex coastal plain between the Arun River and the Aldingbourne Rife provides sites and finds from a wide range of archaeological periods, with a particular concentration of important sites dating to the Bronze and Iron Ages. The internationally important Palaeolithic site at Boxgrove is located about 5km away, to the north-west, although at a much higher elevation (Pope 2003; Roberts 1999a and b, esp. fig. 8). This part of the coastal plain will have been submerged until late into the Upper Palaeolithic (Woodcock 2003, 2; Collcutt 2007). A detailed investigation was carried out of the same topographic and geological zone as the proposal site, namely the brickearth and raised beach deposits at Lidsey, less than 2km south of the proposal site. This study concluded that beneath the site lay the Brighton-Norton raised beach and that this zone would have been submerged for most of the time span of the Palaeolithic (Collcutt 2007). In addition, this beach deposit is not noted for findspots of Palaeolithic date (Wymer 1999; Pope 2003). Unsurprisingly, then, only stray finds of Palaeolithic flint work recorded in the close vicinity as at Aldingbourne Park (Hawkes 1935) and Walberton (Graves 1993).

Only a handful of Mesolithic and Neolithic sites are known on the coastal plain compared to dozens on the South Downs and Weald (Gardiner 1984, fig 3.1; Holgate 2003, figs 3.2, 3.3; Drewett 2003, fig 4.1) though there is now important early Neolithic evidence from Worthing (Thompson and Wallis 2017a). Other isolated Mesolithic sites have been recorded at Slindon Park (SA 1997), Norton Spinney (Kenny 2004), and Barnham Nurseries, with the latter site the only area suggesting possible Neolithic activity (Gardiner 1988, 1275).

Relatively recent research has increased the number of Bronze Age sites known on the lower coastal plain. Not far from Eastergate is the site of Yapton (Aldsworth 1983; Rudling 1987), while further afield, Selsey for example, has produced several prehistoric finds (Seager Thomas 1998, Kenny 1989, Hammond and Preston 2006; Sanchez 2017) and several Bronze Age sites including burnt mounds have been recorded at North Bersted (Taylor *et al.* 2014), Angmering (Wallis 2017), and Fontwell (MoLAS 2000). Recent large-scale excavations on

the coastal plain, to the south-west of the site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Taylor *et al.* 2014; Wallis and Ford 2014). To the east, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Bray *et al.* 2019; Wallis 2019), West Durrington (Wallis and Ford 2019) and Worthing (Thompson and Wallis 2017b).

By the Iron Age, permanent settlement on the coastal plain is well attested, and the area had become a focus of regional power and wealth, with clear evidence of the early Romanizing of the local elites at the *oppidum* of Chichester, and especially the palace at Fishbourne, the rich ‘warrior’ burial at North Bersted (Taylor *et al.* 2014) and an important cemetery at Westhampnett (Fitzpatrick 1997). This wealth continues into the Roman period, with numerous villas and more minor sites represented in the area, the *civitas* of the *Regni* (Rudling 2003, fig. 9.1; Black 1987). Even more recent work has added an Iron Age rural settlement on land west of Westergate (ASE 2022), while at Barnham, Iron Age linear features were cut by later Roman features (ASE 2004).

Roman features have recently been recorded at Eastergate (VCH 1997; Kowalska 2023), as well as to the north in Fontwell and Slindon (Rees 1969, 2-3). Within Eastergate village, a possible villa site was present near the church whose south wall includes Roman brick, while in a field to the south, Roman pottery, domestic remains, and cropmarks possibly representing a building were observed. In Fontwell, large quantities of Roman pottery were recorded.

It is difficult to pinpoint Saxon settlement in the area and a period of decline and withdrawal can perhaps be posited, but only cautiously, as the sites may simply be invisible for a variety of reasons. Perhaps poverty, rather than depopulation, will have played a role in reducing the visibility of sites of this period. By medieval times, there is little question but that the area was again densely settled and prosperous.

Medieval pottery has been recorded to the north (Kowalska 2023) and south of the village (Black 1987), and documentary evidence supports continued habitation. Settlement around Eastergate appears to have been sparse into the Post-medieval period, with a focus on agriculture in the form of isolated farmsteads, though indications of quarrying are present to the north at Slindon Park (Carpenter *et al.* 2016).

Land just south and to the west of the proposed development area has been subject to archaeological investigation and geophysical survey, and nothing of archaeological interest was found save for a Post-medieval boundary ditch (Barton 2013; WA 2014; Cockcroft 2021; Vieira 2021). South of Eastergate road, an evaluation recorded later Prehistoric field systems or enclosure features, Romano-British features, and material likely part

of a wider contemporary landscape as well as a small amount of Medieval and Post-medieval material and features (Kowalska 2023).

### *West Sussex Historic Environment Record*

A search was made on the West Sussex Historic Environment Record (HER) on 26 February 2025 for a radius of 1km around the proposal site. This revealed 64 entries within the search radius. These are summarized as Appendix 1 and their locations are plotted on Figure 1. Historic England's High Woods national mapping project has furthermore identified a number of potential Neolithic to Modern sites across the region, some of which lie within the search radius, but none in close proximity to the site.

#### Palaeolithic/Mesolithic

A small assemblage of Mesolithic flints was observed off Fontwell Avenue, north of the proposed development site [Fig 1: 1]. No Palaeolithic remains have been recorded in proximity to the development site.

#### Neolithic

Neolithic flints and a charcoal-rich pit have been identified off Fontwell Avenue [1], while further pits have been recorded at Westergate House [2].

#### Bronze Age

A heavily truncated Bronze Age enclosure, along with linear features containing pottery and potential cremations were recorded off Fontwell Avenue [1], while a field system was recorded at Westergate. At Hunters Mews in Fontwell, a linear ditch and large amounts of Bronze Age pottery were recorded [4], while flintwork and pottery were found at Westergate Community College [6]. A bucket-shaped urn was recorded at Greenings [5].

#### Iron Age

An Iron Age feature was recorded off Fontwell Avenue [1], while some residual Iron Age pottery was observed within a fill at Hunters Mews [4]. Significant quantities of Iron Age pottery were recorded in the surrounding area of Westergate Community College [6].

### Prehistoric

Late Prehistoric ditches potentially associated with former field systems or enclosures were recorded within land at Eastergate [7]. The closest of the features identified in Historic England's High Woods mapping project is a also probably prehistoric enclosure [3].

### Roman

A small number of Roman sites have been in the nearby landscape of the site, largely situated to the north. A possible Roman field boundary was observed off Fontwell Avenue [1], while at Westergate Community College similar Roman features were identified [6]. Nearby at Westergate House, Roman cremations were recorded which included a large sepulchral cist [9]. To the south, another probable field boundary was identified containing Roman material [7], and parallel ditches were interpreted as a possible trackway as part of a larger Romano-British landscape to compliment the Chichester-Arundel road further north [8]. The only datable find from these ditches, however, appears to be medieval. At Morelands Cottage to the north of the development site, large quantities of Roman pottery were found, which is thought to be a possible indicator of a nearby villa site [10]. Analysis of aerial photography have identified potential Roman features across the greater landscape [3], one of which lies near Wandleys Farm [11], some 300m west of Morelands Cottage and the material there.

### Saxon

An area of Saxo-Norman features was recorded at Westergate Community College [6].

### Medieval

Medieval remains are largely restricted to pottery finds, with small amounts present at the site in Hunters Mews, Fontwell [4], and Westergate Community College in pits [6]. To the south within the fields off Eastergate, a strap loop dating to the 13th century was recorded within one of the potentially Roman trackway ditches [7].

### Post-medieval

The recorded Post-medieval sites in proximity to the development site is representative of the strong agricultural focus of the area at this time. Field boundary features have been recorded in land at Westergate [2], Westergate College [6], and Fontwell Avenue [27], while domestic finds have been recorded at land near Eastergate [7]. At the edge of Slindon Wood, lidar analysis identified gravel quarrying [28]. Elsewhere, farmsteads and the sites of associated structures have been recorded at land off Fontwell Avenue [1], Follyfoot Farm [17], Barncroft Historic Outfarm [18], Historic Outfarm [19], The Old Farm Historic Farmstead [20], Tile Barn Historic

Outfarm [21], and Wandleys Farm Historic Outfarm [22]. The site of the former Balls Hut Inn has been identified [14], as well as a former windmill [24], the site of Eastergate Workhouse [25], and the site of Barnham and Eastergate Schools [26].

#### Modern, undated, negative

Modern buildings have been recorded as relating to the 20th century, these being the Eastergate Memorial Hall [30] and the site of a WWII radar station in Aldingbourne which comprised of three separate station buildings [32]. Undated extractive pits have been recorded at Westergate House [9].

Archaeological investigations which have not resulted in any observations of archaeological remains have occurred at land at Wandleys Farm [33], land off Barnham Road [34], land at Newlands House [35], and Eastergate Lane [36].

#### *Scheduled Ancient Monuments*

There are no scheduled ancient monuments in proximity to the proposed development area.

#### **Portable Antiquities Scheme**

A search was made of the Portable Antiquities Scheme's online database for the 1km grid-square SU9406. This returned two results: a Roman silver *denarius* (cin) of Faustina I, and an unfinished Neolithic flint scraper.

#### **Cartographic and documentary sources**

The proposed development site lies within the historic manor of Eastergate (then called *Gate*) in the Hundred of Binsted. The origin of the place-name 'Eastergate' (also called *Estergat*) comes from the Old English *ēasterra* + *geat*, meaning '(Place at) the gate or gap' (Mills 1998, 122) with a differentiation between east and west. Domesday Book of 1086 described the manor as owned by the Saint-Martin of Sées abbey in the alms of Earl Roger (of Shrewsbury), with the land formerly belonging to Earl (King) Harold in the time of Edward (Williams and Martin 2002, 61). There were three hides of land, but assessed at two hides with land for four plough teams. In demesne there were two plough teams as well as 18 villan and ten cottar households with two plough teams. It is noted that there was a church, four acres of meadow and woodland for five pigs. It increased in value from £4 from the manor's previous £3. The manor would stay in the ownership of the Abbey until the Dissolution when

it was retained by the Crown before eventually being granted to a new owner and thereafter exchanged with the dean and chapter of Chichester (VCH 1997).

The population of the parish remained centred around Eastergate to the south, and further south toward Barnham, with seemingly no settlement in the northern parts of the parish until the 19th century (VCH 1997). From the Medieval period, the population remained small, with only 17 families recorded in 1724, and the population increasing to 163 in 1801 (VCH 1997). The main road utilised to Walberton, Eastergate Lane was present by the 13th century, but Wandleys Lane would not be mentioned until 1724, where it followed a route between Pagham and Arundel. Prior to that time, the proposed development site formed part of the Eastergate common, until enclosed in 1779. The area of the site appeared to have been utilised for sheep grazing as heathland and other agricultural activity.

A range of Ordnance Survey and other historical maps of the area were consulted at West Sussex Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's 1575 map of Sussex (Fig. 3). This map shows *Estergate* (Eastergate) between *Addingbarn* (Aldingbourne) to the west with an attached pale, *Walberte* (Walberton) to the north-east, and *Barnom* (Barnham) to the south. While on Speed's 1623 map (Fig. 4), Eastergate is recorded as *Estergate Bulsham* and is south of *Barneham*, while being situated north of *Baylies court Angton*. Aldingbourne is recorded as *Aldingbur*. Morden's 1695 map (Fig. 5) shows a similar level of detail with several more settlements named around *Estergate Bursham* (Eastergate), including Yapton to the north-east, with *Barneham* (Barnham) also situated north of Eastergate instead of south. Kitchin's 1763 map (Fig. 6) shows Eastergate as *Estergate*, with the surrounding settlement name closer to their modern-day use. The Ordnance Survey drawing of 1805 (Fig. 7) is the first to show a notable level of detail. The proposed development site lies north of the village of Eastergate adjacent to the early Wandleys Lane, adjoining the north-south road between Eastergate and the main east to west road between Chichester and Arundel. To the north of the site was a wooded area, and to the south, the North Field Farm and a poorhouse. At this time, no structures are apparent on site, nor is the area enclosed. The Eastergate parish tithe map of 1845 (Fig. 8) shows the site as forming the north-eastern section of plot 111, owned and occupied by Richard Boniface senior whose son occupied the farmhouse to the south of the field, across the road. The surrounding area at this time was occupied by several farmsteads, but largely consisted of rural fields.

The first edition Ordnance Survey of 1876 (Fig. 9) shows no change in the site boundaries from the previous tithe map. However, it does note the existence of a gravel pit just north of the site across Wandleys Lane adjacent to a grassed area. By 1897 (Fig. 10), this northern gravel pit is still present, and in the north-east corner of the field containing the site, an 'old gravel pit' is recorded, suggesting another pit was opened in the intervening years. By 1912 (Fig. 11), the north-eastern gravel pit had been filled in and the area subdivided to construct a house in its location. The gravel pit across the road had been expanded by this time. The 1937-1939 survey (Fig. 12) shows that the field containing the development site was subdivided in the south and Greenings Cottage constructed, while the northern gravel pit had been filled in. No change is shown on the 1974-1979 (Fig. 13) survey, but by 1991-1994 (Fig. 14), the modern field boundaries of the development site were in place with further subdivision of the field. No change is shown in the 2003 survey (Fig. 15), the most recent Ordnance Survey at this scale.

### **Listed buildings**

There are 12 listed buildings in proximity to the development site. All are Grade II listed, and include Westergate House [Fig 1: 9], The Old Thatched Cottage [10], Malthouse Cottages [13], Flint House [13], The White House [13], The Long House [13], Shelley House and Elm Tree Stores [13], Argyl House [13], Old Farm Cottage [15], Merryend [16], The Hermitage [23], and Eastergate Memorial [29]. No listed buildings are in a position to be affected by the proposed development due to their distance from the development site.

### **Registered Parks and Gardens; Registered Battlefields**

Denmans Garden [Fig 1: 32] is a modern private garden created between 1947-1985 by Joyce Robinson. The garden is not in a position to be affected by the proposed development.

### **Historic Hedgerows**

There are hedgerows on the site that could qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (now modified by government guidance to include boundaries depicted on pre-1845 maps). The 1845 Eastergate parish tithe map (Fig. 8) shows that the northern and southern field boundaries were present during this time, and likely existed earlier. Permission will need to be sought to modify or destroy these hedgerows.

## **Aerial Photographs**

The site lies within an area for which the aerial photographic record was comprehensively studied as part of the Secret of the Woods national mapping project (Carpenter *et al.* 2016), and incorporated into the HER, as noted above. A search on the Historic England Archive's database of aerial photographs showed no photographs of the area have been taken since this survey. No photographic collections have therefore been consulted specifically for this study.

## **LiDAR**

The site and the land adjacent were covered by the Secret of the Woods national mapping project (Carpenter *et al.* 2016), which produced no potential features of archaeological significance within the proposed development area.

## **Discussion**

There are no known heritage assets on the site or in a position to be affected by its development. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The site was covered by the Secret of the Woods NMP (Carpenter *et al.* 2016) which did not suggest any potential archaeological features based on aerial photography and lidar data. However, the site has not been subjected to ground investigation. What archaeological investigation has been done in the greater landscape shows that the potential for Roman and Post-medieval remains is moderate. Roman remains have been recorded both north and south of the proposed development area within approximately 500m. The presence of Post-medieval farmsteads, agricultural activity, and gravel quarrying is evident in both the archaeological record and supported by documentary evidence. Furthermore, there exists the potential to encounter Medieval, Mesolithic, and Bronze Age remains, which have notably been recorded north of the site.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to

the District Council and carried out by a competent archaeological contractor. Such a scheme could be implemented by a suitably worded condition attached to any consent gained.

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**APPENDIX 1: Historic Environment Records within a 1km search radius of the development site**

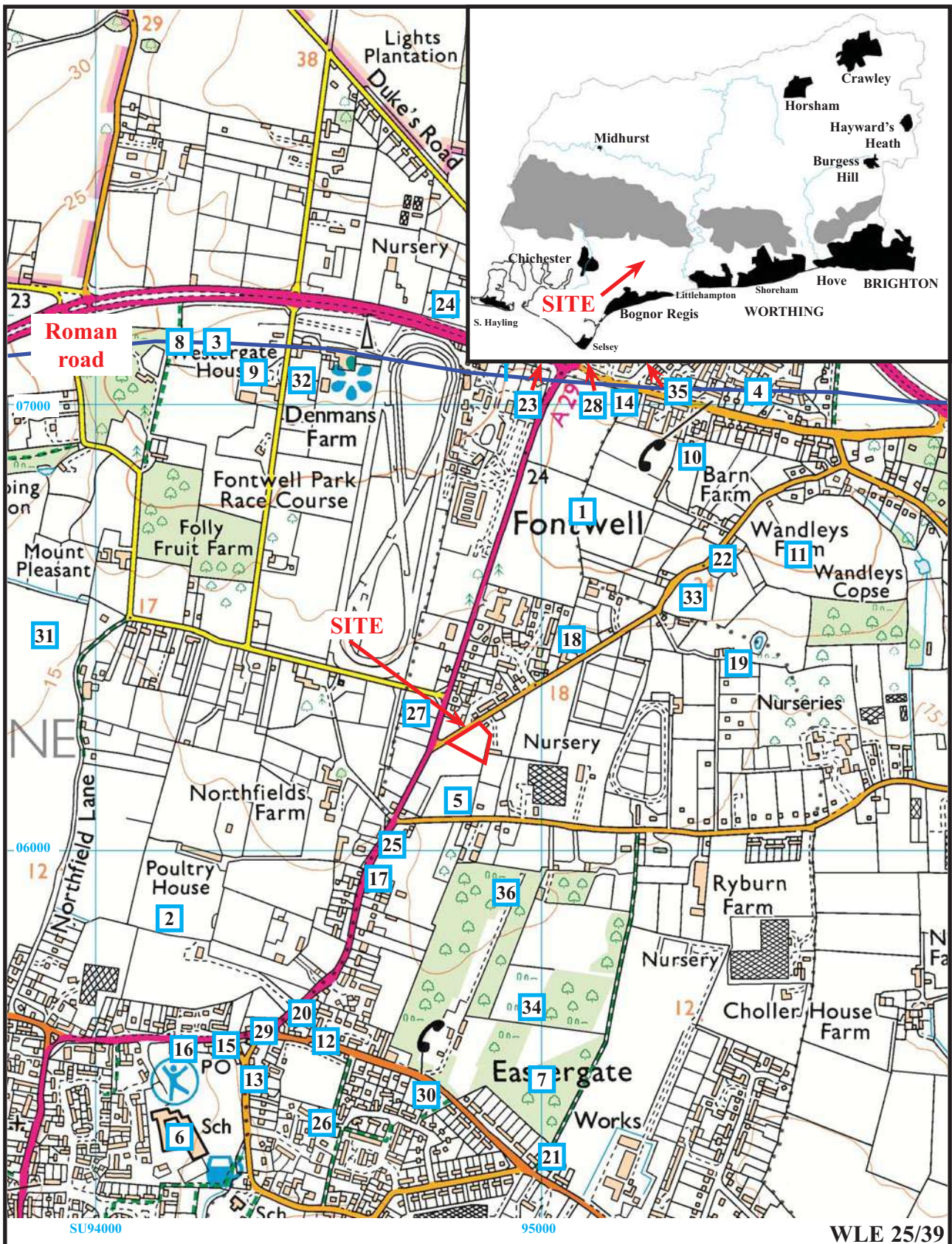
No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	EWS1674 MWS13195	95174 06799	Evaluation	Mesolithic Neolithic Bronze Age Iron Age Roman Post-medieval	Land off Fontwell Avenue, Fontwell. Evaluation of 46 trenches. Possible Early Neolithic charcoal-rich pit and heavily truncated Early Bronze Age enclosure. Probable Roman field boundary and a Post-medieval structure of unknown function. Finds include a small assemblage of struck flints of Mesolithic to Mid-Neolithic date. 10 geo-archaeological test-pits demonstrated deposits related to Aldingbourne raised beach was present in part of the site. Evaluation of 3 trenches. A probable gully with Late Bronze Age pottery; 2 pits of broad late prehistoric date.
2	MWS14353 EWS1810	94124 05794	Evaluation	Neolithic Bronze Age Post-medieval	Evaluation of 72 trenches on Land at Westergate, Aldingbourne; recorded Early Neolithic pits and a tree bole, a possible Late Bronze Age field system and Post-medieval boundary ditches. Environmental samples from possible prehistoric field ditches confirmed presence of bones, shells, charcoal and charred plant remains.
3	EWS1762	8627 1286	Photographic LiDAR	Neolithic Bronze Age Iron Age Roman Medieval Post Medieval Modern	Historic England National Mapping Programme for the South Downs National Park, Secrets of the High Woods Project. A LiDAR survey of the whole area and study of aerial photographs. Potential sites ranging from the Neolithic through to the Cold War, including earthworks and structures, cropmarks and soilmarks.
4	MWS6976	95492 06996	Evaluation Excavation	Bronze Age Iron Age Medieval	Evaluation and subsequent excavation recorded a linear ditch and recovered Bronze Age pottery and small amounts of medieval pottery. Some LBA or EIA pottery. Undated, possibly modern postholes.
5	MWS2254	9483 0608	Find spot	Bronze Age	Small Late Bronze Age bucket shaped urn was found at "Greenings," Eastergate Lane, in 1954
6	DWS8475	9418 0538	Archaeological Notification Area Excavation	Prehistoric Bronze Age Iron Age Roman Saxon Medieval Post Medieval	Multi-Period Activity and Medieval Settlement, Westergate Community College, Aldingbourne. Features include mainly ditches, and finds include flintwork and late Bronze age pottery and fire cracked flint. Significant quantity of LBA/EIA pottery in surrounding area. Large number of archaeological features dating from Late Bronze Age to Late Medieval period. Another area revealed features dated to the Saxo-Norman and later medieval periods.
7	MWS15047 EWS2000	95003 05470 9500 0546	Geophysical Survey Evaluation	Prehistoric Roman Medieval Post-medieval	Land at Eastergate (A29 Realignment). A detailed gradiometer survey and evaluation revealed Late Prehistoric ditches, potentially associated with field systems or enclosures, pits/post-holes and a large ditch. Probable field boundary ditches contained Roman material A potential Roman trackway but a strap loop found in one of the trackway ditches is medieval. Further evaluation revealed a pit and a tree hole, the latter containing prehistoric pottery and worked flint. Post-medieval material was also recovered.
8	MWS14385 DWS9125	96482 07011 9648 0701	Photographic Earthwork	Roman	Section of Chichester-Arundel Roman Road through Binsted Wood. Slight earthwork and traces of linear embankment and side ditches seen on aerial photographs and lidar images. The remains can be seen surviving in sections as a combination of <i>agger</i> , side ditches or hollow way, for over 8km of the total 15km distance between Chichester-Arundel.
9	MWS2251 MWS11646 MWS7052 EWS1347 DWS8445 297668 MWS8519 MWS14682 MWS2278MW S14670	9440 0703 9438 0699 94335 07042 9438 0700 9417 0700 94396 07033 94396 07034 94316 06990 943 070 94423 06991	Evaluation Archaeological Notification Area Listed Building Park Cremation Find spot Pits	Roman Post-medieval Undated	Roman cremations Westergate House and Hale's Barn. A large rectangular sepulchral cist found in 1850 under the lawn. Contents included an urned cremation, 2 bronze <i>fibulae</i> , flints, pottery, etc. Evaluation trench with evidence of Aldingbourne raised beach, lowest 3 clay layers were sampled for soil analysis. Evaluation identified an undated linear feature. Two rows of circular pits, possibly tree holes from former avenue visible on LiDAR in grounds of Westergate House. Earthwork of former extractive pits of uncertain date visible on lidar images. Some are cut slightly into the <i>agger</i> of the road, suggesting the pit is post-Roman in date. Westergate House, Early 19th century. Parkscape on the 1872 Ordnance Survey map, extended by 1898-9.
10	MWS7988 DWS8476	95330 06915 9521 0680	Archaeological Notification Area Cremation	Roman	Morelands Cottage, An excavated ditch produced very large quantities of Roman pottery <i>tegula</i> and <i>imbrex</i> and possible water pipe fragment, dating of <i>c.</i> late 2nd - 3rd century. May indicate a Roman villa site and possible cremation burial.
11	MWS11245	9558 0671	Photographic	Roman	Cropmarks identified from aerial photographs indicating the possibility of a feature. Approximately 300m west, a large quantity of Roman material was uncovered.

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
12	297849	94530 05551	Listed Building	Post-medieval	The Old Thatched Cottage., 1623
13	297857 297858 297859 297678 297860 297679	94350 05492 94356 05521 94364 05551 94373 05605 94351 05571 94358 05604	Listed Building	Post-medieval	Malthouse Cottages. 17th century. Flint House, 17th and 18th century. The White House, 18th century. The Long House, 18th century. Shelley House and the Elm Tree Stores. 18th century. Argyl House, early 19th century. All form a group.
14	MWS7077	95188 07020	Building	Post-medieval	The site of the former Balls Hut Inn before it was demolished
15	297663 MWS8514	94317 05546 94317 05547	Listed Building	Post-medieval	Old Farm Cottage, 18th century or earlier.
16	297680	94252 05565	Listed Building	Post-medieval	Merryend, 18th century
17	MWS10588	94632 05940	Cartographic	Post-medieval	Follyfoot Farm was a 19th century single-sided loose-courtyard farmstead with detached farmhouse but has undergone total change.
18	MWS9333	95057 06431	Farmstead	Post-medieval	Barncroft Historic Outfarm, 19th century U-Plan regular courtyard outfarm or field barn in an isolated location.
19	MWS13103	95415 06439	Farmstead	Post-medieval	Historic Outfarm South of Wandley's Barn, 19th century single-sided loose courtyard outfarm but completely altered.
20	MWS13734	94445 05613	Farmstead	Post-medieval	The Old Farm 19th century 3-sided L-Plan loose courtyard farmstead, detached farmhouse with no apparent alteration.
21	MWS13767	95014 05289	Cartographic	Post-medieval	Site of 19th century Tile Barn now demolished.
22	MWS13898	95411 06646	Cartographic	Post-medieval	Wandleys Farm 19th century 3-sided L-Plan loose courtyard outfarm/field barn but totally changed.
23	413995	94926 07148	Listed Building	Post-medieval	The Hermitage. Early 19th century.
24	MWS2272	9482 0722	Cartographic	Post-medieval	Windmill – Fontwell shown on the OS map of 1813.
25	MWS12439	94656 06013 94642 05977	Cartographic	Post-medieval	Site of Eastergate Workhouse, on 1847 Tithe Map. Gone by the 1st Edition Ordnance Survey.
26	MWS15650	9452 0536	Cartographic	Post-medieval	Site of Barnham and Eastergate Schools (Boys & Girls) on the 1st Edition Ordnance Survey map (c. 1874 - 1880).
27	MWS15401 EWS2171	94734 06272	Evaluation	Post-medieval	Evaluation of 12 trenches: single ditch corresponds with a field boundary shown on the 1845 tithe map.
28	MWS14684	95170 07259	Cartographic	Post Medieval	18th-19th century gravel pit visible on LiDAR and shown on 1st Edition Ordnance Survey map.
29	415160 MWS9108	94402 05590 94403 05591	Listed Building Monument	Modern	Eastergate War memorial c. 1920. Sculptor Morris Harding. Catafalque type structure of solid stone blocks, in the manner of Lutyens. Additions for WW2.
30	MWS9031	94765 05439	Building	Modern	Eastergate Memorial Hall, Eastergate with oil paintings on walls dedicated to those who served/died in both World Wars
31	MWS14545	93887 06516	Photographic	Modern	Site of a WW2 Radar Station, visible on aerial photographs. The site comprised four masts with three separate station buildings, two within a compound, the third with a blast wall.
32	1468114 MWS15049 MWS2281	9447 0704 94469 07054 9458 0712	Registered Park or Garden	Modern	Denmans Garden developed from a market garden incorporating an early-19th century walled kitchen garden. It was created between 1947-85 by Joyce Robinson, and developed between 1980-2018 by John Brookes.
33	MWS15231 EWS2080	95343 06570 95335 06570	Evaluation	Negative	Land at Wandleys Farm, Walberton. No archaeological finds, features and/or deposits were identified.
34	MWS15657 EWS2271	94968 05557 94968 05556	Geophysical Survey	Negative	Land off Barnham Road, Geophysical Survey. No definite archaeological interest.
35	MWS8106 EWS933	95349 07078 95342 07073	Evaluation Geotechnical Test Test pits	Negative	Evaluation of 8 trenches on Land at Newlands House, Arundel Road. No archaeological features or finds. 3 geo-archaeological test pits were dug within trenches. Sediments associated with a Raised Beach were identified, it was not possible to clearly identify this with Aldingbourne Raised Beach or Goodwood-Slindon Raised Beach.
36	MWS15129 EWS2021	94926 05902 94927 05903	Watching Brief	Negative	Watching brief south of Eastergate Lane. No archaeological finds, deposits or features.

Listed Buildings Grade II unless stated.

**APPENDIX 2: Historic and modern maps consulted**

1575	Saxton's map of Sussex (Fig. 3)
1623	Speed's map of Sussex (Fig. 4)
1695	Morden's map of Sussex (Fig. 5)
1763	Kitchin's map of Sussex (Fig. 6)
1805	Ordnance survey drawing of Arundel (Fig. 7)
1845	Eastergate parish tithe map (Fig. 8)
1876	First Edition ordnance survey (Fig. 9)
1897	Ordnance survey (Fig. 10)
1912	Ordnance survey (Fig. 11)
1937-1939	Ordnance survey (Fig. 12)
1974	Ordnance survey
1974-1979	Ordnance survey (Fig. 13)
1984-1989	Ordnance survey
1991-1994	Ordnance survey (Fig. 14)
2003	Ordnance survey (Fig. 15)

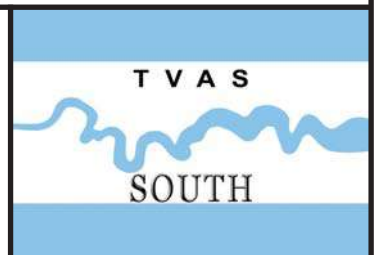


**Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex 2025**

**Archaeological Desk-based Assessment**

Figure 1. Location of site within Eastergate and West Sussex, showing locations of HER records.

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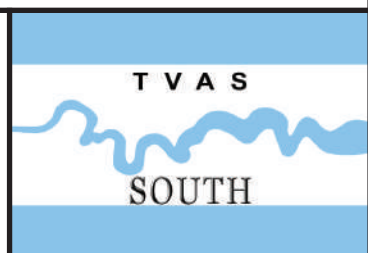




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Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex 2025  
Archaeological Desk-based Assessment  
Figure 2. Current site layout.

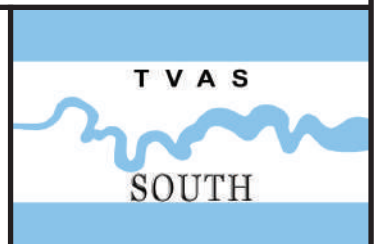




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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 3. Saxton's map of Sussex, 1575.



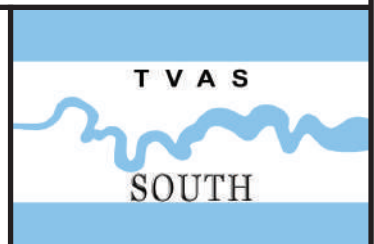




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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 5. Morden's map of Sussex, 1695.



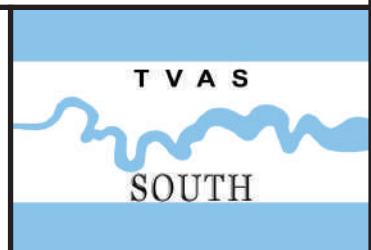


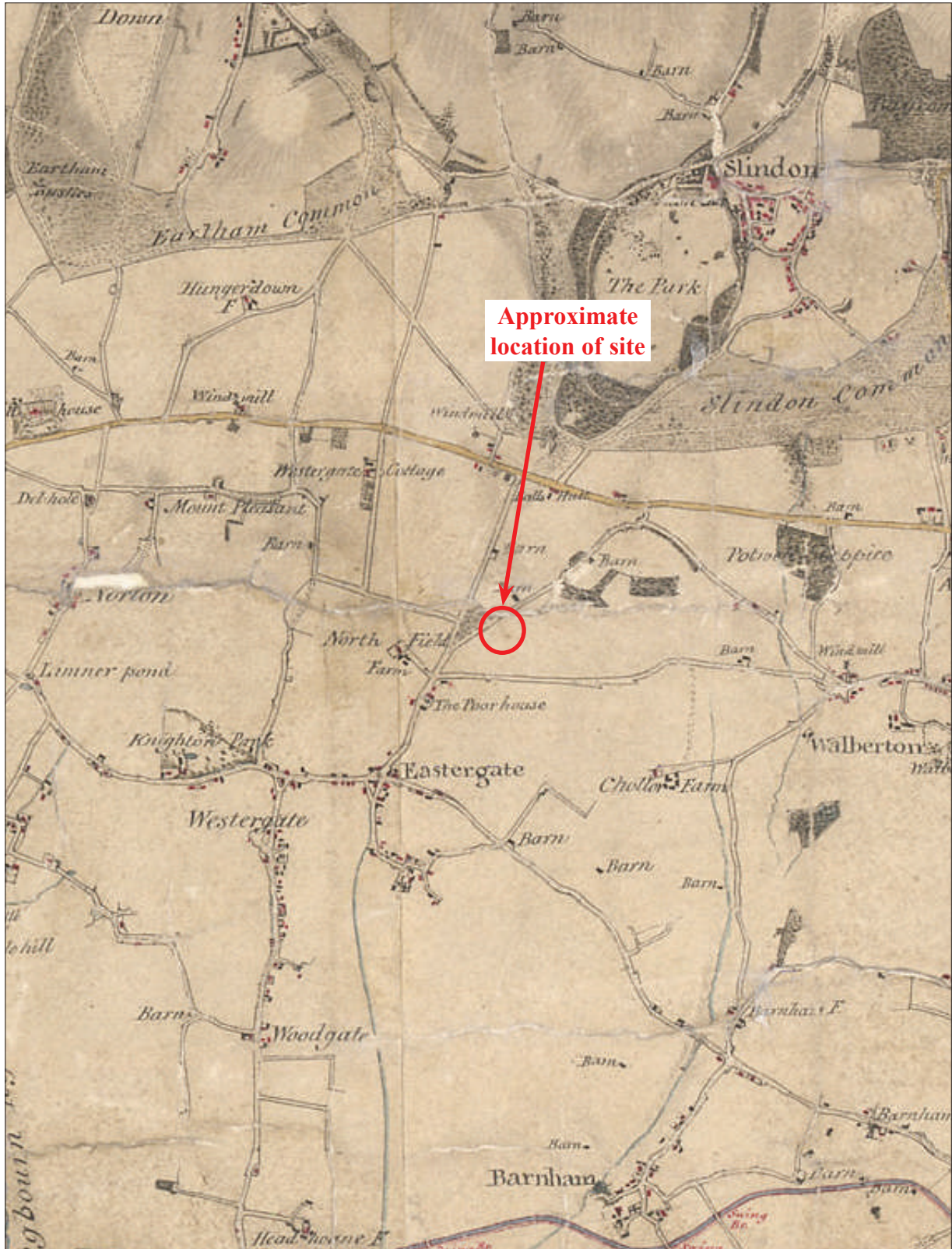
Approximate location of site

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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 6. Kitchin's map of Sussex, 1763.





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Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex 2025  
Archaeological Desk-based Assessment  
Figure 7. Ordnance survey drawing of Arundel, 1805.

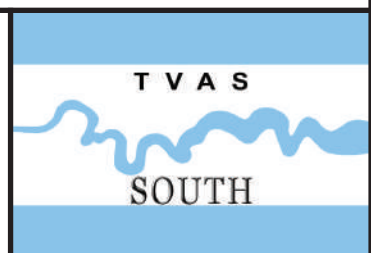


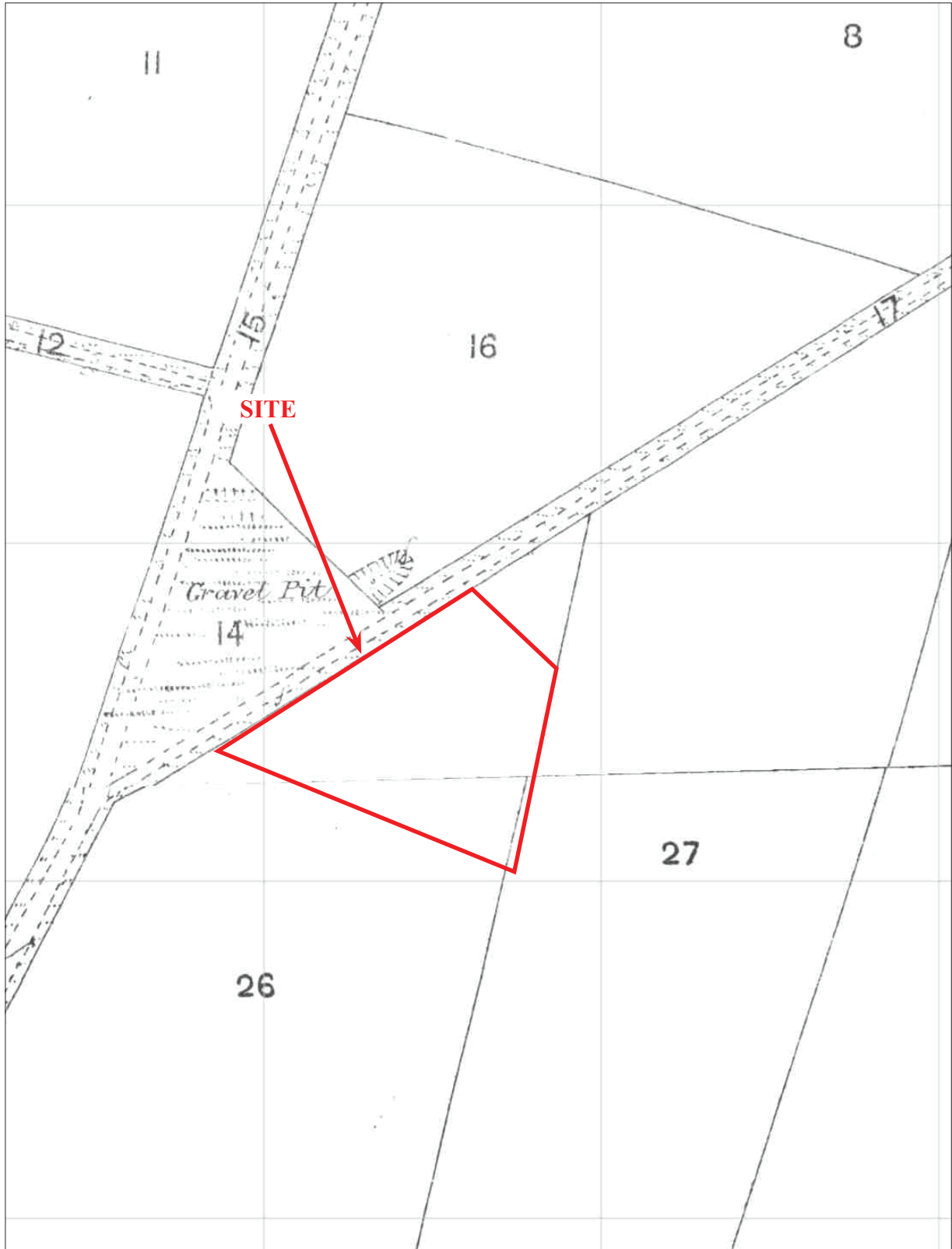


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Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex 2025  
Archaeological Desk-based Assessment  
Figure 8. Eastergate parish tithe map, 1845.

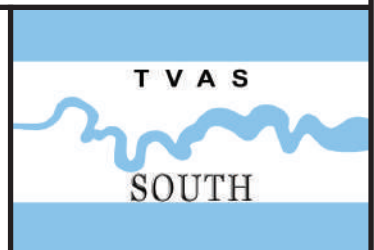


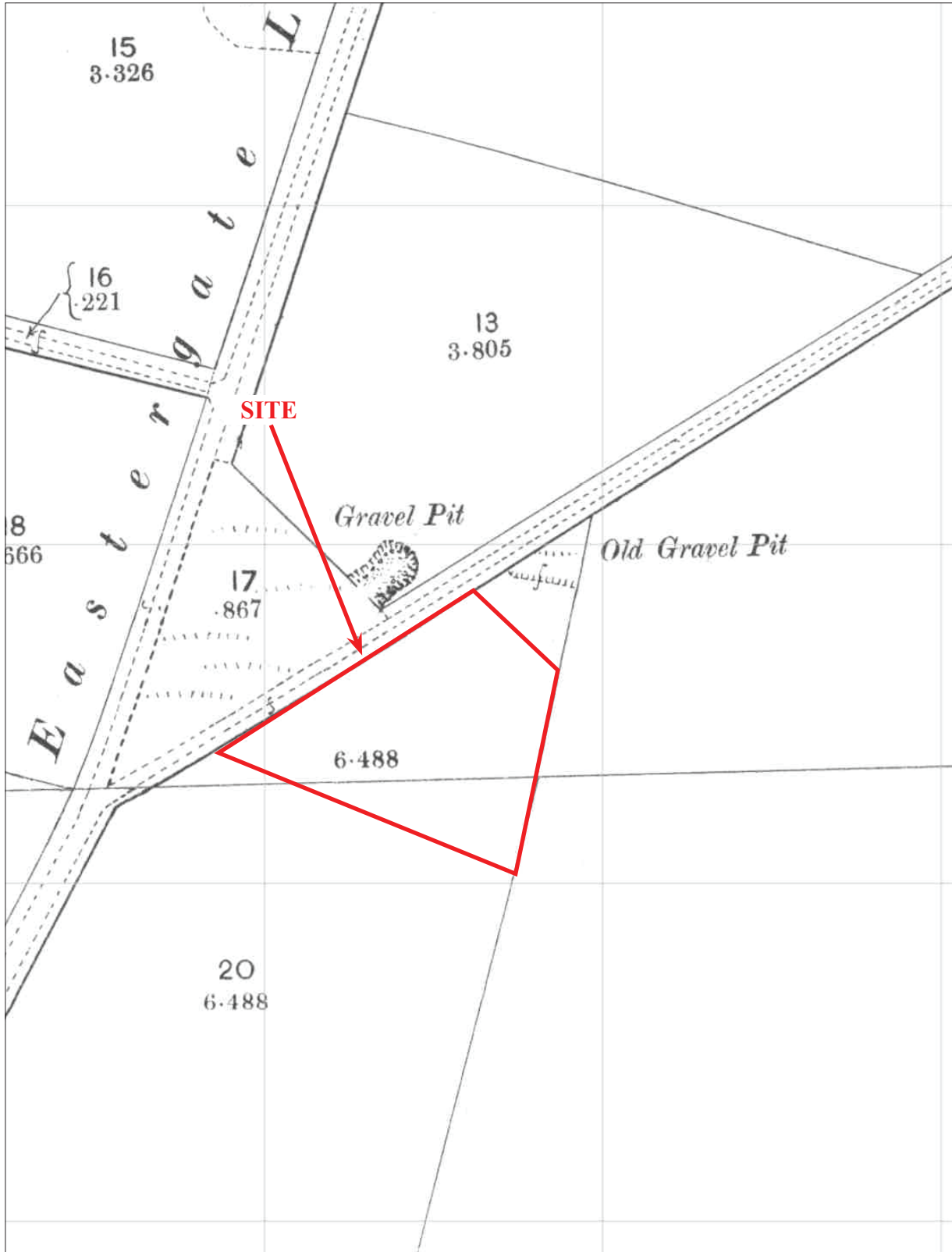


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Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex 2025  
Archaeological Desk-based Assessment  
Figure 9. Ordnance Survey, 1876.

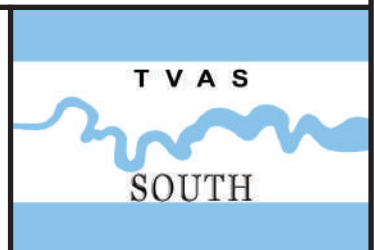


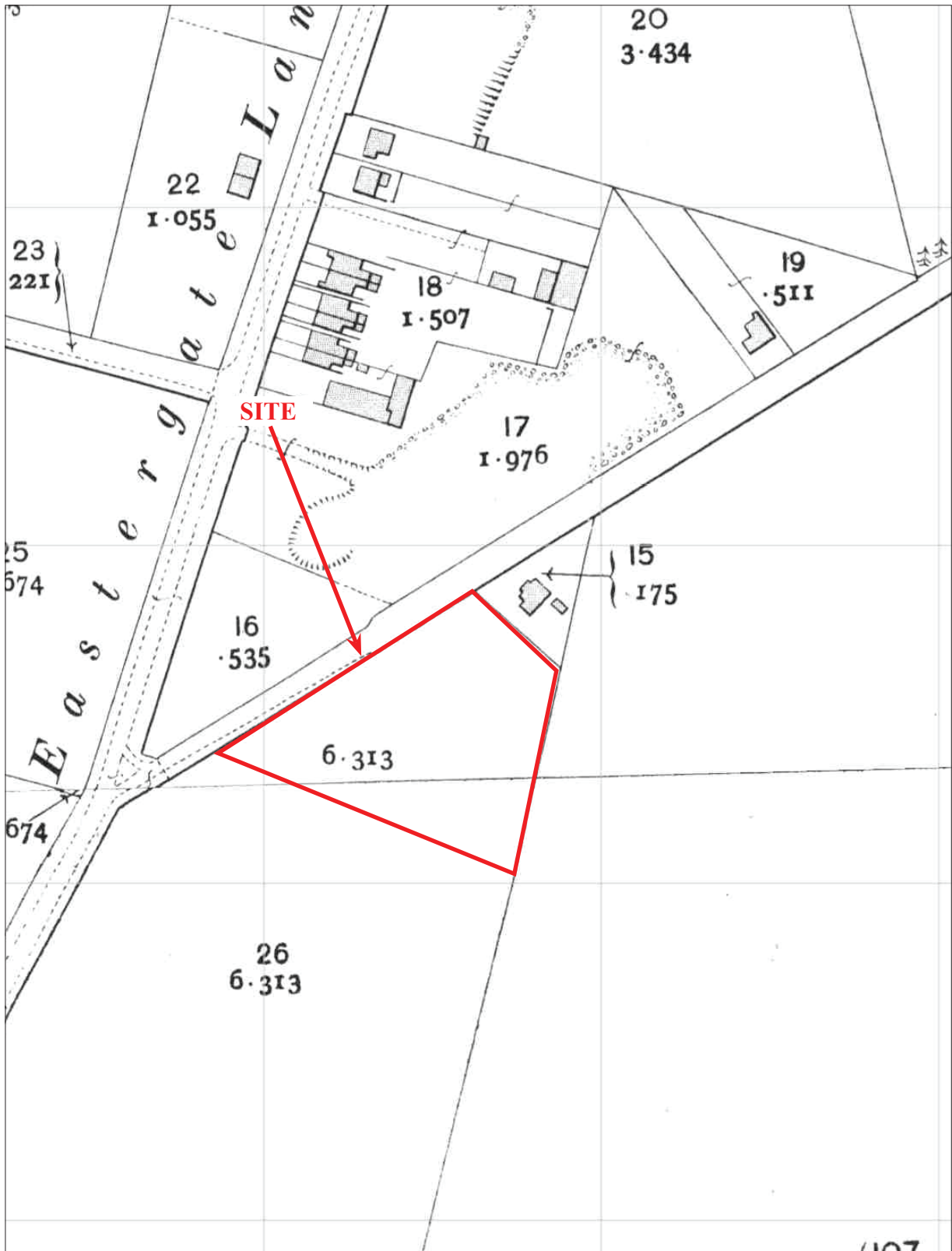


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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 10. Ordnance Survey, 1897.

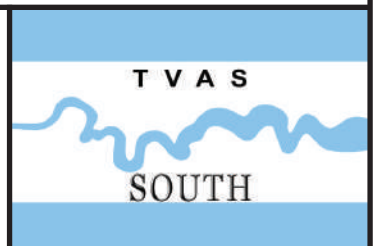


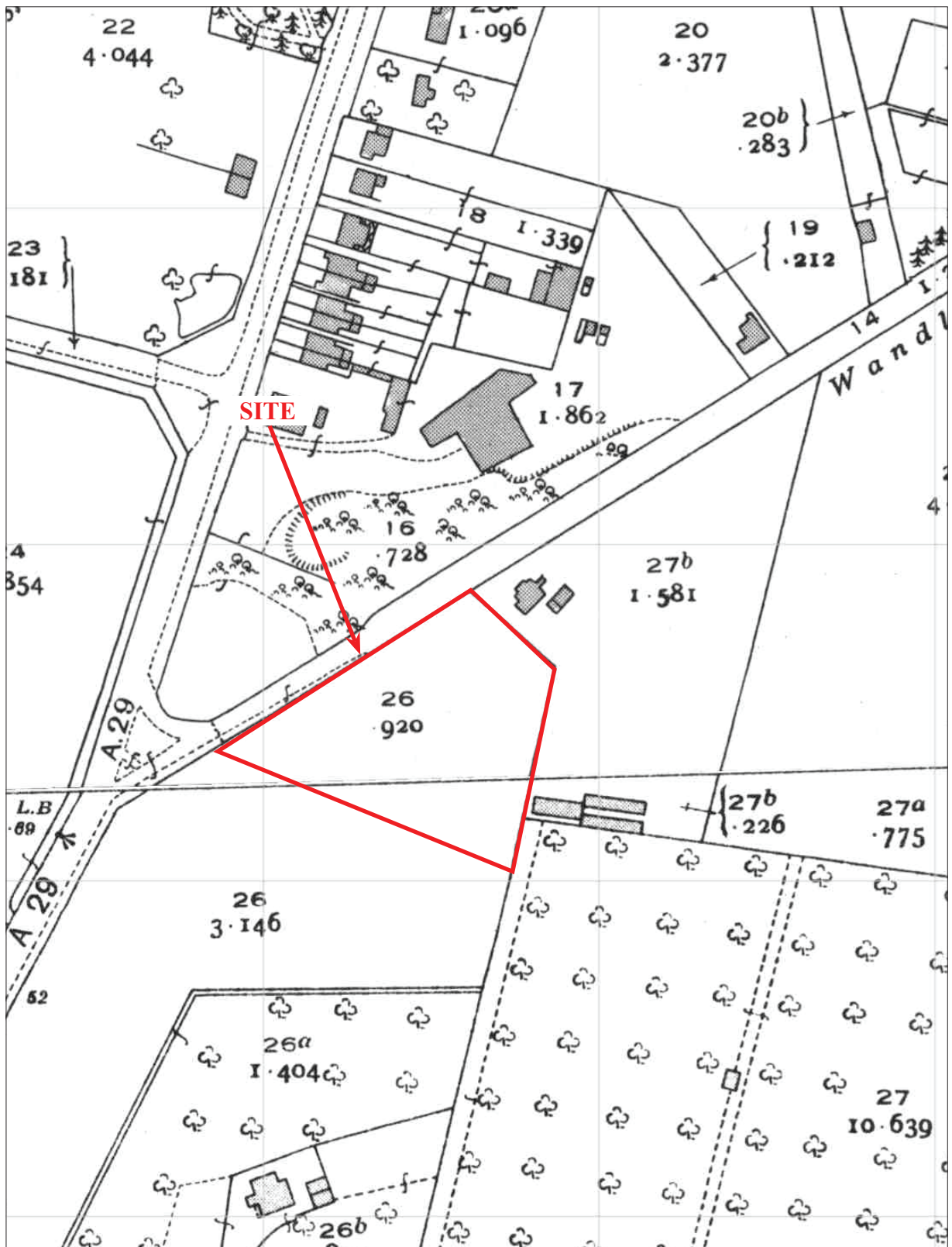


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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 11. Ordnance Survey, 1912.

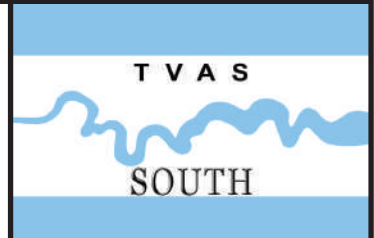


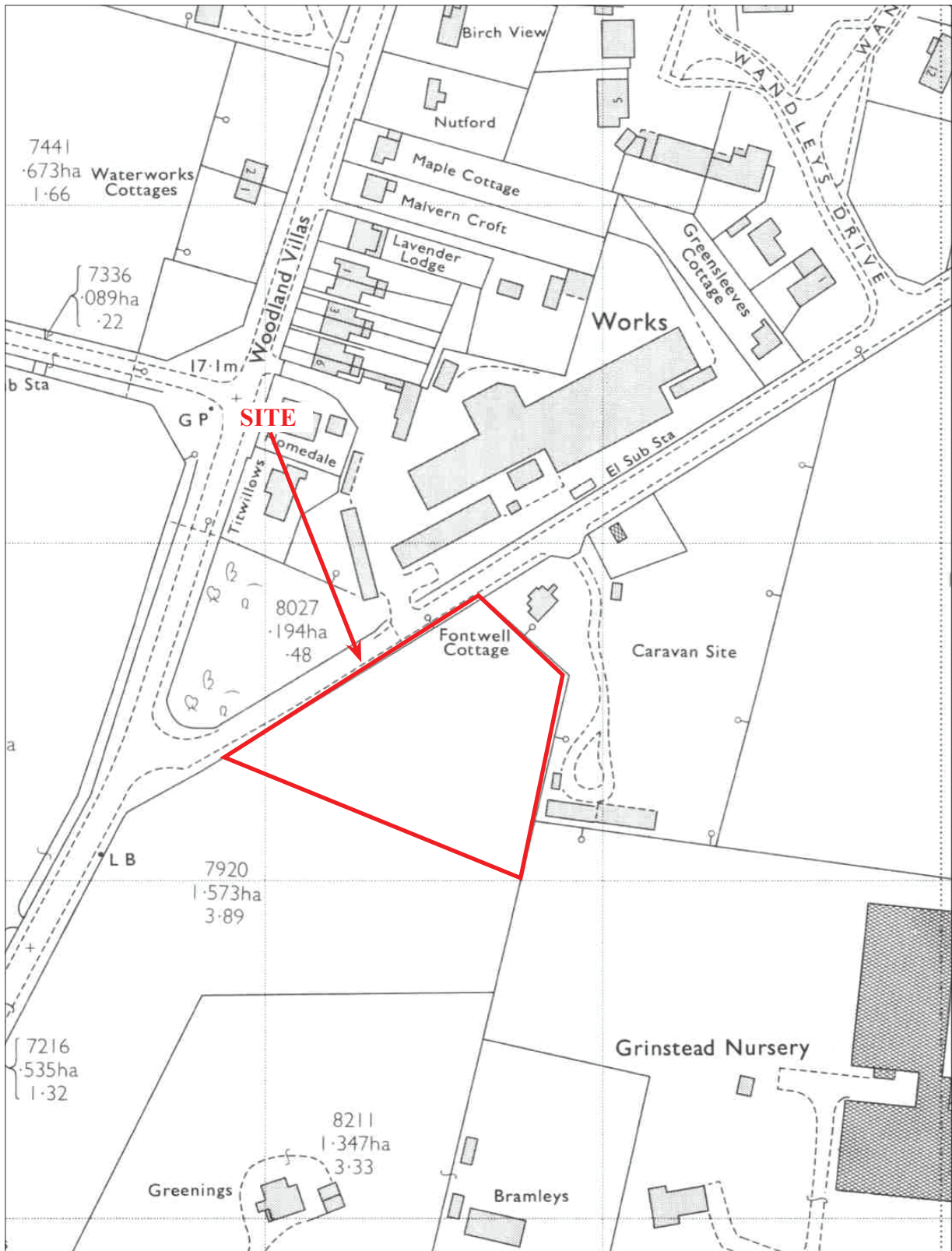


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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 12. Ordnance Survey, 1937-1939.



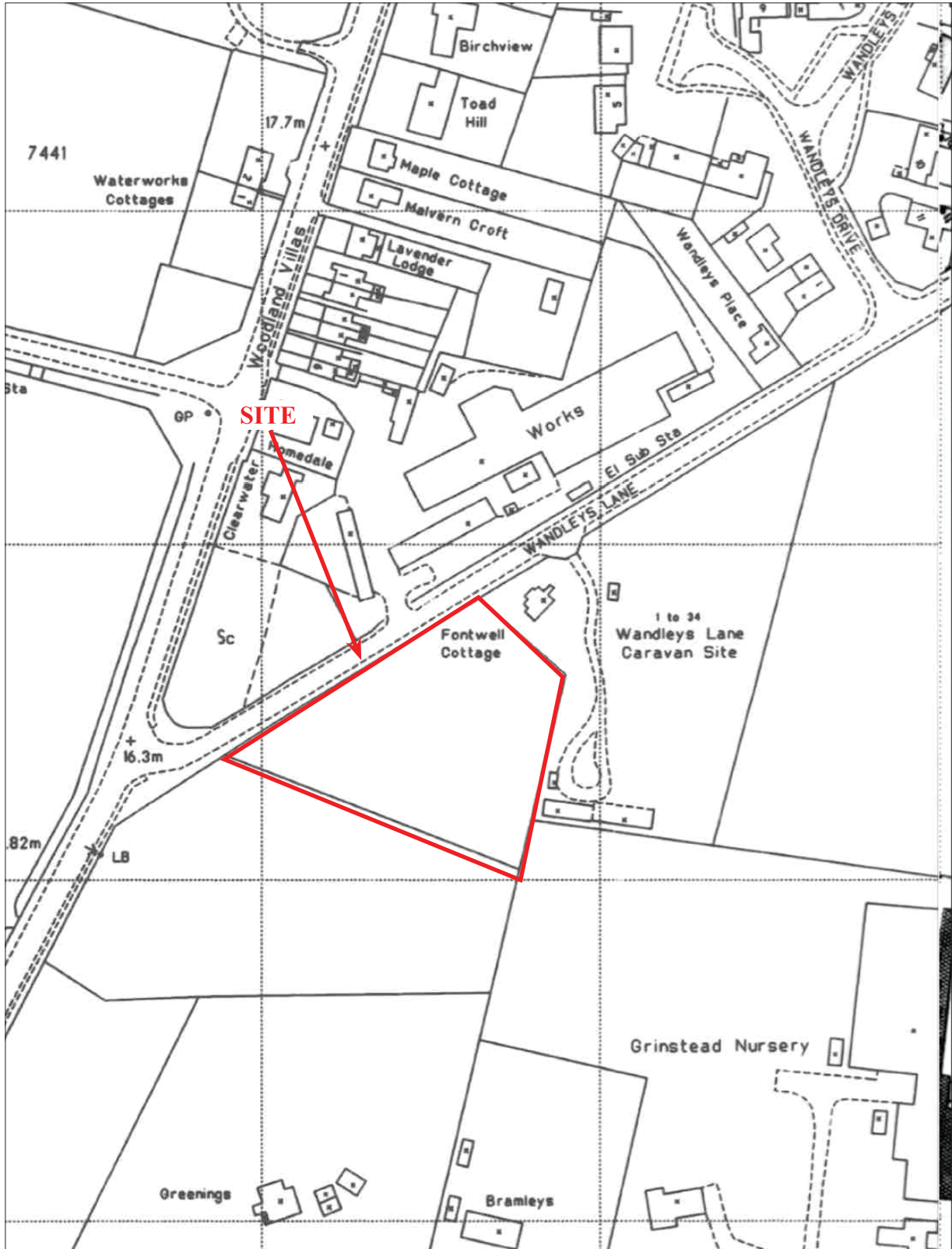


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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 13. Ordnance Survey, 1974-1979.



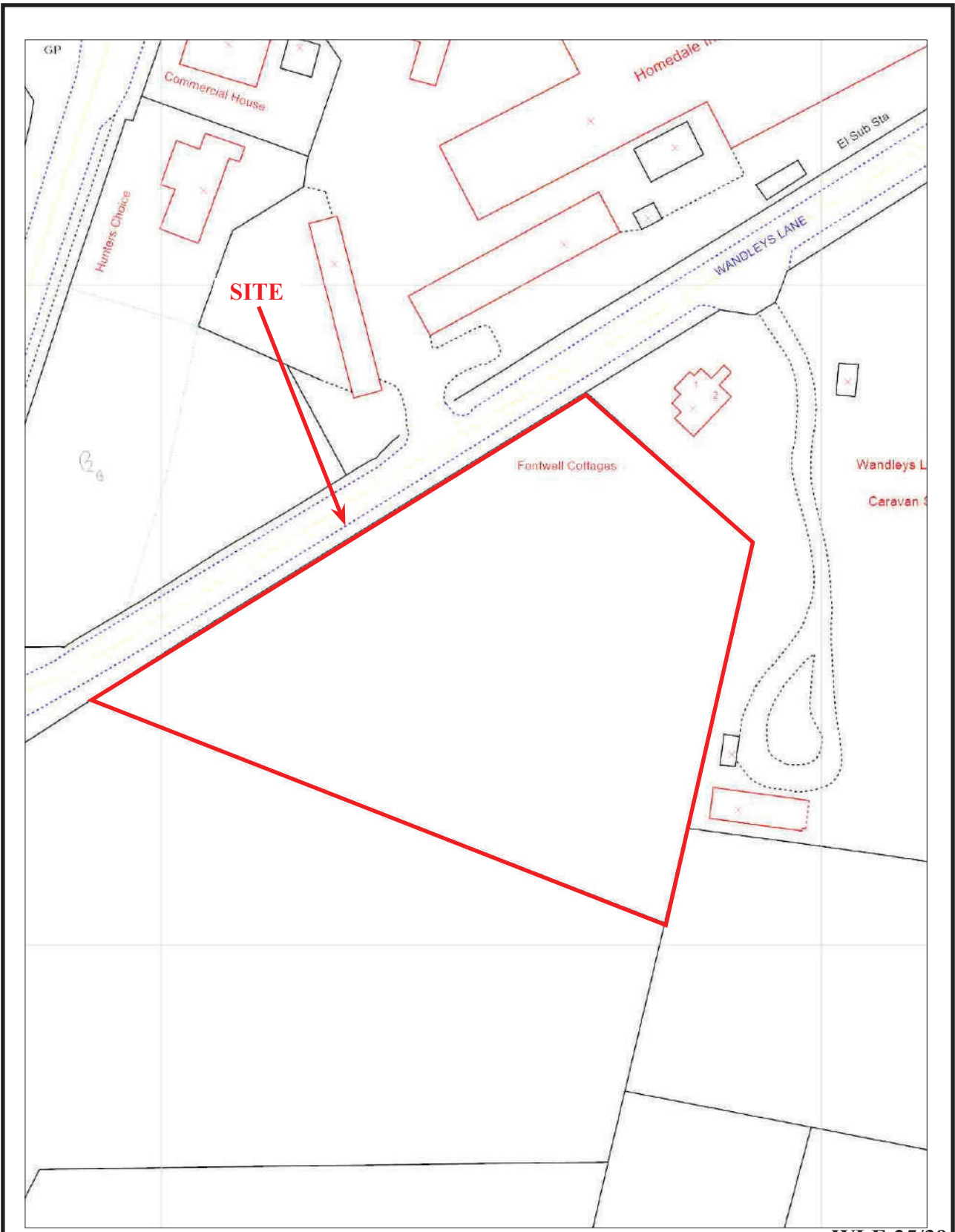


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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 14. Ordnance Survey, 1991-1994.

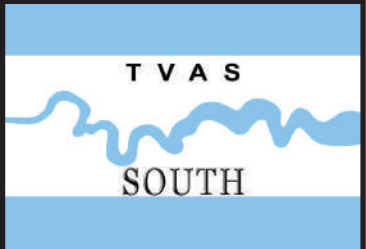


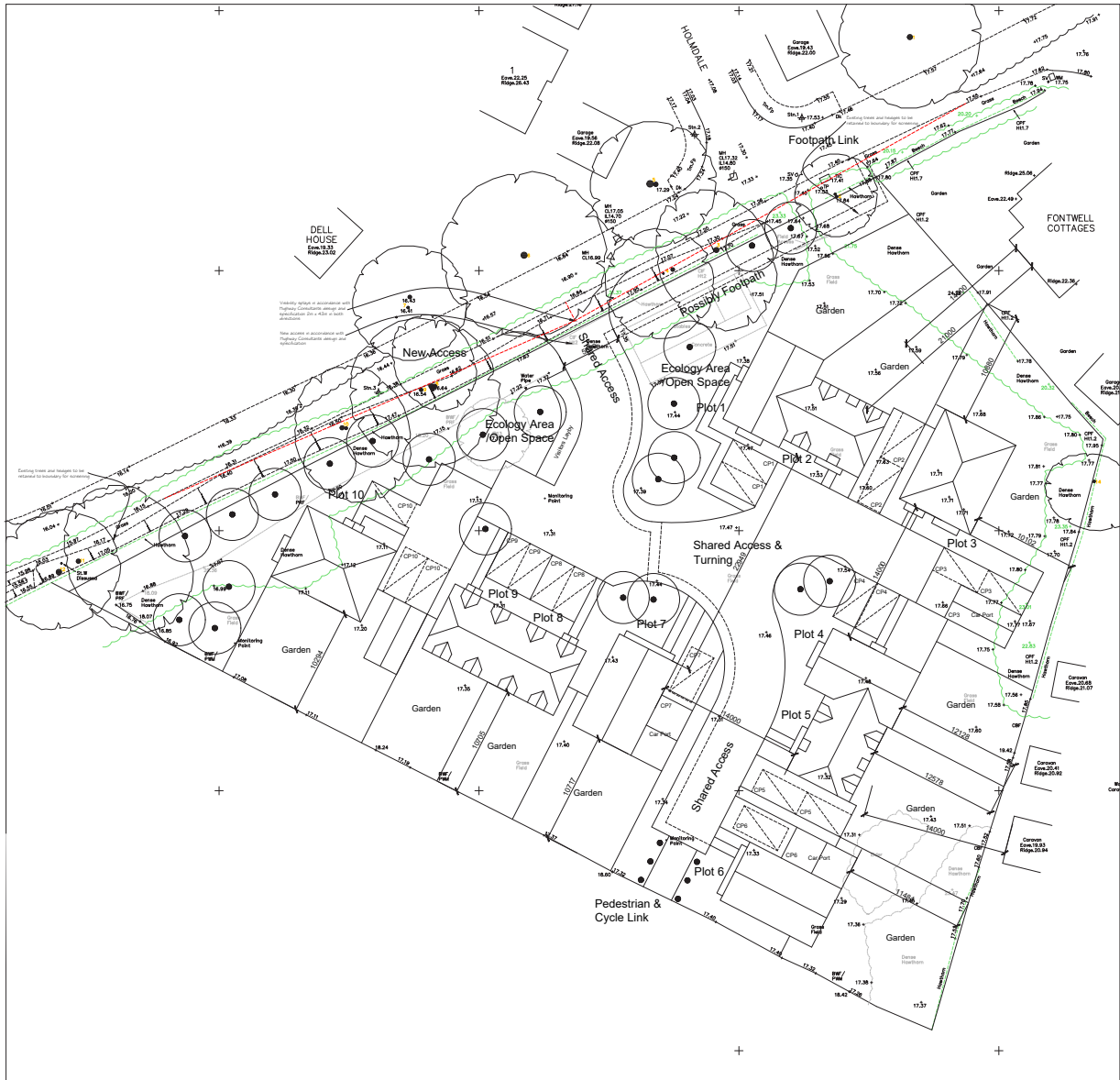


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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 15. Ordnance Survey, 2003.





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Land to the Southeast side of Wandleys Lane,  
 Eastergate, West Sussex 2025  
 Archaeological Desk-based Assessment  
 Figure 16. Current development plan.





Plate 1. View of site from northern boundary, looking south-west.



Plate 2. View of site from eastern boundary, looking west.



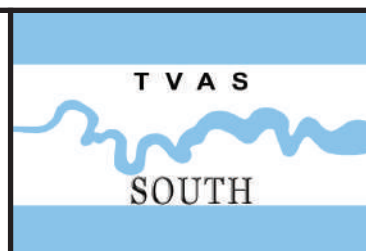
Plate 3. View of site from south-eastern corner, looking north-west.



Plate 4. View of site from south-western corner, looking north-east.

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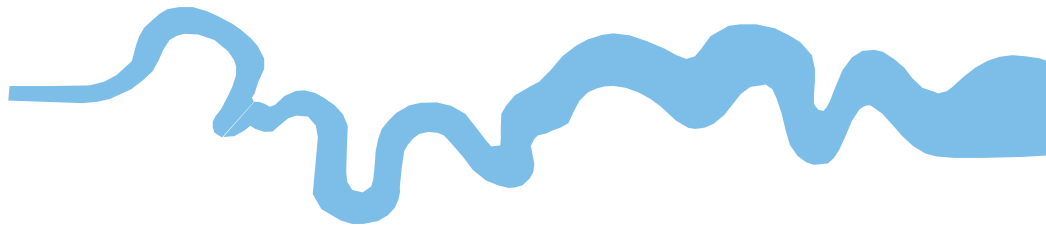
**Land to the Southeast side of Wandleys Lane,  
Eastergate, West Sussex 2025  
Archaeological Desk-based Assessment  
Plates 1-4**



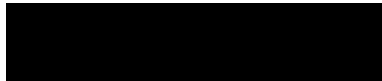
## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





**TVAS (South),  
77a Hollingdean Terrace  
Brighton, BN1 7HB**



**Web: [www.tvas.co.uk/south](http://www.tvas.co.uk/south)**

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