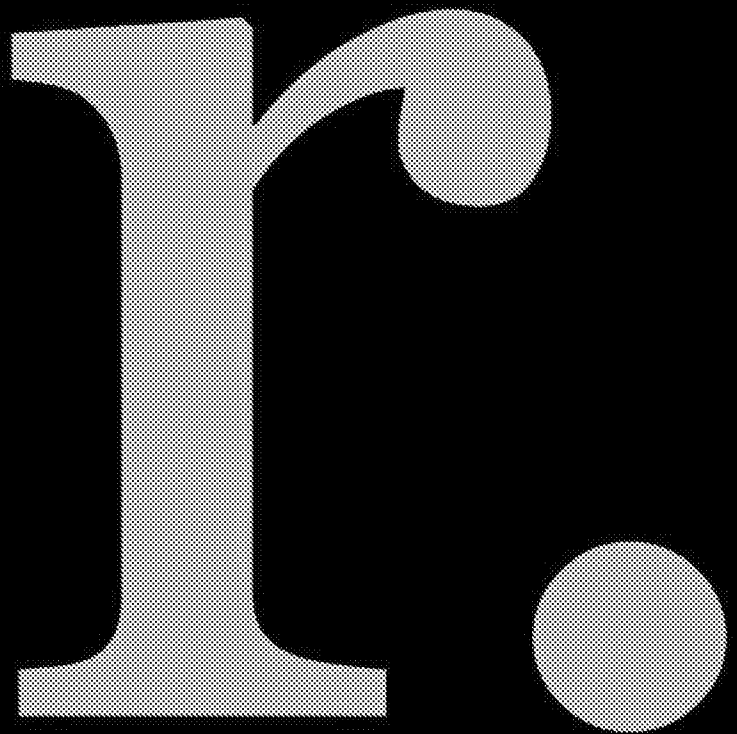


reside.

Land west of Fontwell Avenue, Eastergate

Archaeological Desk Based Assessment



# ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Northfield Cottages, Fontwell Avenue, Eastergate PO20 3RX

JAC26248  
Land at Northfield Cottages,  
Fontwell Avenue, Eastergate  
PO20 3RX  
Final  
February 2020

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## REPORT

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## EXECUTIVE SUMMARY

The study site has been assessed for its below ground archaeological potential.

No Scheduled Monuments or other designated heritage assets lie on or close to the site.

The study site has a low to moderate archaeological potential for settlement evidence dating to the late prehistoric and Roman periods.

The proposed development therefore has the potential to impact archaeological remains of a likely local significance.

Consequently, based on the available evidence, the archaeological interest on the site could be secured by an appropriately worded planning condition following planning consent.

## Contents

|                                                                                                                                 |           |
|---------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                                                                                                  | <b>1</b>  |
| <b>1 INTRODUCTION AND SCOPE OF STUDY .....</b>                                                                                  | <b>3</b>  |
| <b>2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....</b>                                                                | <b>4</b>  |
| National Planning Policy.....                                                                                                   | 4         |
| Local Planning Policy .....                                                                                                     | 5         |
| <b>3 GEOLOGY AND TOPOGRAPHY .....</b>                                                                                           | <b>7</b>  |
| Geology .....                                                                                                                   | 7         |
| Topography .....                                                                                                                | 7         |
| <b>4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE .....</b>                                         | <b>8</b>  |
| Timescales used in this report.....                                                                                             | 8         |
| Introduction.....                                                                                                               | 8         |
| Previous Archaeological Work .....                                                                                              | 8         |
| Prehistoric.....                                                                                                                | 9         |
| Roman .....                                                                                                                     | 11        |
| Anglo-Saxon and Medieval .....                                                                                                  | 11        |
| Post Medieval & Modern (including map regression exercise) .....                                                                | 12        |
| LiDAR Data.....                                                                                                                 | 13        |
| Assessment of Significance (Designated Assets) .....                                                                            | 13        |
| Assessment of Significance (Non-Designated Assets) .....                                                                        | 13        |
| <b>5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT &amp; REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS .....</b> | <b>14</b> |
| Site Conditions .....                                                                                                           | 14        |
| Proposed Development.....                                                                                                       | 14        |
| Review of Potential Development Impacts on Designated Archaeological Assets.....                                                | 14        |
| Review of Potential Development Impacts on Non-Designated Assets.....                                                           | 14        |
| <b>6 SUMMARY AND CONCLUSIONS .....</b>                                                                                          | <b>15</b> |

## Figures

|         |                                             |
|---------|---------------------------------------------|
| Fig 1.  | Site Location Plan                          |
| Fig 2.  | HER Data Plot (Data from West Sussex HER)   |
| Fig 3.  | 1778 Yeakell and Gardner Map of West Sussex |
| Fig 4.  | 1805 Ordnance Survey Drawing                |
| Fig 5.  | 1845 Eastergate Parish Tithe Maps           |
| Fig 6.  | 1880 OS Map                                 |
| Fig 7.  | 1899 OS Map                                 |
| Fig 8.  | 1914 OS Map                                 |
| Fig 9.  | 1951 OS Map                                 |
| Fig 10. | 1979 OS Map                                 |
| Fig 11. | 2001 Aerial Photograph                      |
| Fig 12. | 2013 OS Map                                 |
| Fig 13. | 2015 Aerial Photograph                      |

## Appendix

Appendix One: LiDAR Data

# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Sophie Bell and edited by Suzanne Gailey of RPS on behalf of Reside Developments Ltd.
- 1.2 The subject of this assessment, also known as the study site, is Land at Northfield Cottages, Fontwell Avenue, Eastergate PO20 3RX. The study site is situated within the District of Arun within the County of West Sussex (Fig. 1). The study site is centred on SU 94705 06238.
- 1.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2017), Reside Developments Ltd has commissioned RPS Consulting Services Ltd to undertake this below ground archaeological desk based assessment.
- 1.4 This desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.
- 1.5 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.2 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.3 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment 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 that heritage makes to our knowledge and understanding of the past.
- 2.4 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. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.6 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.7 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.8 *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.
- 2.9 *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.

- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm.
- 2.12 An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting.
- 2.13 Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 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

- 2.15 The site is located within the District of Arun, which adopted the Arun Local Plan 2011-2031 in July 2018. It contains the following policy relating to the historic environment:

### **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:**

- 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).

2.16 No Scheduled Monuments or other designated heritage assets lie on the study site. Eastergate Conservation Area lies approximately 600m south of the study site and the closest Listed Buildings lie within the Conservation Area. However the study site is not considered to lie within the setting of these designated assets and therefore they will not be considered further in this assessment. The study site is not located within an Archaeological Notification Area, but a number of Archaeological Notification Areas are located closeby.

2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The British Geological Survey (BGS online 2020) records the underlying geology across the bulk of the Site as Lambeth Group (Clay, Silt and Sand), with London Clay Formation (Clay, Silt and Sand) in the south. These deposits are overlain by superficial deposits of Head (Clay, Silt, Sand and Gravel) across the Site.
- 3.2 The BGS online geology viewer records Raised Storm Beach Deposits 2 approximately 500m to the north of the Site and Raised Beach Deposit 1 approximately 1km north-east of the Site. However, no Beach deposits are recorded on the Site itself.
- 3.3 No site-specific geotechnical information was available for the study site at the time of writing this report.

### Topography

- 3.4 The site lies within the West Sussex Coastal Plain to the south of the South Downs. The study site gently slopes downwards from north to south from , c. 18m AOD (Above Ordnance Datum) in the north down to c 16m AOD in the south.
- 3.5 No natural water courses cross the site.
- 3.6 The north of the Site comprises a series of fields or paddocks and stables and cottages to the south. The redline boundary of the Site includes a section of Fontwell Avenue, Level Mare Lane, and Wandeleys Lane.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

|              |           |           |
|--------------|-----------|-----------|
| Palaeolithic | 900,000 - | 12,000 BC |
| Mesolithic   | 12,000 -  | 4,000 BC  |
| Neolithic    | 4,000 -   | 1,800 BC  |
| Bronze Age   | 1,800 -   | 600 BC    |
| Iron Age     | 600 -     | AD 43     |

#### Historic

|                      |           |         |
|----------------------|-----------|---------|
| Roman                | AD 43 -   | 410     |
| Saxon/Early Medieval | AD 410 -  | 1066    |
| Medieval             | AD 1066 - | 1485    |
| Post Medieval        | AD 1486 - | 1799    |
| Modern               | AD 1800 - | Present |

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1.5km radius of the study site (Fig. 2), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Previous Archaeological Work

- 4.4 No previous archaeological work has taken place on the study site.
- 4.5 However, within the Study Area, the following archaeological evaluations, excavations and watching briefs have taken place:
- EWS1674, SU 95174 06799 – an archaeological evaluation at Fontwell Avenue, Fontwell, 172m north east of the study site. The evaluation took place between 2015 and 2016 and comprised forty six trenches. Sixteen of these were devoid of archaeological features. across the rest of the Site, fifty eight archaeological features were identified dating to four archaeological periods:
    - Early Neolithic activity comprising a single charcoal-rich pit. A small assemblage of Mesolithic to Mid Neolithic struck flint was also recovered from the site.
    - Early Bronze Age activity comprising a single, heavily truncated enclosure.

- Roman activity, comprising a probable Roman field boundary.
  - Post Medieval activity comprising a structure of unknown function.
  - Geoarchaeological test pits were also excavated, and these identified Raised Beach deposits. However, no evidence of Palaeolithic activity was identified.
- EWS1810, SU 94124 05794 – an archaeological evaluation at Westergate, 357m south west of the study site identified finds and features dating to three separate periods:
  - Early Neolithic activity was identified in the north east of the site and comprised two possible pits. One pit contained a small group of Early Neolithic pottery and burnt food residue on one of the sherds was radiocarbon dated to 3777-3652 BC. The other pit contained four large probable Early Neolithic pottery body sherds, worked flints, and firecracked flints.
  - Late Bronze Age activity comprising ditches was identified in six trenches. Dating evidence from the ditches was sparse but thirteen sherds of Late Bronze Age pottery was identified in one of the ditches, and Late Prehistoric pottery was found in another. The morphological similarities and alignment of the ditches indicate that they were likely to be of similar date.
  - Late Post Medieval activity comprising field boundary ditches.
- EWS1347, SU 9438 0700 – an archaeological evaluation at Westergate House, Fontwell, 706m north west of the study site. The evaluation took place in 2008 and comprised three trenches. A linear feature was identified in two of the three trenches but contained no finds. It was interpreted as a former garden feature or minor boundary. No other features or finds were identified during the evaluation.
- EWS933, SU 95342 07073 – an archaeological evaluation of land at Newlands House, Fontwell, 750m north east of the study site. The evaluation took place in 2006 and comprised eight trenches. Aside from two undatable burnt tree throws, no finds or features of an archaeological nature were identified.
- EWS1127, SU 9406 0527 – an archaeological evaluation on land to the rear of 23-27 Ivy Lane, Westergate, 895m south west of the study site. The evaluation took place in 2006 and comprised eleven trenches. Archaeological features were discovered across the development site and dated from the Late Bronze Age to the Late Medieval period.
- EWS1035, SU 9544 0506 – an archaeological evaluation at Barnham Manor, 1240m south east of the study site. The only feature identified during the evaluation comprised a Roman gully, which also contained residual Middle Iron Age pottery.

## Prehistoric – Palaeolithic and Mesolithic

- 4.6 The upper area of the West Sussex Coastal Plain contains sediments associated with raised beaches, such as those recorded at Slindon (Goodwood-Slindon Raised Beach) and between Aldingbourne and Arundel (Aldingbourne Raised Beach). Such sediments comprise formations of gravels and sands relating to former coastline formations and these have been shown to contain significant evidence relating to early human activity and the surrounding environment in the Pleistocene period, such as that recorded at Eartham Pit, Boxgrove, situated c.3km to the north-west.
- 4.7 Previous geo-archaeological investigations undertaken at Fontwell Avenue approximately 172m north-east of the study sites recorded Aldingbourne raised beach deposits present at approximately 0.80m below ground level – 3.9m below ground level. Significant palaeoenvironmental deposits with probable biological material potentially exists in these deposits. No evidence of Palaeolithic activity was recorded.

- 4.8 Sequences of Raised Beach deposits have been recorded through previous archaeological investigations undertaken immediately to the north of Arundel Road, over 1.5km north of the site, Similarly no Palaeolithic material was recorded in association with these identified sequences, although significant early material has been recovered, predominantly from surrounding gravel pits, both through formal excavation and as chance finds.
- 4.9 The BGS online viewer records that the Site lies to the south of the known Raised Beach deposits and only one Palaeolithic find has been recorded within a 1.5km radius of the site. This comprises a Palaeolithic axe which was found at West Walberton Lane, Walberton, c. 998m north east of the study site, most likely associated with the Raised Beach deposits recorded to the north (MWS2332, SU 9577 0677).
- 4.10 An archaeological evaluation at Fontwell Avenue, 172m north east of the study site, identified a small assemblage of Mesolithic flint (EWS1674, SU 95174 06799). Mesolithic flint was also found by the occupier of 1 Croft Cottages in their back garden, 1250m south west of the study site. No further information on the context or nature of these finds is available (MWS7101, SU 93807 05078).
- 4.11 Due to the sites location to the south of the Raised Beach Deposits the archaeological potential for significant evidence dating to these periods is considered to be low although isolated and residual finds may be present.

## Prehistoric – Neolithic, Bronze Age and Iron Age

- 4.12 An archaeological evaluation at Fontwell Avenue, Fontwell, c172m north east of the study site, identified a small assemblage of struck flint of possible Neolithic date. A single Early Neolithic charcoal-rich pit was also identified during these investigations (MWS13195, EWS1674, SU 95174 06799).
- 4.13 An archaeological evaluation at Westergate, c357m south west of the study site recorded further evidence of Neolithic activity comprising two possible pits (MWS14353, EWS1810, SU 94124 05794)
- 4.14 Further from the site, surface finds of Neolithic worked flint were found c1273m south-west of the study site (MWS7795, SU 9352 0540) whilst a number of Neolithic isolated artefacts have been found in the environs (MWS6803, SU 9365 0542, MWS6997 SU 94564 05070, MWS5671 SU 938 070) suggesting evidence of occupation in the wider vicinity of the site.
- 4.15 Continuation of occupation into the Bronze Age was identified during the fieldwork at Fontwell Avenue approximately 172m north-east of the site where a heavily truncated Bronze Age enclosure was recorded (MWS13195 SU9517406799).
- 4.16 In addition, the archaeological evaluation at Westergate c357m south-west of the study site recorded Late Bronze Age activity comprising ditches containing small amounts of pottery. The ditches contained few finds representing domestic occupation during the Bronze Age, it is therefore likely that the Bronze Age ditches represent land division associated with agricultural activity (MWS14353, EWS1810, SU 94124 05794).
- 4.17 A small Late Bronze Age bucket shaped urn was found at "Greenings", Eastergate in 1954, 131m east of the study site. It is not known whether any human remains were in the urn (MWS2254, SU 9483 0608).
- 4.18 An archaeological evaluation of land to the rear of 23-27 Ivy Lane, 895m south west of the study site, identified a pit containing worked flint and a sherd of Bronze Age pottery and residual Prehistoric pottery (MWS9493, EWS1127, SU 9406 0527).
- 4.19 A ditch containing Late Bronze Age to Early Iron Age pottery was identified at Arundel Road, 868m north east of the study site (MWS6976, SU 95492 06996). An archaeological evaluation at

Westergate Community College recovered a “significant quantity” of Late Bronze Age to Early Iron Age pottery, 713m south west of the study site (MWS7048, SU 94152 05490). A Late Bronze Age post hole was also identified at this location, 764m south west of the study site (MWS7049, SU 94079 05490).

- 4.20 Based on the available evidence the site lies in a landscape that was being heavily exploited by the later prehistoric periods particularly the Neolithic and Bronze Age. The archaeological potential for evidence of occupation dating to these periods is therefore considered to be moderate.

## Roman

- 4.21 An archaeological evaluation at Fontwell Avenue, Fontwell, 172m north east of the study site, identified a probable Roman field boundary. (MWS13195, EWS1674, SU 95174 06799). A V-shaped ditch was discovered 693m north east of the study site at Fontwell containing large quantities of Roman coarse greyware shreds, very worn Samian, and a few colour coated sherds, together with fragments of tegula and imbrex. The volume of domestic rubbish indicates the presence of an occupation site nearby (MWS7988, SU 95330 06915). The earthwork linear embankment 558m to the north west of the study site is considered likely to represent part of the Roman Road from Chichester to Brighton (MWS14385, SU 96482 07011). The above appears to suggest settlement close to the road, and associated agricultural activity around the area of occupation.
- 4.22 Roman pottery was found at Westergate School in 1975, 893m south west of the study site (MWS1280, SU 941 053). An archaeological evaluation of land to the rear of 23-27 Ivy Lane, 895m south west of the study site, identified a single sherd of Roman pottery (MWS9493, EWS1127, SU 9406 0527). A Roman cremation burial and pottery sherds were also found at Nyton in the 1970s, 1338m south west of the study site (MWS1283, SU 934 055). Roman brick and tile have been identified within the walls of the Medieval Parish Church of St George, 932m south of the study site (MWS2252, SU 9451 0509). A single fragment of tegula was also recovered from the subsoil during an evaluation at Church Lane, Eastergate, 946m south of the study site (MWS6997, SU 94564 05070). An archaeological evaluation at Barnham Manor, 1240m south east of the study site, identified a single Roman gully (MWS8615, EWS1035, SU 9544 0506).
- 4.23 A Roman cremation burial was found at Westergate House, 725m north west of the study site. The burial dates to the turn of the second and third centuries AD (MWS2251, SU 9440 0703). A Roman cremation burial was found at Hale's Barn Field in 1918, 1084m north west of the study site. The burial was in a glass vessel in a cist with a wooden lining. At diagonally opposite corners, there were two glass bottles, one of which contained a waxy substance. In the soil outside the cist, fragments of red pottery were found (MWS2250, SU 9378 0695).
- 4.24 The spread of Roman finds and features across the landscape suggest that this area was occupied during the Roman period, with foci of occupation close to the Roman Road in the north. The site's location some distance from the Roman road suggest it most likely comprised agricultural hinterland during this period. The archaeological potential for settlement evidence is therefore considered to be low but evidence of agricultural activity in the form of land division and drainage could conceivably be present.

## Anglo-Saxon and Medieval

- 4.25 The manor of Eastergate is recorded in the Domesday Survey of 1086. The settlement developed in the early Medieval period around the Norman church of St George located 932m south of the study site (MWS2252, SU 9451 0509). A nearby evaluation at Church Lane, 945m south of the study site, identified two north-south ditches, one of which contained eleventh to thirteenth century pottery. It was suggested they represent earlier churchyard boundaries c. 2-3m east of the present churchyard wall (MWS6997, SU 94564 05070).

- 4.26 An archaeological evaluation of land to the rear of 23-27 Ivy Lane, 895m south west of the study site, identified multiple features and associated finds dating to the eleventh to fourteenth centuries, comprising ditches, pits, and postholes (MWS9493, EWS1127, SU 9406 0527).
- 4.27 Despite extensive excavation within the Study Area, few finds or features dating to the Anglo-Saxon and Medieval periods have been identified. The site lies away from the church which would have been the focus of any settlement, and the site most likely comprised agricultural land during these periods. The site is therefore considered to have a low archaeological potential for significant settlement evidence dating to these periods.

## **Post Medieval & Modern (including map regression exercise)**

- 4.28 The 'Historic Farmsteads and Landscape Character in West Sussex' Project has identified a large number of Post Medieval farmsteads within the Study Area, showing that the study site was situated within a productive agricultural landscape during this period. The closest farmstead to the study site which has been recorded by the project is Follyfoot Farm, a nineteenth century farmstead situated 79m south of the study site (MWS10588, SU 94632 05940). North Field Farm, which is not recorded by the project, is c. 50m south west of the study site.
- 4.29 In the Post Medieval and Modern periods, cartographic sources are useful in charting the development of the study site over time.
- 4.30 The 1778 Yeakell and Gardner Map of West Sussex (Fig. 3) shows the study site immediately west of Eastergate Common. Lower Mare Lane already exists to the north of the study site. Small clusters of buildings are shown to the south west and south east of the study site, probably representing farmsteads, but in general the landscape is arable and divided into fields.
- 4.31 The 1805 Ordnance Survey Drawing (Fig. 4) provides more detail. The study site itself remains agricultural land. The study site is shown to the east of North Field Farm and may have formed part of its landholdings. The access road to the farm runs along the southern boundary of the study site, and the buildings appear clustered around a courtyard.
- 4.32 The 1845 Eastergate Parish Tithe Map (Fig. 5) shows the study site itself comprising four plots of land and roads. Aside from the house and outbuildings shown on plot 181, no other development is visible on the study site. The apportionments for these four parcels describe the land as follows:
- Plot 53 – Three Acres, Parsonage
  - Plot 54 – Brook House Croft
  - Plot 181 – House and Garden
  - Plot 182 – The Field, Pasture
- 4.33 The 1880 Ordnance Survey Map (Fig. 6) shows the study site comprising two parcels of land and surrounding roads. The building still occupies the southern part of the study site. To the east of the northern part of the study site, gravel extraction appears to have taken place, but there is no cartographic evidence to suggest that gravel has been removed from the study site.
- 4.34 By 1899 (Fig. 7), the study site has been further divided to form three plots of land. An 'Old Gravel Pit' is labelled to the south east of the study site, on the site of the former workhouse. No significant changes are visible on the study site on the 1914 Ordnance Survey Map (Fig. 8), however, residential redevelopment is beginning to take place in the surrounding area, and alterations have taken place to the buildings at Northfields Farm.
- 4.35 The 1951 Ordnance Survey Map (Fig. 9) shows that the two northern parcels of land have been merged together to form a single large parcel of land. the parcel of land in the south of the study site

has not been noticeably altered. The Site remains unchanged on the 1979 Ordnance Survey Map (Fig. 10), but development within the wider Study Area continues to take place.

- 4.36 The 2001 Aerial Photograph (Fig. 11) shows the northern and central parts of the study site comprising fields and roads. The southern part of the study site is occupied by a house, garden, stables, and associated equine facilities including a large training ground. The 2013 Ordnance Survey Map (Fig. 12) shows that the land was subsequently divided up into smaller parcels of land. The stables and associated buildings are clearly visible in the south of the study site.
- 4.37 The 2015 Aerial Photograph (Fig. 13) shows the study site at present. In the south, the study site comprises a cottage, stables and associated equine facilities including a large training ground, and yard space. The remainder of the study site comprises fields divided up into narrow strips, which are used to keep horses. The study site also includes the part of Eastergate Lane which runs along the east of these fields and stables, and small sections of the road further north and south of the main study site boundary.

## **LIDAR Data**

- 4.38 The LiDAR Data plot (Appendix One) shows a potential geological feature along the eastern boundary of the study site. The only other feature identifiable on the LiDAR data plot are the existing field boundaries.

## **Assessment of Significance (Designated Assets)**

- 4.39 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.40 No designated heritage assets lie on or close to the site.

## **Assessment of Significance (Non-Designated Assets)**

- 4.41 The study site is not located within an Archaeological Notification Area, but a number are located within the Study Area.
- 4.42 The site is considered to have a low to moderate potential for settlement evidence dating to the later Prehistoric and Roman periods. If present, any archaeological remains are considered to be of local significance.
- 4.43 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

| Period:                     | Identified Archaeological Potential | Identified Archaeological Significance |
|-----------------------------|-------------------------------------|----------------------------------------|
| Palaeolithic and Mesolithic | Low                                 | Low (Local)                            |
| Neolithic                   | Moderate                            | Low (Local)                            |
| Bronze Age                  | Moderate                            | Low (Local)                            |
| Iron Age                    | Low                                 | Low (Local)                            |
| Roman                       | Low to Moderate                     | Low (Local)                            |
| Anglo-Saxon and Medieval    | Low                                 | Low (Local)                            |
| Post Medieval               | Low                                 | Low (Local)                            |

## **5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The 2015 Aerial Photograph (Fig. 13) shows the study site at present. In the south, the study site comprises a cottage, stables and associated equine facilities including a large training ground, and yard space. The remainder of the study site comprises fields divided up into narrow strips, which are used to keep horses. The study site also includes the part of Eastergate Lane which runs along the east of these fields and stables, and small sections of the road further north and south of the main study site boundary.
- 5.2 Past phases of development in the south of the study site will have had a cumulative below ground impact on any surviving archaeology due to any soil stripping in advance of development and the cutting of footing and services. In addition any former quarrying of the site will have removed any archaeology from within its footprint.

### **Proposed Development**

- 5.3 The study site is proposed for residential redevelopment, comprising the construction of a range of residential units with associated landscaping and infrastructure.

### **Review of Potential Development Impacts on Designated Archaeological Assets**

- 5.4 No designated heritage assets are located on the site and none will be directly impacted by the proposed development.

### **Review of Potential Development Impacts on Non-Designated Assets**

- 5.5 Groundworks associated with the proposed development have the potential to impact on as yet unknown archaeological assets that may be present within the study site. Any archaeological remains are likely to be of no more than local significance.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 The study site has been assessed for its below ground archaeological potential.
- 6.2 The study site currently comprises a cottage, stables, associated equine facilities, fields, and yard space. it is proposed for residential redevelopment.
- 6.3 No designated heritage assets lie on the site nor does it lie within an Archaeological Notification Area
- 6.4 The study site has a low to moderate archaeological potential for finds or features dating to the Neolithic, Bronze Age and Roman periods, and a low archaeological potential for finds or features dating to all other periods.
- 6.5 The proposed development therefore has the potential to impact archaeological remains of a likely local significance.
- 6.6 Consequently, based on the available evidence, further archaeological mitigation measures are likely to be required in advance of development. These archaeological works could follow planning consent secured by an appropriately worded planning condition.

## Sources Consulted

### General

British Library  
West Sussex Historic Environment Record  
The National Archive

### Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>  
British History Online – <http://www.british-history.ac.uk/>  
Domesday Online – <http://www.domesdaybook.co.uk/>  
Groundsure EnviroData Viewer - <https://www.groundsure.io/#>  
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

### Bibliographic

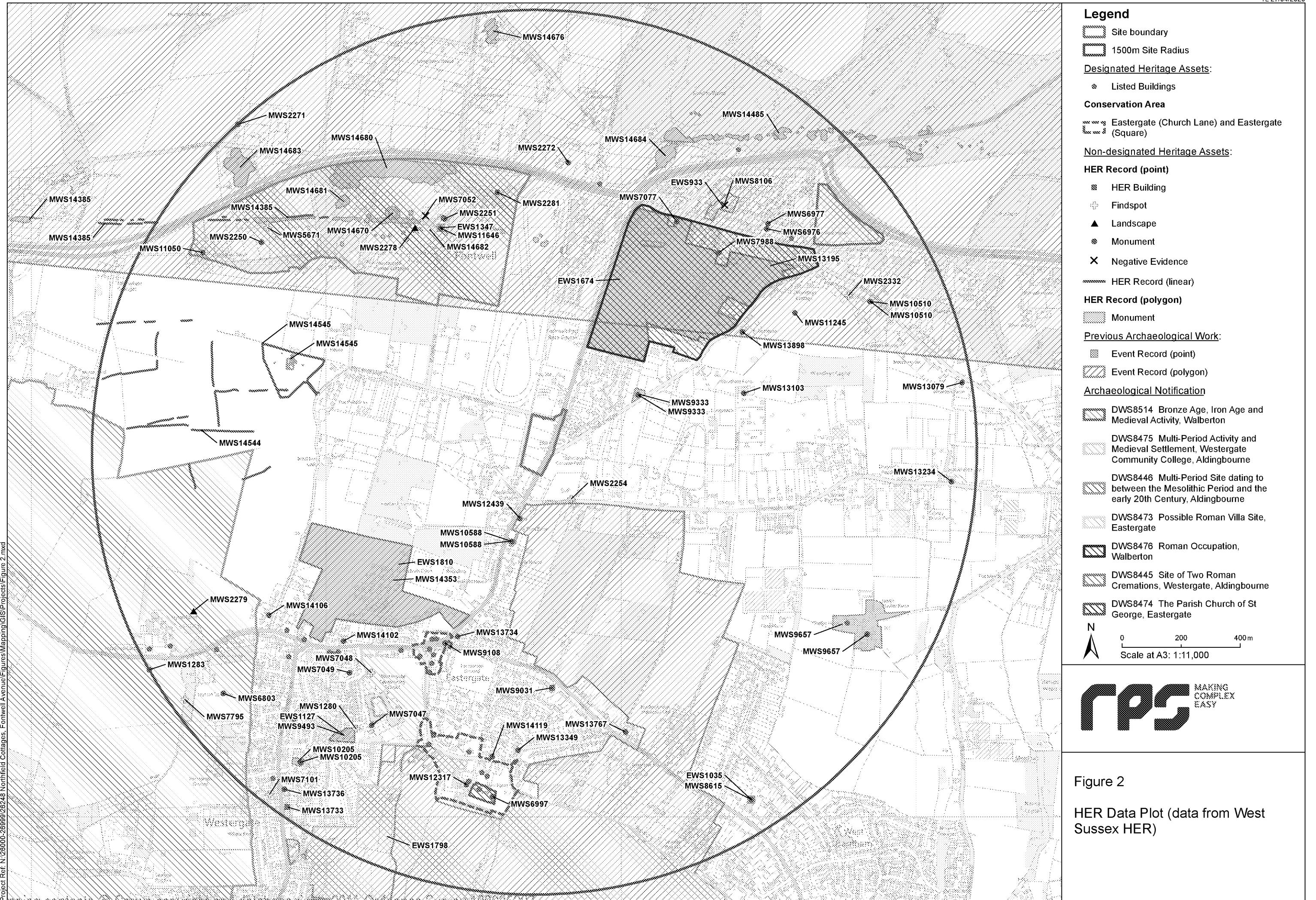
Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2017  
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Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010  
Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)  
Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document  
Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document  
Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document  
Howell, I., & Surrell, I. 'Fontwell' in *The Parish of Walberton: Containing the Villages of Walberton, Binsted and Fontwell* Walberton Parish Council 1994  
Mills, A. D., *A Dictionary of British Place Names* Oxford University Press 2011  
Victoria County History *A History of the County of Sussex: Volume 5, Part 1: Walberton and Eastergate* 1997

### Cartographic and Aerial Photographic

1778 Yeakell and Gardner Map of West Sussex  
1805 Ordnance Survey Drawing  
1845 Eastergate Parish Tithe Maps  
1880 OS Map  
1899 OS Map  
1914 OS Map  
1951 OS Map

1979 OS Map  
2001 Aerial Photograph  
2013 OS Map  
2015 Aerial Photograph







Site Boundary (approximate)



Not to Scale:  
Illustrative Only



Figure 3

1778 Yeakell and Gardner Map  
of West Sussex



Site Boundary (approximate)



Not to Scale:  
Illustrative Only



Figure 4

1805 Ordnance Survey Drawing



Site Boundary (approximate)

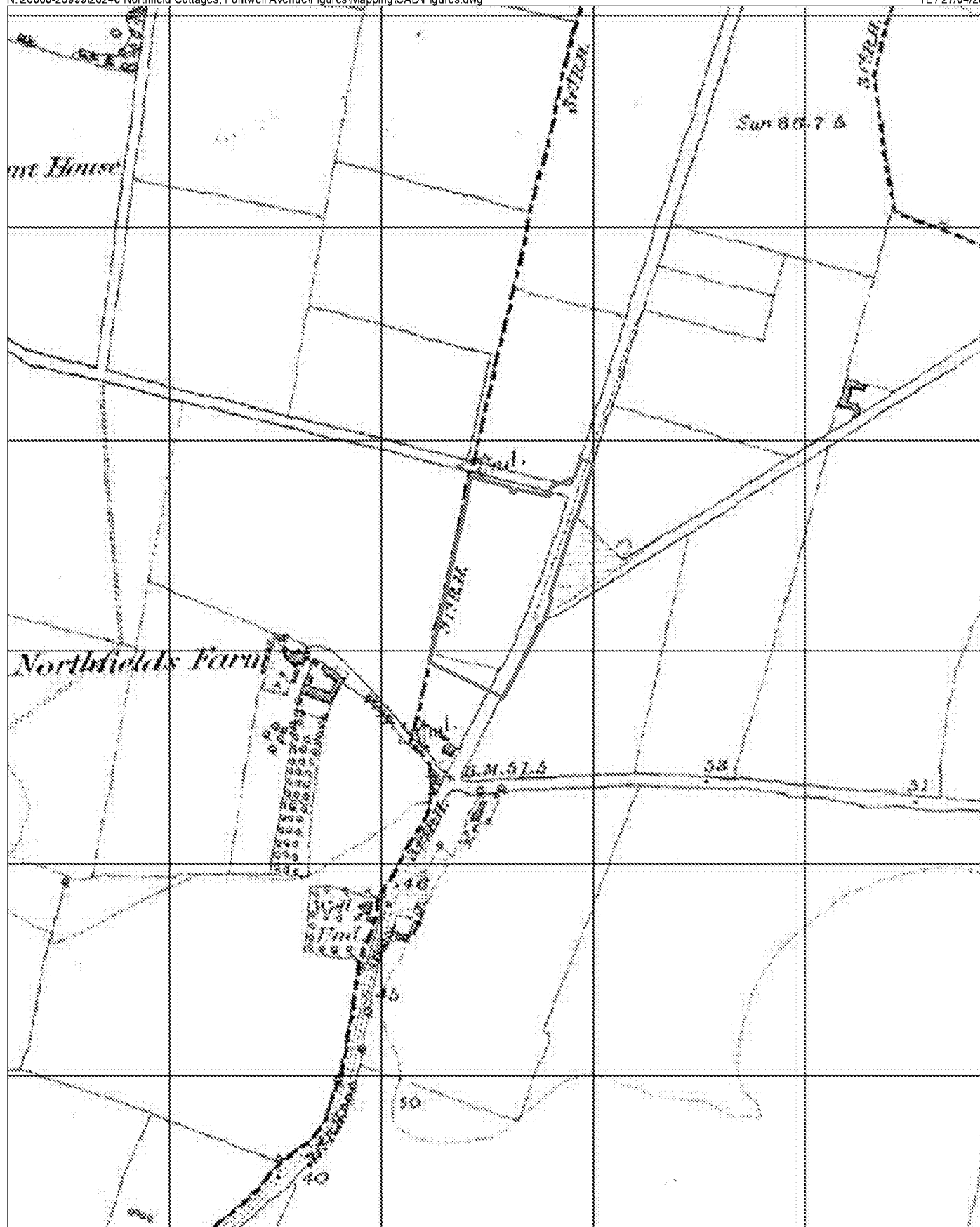


Not to Scale:  
Illustrative Only



Figure 5

1845 Eastergate Parish Tithe  
Maps



 Site Boundary

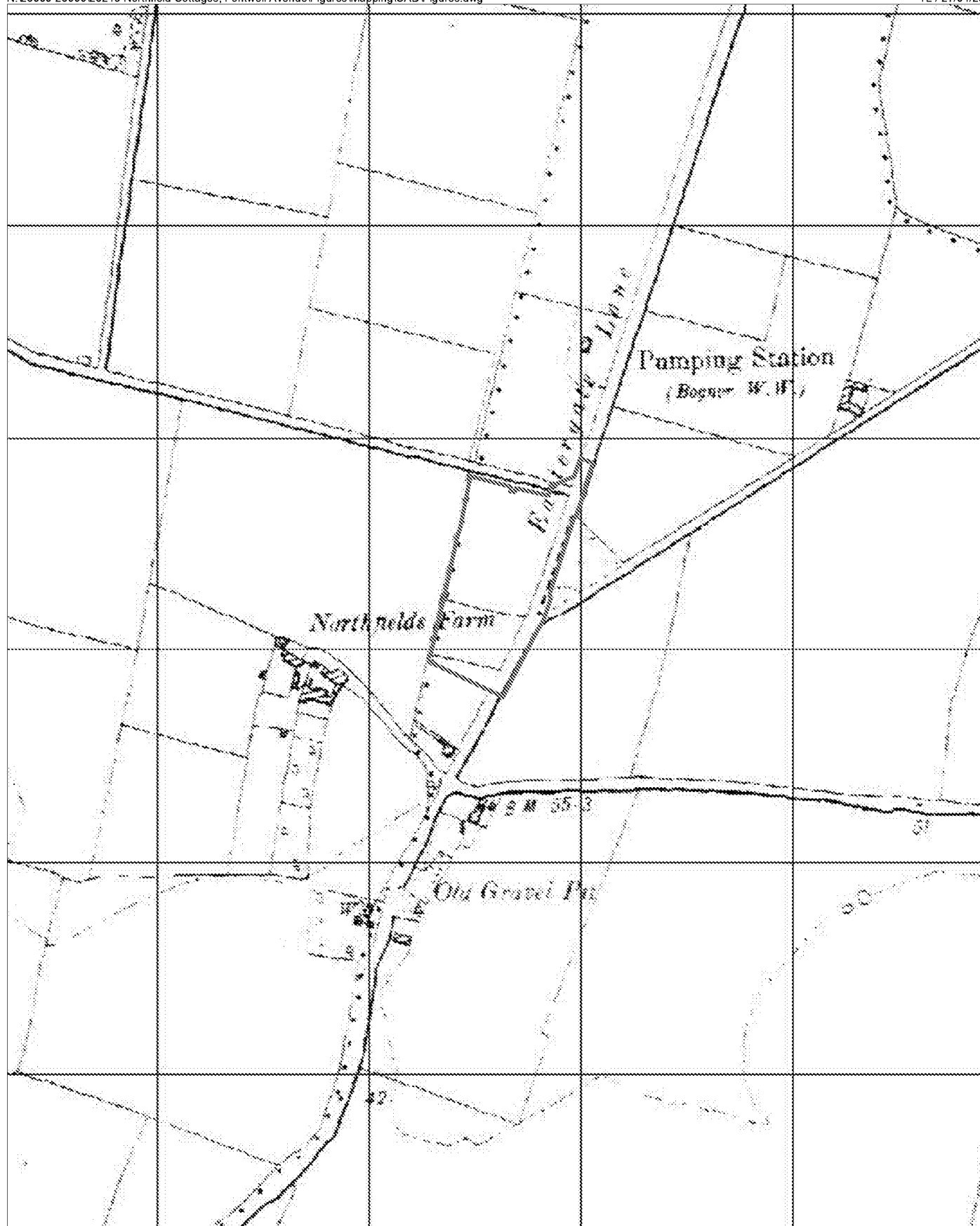


0 50 100m  
Scale at A4: 1:5,000



Figure 6

1880 Ordnance Survey Map



 Site Boundary

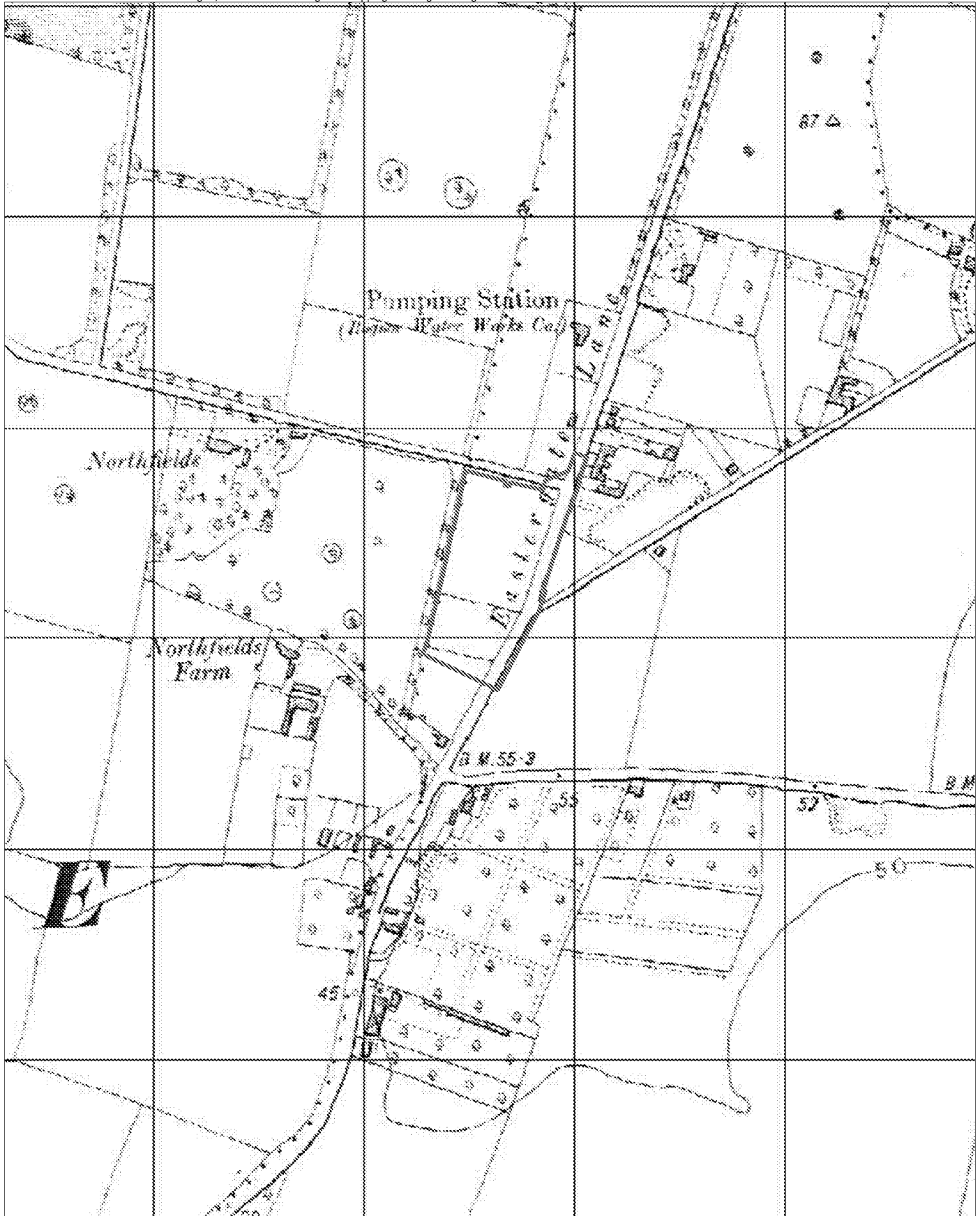


0 50 100m  
Scale at A4: 1:5,000



Figure 7

1899 Ordnance Survey Map



 Site Boundary

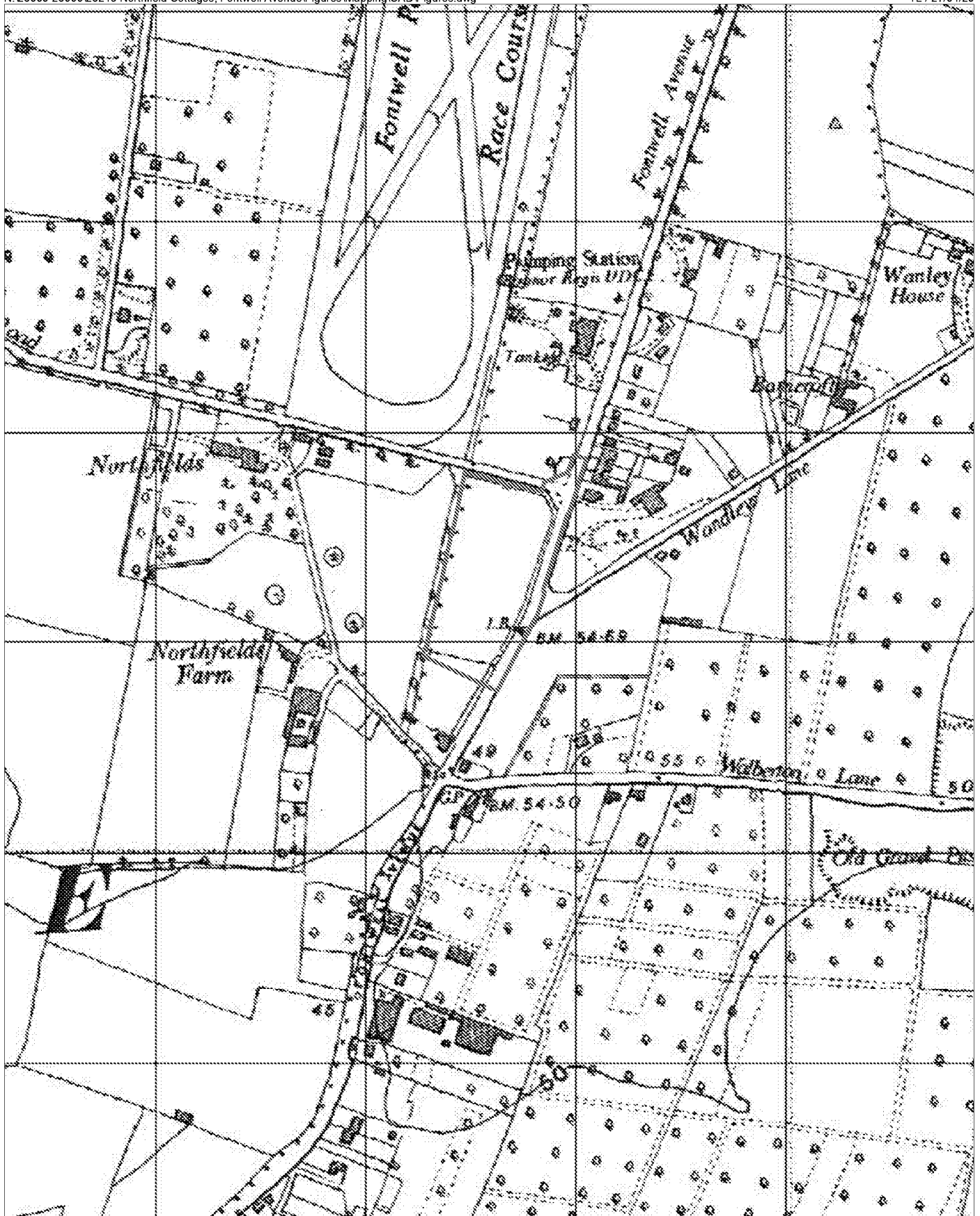


0 50 100m  
Scale at A4: 1:5,000



Figure 8

1914 Ordnance Survey Map



 Site Boundary

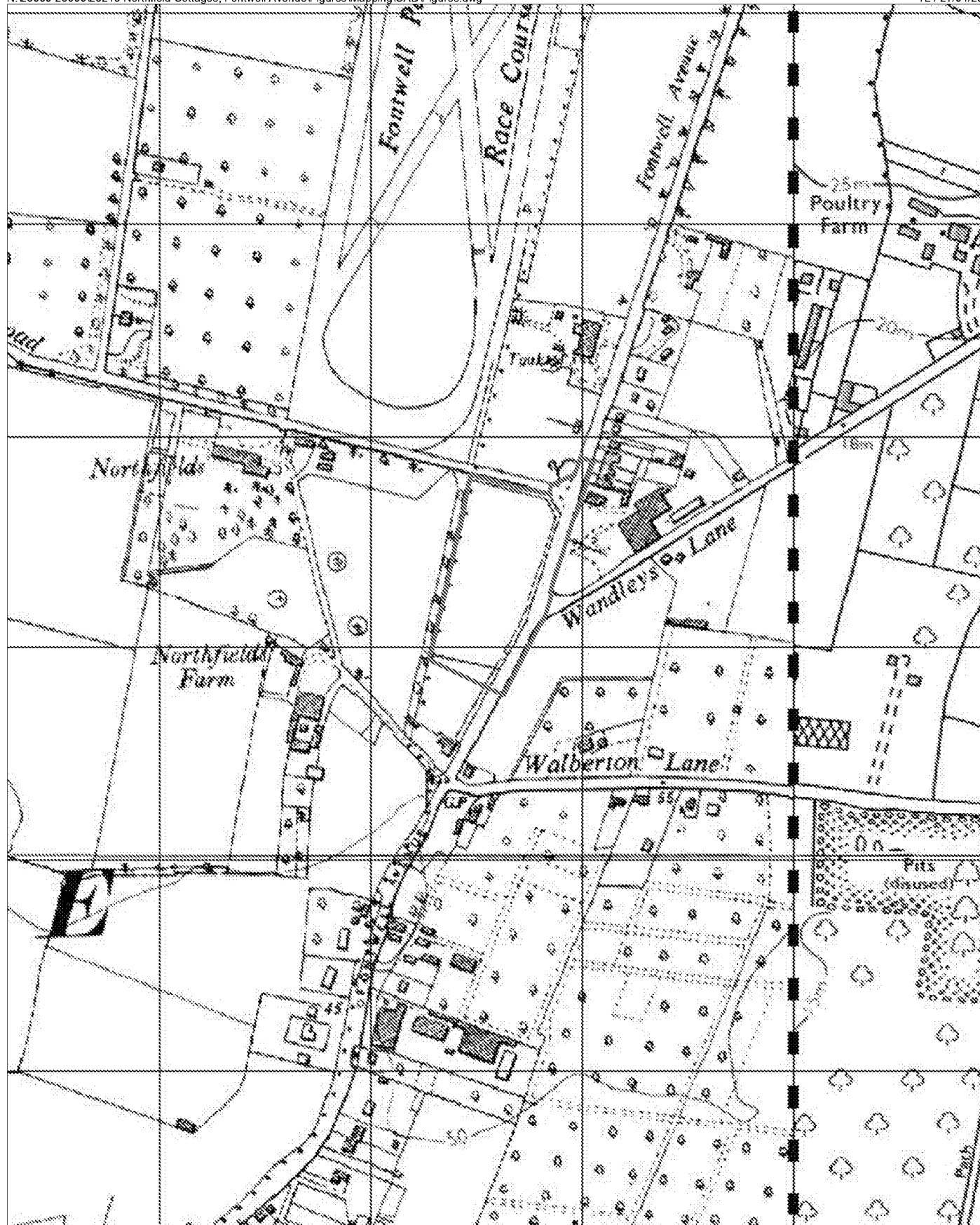


0 50 100m  
Scale at A4: 1:5,000



Figure 9

1951 Ordnance Survey Map



 Site Boundary



0 50 100m  
Scale at A4: 1:5,000

**rps** MAKING  
COMPLEX  
EASY

Figure 10

1979 Ordnance Survey Map



 Site Boundary

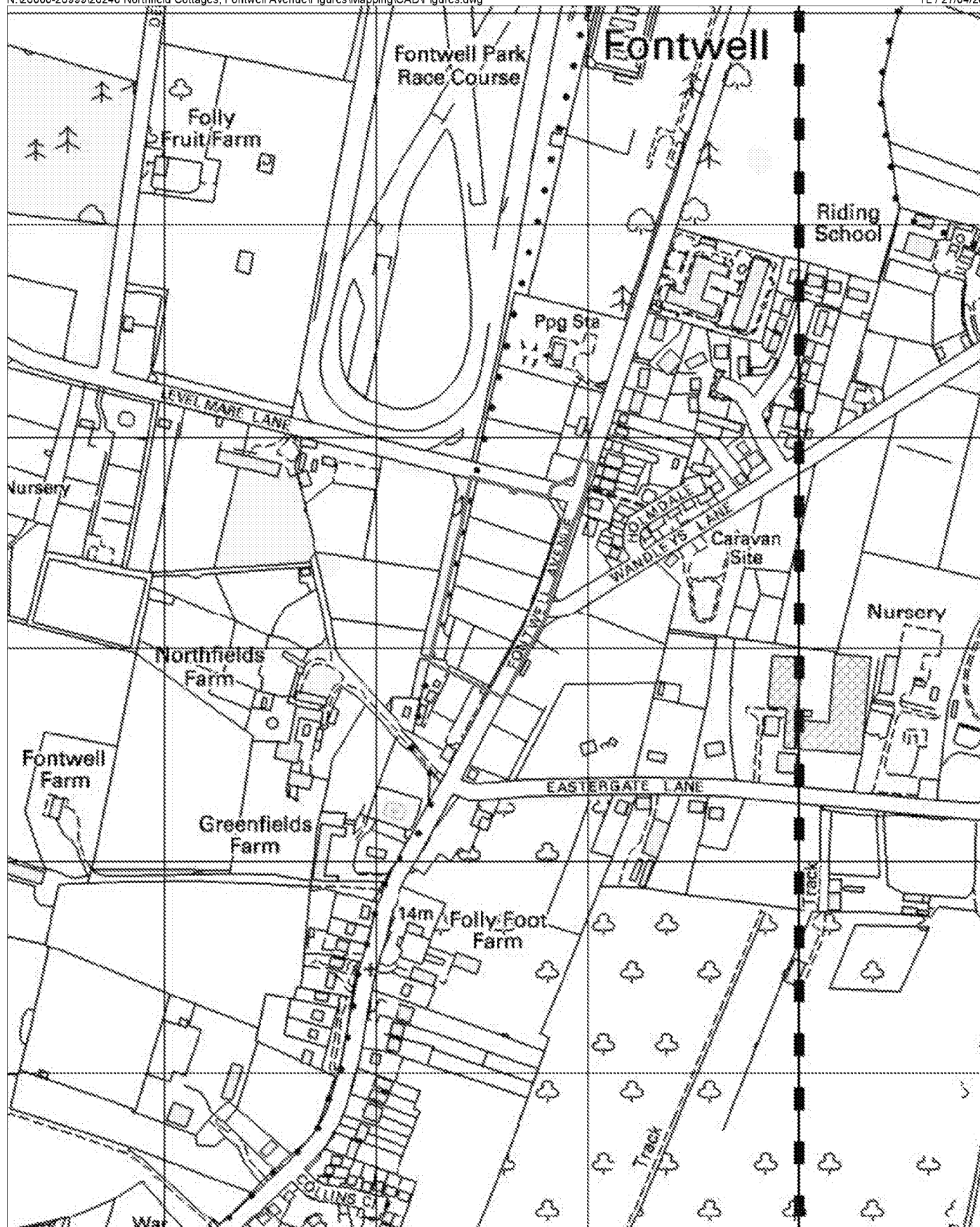


Not to Scale:  
Illustrative Only



Figure 11

2001 Aerial Photograph  
(Google Earth)



 Site Boundary



0 50 100m  
Scale at A4: 1:5,000



Figure 12

2013 Ordnance Survey Map



 Site Boundary



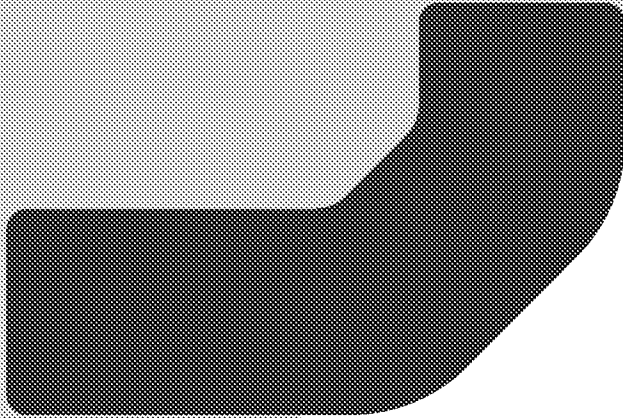
Not to Scale:  
Illustrative Only



Figure 13

2015 Aerial Photograph  
(Google Earth)

## APPENDICES



## Appendix One

### LIDAR Data Plot



Legend

 Site Boundary

LiDAR DATA

Source:  
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:  
02/2008

Processing:  
simple Local Relief Model overlaid on  
Multi-direction Hillshade



0 25 50m  
Scale at A3: 1:1,600



Appendix 1

LiDAR Data

Report presented by



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Reside Developments Ltd  
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Dorking RH4 1BG

