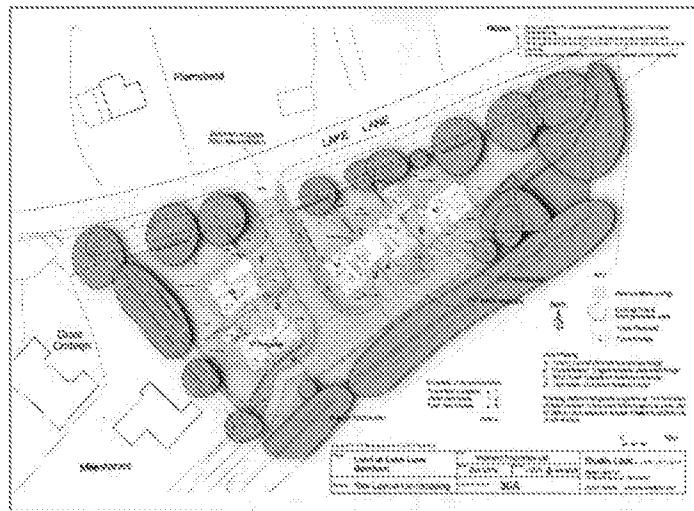


DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT FOR PROPOSED DEVELOPMENT ON LAND OFF LAKE LANE, BARNHAM, WEST SUSSEX.

[Site Centred at approximately
National Grid Reference SU 9645 0469]



PREPARED
FOR
SEAWARD PROPERTIES LTD.

By

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&
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November 2016

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- Appendix 1:** Colour Plates [1-5]
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Summary

- *This pre-planning application archaeological desk based assessment study has been prepared for Seward Properties Ltd. for a proposed new residential development with associated access and landscaping situated on land off Lake Lane, Barnham, West Sussex.*
- *Flintwork from the Mesolithic and Neolithic periods was found in the 1920s to the south of this assessment site. Further worked flints from the Neolithic and Bronze Age periods have been found to the west also in the 1920s. An archaeological evaluation at Pollards Nurseries at Lake Lane in 2011 to the east located further flintwork from the Mesolithic and Neolithic periods. It is considered that the potential for similar such finds to be made on this assessment site is **low to moderate**.*
- *Previous archaeological investigations at 98, Barnham Road to the west of the assessment site identified Iron Age and early Roman settlement features. The evaluation at Pollards Nurseries in 2011 also located undated archaeological features and it is possible that these may represent further evidence of settlement activity from these periods. It is considered that the potential for similar such finds to be made on this assessment site is **low**.*
- *This study has not identified any evidence for archaeological activity and finds from the Anglo-Saxon, medieval and post-medieval periods within the vicinity of this assessment site, so this potential is also considered to be **low**.*
- *Despite the negative results which were obtained by the evaluation undertaken by DAS in 2015 at Garden Crescent to the south of the assessment site, other previous archaeological investigations which have been undertaken by DAS within the Lower Sussex Coastal Plain have often yielded unexpected and unanticipated results; typically identified settlement activity from the Bronze Age, Iron Age and Roman periods. Similar considerations should be taken in respect of this assessment site.*
- *The impact of development on **low and low to moderate** archaeological potential is generally considered to be **low**; though the potential for unexpected discoveries to be made on this assessment site should also be taken into consideration.*
- *It is suggested that, on the basis of this study, there is no reason to refuse the application on archaeological / heritage grounds. Should it be considered there is some risk to an as yet unknown heritage resource within the site area the risk might be mitigated by the imposition of an appropriate Condition, if required.*

1.0 Introduction

- 1.1 This pre-planning application archaeological desk-based assessment study was commissioned by Seaward Properties Ltd. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of a proposed new residential development with associated access and landscaping on land off Lake Lane, Barnham, West Sussex. This will form the basis for a decision making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.

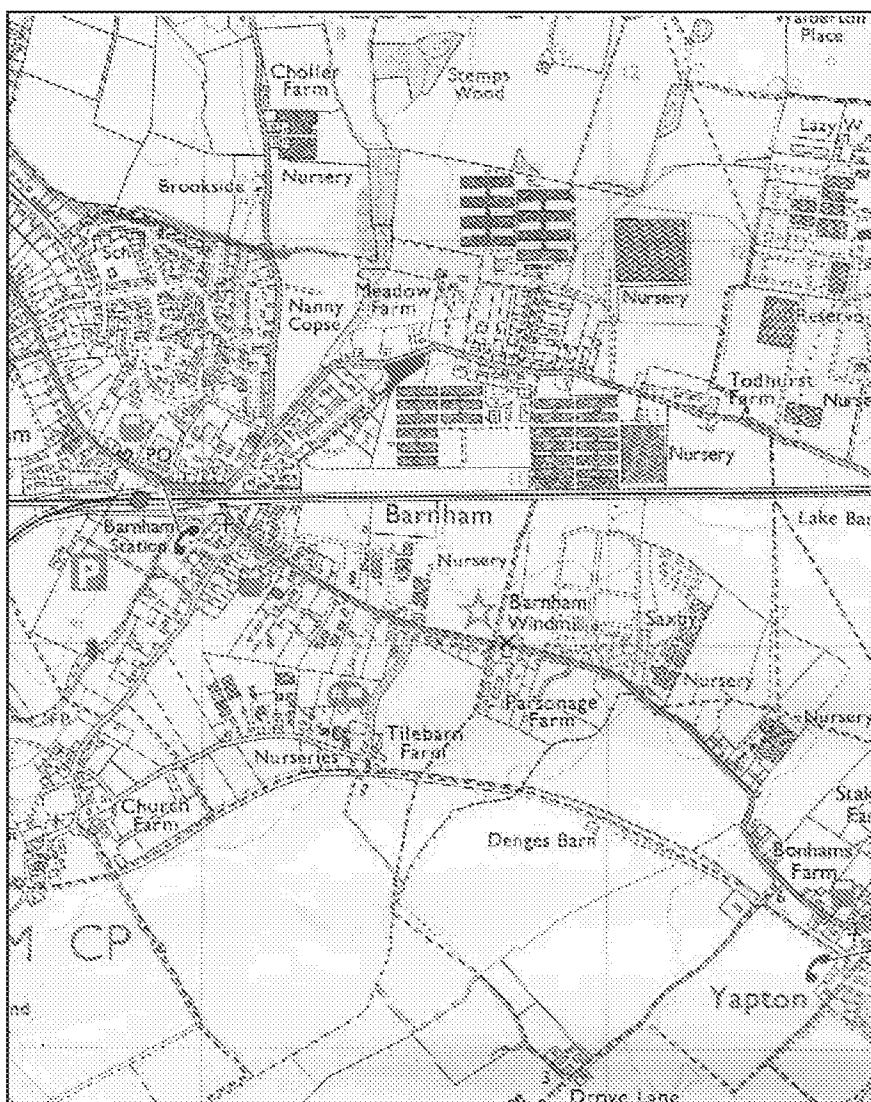
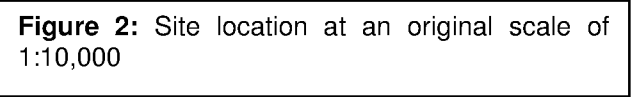


Figure 1: General site location at a scale of 1:25,000. The area of the proposed development site is shown in red. [O.S. copyright licence number 100048723]

2.0 Location and description [Figures 1 and 2]

- 2.1 The assessment site is situated on the eastern outskirts of the town of Barnham and on land off the southern frontage of Lake Lane at National Grid Reference SU 9645 0469. Modern residential developments are located to the south-west and east and a modern nursery to the south. The town of Barnham is situated within the modern civil parish of the same name, administrative district of Arun, county of West Sussex.
- 2.2 The assessment site lies at the northern fringes of the low lying Lower Sussex Coastal Plain at a height estimated at approximately +12mAOD. The assessment site is situated on deep stoneless silty soils of the Park Gate Series. These have developed on aeolian drift deposits of brickearth, which in turn overlie London Clays of the Eocene [Soil Survey, 1983; BGS, 1996].
- 2.3 The site is centred at approximately Central National Grid Reference: SU 9645 0469.



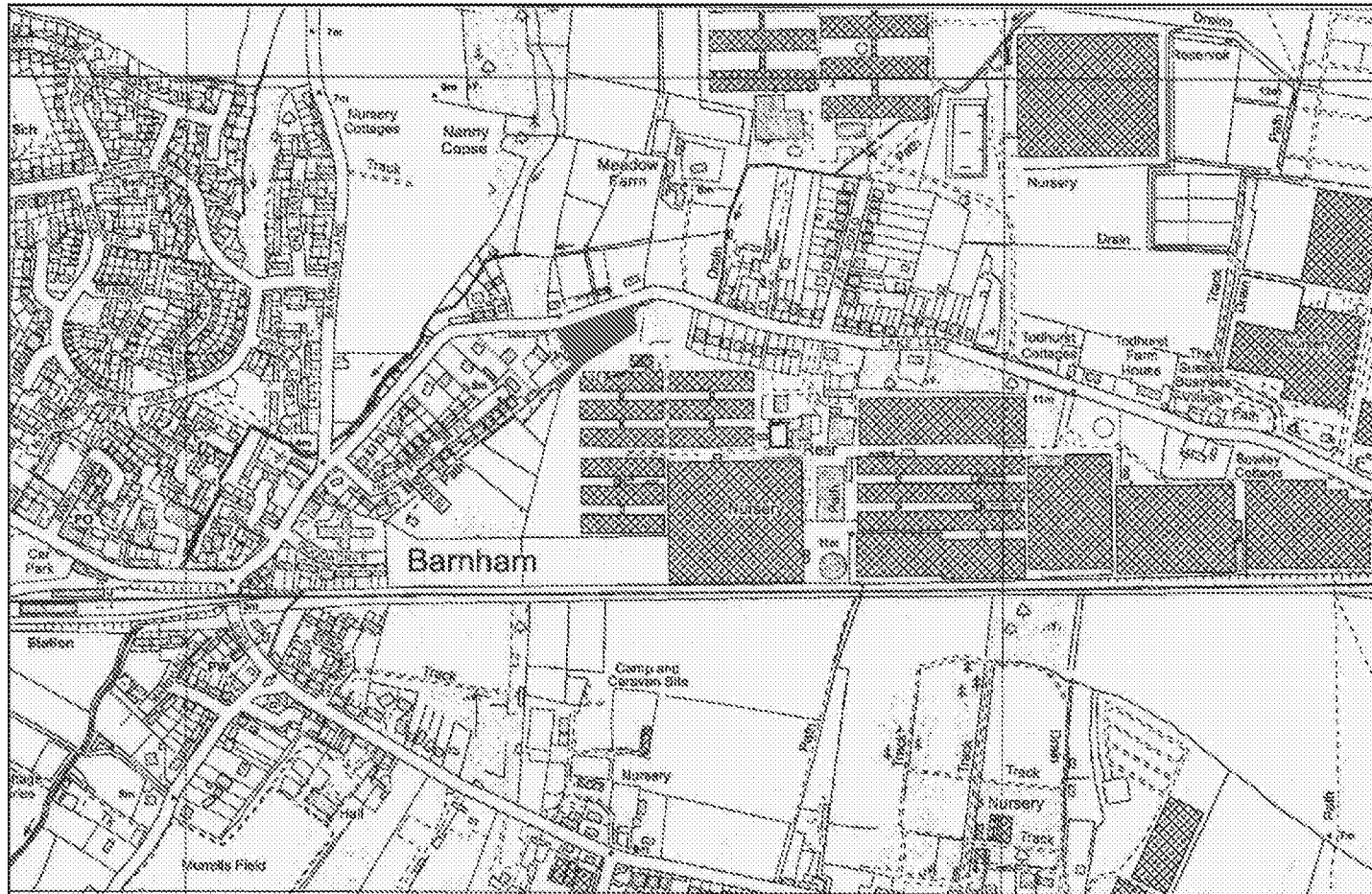


Figure 3: Site location at an original scale of 1:2,500.

3.0 Objectives and methods

- 3.1 The purpose of this study is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following sources: -
- The West Sussex Heritage Environment Record [WSHER];
 - The West Sussex Record Office;
 - The Local Studies Collections of the Chichester Library;
 - The National Heritage List of England of Historic England [NHL];
 - Consultation of published local histories of the area; and
 - A site visit by Christopher Pine of Development Archaeology Services Ltd.
- 3.3 A search of the West Sussex Heritage Environment Record [WSHER] was undertaken for previous archaeological investigations, listed buildings, scheduled monuments, archaeological sites and findspots within the vicinity of National Grid Reference SU 9645 0469. The results of this search are presented below and tabulated as **Appendix 2**, and their respective locations are shown plotted on **Figure 10**.
- 3.4 A search of the National Heritage List of England of Historic England [NHL] was also undertaken for designated sites such as listed buildings within the parish of Barnham. The results of this search are presented below and tabulated as **Appendix 2**, and their respective locations are shown plotted on **Figure 10**.
- 3.5 Extracts from manuscript and published Ordnance Survey maps for the area of the assessment site were obtained from the West Sussex Record Office and are reproduced as **Figures 5-9** in this study. An analysis of these maps comprising a map regression exercise is presented in **Section 6.1** of this study.
- 3.6 A single vertical aerial photograph was downloaded from the Internet covering the area of the proposed development site. The results of the aerial photographic analysis is presented in **Section 6.2** of this study.

- 3.7 A site walkover survey was undertaken of the area of the assessment site by Christopher Pine of Development Archaeology Services Ltd on the 14th September 2015. The results of this survey are presented in **Section 6.3** of this study.

4.0 Planning Background

- 4.1 This pre-planning application archaeological desk based assessment study has been prepared for Seward Properties Ltd. in advance of a new proposed residential development with associated access and landscaping on land off Lake Lane, Barnham, **[Figure 4]**. This desk based assessment report will be submitted to Arun District Council [the Local Planning Authority] in support of any forthcoming planning application for proposed development on this site in due course.

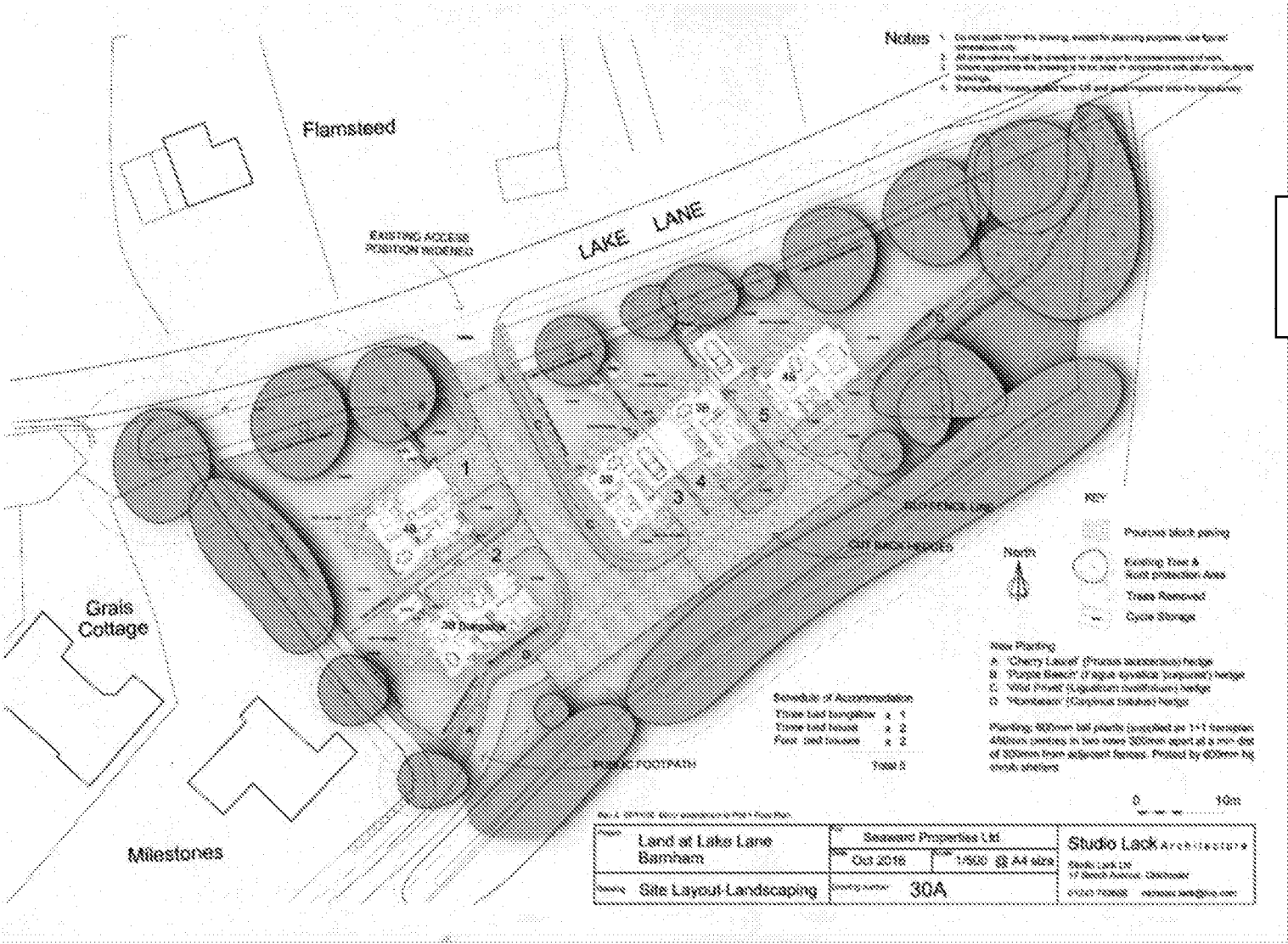


Figure 4: Block plan showing the proposed layout of the assessment site at a scale of 1:500 at A4

5.0 Archaeological and historical background

- 5.1 A search was made of the West Sussex Historic Environment Record [WSHER] and of the National Heritage List of England [NHL] for a 1.0km radius that was centred on the assessment site on land off Lake Lane, Barnham, West Sussex.
- 5.2 An assemblage of Mesolithic flintwork was found to the south of the assessment site in the 1920.s at Barnham [**Site No. 1**, WSHER MWS4135]. This assemblage consisted of three picks, four scarpers, eight blades or flakes and a microlith. These were sporadic finds made over a period of time at this locale and were all recovered from the natural underlying brickearth horizons. However, the West Sussex Historic Environment Record also notes that this grid reference given on this record may be incorrect and that the actual location of these finds may have been to the north-west of this location.
- 5.3 A flint spear head along with an axe, some flakes including possible burins and a large scraper of Neolithic date were found at Barnham in the 1920s to the south of the assessment site [**Site No. 2**, WSHER MWS4136]. However, the West Sussex Historic Environment Record also notes that this grid reference given on this record may be incorrect and that the actual location of these finds may have been to the north-west of this location.
- 5.4 Undiagnostic flintwork of late Neolithic to early Bronze Age date was found at the Barnham Nurseries between 1925 and 1932 [**Site No. 3**, WSHER MWS5686]. The finds included a Thames pick and a leaf shaped blade.
- 5.5 An archaeological evaluation at 98, Barnham Road in 2004 identified linear archaeological features which were attributed to the early-late Iron Age [**Site No. 4**, WSHER MWS7451]. Sherds of late Iron Age pottery have also been found to the north of Barnham Court [**Site No. 5**, WSHER MWS4238].
- 5.6 The site of a possible Roman villa or other contemporary settlement activity is thought to be located at Barnham and adjacent to the medieval church there [**Site No. 6**, WSHER MWS2364]. The church itself incorporates reused Roman building material, possibly from this villa site in its fabric.
- 5.7 The archaeological evaluation at 98, Barnham Road in 2004 also identified other linear archaeological features which were dated from between the late Iron Age to the early Romano-British periods [**Site No. 7**, WSHER MWS7451].

- 5.8 The settlement of Barnham would appear to have had late Anglo-Saxon origins and is first documented in the Domesday Survey of AD1086 as *Bereneham*. The place name itself is derived from the Old English *beorn* or an Old English personal name and the Old English *ham* or *hamm* hence 'the Homestead or enclosure of the warriors or of a man called Beorna'. At the time of the Domesday Survey, the manor of Barnham was held by William on behalf of Earl Roger. A church is also documented in the Domesday entry for Barnham [Morris, 1976; Baggs & Warne, 1997].
- 5.9 The church of St Mary at Church Lane, Barnham is Grade I listed [**Site No. 8**, WSHER MWS2399]. The church comprises a nave, chancel, a south porch and a weatherboarded bell turret at the western end of the church. The walls of the nave are Norman in date, though much of the church is of 13th century origin. This is a little restored medieval church.
- 5.10 The Grade II listed Barnham Mill is a tower windmill, which was built in 1790 [**Site No. 12**, WSHER MWS2422]. It replaced an earlier post mill which is featured on Budgen's map of 1724. This windmill was refitted in 1890 and was last under wind power in 1919. Subsequently the windmill was power driven. Two of the sweeps and the fantail no longer exist and the building is still in use in association with a bakery.
- 5.11 The Grade II listed Ivy Cottage on Yapton Road dates from the early 19th century [**Site No. 14**, NHL 1353827]. The Grade II listed The Street Cottage at Church Lane, Barnham has an early-mid 19th century front to an earlier building [**Site No. 15**, NHL 1353826].
- 5.12 The Grade II listed Manor Cottage on Church Lane, Barnham is dated to 1784 [**Site No. 16**, NHL 1276754]. The Grade II listed Curacoa on Church Lane, Barnham is an early 19th century cottage [**Site No. 17**, NHL 1276728]. The Grade II listed Luckham Cottage on the Yapton Road is of 18th century construction [**Site No. 18**, NHL 1233179].
- 5.13 The site of a 19th century outfarm occurs at Cox's Barn to the east of the assessment site [**Site No. 10**, WSHER MWS9937]. The site has been totally demolished. The site of a 19th century farmstead has been identified to the south of Todhurst Farms at Yapton [**Site No. 11**, WSHER MWS10374]. The Grade II listed Parsonage Farmhouse on Lake Lane is an 18th century house [**Site No. 19**, NHL 1027692].
- 5.14 The site of a brickfield of post-medieval to early modern date was situated to the south of the Yapton Road [**Site No. 9**, WSHER MWS4708].

- 5.15 There have been previous archaeological investigations within the study area. An archaeological evaluation at Pollards Nurseries, Lake Lane in 2011 identified some undated postholes or small pits, a musket ball and a copper button. Other finds consisted of some worked flints of Mesolithic-Neolithic date [**Site No. 13**, WSHER MWS11249].
- 5.16 Several previous archaeological investigations have been undertaken in Barnham by DAS. An archaeological evaluation was undertaken in 2010 in advance of the construction of a proposed new sports hall facility on land within the site area of the Blessed St. Philip Howard Catholic High School, Elm Grove South and to the west of this assessment site. This evaluation did not identify any archaeological activity on this site and there were no finds.
- 5.17 A second archaeological evaluation was undertaken by DAS in 2011 in advance of the construction of a proposed new residential development on land at the rear of Green Oaks, Barnham Road and to the north-west of this assessment site. Although no archaeological features or deposits were identified on this site, a moderate distribution of fragments of fire-crackled flint were noted within the underlying natural brickearth horizons.
- 5.18 A third archaeological evaluation was carried out by DAS in 2015 in advance of the construction of a proposed new residential development on land to the east of Garden Crescent and to the south of this assessment site [**Site No. 20**]. This evaluation did not identify any archaeological activity on this site and there were no finds.

6.0 Site-specific search/investigation results

6.1 Documentary information

- 6.1.1 Copies of manuscript and printed Ordnance Survey [O.S.] maps were obtained from the West Sussex Record Office. The earliest map consulted comprised an extract from the tithe map for the parish of Yapton of 1839 [Archive ref: TDW153]. This map shows the area of the assessment site as lying within one open field - plot no 79 which fronts onto the southern side of Lake Lane. This map comprises **Figure 5** of this study.
- 6.1.2 By 1875, the extract from the First Edition 25 inch scale maps of that date show that this open field has become larger in extent by the removal of several field boundaries outside the area of the assessment site. This assessment site itself still lies within one

open field and is bisected from south west-north east by a public footpath. This map comprises **Figure 6** of this study.

- 6.1.3 The extracts from the Second Edition 25 inch to one mile scale O.S. maps of 1897 show that no change took place to the layout of the assessment site between 1875 and 1897. These maps form **Figure 7** of this study.
- 6.1.4 By 1912, the extracts from the Third Edition 25 inch scale maps of that date show that changes had taken place to the environs of the assessment site by this time. The layout of the assessment site remained unchanged. However, early modern residential development has taken place to the east and also to the immediate south-west of the assessment site. These maps comprise **Figure 8** of this assessment.
- 6.1.5 An extract from the 1:2,500 scale O.S. map of 1975 forms **Figure 9** of this study. This map shows that the layout of the assessment site itself remained unchanged between 1912 and 1975. The aforementioned residential developments to the south-west and east have enlarged in extent and a large complex of nursery glasshouses have been erected to the south of the assessment site.

6.2 Aerial Photographs

- 6.2.1 A single vertical aerial photograph of the area of the assessment site dating to 2015 was downloaded from the Internet. This shows the current layout of the assessment site consisting of grassed areas within field boundaries of dense hedgerows with mature trees. Nothing of archaeological interest was identified within this area.

6.3 Site visit [Appendix 1; Plates 1-5]

- 6.3.1 A site visit was made by Christopher Pine of Development Archaeology Services Ltd. on the 14th September for the purpose of recording the present appearance of the assessment site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, with images reproduced in **Appendix 1 [Plates 1-5]**. The weather conditions were fine with clear visibility.
- 6.3.2 The site area was heavily overgrown with vegetation obscuring virtually all the site area. The site is crossed by a number of walkways or informal thoroughfares with a poorly defined public footpath skirting the south of the site. The walkover suggests the land area is predominantly flat with no significant landscape features visible.

7.0 Assessment of archaeological potential

- 7.1 Flintwork from the Mesolithic and Neolithic periods was found in the 1920s to the south of this assessment site. Further worked flints from the Neolithic and Bronze Age periods has been found to the west also in the 1920s. An archaeological evaluation at Pollards Nurseries at Lake Lane in 2011 to the east located further flintwork from the Mesolithic and Neolithic periods. It is considered that the potential for similar such finds to be made on this assessment site is **low to moderate**.
- 7.2 Previous archaeological investigations at 98, Barnham Road to the west of the assessment site identified Iron Age and early Roman settlement features. The evaluation at Pollards Nurseries in 2011 also located undated archaeological features and it is possible that these may represent further evidence of settlement activity from these periods. It is considered that the potential for similar such finds to be made on this assessment site is **low**.
- 7.3 This study has not identified any evidence for archaeological activity and finds from the Anglo-Saxon, medieval and post-medieval periods within the vicinity of this assessment site, so this potential is also considered to be **low**.
- 7.4 Despite the negative results which were obtained by the evaluation undertaken by DAS in 2015 at Garden Crescent to the south of this assessment site, other previous archaeological investigations which have been undertaken by DAS within the Lower Sussex Coastal Plain have often yielded unexpected and unanticipated results; typically identified settlement activity from the Bronze Age, Iron Age and Roman periods. Similar considerations should be taken in respect of this assessment site.

8.0 Impact on archaeological resources

- 8.1 The groundworks associated with a residential development comprising the mechanical excavation of foundations and services for the new residential dwellings along with ground reduction associated with the proposed new access and landscaping can directly impact on any buried archaeological potential.

- 8.2 The impact of development on **low and low to moderate** archaeological potential is generally considered to be **low**; though the potential for unexpected discoveries to be made on this assessment site should also be taken into consideration.

9.0 Acknowledgements

- 9.1 Development Archaeology Services Ltd. would like to thank Seaward Properties Ltd. for commissioning this archaeological desk based assessment study. Thanks are also extended to James Kenny of Chichester District Council, to Ms. Rachel Salter of the West Sussex Historic Environment Record and to the staff of the West Sussex Record Office for their kind assistance.

10.0 Bibliography

British Geological Survey, [1996], *Chichester & Bognor, Solid & Drift, 1:50,000 scale map sheets nos. 317/323.*

Extract from the tithe map for the parish of Yapton of 1839 [Archive ref: TDW153].

Composite extracts from the First Edition 25 inch to one mile scale O.S. maps of 1875, map sheet nos. Sussex 62.11 & 62.7.

Composite extracts from the Second Edition 25 inch to one mile scale O.S. maps of 1897, map sheet nos. Sussex 62.11 & 62.7.

Composite extracts from the Third Edition 25 inch to one mile scale O.S. maps of 1912, map sheet nos. Sussex 62.11 & 62.7.

Extract from the 1:2,500 scale O.S. map of 1975, map sheet no. SU 9604-9704.

Mawer, A., Stenton, F., [2001], *The Place Names of Sussex*. English Place Name Society Vols. VI & VII.

Morris, J., [1976], *Domesday Book: Sussex*.

Ordnance Survey, [2012], 1:25,000 scale map, *Chichester, South Harting & Selsey*, Explorer Sheet No. 120.

Baggs, A., Warne, H., [1997], *A History of the County of Sussex, Vol. 5, Part 1: Arundel Rape: South Western Part Including Arundel*. Victoria County History.

Soil Survey of England & Wales, [1983], *Soils of South East England*, map sheet no. 6, 1:250,000 scale.



Figure 5: Extract from the tithe map for the parish of Yapton of 1839 [Archive ref: TDW153]. The approximate boundaries of the assessment site are shown outlined in red.

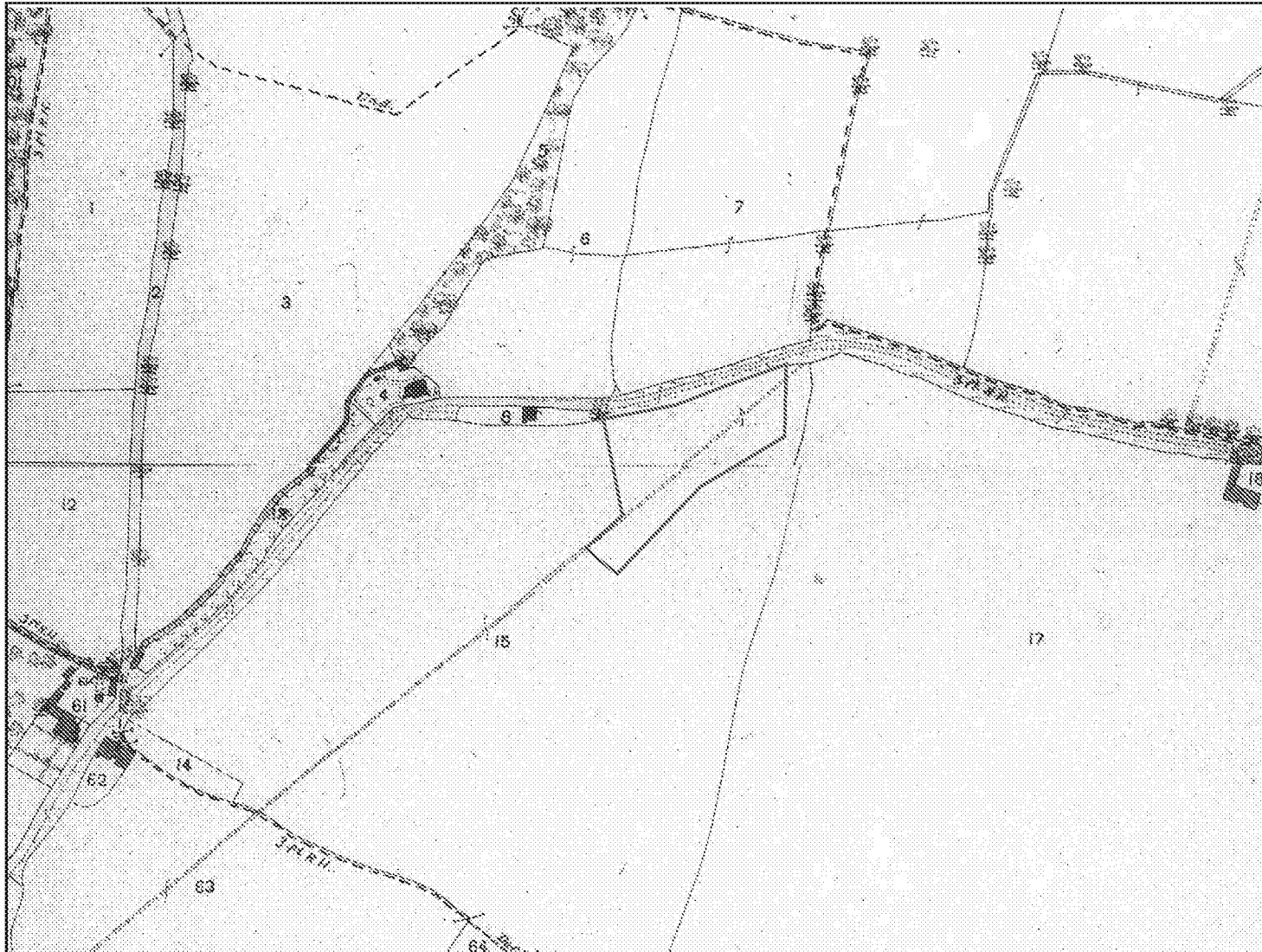


Figure 6: Composite extracts from the First Edition 25 inch to one mile scale O.S. maps of 1875, map sheet nos. Sussex 62.11 & 62.7. The approximate boundaries of the assessment site are shown outlined in red.

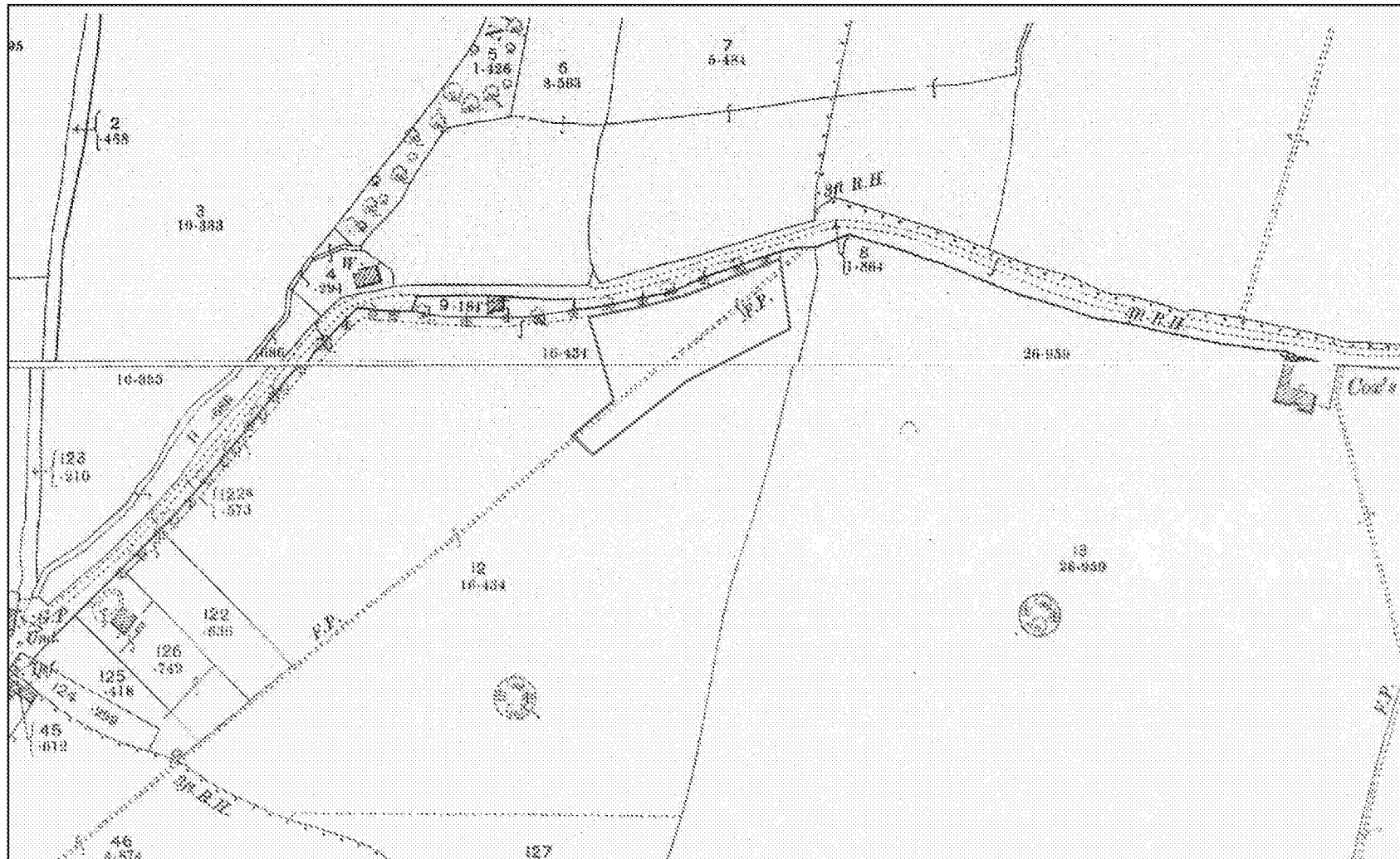


Figure 7: Composite extracts from the Second Edition 25 inch to one mile scale O.S. maps of 1897, map sheet nos. Sussex 62.11 & 62.7. The approximate boundaries of the assessment site are shown outlined in red.

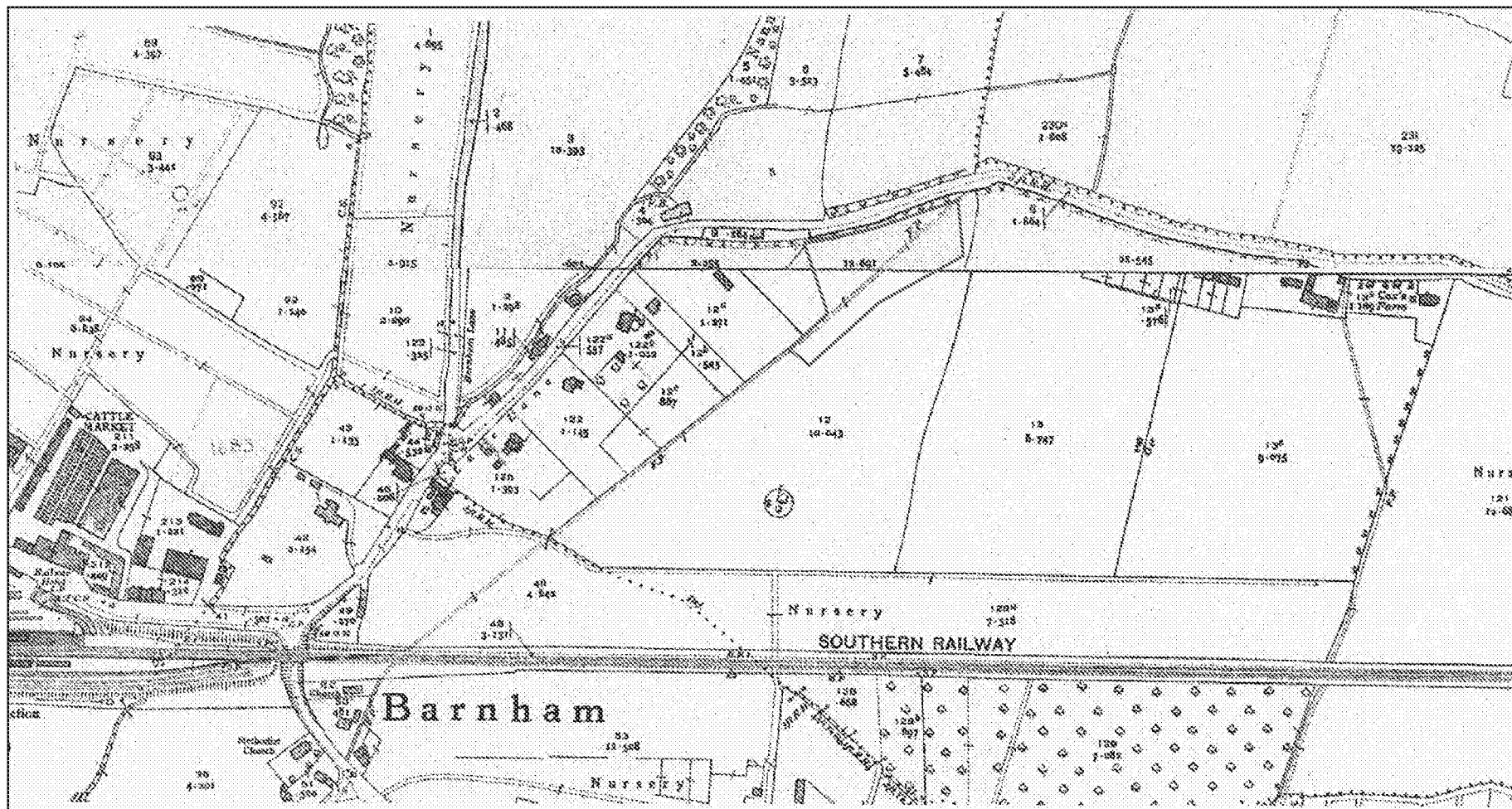


Figure 8: Composite extracts from the Third Edition 25 inch to one mile scale O.S. maps of 1912, map sheet nos. Sussex 62.11 & 62.7. The approximate boundaries of the assessment site are shown outlined in red.

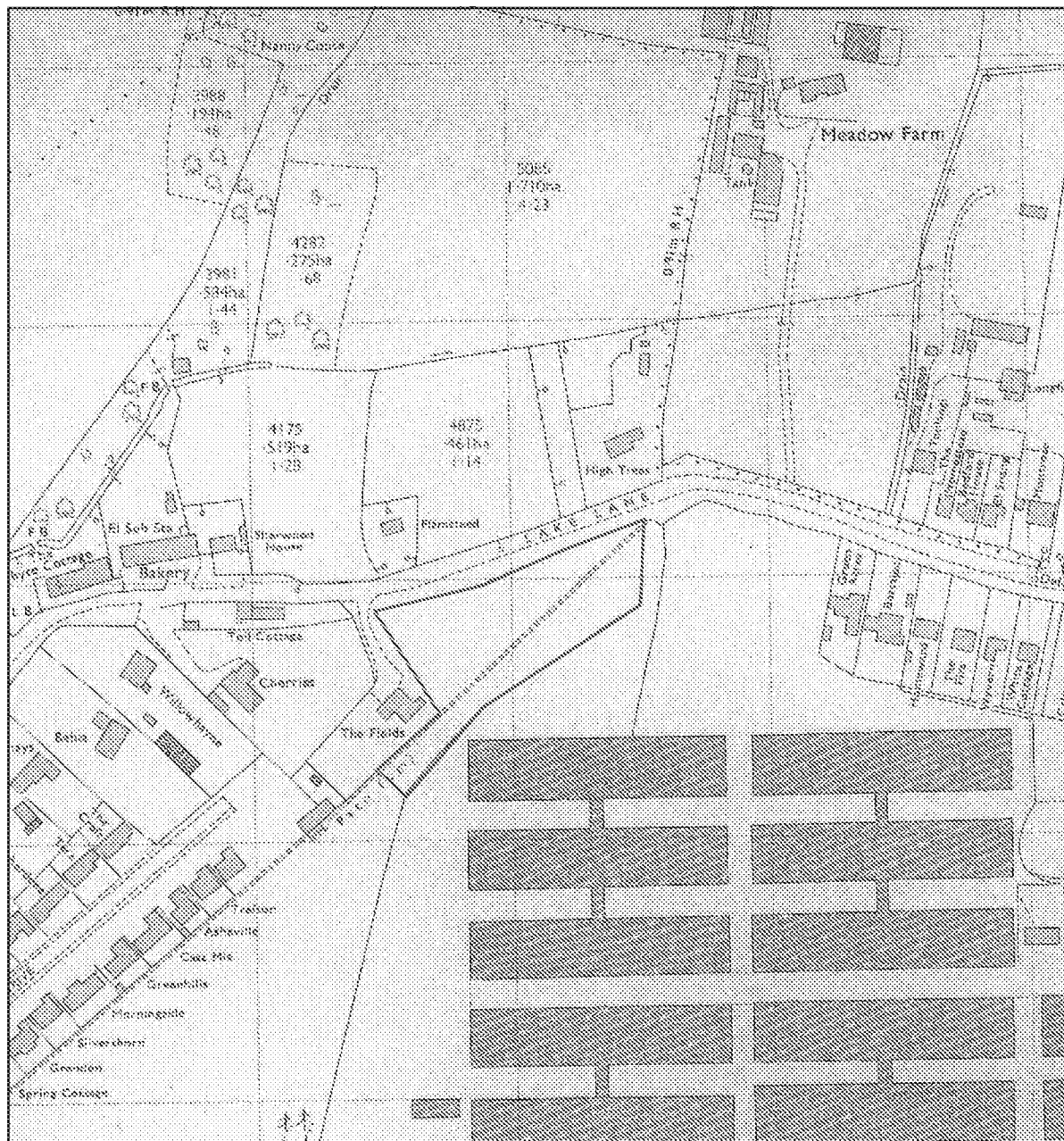


Figure 9: Extract from the 1:2,500 scale O.S. map of 1975, map sheet no. SU 9604-9704. The boundaries of the assessment site are shown outlined in red.

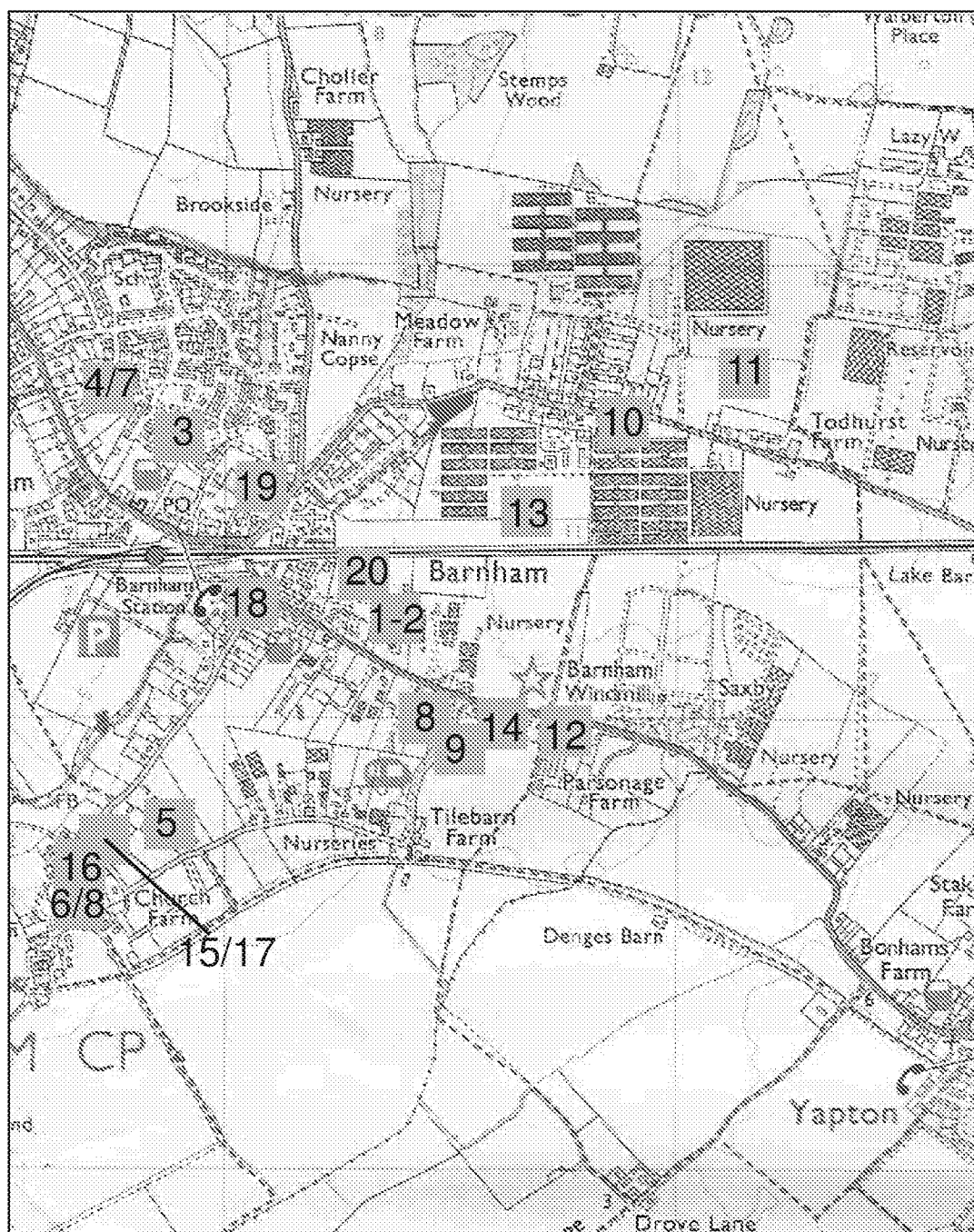


Figure 10: Cultural heritage sites within a 1km radius of the assessment site at a scale of 1:25,000.

Appendix 1: Colour plates 1-5

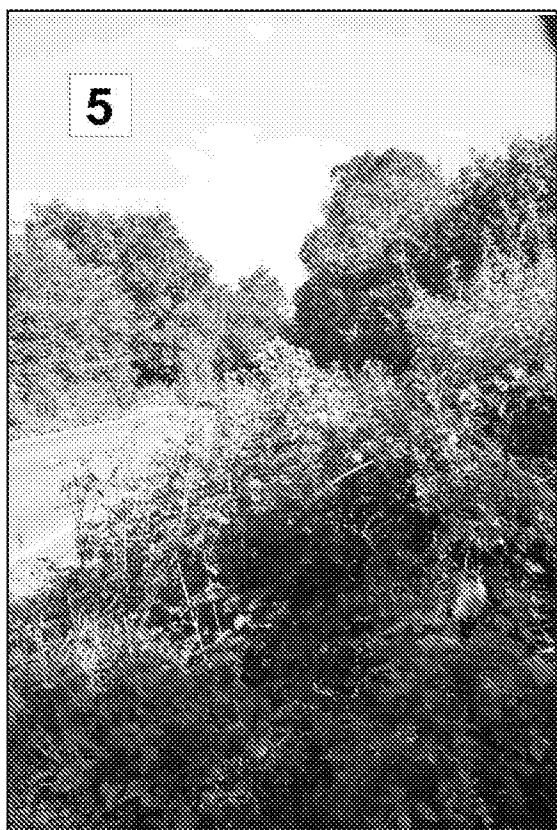
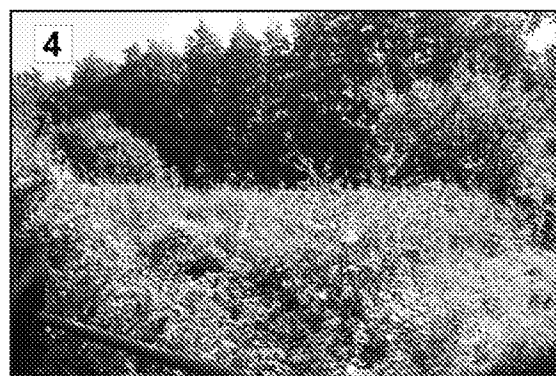
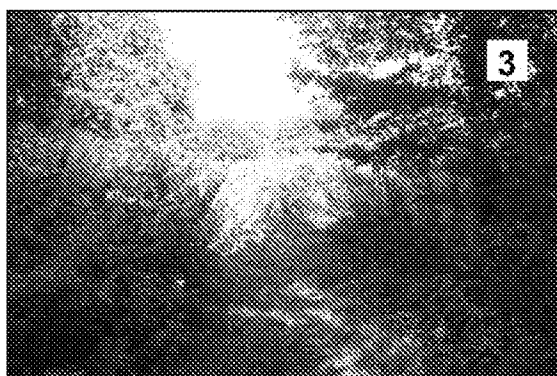
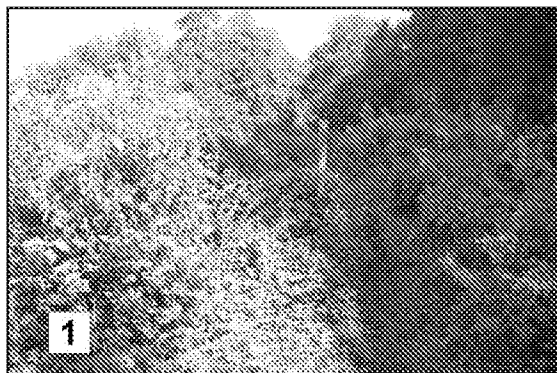


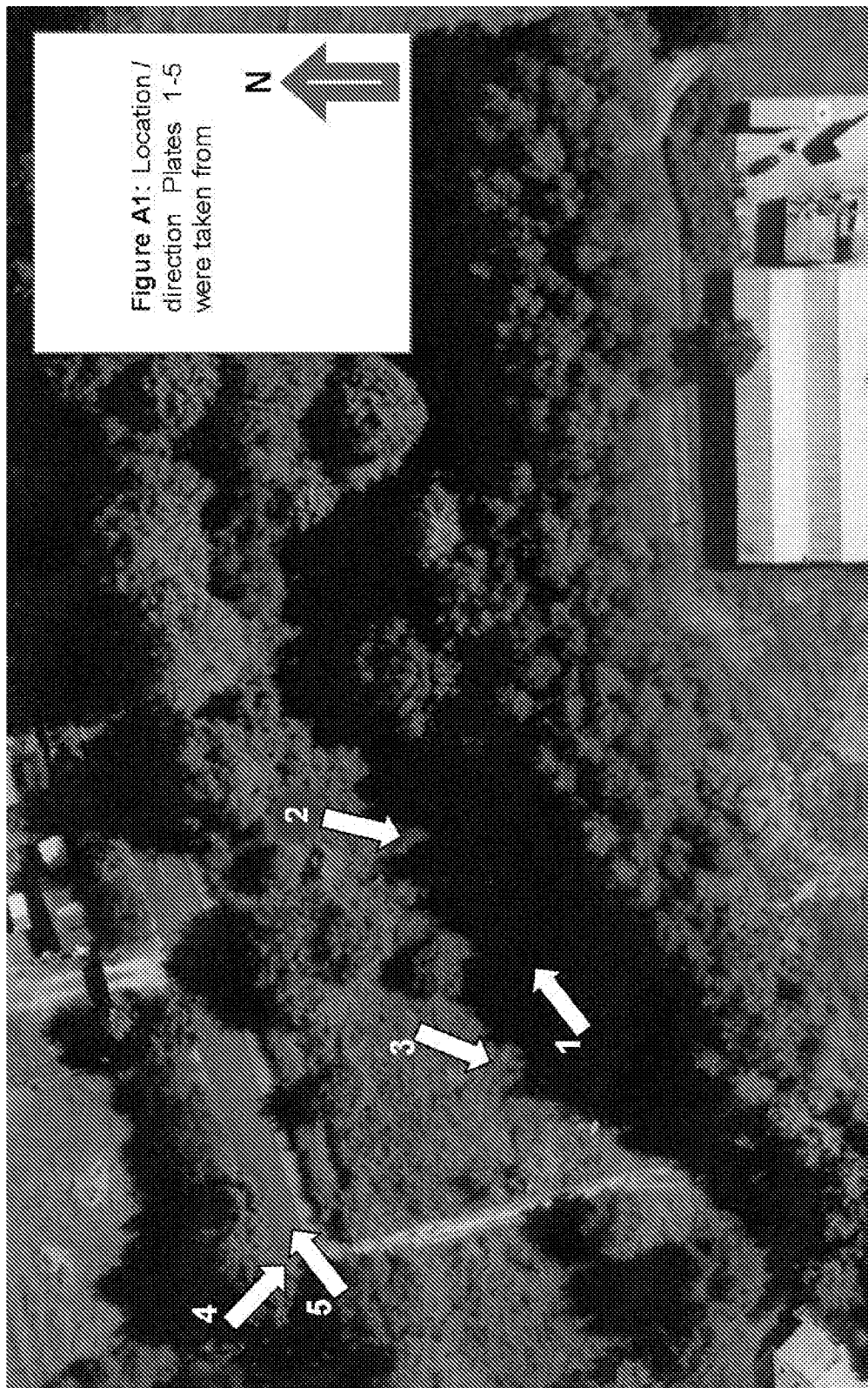
Plate1: Centre of site looking towards the east. Shows footpath

Plate 2: Centre of site area

Plate 3: Centre of site area looking to the south west

Plate 4: View of site area looking from access point towards the south east

Plate 4: Road running along northern boundary of the site looking to the east



Appendix 2: Extracts from the West Sussex Heritage Environment Record [WSHER] & the National Heritage List of Historic England [NHL]

Site No.	WSHER No.	NGR [SU]	Description	Period
1	MWS4135	9640 0420	Flintwork found at Barnham in the 1920s.	ME
2	MWS4136	9640 0420	Flints found at Barnham in the 1920s.	NE
3	MWS5686	9590 0460	Flintwork found at the Barnham Nurseries in the 1920s.	NE/BA
4	MWS7451	9577 0468	Evaluation in 2004 at 98, Barnham Road identified linear features.	IA
5	MWS4238	9585 0375	Pottery found at Barnham Court.	IA
6	MWS2364	946 046	Villa or other contemporary settlement at Barnham.	RO
7	MWS7451	9577 0468	Evaluation in 2004 at 98, Barnham Road identified linear features.	IA/RO
8	MWS2399	9565 0356	Grade I listed church of St Mary, Church Lane, Barnham.	MD
9	MWS4708	965 040	Site of a brickfield to the S of Yapton Road.	PM/MO
10	MWS9937	9680 0466	Site of a 19th century outfarm at Cox's Barn.	PM
11	MWS10374	9723 0455	Site of a 19th century farmstead at Yapton.	PM
12	MWS2422	9679 0396	Grade II listed Barnham Mill, built in 1790.	PM
13	MWS11249	9667 0446	Evaluation at Pollards Nurseries, Lake Lane in 2011 located undated features & flints.	UN/ME/NE
14	NHL 1353827	9661 0402	Grade II listed Ivy Cottage, Yapton Road, early 19th century cottage.	PM
15	NHL 1353826	9570 0371	Grade II listed The Street Cottage, Church Lane, early-mid 19th century front to an earlier building.	PM
16	NHL 1276754	9751 0364	Grade II listed Manor Cottage, Church Lane, dated to 1784.	PM
17	NHL 1276728	9574 0375	Grade II listed Curacoa, Church Lane, early 19th century cottage.	PM
18	NHL 1233179	9608 0427	Grade II listed Luckham Cottage, Yapton Road, 18th century cottage.	PM
19	NHL 1027692	9613 0450	Grade II listed Parsonage Farmhouse, Lake Lane, 18th century house.	PM
20		9630 0420	Evaluation in 2015 on land to the east of Garden Crescent yielded negative results.	UN

ABBREVIATIONS

ME - Mesolithic
 NE - Neolithic
 BA - Bronze Age
 IA - Iron Age
 RO - Romano-British
 MD - Medieval
 PM - Post-medieval
 MO - Modern
 UN - Undate

