

DEVELOPMENT ARCHAEOLOGY SERVICES LTD.

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY OF LAND AT THE FORMER SUNNYSIDE NURSERIES, YAPTON ROAD, BARNHAM, WEST SUSSEX.

Including:

- Written Scheme of Investigation [WSI] for proposed archaeological investigation
- Heritage Impact Assessment [HIA]

[Site Centred at approximately National Grid Reference: SU 9664 0421]
West Sussex HER Reference: 202526 - 048



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[VERS 5]

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Summary

- *This pre-planning application archaeological desk based assessment study, including a Heritage Impact Assessment on two assets, has been prepared to inform a forthcoming application for a proposed new residential development with associated access on at the former Sunnyside Nurseries site, Yapton Road, Barnham, West Sussex.*
- *It is considered that the potential from the various prehistoric periods will be **low** in terms of archaeological features/activity, but with a **moderate** potential for finds from these periods to be encountered on this assessment site. Small assemblages of worked flints from the Mesolithic and Neolithic periods were made at the Barnham Nurseries in the 1920s-1930s to the immediate west. However, most of the evidence for archaeological activity and finds from the various prehistoric periods within the vicinity of this assessment site have been made from the results of nearby previous archaeological investigations. In 2010, an evaluation at Pollards Nurseries, Lake Lane to the immediate north of this site, recorded finds of prehistoric burnt flint fragments. In 2014, an evaluation on land east of Goodacres to the immediate north-west of this site, identified three intercutting pits, which produced finds of Mid-Late Bronze Age pottery. In 2014, an archaeological evaluation on land at the Angels Nursery to the south-west of this site did not record any prehistoric archaeological features, but did identify a small assemblage of residual worked and burnt flints along with a small quantity of Bronze Age and Iron Age pottery that were residual finds within later archaeological contexts. The subsequent archaeological excavation here later in 2014 recorded a small assemblage of worked and burnt flints of Neolithic-Bronze Age date as residual finds within later archaeological features.*
- *Evidence for Late Iron Age and Romano-British settlement activity and finds have been identified, from the results of previous archaeological investigations near this assessment site. It is concluded that there will be a **moderate to possibly high** potential for Roman archaeological activity and finds to be made on this assessment site. In 2014, the archaeological evaluation of land at Angels Nursery to the south-west of this site recorded evidence for agricultural field systems and for evidence for nearby contemporary structures and finds from the 1st-4th centuries AD. The subsequent archaeological excavation here later in 2014 identified settlement activity from the Late Iron and throughout the Romano-British periods from further evidence for agricultural field systems and trackways, water storage features that included pits and wells, along with finds from the late Iron Age and from the 1st-4th centuries AD, which included*

domestic finds that indicated nearby domestic occupation including domestic refuse pits.

- Based on the results of nearby and previous archaeological investigations, it is considered that the potential for medieval occupation and finds to be found on this assessment site, will be **low**, based on the small scale nature of the findings from this period that have been made by these earlier investigations. The archaeological evaluation of 2014 to the south-west of this assessment site identified a small medieval pottery assemblage and one contemporary gully. The subsequent archaeological excavation here later in 2014, did not record any further archaeological activity or finds from this period.*
- Based on the results of nearby and previous archaeological investigations, it is considered that the potential for post-medieval archaeological activity and finds to be found on this proposed development site will also be **low to possibly moderate**. The archaeological evaluation of 2014 to the south-west of this site identified a single pit and finds of contemporary pottery. The subsequent archaeological excavation here later in 2014 identified a series of pits and gullies with contemporary finds close to the Yapton Road frontage of the site only.*
- From the map regression which has been carried out for this study, it is considered that there is also a **moderate to possibly high** potential for early modern and modern archaeological activity and finds to be made on this assessment site. In particular within the south western portion of the assessment site from the late 19th century onwards by the remains of former glasshouses and of ancillary and other buildings that were associated with the former nursery/market garden complex here.*
- Two Grade II listed buildings, which are situated south the assessment site and south of Yapton Road. These comprise the Grade II listed Barnham Windmill on the south of Yapton Road, and the Grade II listed Rose Cottage (previously known as Ivy Cottage). The two listed built assets are clearly separated from the application site by existing build mass, an open field and Yapton Road. The fabric of either building will not be affected by the proposed development. The key aspect, appreciation of the Windmill and Rose Cottage viewed as a group with proximal buildings, will not be significantly affected by this proposed development.*
- Similarly, a review of non-designated Heritage Assets within the area [Sunnyside Barn, The Flint Barn, Vine Cottage and Old Mill Cottage] confirms no discernible change to the settings and nil impact to the fabric of these assets.*

- *The groundworks associated with any proposed development such as the excavation of new foundations and services along with ground reduction associated with the creation of new road accesses can directly impact on any buried archaeological potential.*
- *It is considered that the impact of development on the identified **low** archaeological potential will be **low** and conversely the potential impact of development on the identified **high** archaeological potential will be **high**, based on the currently available data.*
- **Suggested mitigation:**
- *It is considered that on archaeological and heritage grounds there should be no case for refusing the application. It is suggested that site investigation should be undertaken, post determination, though in advance of development, with investigation to follow consultation with J. Kenny [ADC's archaeology advising officer] and be guided by the WSI submitted at Appendix 3.*

1.0 Introduction

- 1.1 This pre-planning application archaeological desk-based assessment study was commissioned by our client. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of a proposed new residential development with associated access on land at the former Sunnyside Nurseries, Yapton Road, 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.

2.0 Site location and description [Figures 1 and 2]

- 2.1 The area of this assessment site is currently under agricultural, predominantly arable usage and situated on land off the northern frontage of the Yapton Road with the northern site boundary being formed by the present Portsmouth to Brighton main railway line. The assessment site is located within the modern civil parish of Barnham and Eastergate, administrative district of Arun, county of West Sussex.
- 2.2 The assessment site is situated on the Lower Sussex Coastal Plain. The assessment site is located on deep, stoneless silty soils of the Park Gate Series, which have developed on aeolian silty drift deposits of brickearth. These in turn overlie Oldhaven, Blackheath, Woolwich, Reading and Thanet gravel beds of the Palaeocene [Soil Survey, 1983; BGS, 1996].
- 2.3 The site is centred at approximately Central National Grid Reference: SU 9664 0421 [see **Figure 1**].



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)



Figure 2: Oblique aerial photograph, from the east looking to the west showing the site location and existing site layout,  and footpath 



Figure 2a: Illustrative proposed site / build layout

3.0 Objectives and methods

- 3.1 The purpose of this report 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 County Historic Environment Record (HER);
 - The National Heritage List of Historic England (NHL);
 - Published local reference sources;
 - Maps from the online National Library of Scotland and other online sources;
 - A site visit by Christopher Pine of Development Archaeology Services Ltd.
- 3.3 A search of the West Sussex County Historic Environment Record (HER) was undertaken for previous archaeological investigations, listed buildings, scheduled monuments, archaeological sites and findspots within a 0.75km radius centred on National Grid Reference SU 9664 0421. The National Heritage List of Historic England (NHL) was also consulted. The results of these searches are presented below and tabulated as **Appendix 2** and their respective locations are shown plotted on **Figure 9**.
- 3.4 Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the online National Library of Scotland and from the West Sussex Historic Environment Record (HER) and comprise **Figures 3-7** of this study. The results of a map regression exercise of the area of the assessment site are presented in **Section 6.1** of this study.
- 3.5 A site walkover survey of the area of the assessment was carried out by Christopher Pine of Development Archaeology Services Ltd on the 6th September 2025. The results of this site walkover survey are presented in **Section 6.2** of this study . See also Appendix 1 for photographic record.
- 3.6 A number of vertical aerial photographs were also provided by the West Sussex County Historic Environment Record (HER) dating from between 1947 and 2018 of the area of the assessment site and of its environs. The results of aerial photographic analysis are presented in **Section 6.3** of this study.

4.0 Planning Background

- 4.1 It is understood that a forthcoming application for outline planning consent for the proposed erection of a new residential development to comprise c.200 new units along [see Figure 2a] with associated access on land at the former Sunnyside Nurseries, Yapton Road, Barnham, West Sussex, is to be submitted to Arun District Council, the Local Planning Authority.
- 4.2 This pre-planning application archaeological desk based assessment study has been prepared in advance of development and will be submitted to Arun District Council (the Local Planning Authority) in support of and to inform this forthcoming planning application.
- 4.2 The assessment site does not lie within an Archaeological Notification Area as defined by West Sussex County Council.

5.0 Archaeological and historical background

- 5.1 A search was made of the West Sussex County Historic Environment Record (HER) for a 0.75km radius that was centred on the assessment site, which is centred at National Grid Reference SU 9664 0421. The National Heritage List of Historic England (NHL) was also consulted.
- 5.2 Between 1920 and 1930, a quantity of prehistoric flintwork was found at the Barnham Nurseries (**Site No. 5**, HER MWS4135). The assemblage was of Mesolithic date and comprised three picks, four scrapers, eight flakes/blades (one of which was a possible burin) and one microlith.
- 5.3 Between 1920 and 1930, a quantity of prehistoric flintwork was found at the Barnham Nurseries (**Site No. 6**, HER MWS4136). The assemblage was of Neolithic date and included a spear point, an axe, some flakes (including possible burins) and one large scraper.
- 5.4 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; Mawer & Stenton, 2002].

- 5.5 Luckham Cottage on the Yapton Road is a Grade II listed 18th century house (**Site No. 3**, HER DWS917, NHL 1233179).
- 5.6 Parsonage Farm on Lake Lane is a Grade II listed 'L'-shaped 18th century house (**Site No. 4**, HER DWS669, NHL 1027692).
- 5.7 The Barnham Windmill on the Yapton Road is Grade II listed (**Site No. 1**, HER DWS1312, NHL 1276729). This tower mill was built in 1790 and has the sweeps and fantail missing. It replaced a post mill, which is shown on Budgeon's map of 1724. The mill had ceased working by wind in the early 1920s when a gas engine took over and later electric power until 1963, when the mill ceased working. A programme of historic building recording of the Barnham Mill was undertaken prior to its restoration in 2009 (EWS1382).
- 5.7.1 The building has been converted to a dwelling house. The significance of the building is derived from its original use [now redundant] and its functioning as a local landmark. The main structure is set within courtyard defined by low elevation skirting buildings. The main mill structure is experienced primarily in localised views particularly from Yapton Road.
- 5.8 Rose Cottage (previously known as Ivy Cottage) on the Yapton Road is a Grade II listed early 19th century house (**Site No. 2**, HER DWS1421, NHL 1353827). Rose Cottage is a modestly sized property located to the immediate south of Yapton Road with an east facing facade.
- 5.8.1 The significance of Ivy Cottage is derived from the use of local materials in its construction, with emphasis on cobbles used in selected elevations. The setting of the building is largely defined by the plot's perimeter walls on the Yapton Road boundary line.
- 5.9 A barge canal was originally projected to run from the River Arun at Ford to Salterns in Chichester Harbour with a branch from Hunston to Chichester (**Site No. 8**, HER MWS754). The western section from Salterns to Chichester was finally cut as a ship canal. From Hunston the barge canal ran for 9.75 miles to Ford, where two locks took it down to the River Arun. Work began in 1818 and the canal opened in 1822, but by 1833, it had fallen into disuse. It survives as an earthwork along most of its length except where it has been destroyed by agriculture or by development.

- 5.10 The site of Cox's Barn outfarm occurs at Barnham (**Site No. 9**, HER MWS9937). This was the site of a 19th century outfarm, which was arranged in an 'L'-plan as a courtyard outfarm or field barn. The site was in an isolated location and has been demolished.
- 5.11 The site of Denges Barn outfarm occurs at Barnham (**Site No. 10**, HER MWS10049). This was the site of 19th century outfarm or field barn that was arranged as a regular courtyard. The site was in an isolated location and has been demolished.
- 5.12 The site of a 19th century farmstead occurred at Saxby (**Site No. 11**, HER MWS10284). This was a 19th century three sided loose courtyard farmstead. The location of the farmhouse is uncertain. The farmstead was located within a hamlet and the site has been demolished.
- 5.13 A 19th century farmstead is situated to the south of Todhurst Farms at Yapton (**Site No. 12**, HER MWS10374). This is a 19th century four sided 'L'-plan loose courtyard farmstead with a detached farmhouse that is set away from the yard. The farmstead was situated within a hamlet and there has been a significant loss of traditional buildings on the site.
- 5.14 Tile Barn at Barnham is a 19th century outfarm or field barn (**Site No. 13**, HER MWS13768). This is a 19th century L-plan regular outfarm or field barn. It is in an isolated location and is extant.
- 5.15 Todhurst Farm at Walberton is a 19th century three sided 'L'-plan loose courtyard farmstead with additional detached elements to the main plan (**Site No. 14**, HER MWS13783). The farmhouse is detached and set away from the yard. The farmstead was located within a hamlet and there has been a partial loss of traditional buildings on the site.
- 5.16 The site of a post-medieval to early modern brickfield is marked on the O.S. map of 1910 to the south of the Yapton Road (**Site No. 7**, HER MWS4708).
- 5.17 There have been other previous archaeological investigations within the search area used for this assessment. In 2015, an archaeological evaluation of fifteen trenches took place on land to the east of Garden Crescent, Barnham in advance of a new residential development (**Site No. 15**, HER EWS1649). No archaeological features and/or deposits were identified during the evaluation and no finds were made.

- 5.18 In 2003, an archaeological evaluation took place at the Barnham Trading Post, 2, Barnham Road, Barnham (**Site No. 16**, HER MWS6989). No archaeological features or finds were observed.
- 5.19 In 2010, an archaeological evaluation was undertaken at the Pollards Nurseries, Lake Lane, Barnham (**Site No. 17**, HER MWS11249, EWS1248). A small array of finds was recovered from the site. Within one trench, three burnt flints of Mesolithic/Neolithic date were recovered. These finds suggested that known prehistoric activity in the area could have extended northwards into this site. The site also yielded several small pits and postholes, but these were undated. Other finds comprised a button and a musket ball., but due to the redistribution of topsoil on the site, these may well have been residual. Two of the trenches contained concrete foundations and other features that had related to former greenhouses that had stood on this site.
- 5.20 In 2014, an archaeological evaluation of fifteen trenches was carried out on land east of Goodacres, Barnham in advance of a proposed new residential development (**Site No. 18**, HER MWS13850, EWS1751). Only two of the trenches excavated contained archaeological features. These consisted of an undated gully or a shallow ditch, from which no finds were recovered and three intercutting pits. The fills of two of the pits produced finds of Middle to Late Bronze Age pottery. A circular shaped feature was also recorded which produced finds of two fragments of medieval roof tile.
- 5.21 In 2018, an archaeological evaluation of six trenches was carried out on land off Lake Lane, Barnham in advance of a proposed new residential development (**Site No. 19**, HER MWS15219, EWS2073). No archaeological features and/or deposits were recorded at the site. One sherd of medieval pottery and a single fragment of prehistoric fire cracked flint were recovered.
- 5.22 In 2014, an archaeological evaluation was undertaken on land at the Angels Nursery, Barnham (**Site No. 20**, HER MWS12923, EWS1650). Archaeological features were recorded in 12 of the trenches. No prehistoric features were identified, but a small assemblage of residual worked and fire cracked flints and small quantities of Bronze Age and Iron Age pottery were found both in the topsoil and in later Roman features as residual finds. The most significant findings from this evaluation dated from the Romano-British period. Within Trench 1, an east-west aligned flat bottomed gully produced finds of a small assemblage of 1st century AD pottery. An east-west orientated ditch contained a further assemblage of Roman pottery dating from the period 270AD-400AD along with three Roman brick fragments, animal bone and fired clay. Another east-west aligned gully had a V-shaped profile. Its fill contained Roman pottery sherds, dating from AD180-AD300, a cbm fragment and fired clay. The other

two features within Trench 1 were roughly parallel north north east aligned Roman gullies. The fill of one of the gullies contained sherds of 1st-2nd century AD pottery. Within Trench 2, a V-shaped gully was identified. Its fill contained pottery dating from the 1st century AD and fired clay.

- 5.23 Within Trench 3, a flat bottomed east-west aligned gully was identified. Roman pottery was recovered from its fill. A wide ditch was also recorded on a north-south alignment. Its fill contained 1st century AD pottery. Five archaeological features were identified in Trench 4. A north-south orientated gully with a V-shaped profile produced finds of pottery from c.40AD-120AD. Two parallel gullies on a north east-south west alignment were also recorded. One gully was flat bottomed. Its fill contained a single sherd of residual late Bronze Age or Iron Age pottery along with fire cracked flint. The other gully had a V-shaped profile. The fill produced a small assemblage of 1st century AD pottery. The other two features found in this trench were intercutting gullies that ran from north east-south west. The earliest was a gully with finds of Roman pottery. The later gully was flat bottomed, with finds of 1st century AD pottery.
- 5.26 A flat bottomed gully was recorded within Trench 21. Its fill contained an assemblage of pottery dating from 40AD-120AD. A further flat bottomed gully on a north east-south west alignment was also identified. Its fill produced finds of two sherds of Roman pottery and one sherd of medieval pottery. Two intercutting gullies were also encountered within this trench on a north east-south west alignment. The earliest gully was flat bottomed and contained an assemblage of pottery of 1st-2nd century AD date. The other gully was undated.
- 5.27 In Trench 24, a north-south aligned and flat bottomed gully produced finds of 2nd century AD pottery. The recovered Roman pottery and cbm were indicative of occupation near to the northern part of the site. The quantity and quality of the pottery assemblage and the presence of building materials (including hypocaust tiles) were indicative of nearby structures. The gullies and ditches suggested the demarcation of enclosures and/or fields. Evidence of medieval activity was limited to a small assemblage of pottery within a flat bottomed gully recorded within Trench 9. This was on a north east-south west alignment and produced finds of a sherd of medieval pottery. A pit recorded within Trench 22 contained an assemblage of late post-medieval material and animal bone. Three other undated gullies were also recorded on the site.
- 5.28 This was followed later in 2014 by an excavation in advance of new residential development (**Site No. 20**, HER MWS12923, EWS1650). Based on the results of the evaluation, three areas were excavated across the site, designated as Areas A, B and C. This produced a small assemblage of worked flints and a moderate quantity of burnt

flints, all of which occurred as residual finds within later contexts. The majority of the material was not datable, but a late Neolithic or Early Bronze Age scraper was recorded with a very broad date range of Late Neolithic/Bronze Age date for the majority of the flintwork.

- 5.29 Period 1 was dated from the Late Iron Age-Early Roman. Evidence of late Iron Age and early Roman activity at the site was limited to two gullies, that may have formed the north-western corner of an enclosure along with a scatter of pits in Area C. The gullies appeared to be a first attempt at land division. Period 2 was from the 1st-2nd centuries AD. The vast majority of the features encountered were assigned to this period, which was in turn subdivided into four separate phases. Roman activity at the site was represented by a number of gullies and a small group of pits which yielded finds of 1st-2nd century AD pottery.
- 5.30 Period 2 Phase 1 - The earliest phase of activity within Period 2 at the site was represented by a number of gullies and a small group of pits, with pottery dating to no later than 100AD. The gullies were encountered within all excavation areas with the pits being limited to Area A. It was considered that some of the northern gullies represented the corner of an enclosure. The other gullies did not form a coherent pattern, though together they may have represented a field system.
- 5.31 Period 2 Phase 2 - archaeological remains from this period comprised a group of gullies, which may have represented one or more enclosures. These enclosures appeared to contain features for holding water such as a pond or a pit/well. Such features suggested that these areas functioned mainly as pasture fields for animal grazing and a substantial domestic pottery assemblage found here was indicative of nearby buildings.
- 5.32 Period 2 Phase 3 - the features assigned to this phase appeared to constitute the south-eastern corner of an enclosure with the fills producing large quantities of 1st-2nd century AD domestic pottery, suggesting nearby domestic occupation.
- 5.33 Period 2 Phase 4 - archaeological remains from this phase consisted of a series of enclosure ditches that straddled excavation areas A-C and defined at least two broadly rectangular enclosures. Features associated with these enclosures comprised scatters of pits that were recorded in the wider vicinity outside of the enclosures. These features produced quantities of 1st-2nd century AD pottery. The ditches appeared to form part of an agricultural field system, possibly for livestock with the number of pits suggesting domestic activity in the vicinity. There was no obvious focus for the pit scatter with lay both within and without the enclosures.

- 5.34 Period 3 - Late Romano-British, the features assigned to this period consisted of the fragmentary remains of several gullies, probably the remains of field boundaries/trackway and a number of pits, which were notable within excavation areas A and C. The two clusters of pits showed some evidence of intercutting, that suggested some longevity of use in areas for the disposal of domestic refuse. Late Roman pottery was recovered from several features, but not in the quantity attributed to the earlier Roman periods.
- 5.35 Period 4 - Post Medieval, although post-medieval material was recovered from the overburden, and there was evidence of truncation in various parts of the site, only a sequence of re-established ditches and gullies close to the road frontage could be positively dated to this period from finds.

6.0 Site-specific search/investigation results

6.1 Documentary information

- 6.1.1 Copies of published Ordnance Survey (O.S.) maps were obtained from the West Sussex Historic Environment Record and from the online National Library of Scotland. The earliest map consulted comprised an extract from the First Edition Ordnance Survey (O.S.) six inch to one mile scale map of 1875, which forms **Figure 3** of this study. This map shows the assessment site as then occupying the area of one whole enclosure at its northern end with the then London, Brighton and South Coast railway line forming the northern site boundary, as this railway line does at present. The remainder of the area of the assessment site was then composed of portions of two further enclosures. The western boundary of the assessment site was not yet then in place. At the southern end of the assessment site and also without it to the immediate south, were several residential dwellings on the northern frontage of the Yapton Road.
- 6.1.2 An extract from the Second Edition Ordnance Survey (O.S.) six inch to one mile scale map of 1899 comprises **Figure 4** of this assessment. This map shows that much alteration had taken place to the interior of the assessment site between 1875 and 1899. The whole area enclosure within the northern part of this assessment site now comprised two separate enclosures, with the addition of a new enclosure boundary here. Within the western portion of the assessment site were featured for the first time, a series of small enclosures and associated with this, a number of glasshouses and other associated ancillary buildings had been erected, thus creating a Nursery or market garden. Further residential development had also taken place at the southern

end of the assessment site with the addition of further dwellings at the northern Yapton Road frontage, some of which were designated as 'Nursery Cottages'.

- 6.1.3 An extract from the Third Edition Ordnance Survey (O.S.) six inch to one mile scale map of 1913 comprises **Figure 5** of this study. This map shows that while no change had taken place to the interiors of the northern and eastern portions of the assessment site between 1889 and 1913, there had been further change to the layout of the western part of the assessment site during this time. This further change comprised the creation of several new small enclosures and an expansion to the extent of the Nursery/market garden complex with the addition of further glasshouses.
- 6.1.4 An extract from the Provisional Edition Ordnance Survey (O.S.) six inch to one mile scale map of 1951 forms **Figure 6** of this assessment. This map shows that much further change had taken place to the layout of the assessment site between 1913 and 1951. The northern portion of the assessment site was still formed by the two aforementioned enclosures, but which had by this time, been converted to an orchard area. The western portion of the assessment site had shown yet further expansion to the extent of the Nursery/market garden complex with a reduction in the number of glasshouses, but with the addition of further new ancillary buildings, both here also and within the eastern portion of the assessment site.
- 6.1.5 An extract from the 1:10,560 Ordnance Survey (O.S.) map of 1962 forms **Figure 10** of this study. This map shows. that no change had taken place to the layout of the northern portion of the assessment site. Within the western and eastern portions of the assessment site, further changes to the layout of the Nursery/market garden complex had taken place by this time with a reduction in the number of glasshouses and ancillary buildings.
- 6.1.6 **Figure 2** shows the current layout to the area of the assessment site.

6.2 Site walkover visit [Appendix 1: Plates 1-24]

- 6.2.1 A site visit was made by Christopher Pine of Development Archaeology Services Ltd. on the 6th September 2025 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, which are reproduced in **Appendix 1**. The weather conditions were sunny and warm with good visibility.
- 6.2.2 The south west site area [Plates P1-P5] contains the existing north south aligned access road that services existing farm buildings and vehicle parking areas. Ground surfaces are mainly levelled grass and levelled hardstanding areas. Within this sub site area some near surface truncation is likely to have taken place in the modern, last 50 years.
- 6.2.3 Similarly the mapped central south eastern area of the site [Plates 7-9] although laid to grass appear to have been subjected to moderate surface levelling. It is unclear whether this sub site area has been ploughed in the recent [last 20 years]. If excluded from modern agricultural tilling then archaeological survival may, within this sub site area, be predicted to be moderate to high.
- 6.2.4 The majority of the site area is currently under arable usage [Plates 10-18] The ground surface is predominantly levelled and flat though across the site centre some weak undulation, [c. <25 / 30cm] variation in height if ground surface was noted. Similarly, although the field was recorded post-harvest [maize crop] weed / ruderal growth appeared variable across the site suggesting variability in soil types / substrate characteristics at spaced site locations.
- 6.2.5 Within the central site area, [Plates 10,12 and 13] surface sediments contained very weak fine sand fractions and sparse fractured / burnt flint fragments / granules, suggesting some subsoil [B horizon] variation possibly attributable or indicative of archaeological activity.

6.3 Aerial Photographs

- 6.3.1 A number of vertical aerial photographs were included in the search of the West Sussex County Council Historic Environment Record (HER). The earliest photograph consulted is dated to 1947. This image shows that then, much of the area of this assessment site was under arable cultivation with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.
- 6.3.2 The vertical aerial photograph of 1991, shows that by this time, the northern and western portions of the assessment site were under a mix of arable cultivation and pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.
- 6.3.3 The vertical aerial photograph of 1997, shows that at this time, both the northern and western portions of the assessment site were under pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.
- 6.3.4 The vertical aerial photograph of 2001, shows that at this time, both the northern and western portions of the assessment site were under pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.
- 6.3.5 The vertical aerial photograph of 2007, shows that at this time, both the northern and western portions of the assessment site were under pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.
- 6.3.6 The vertical aerial photograph of 2012/2013, shows that at this time, both the northern and western portions of the assessment site were under pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.

6.3.7 The vertical aerial photograph of 2015, shows that at this time, both the northern and western portions of the assessment site were under pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.

6.3.8 The vertical aerial photograph of 2018, shows that at this time, both the northern and western portions of the assessment site were under pasture with the glasshouses and ancillary buildings of the Nursery/market garden complex occupying the western portion of the assessment site. No archaeological activity is visible on the ground within the assessment site on this photograph.

7.0 Assessment of archaeological potential

7.1 It is considered that the potential from the various prehistoric periods will be **low** in terms of archaeological features/activity, but with a **moderate** potential for finds from these periods to be encountered on this assessment site. Small assemblages of worked flints from the Mesolithic and Neolithic periods were made at the Barnham Nurseries in the 1920s-1930s to the immediate west. However, the majority of the evidence for archaeological activity and finds from the various prehistoric periods within the vicinity of this assessment site have been made from the results of nearby previous archaeological investigations. In 2010, an evaluation at Pollards Nurseries, Lake Lane to the immediate north of this site, recorded finds of prehistoric burnt flint fragments. In 2014, an evaluation on land east of Goodacre's to the immediate north-west of this site, identified three intercutting pits, which produced finds of Mid-Late Bronze Age pottery. In 2014, an archaeological evaluation on land at the Angels Nursery to the south-west of this site did not record any prehistoric archaeological features, but did identify a small assemblage of residual worked and burnt flints along with a small quantity of Bronze Age and Iron Age pottery that were residual finds within later archaeological contexts. The subsequent archaeological excavation here later in 2014 recorded a small assemblage of worked and burnt flints of Neolithic-Bronze Age date as residual finds within later archaeological features.

7.2 Evidence for Late Iron Age and Romano-British settlement activity and finds have been identified, from the results of previous archaeological investigations in close proximity to this assessment site. This being the case, it is concluded that there will be a **moderate to possibly high** potential for Roman archaeological activity and finds to be made on this assessment site. In 2014, the archaeological evaluation of land at Angels Nursery to the south-west of this site recorded evidence for agricultural field systems and for evidence for nearby contemporary structures and finds from the 1st-4th

centuries AD. The subsequent archaeological excavation here later in 2014 identified settlement activity from the Late Iron and throughout the Romano-British periods from further evidence for agricultural field systems and trackways, water storage features that included pits and wells, along with finds from the late Iron Age and from the 1st-4th centuries AD, which included domestic finds that indicated nearby domestic occupation including domestic refuse pits.

- 7.3 Also based on the results of nearby and previous archaeological investigations, it is considered that the potential for medieval occupation and finds to be found on this assessment site, will be **low**, based on the small scale nature of the findings from this period that have been made by these earlier investigations. The archaeological evaluation of 2014 to the south-west of this assessment site identified a small medieval pottery assemblage and one contemporary gully. The subsequent archaeological excavation here later in 2014, did not record any further archaeological activity or finds from this period.
- 7.4 Similarly based on the results of nearby and previous archaeological investigations, it is similarly considered that the potential for post-medieval archaeological activity and finds to be found on this proposed development site will also be **low**. The archaeological evaluation of 2014 to the south-west of this site identified a single pit and finds of contemporary pottery. The subsequent archaeological excavation here later in 2014 identified a series of pits and gullies with contemporary finds close to the Yapton Road frontage of the site only.
- 7.5 From the map regression which has been carried out for this study, it is considered that there is also a **high** potential for early modern and modern archaeological activity and finds to be made on this assessment site. In particular within the western portion of the assessment site from the late 19th century onwards by the remains of former glasshouses and of ancillary and other buildings that were associated with the former nursery/market garden complex here.

8.0 Impact on archaeological resources

- 8.1 The groundworks associated with any proposed development such as the excavation of new foundations and services along with ground reduction associated with the creation of new road accesses can directly impact on any buried archaeological potential.
- 8.2 It is considered that the impact of development on the identified **low** archaeological potential will be **low** and conversely the potential impact of development on the identified **high** archaeological potential will be **high**, based on the currently available data.
- 8.2.1 **Suggested mitigation:** It is considered that on archaeological and heritage grounds there should be no case for refusing the application. It is suggested that site investigation should be undertaken, post determination, though in advance of development. The details of any investigation to be determined after consultation with the LPA's appointed archaeological advisor.
- 8.2.2 A 'Draft' consultation WSI is presented at Appendix 3 of this report.

9.0 Heritage Impact Assessment [Policy Context Legislative Framework]

9.1 The statutory legislation most relevant to review of built heritage assets considered within this report comprises:

9.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

9.2.1 National Policy

9.2.2 National Planning Policy Framework [NPPF, revised December 2024]

9.2.3 The National Planning Policy Framework (NPPF revised 2024) includes as a planning principle an environmental objective which is: *'to contribute to protecting and enhancing our natural, built and historic environment...'*.

9.2.4 Section 16 of the NPPF then goes on to describe provisions specifically relating to conserving the historic environment.

9.2.5 The NPPF advises local planning authorities to require an applicant to describe the significance of heritage assets affected by their proposal, including any contribution made to 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'.

9.2.6 The glossary to the NPPF describes significance in relation to heritage policy as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting'.

9.2.7 The setting of a heritage asset may be defined as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral'

9.3 Local Policy

9.3.1 Adopted Arun Local Plan

- 9.3.2 The Development Site lies within the policy area of Arun District Council (ADC) (Adoption Arun Local Plan 2011-2031 (July 2018).
- 9.3.3 The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018.
- 9.3.4 Sections specific to building conservation and built heritage are contained within Section 16: Building & Conservation and Archaeological Heritage of the Local Plan. With specific reference to:

Policy HER SP1 (Historic Environment)

Policy HER DM 1 (Listed Buildings)

Policy HER DM2 (Locally Listed Buildings or Structures of Character).

Policy HER DM3 (Conservation Areas)

Policy HER DM4 (Areas of Character)

Policy HER DM6 (Sites of Archaeological Interest)

And the following Building Conservation & Archaeological Heritage references:-

Building Conservation & Archaeological Heritage (page 188)

Built Heritage (page 188)

Listed Buildings (page 190)

Locally Listed Buildings or Structures of Character (page 195)

Conservation Areas (page 196)

Areas of Character (page 199)

Notice is also taken of ADC's Report to and decision of Planning Policy Sub-Committee (30th June 2020) regarding compilation of new list of non-designated heritage assets).

**9.3.5 Buildings or Structures of Character Supplementary Planning Document (SPD)
(Adopted September 2005)**

9.3.6 In addition to the review of designated listed heritage assets searches included a review of local buildings or structures of character as listed / detailed in Arun District Council's SPD. Buildings of outstanding design, detailing, appearance, or special interest because of the use of materials. Buildings which are extremely good examples of traditional or established style, or unusual type.

9.3.7 In special cases, buildings or structures which contribute towards the local townscape or have important historical associations. All buildings must be largely intact and not adversely affected by later extensions or alterations. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

9.4 Guidance

9.4.1 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:

9.4.2 Chartered Institute for Archaeologists Code of Conduct and Standard Guidance documents; National Planning Practice Guidance [updated Dec. 2024]

9.4.3 Historic England (2017), Historic Environment Advice Note 3, 2nd Edition, The setting of Heritage Assets;

9.4.4 Historic England (2008), Conservation Principles; Policy Guidance for Sustainable Management of the Historic Environment; and

9.4.5 WSCC, ESCC, CDC 2017, (updated 2019) Sussex Archaeological Standards.

9.5 Assessment Methodology & Significance Criteria

9.5.1 Assessment Methodology

9.5.2 The assessment is based on information derived from the following data sources:

The National Heritage List for current data on designated heritage assets;

The National Monuments Record (Historic England);

The West Sussex Historic Environment Record (HER) (WSCC);

A search of the West Sussex Historic Environment Record (HER) was undertaken for listed buildings and other designated sites such as scheduled monuments, historic battlefields and historic parks and gardens, archaeological sites and findspots and previous archaeological investigations within a c. 750m radius that was centred on National Grid Reference SU 9664 0421

9.6 Significance Criteria

The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values [evidential, historical, communal, and aesthetic].

For designated assets (Listed buildings, scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas) the importance is high or very high as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and registered Parks and Gardens are graded (I, II* and II) according to relative significance.

The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated heritage assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means they must be treated as if they were designated assets.

9.7

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and Grade II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefields
Moderate	Regionally important resources: Non designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and / or communal values.
Low	Locally important resources: Non designated heritage assets and landscape features with low evidential, historical, aesthetic and / or communal value
Negligible	Assets with low to very low or no evidential, historical, aesthetic and / or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and / or date where importance cannot be readily predicted.

9.7.1 The effects of the Proposed Development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with

archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting. In policy terms harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.

- 9.7.2 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the Proposed Development on heritage assets in accordance with the following scale:

None: no discernible change to any heritage asset, of any significance.

Minor: minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance.

Moderate: moderate adverse change to the significance of a heritage asset of low or moderate heritage significance.

9.7.3 Magnitude of change

Assessing the effect of the Proposed Development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against predicted magnitude of change. This includes the assessment of the effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.

The description of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Magnitude of effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (predevelopment) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre development) conditions such that post development character or composition or attributed of base line will be partially changed
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/None	No loss or harm to heritage significance. Change barely distinguishable.

9.8 Significance of effect

- 9.8.1 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage asset affected.

Significance of effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Minor (low)	Negligible
Moderate	Major or Moderate	Moderate	Minor	Minor (low) or Negligible	Negligible or None
Low	Moderate or Minor (low)	Minor (low)	Minor (low) or Negligible	Negligible	None
Negligible/none	None	None (low)	None	None	None

- 9.8.2 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 195-196). For the purpose of this assessment, major adverse effects are equivalent to substantial harm (a significant effect in EIA terms).

Moderate and minor (low) effects are equivalent to less than substantial harm (not significance in EIA terms). Effects that are negligible are less than substantial and are also not significant.

No effect equates to preservation of significance, as no impact occurs.

9.9 Assessment of magnitude and significance of the applications impact in relation to selected reviewed built heritage assets.

- 9.9.1 Two listed buildings lie within the assessment area. The Barnham Windmill on the Yapton Road is Grade II listed (Site No. 1, HER DWS1312, NHL 1276729) & Rose Cottage (previously known as Ivy Cottage) on the Yapton Road Grade II (Site No. 2, HER DWS1421, NHL 1353827). The location of these buildings relative to the site boundary is shown at Figure 8.
- 9.9.2 The Grade II listed Barnham Windmill on the Yapton Road, [Grade II listed is situated to the south-east of the site and the Grade II listed Ivy Cottage, Grade II (**Site No. 2**, HER DWS1421, NHL 1353827 also located on the south side of Yapton Road. Both built assets lie to the south of Yapton Road and south of the proposed development site [See Figure 8].
- 9.9.3 Rose Cottage (previously known as Ivy Cottage) is an early C18th two storey detached house with cobbled walls with brick dressing / detailing. The roof is tiled and wooden windows are of casement type. The primary elevation faces east; the northern elevation fronts on to the Yapton trunk road.
- 9.9.4 The immediate setting is defined by ancillary outbuildings and significantly the main trunk road to the north with a boundary hedge. The wider setting includes C20th development to the east and west whilst to the north a hedge defines the north edge of the Yapton Road. The application site's southern east west aligned boundary lies c. 75m to the north of Rose Cottage.
- 9.9.5 Barnham Windmill is located c. 75m south of the south east corner of the application site [excluding proposed footpath]. The Windmill building was built in 1829. The main building is of a tower type and is faced with tarred stucco finish / dressing. The top of the mill is domed and dressed with copper sheeting and lunette windows. It is understood the mill [under converted electric power] ceased to operate as a mill in c. 1958 when it's fantail and sails were removed. The main tower structure is surrounded / skirted by ancillary and associated low level buildings and is currently converted to residential use.
- 9.9.6 As shown at Figure 8: the two listed assets are located c. 70m south from the southern east west aligned boundary of the proposed development site. The Yapton road forms a clear east west aligned divide between application site and the two reviewed built assets.

- 9.9.7 The Barnham Windmill forms a local focal point for the surrounding area and specifically when viewed to the east combines with Rose Cottage forms a positive addition to local views. It is considered the proposed development site lies at an adequate distance to the two reviewed listed buildings, and with the existing building buffers at the south west of the proposed site area separating views to and from the considered listed buildings, the proposed development will have low potential to effect existing views of the two key listed buildings.
- 9.9.8 Based on criteria presented the Table presented at 9.7 both built heritage assets, Rose Cottage and Barnham Windmill, should be regarded as nationally significant resources.
- 9.9.9 Magnitude of change: Assessing the effect of the proposed development in relation to the current historic environment baseline is considered by comparing the relative significance of the heritage assets against predicted magnitude of change. As noted above at 9.9.7 it is considered the setting of The Mill and Rose cottage will have low to possibly nil potential to affect the setting of reviewed 'listed' built assets
- 9.9.10 Change arising from the loss or alteration will be weakly discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns. It is therefore considered that magnitude of effect may be assessed as negligible to nil.
- 9.9.11 **Significance of effect.** Both reviewed built assets are, by virtue of their listed status, considered as being of high heritage significance. There would be no impact to the fabric of any listed / built heritage asset as the result of the proposed development. It is considered that there will no discernible change to the setting of any heritage asset as a result of the proposed development.
- 9.9.12 Similarly with the four reviewed non-designated Heritage Assets [Sunnyside Barn, The Flint Barn, Vine Cottage and Old Mill Cottage] there would be no impact to the fabric of these assets as a result of the proposed development. It is considered that there will no discernible change to the setting of these heritage assets as a result of the proposed development.



Figure 8: Location of two [2] reviewed listed buildings relative to proposed new build layout, and location of Non-Designated Heritage Assets [NDHA]

[1] The Barnham Windmill on the Yapton Road is Grade II listed (Site No. 1, HER DWS1312, NHL 1276729)

[2] Ivy Cottage on the Yapton Road Grade II (Site No. 2, HER DWS1421, NHL 1353827)

[Non-designated Heritage Assets]

A: Sunnyside Barn

B: The Flint Barn

C: Vine Cottage

D: Old Mill Cottage

10.0 Acknowledgements

- 10.1 Development Archaeology Services Ltd. would like to thank their client for commissioning this archaeological desk based assessment study. Thanks, are also extended to Rachel Salter of the West Sussex County Historic Environment Record for her kind assistance in accessing selected reviewed data. Thanks, are also extended to James Kenny [CDC Archaeology Officer and advisor to the LPA [Arun District Council] for his advice and comments throughout.

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Ordnance Survey, (2016), 1:25,000 scale map, *Arundel & Pulborough, Worthing & Bognor Regis*, Explorer Sheet No. OL10.

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

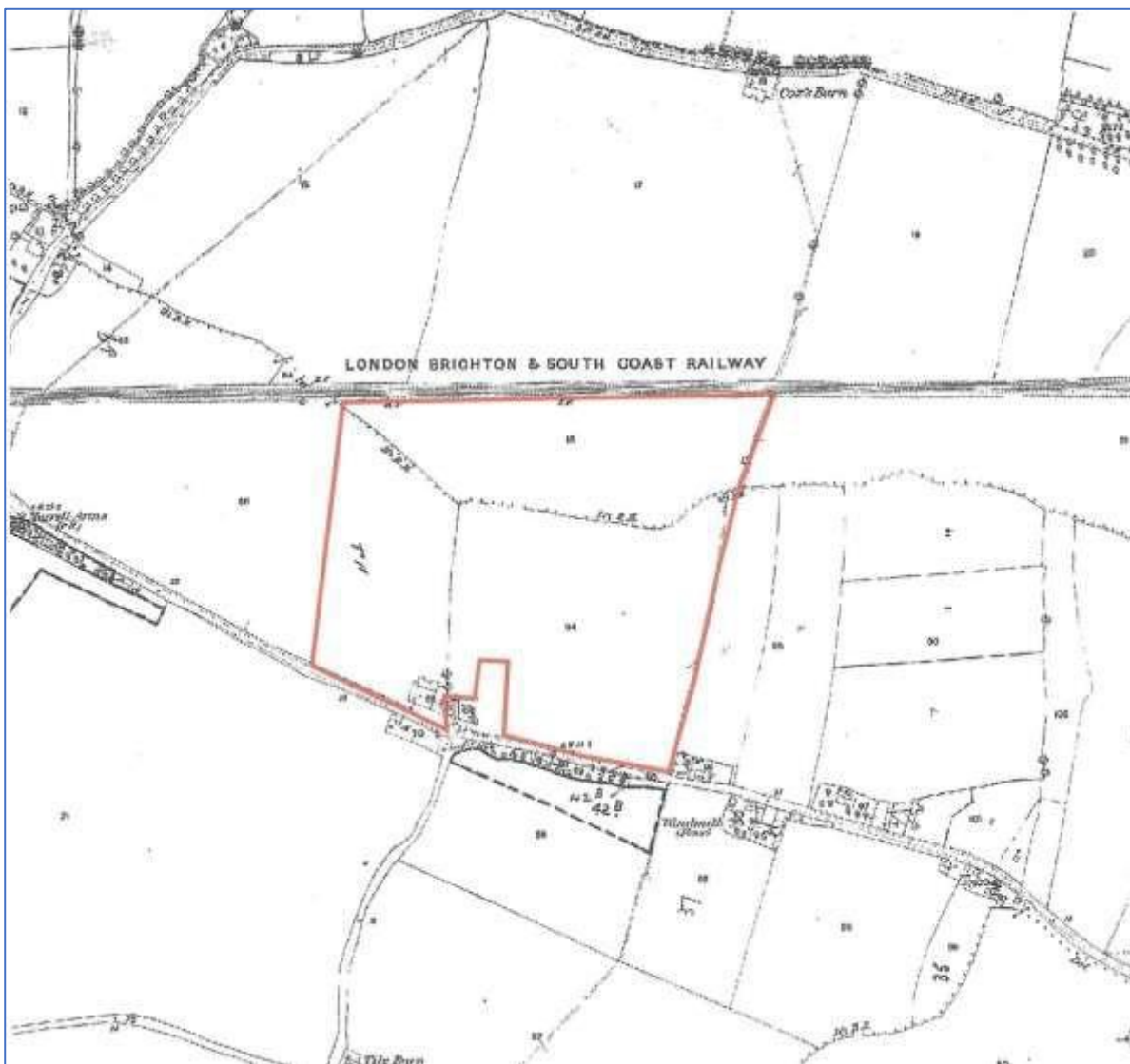


Figure 3: Extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1875, map sheet no. Sussex 62SE. The approximate boundaries of the assessment site are shown outlined in red.

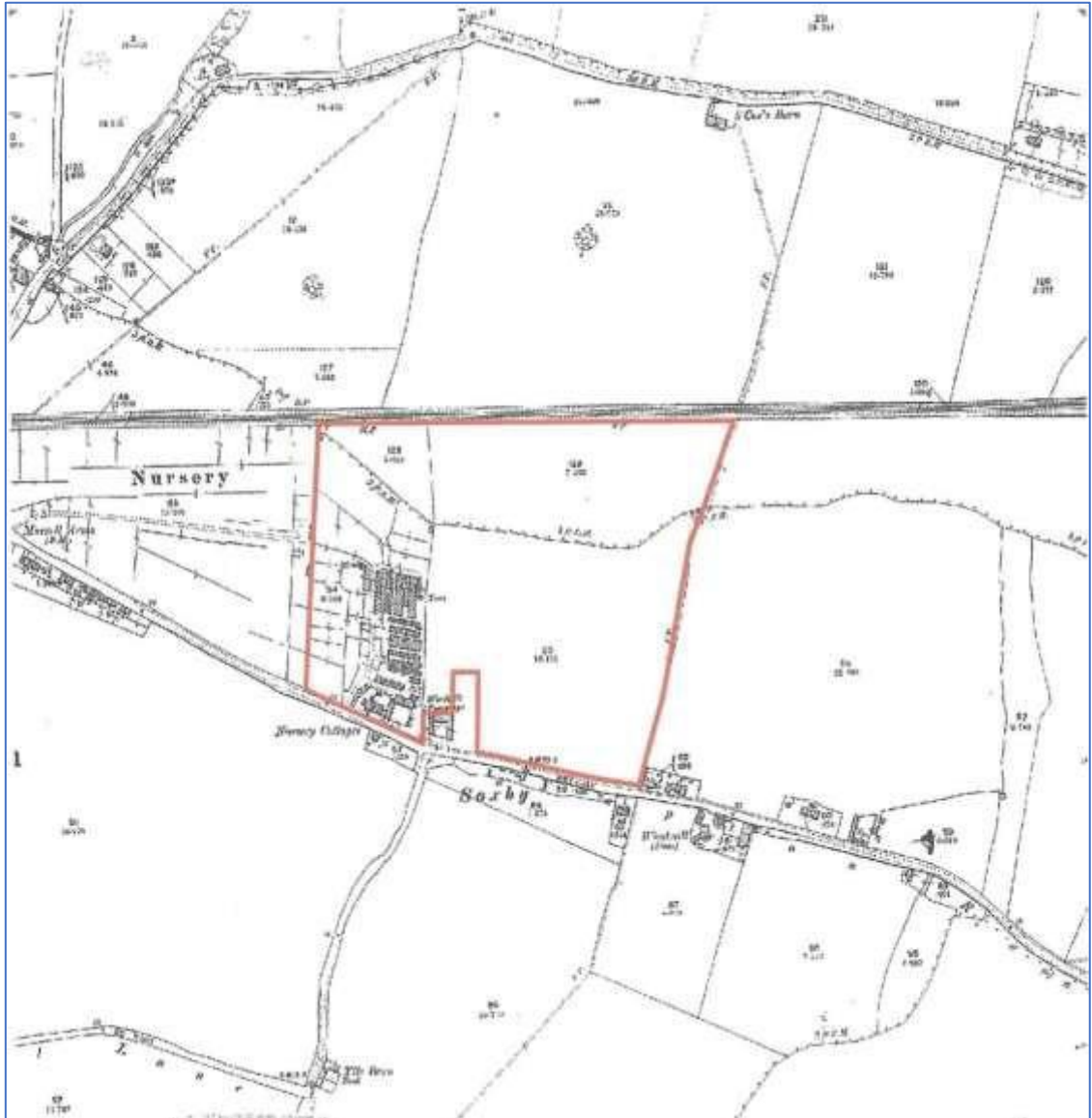


Figure 4: Extract from the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1899, map sheet no. Sussex 62SE. The approximate boundaries of the assessment site are shown outlined in red.

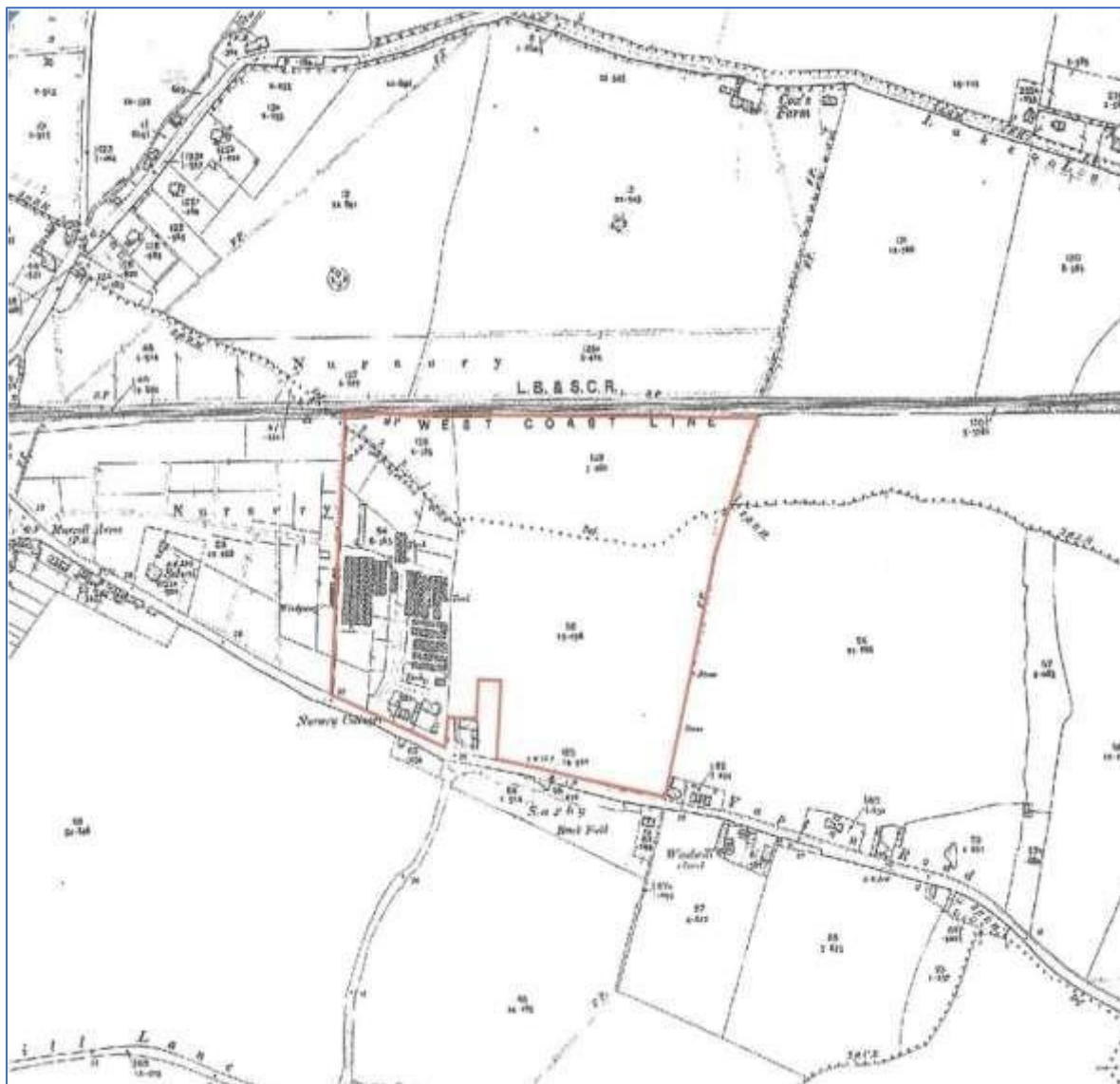


Figure 5: Extract from the Third Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1913, map sheet no. Sussex 62SE. The approximate boundaries of the assessment site are shown outlined in red.

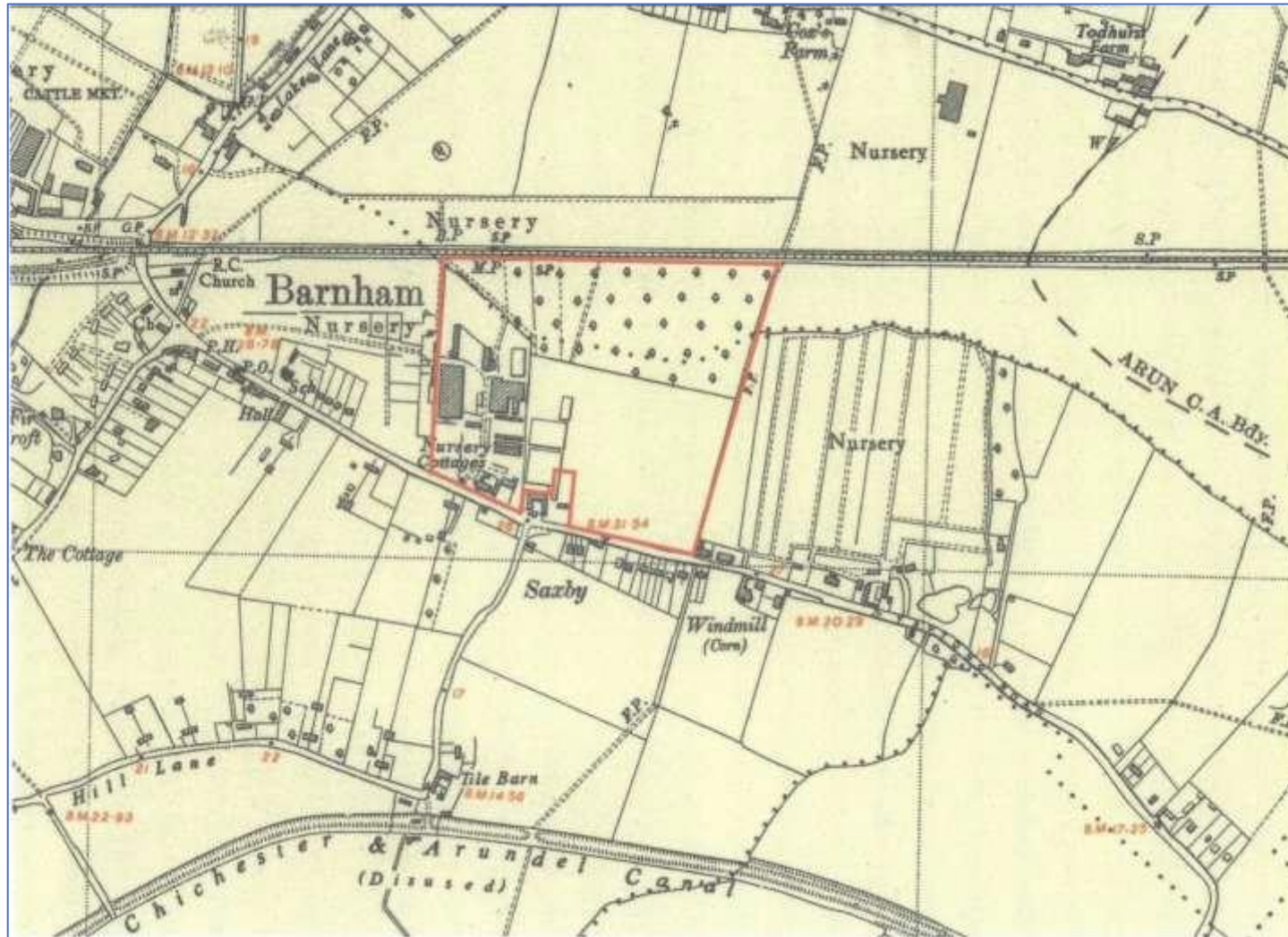


Figure 6: Extract from the Provisional Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1951, map sheet no. Sussex 62SE. The approximate boundaries of the assessment site are shown outlined in red.

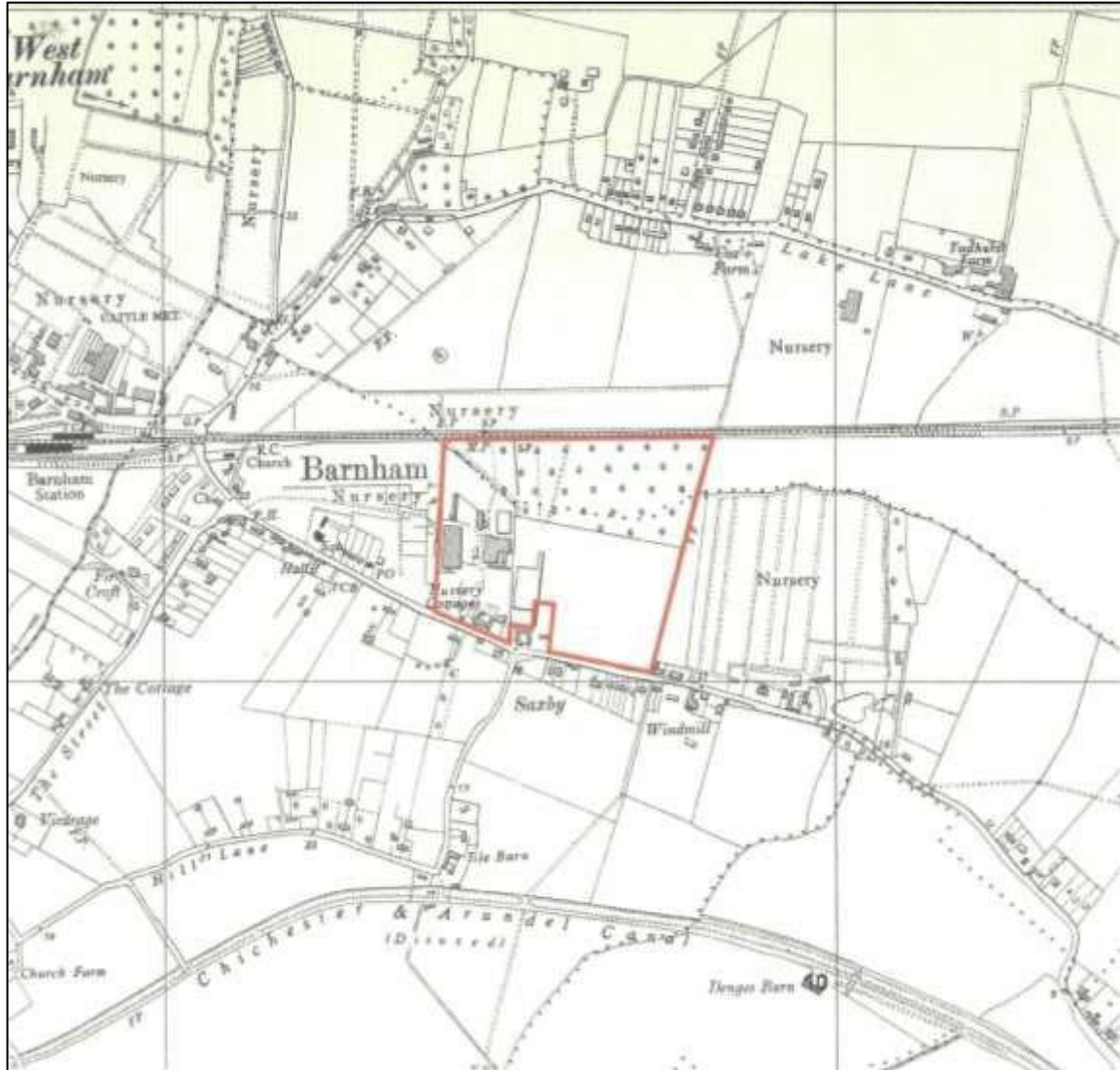


Figure 7: Extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1967, map sheet no. SU 90 SE. The approximate boundaries of the assessment site are shown outlined in red.

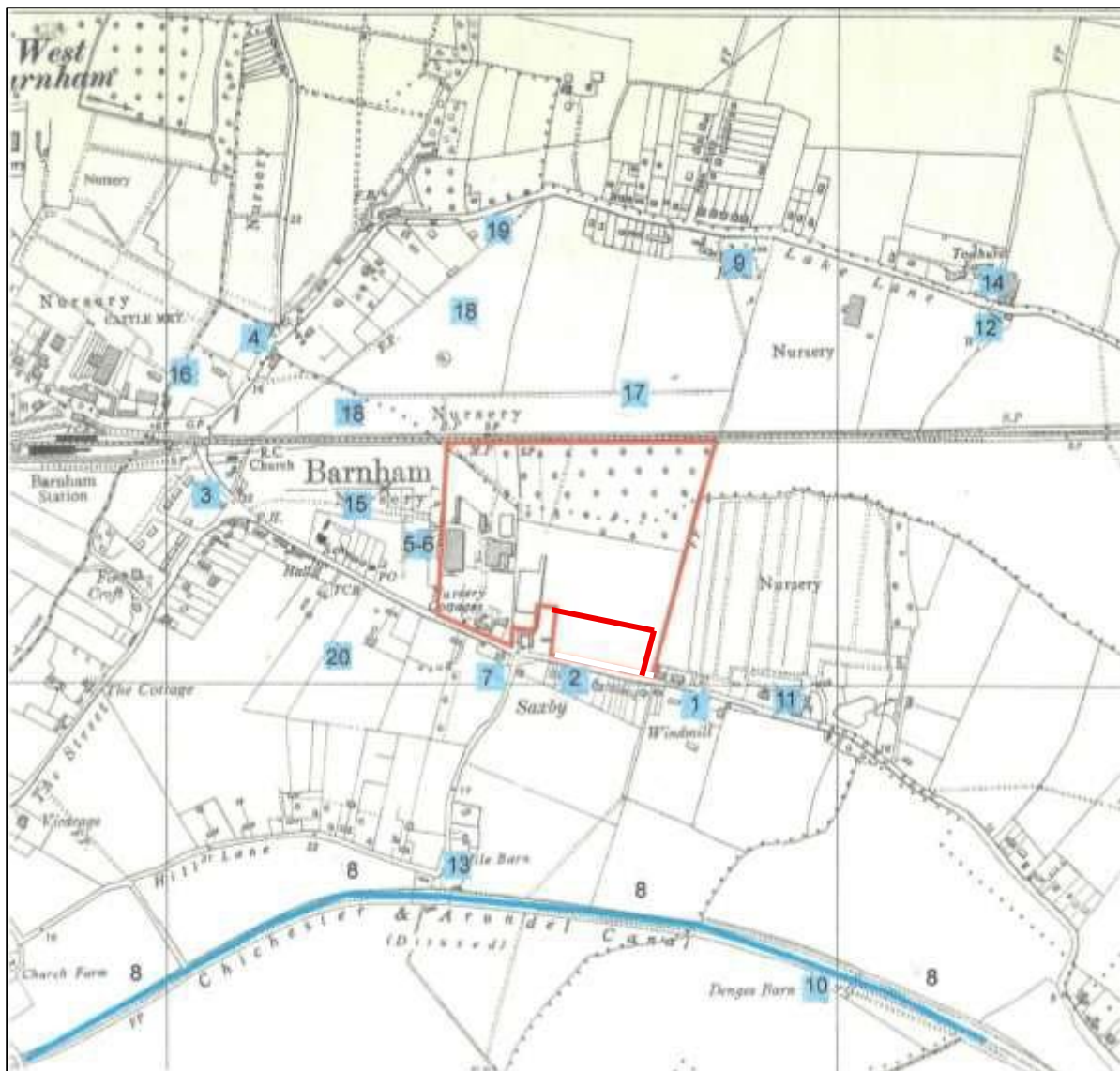


Figure 9: Cultural heritage sites [from HER search] within a 0.75km radius of the assessment site at an original scale of 1:10,560. The approximate boundaries of the assessment site are shown outlined in red. [See also Figure 8 for NDA built heritage locations]

Appendix 1: Colour plates [walkover survey]

Refer to report section 6.2 for additional description.



Figure A: Location and direction Plates P1-P24 were taken from.



Plate 1: Existing farm / service buildings at south west of site [external to application site]

Plate 2: View from south west corner of the site looking south west towards existing access road.

Plate 3: View from south west boundary of the site [external to application area] looking north.

Plate 4: View from south / central site area looking to the west towards existing farm buildings [external to application site]

Plate 5: View from south boundary of the application area looking to the north

Plate 6: View from south of application area [external] looking to the east .

For location and direction of plates refer to **Figure B**.



Plate 7: View from southern central site boundary looking to the north

Plate 8: View from south western site boundary looking to the north

Plate 9: The southern site area viewed from the west looking to the east

Plate 10: As Plate 9 looking to the north east

Plate 11: The western part of the site area.

Plate 12: As Plate 10

For location and direction of plates refer to **Figure B**



P13



P16



P14



P17



P15



P18

Plate 13: The north east of the site area. Viewed from the site centre [approx.] looking the north east

Plate 14: The north of the site area viewed from the north west corner of the site looking to the east.

Plate 15: The south east of the site viewed from the north central boundary looking to the south east.

Plate 16: The central site area looking from the north east of the site looking to the south west.

Plate 17: The central site area looking from the north centre of the site looking to the south

Plate 18: View from the north east of the site looking to the west.

For location and direction of plates refer to **Figure B**.



Plate 19: View from the north east corner of the site looking south west

Plate 20: Central site area viewed from the eastern site boundary looking to the north west

Plate 21: As Plate 20 though looking to the west

Plate 22: View from the south east corner of the site looking to the north

Plate 23: As Plate 22 though looking to the north west

Plate 24: The south west corner of the site viewed from the south east of the site

For location and direction of plates refer to **Figure B.**

Appendix 2: Extracts from the West Sussex County Historic Environment Record (HER) and the National Heritage List of Historic England (NHL)

Site No.	HER No.	NGR (SU)	Description	Period
1	DWS1312, EWS1382, NHL 1276729	9678 0396	Barnham Windmill, Yapton Road. Grade II listed. Erected in 1790.	PM
2	DWS1421, NHL 1353827	9660 0402	Ivy Cottage, Yapton Road. Grade II listed early 19th century house.	PM
3	DWS917, NHL 1233179	9607 0427	Luckham Cottage, Yapton Road. Grade II listed 18th century house.	PM
4	DWS669, NHL 1027692	9613 0450	Parsonage Farmhouse, Lake Lane. Grade II listed 18th century house.	PM
5	MWS4135	964 042	Assemblage of flintwork found at the Barnham Nurseries in 1920-1930.	ME
6	MWS4136	964 042	Assemblage of flintwork found at the Barnham Nurseries in 1920-1930.	NE
7	MWS4708	965 040	Site of a brickfield to the S of Yapton Road.	EM
8	MWS754	Linear	Line of the Portsmouth to Arundel canal.	PM
9	MWS9937	9680 0465	Site of Cox's Barn, 19th century outfarm or field barn.	PM/EM
10	MWS10049	9696 0354	Site of Denges Barn, 19th century outfarm or field barn.	PM/EM
11	MWS10284	9694 0397	Site of a 19th century farmstead at Saxby.	PM/EM
12	MWS10374	9723 0455	19th century farmstead to the S of Todhurst Farms, Yapton.	PM/EM
13	MWS13768	9642 0373	Tile Barn, Barnham. 19th century outfarm or field barn.	PM/EM
14	MWS13783	9721 0459	Todhurst Farm, Walberton. 19th century farmstead.	PM/EM
15	EWS1649, MWS12922	9634 0426	Evaluation of land E of Garden Crescent, Barnham in 2015 yielded negative results.	UN
16	MWS6989	9599 0446	Evaluation at the Barnham Trading Post, Barnham Road, Barnham in 2003 yielded negative results.	UN
17	MWS11249, EWS1248	9667 0446	Evaluation in 2010 at Pollards Nurseries, Lake Lane, Barnham identified features and finds.	ME/NE/UN/PM
18	MWS13850, EWS1751	9634 0446	Evaluation in 2014 on land E of Goodacres, Barnham recorded features & finds.	BA/UN/MD
19	MWS15219, EWS2073	9650 0468	Evaluation in 2018 on land off Lake Lane, Barnham did not record any archaeological features & identified several finds.	PR/MD

Site No.	HER No.	NGR (SU)	Description	Period
20	MWS12923, EWS1650	9626 0403	Evaluation in 2014 on land at the Angels Nursery, Barnham located archaeological features & finds.	PR/RO/MD/PM

ABBREVIATIONS

PA - Palaeolithic
 NE – Neolithic
 ME - Mesolithic
 BA – Bronze Age
 IA – Iron Age
 PR - Prehistoric
 RO – Romano-British
 AS - Anglo-Saxon
 MD –Medieval
 PM – Post-medieval
 EM – Early Modern

APPENDIX 3

DEVELOPMENT ARCHAEOLOGY SERVICES Ltd.

‘DRAFT’ WRITTEN SCHEME OF INVESTIGATION [WSI] FOR AN ARCHAEOLOGICAL EVALUATION AT SUNNYSIDE NURSERY YAPTON ROAD BARNHAM.

APPLICATION: [pending]

Site centred at approximately National Grid Reference: SU 9664 0421

- **Planning Authority:** Arun District Council [CDC]
- **Planning:** J. Kenny CDC [as archaeological advisor to ADC].

Figure A1: General site location at an original scale of 1:10,000. The area of the proposed development site is shown in red. Site Centred at National Grid Reference SU9353 0421

Figure A2: Site area. AP -2022 viewed from east looking to the west

Figure A3: Proposed [Draft] survey trench location plan]

- 1.1 In response to an anticipated Condition for archaeological investigation of the site the applicant has requested that Development Archaeology Services Ltd [DAS] produce and submit a Written Scheme of Investigation [WSI] in ‘draft form’ detailing an appropriate strategy for mitigating the impacts of the proposed development on significant surviving archaeological remains that may present within the application site.
- 1.2 This document constitutes the required ‘Written Scheme of Investigation’ and will be submitted to Arun District Council [ADC], initially in draft form, for comment leading to ratification / approval by ADC’s archaeological advisor.

2.00 Background and general procedures

- 2.1 **Background:** This document constitutes a draft WSI. Works as detailed will be undertaken in response to anticipated Condition.

- 2.2 The archaeological contractor [DAS Ltd or other contractor, as appointed] shall take full responsibility in ensuring that the archaeological work will be of a comparable standard, and will use a similar methodology, to previous archaeological work in the area. Sufficient contingences in terms of time and resources will also be made available to adequately elucidate initial findings. Allied to this, there will be further contingencies made available for all post excavation costs [including the artefactual and environmental material].

- 2.3 The archaeological evaluation will be managed by Mr. Christopher Pine MA BSc in conjunction with Mr. Neville Hall. The on-site fieldwork will be undertaken by Christopher Pine and Neville Hall and up to 3 additional field archaeologists. At all times a member of staff, responsible on DAS' behalf for the conduct of the on-site work, shall be present. The following specialists, as required, will also be involved in this project:

- | | |
|--------------------------------|--|
| • M. Seager Thomas | Pre-historic through to Anglo-Saxon ceramics |
| • John Carrott | Archaeobotanical / environmental |
| • Luke Barber | Roman Medieval and Post-medieval ceramics |
| • Chris Pine & Dr. M. R. Bates | Environmental / Geoarchaeological |
| • Dr. Malin Holst | Osteoarchaeology |
| • Dr. Matt Pope | Lithics / pre-historic artefacts. |

- 2.4 Prior to the commencement of archaeological works on the site, DAS shall have:

- 2.4.1 Obtained a provisional accession number from the designated recipient museum.

- 2.4.2 Obtained information derived from the Statutory Undertakers on services [gas, electricity, water, sewerage and telecommunications] on the site, and ascertained the alignments of public rights of way.

- 2.4.3 Shall have issued a copy of the approved 'WSI' to the Field Officer responsible for carrying out the work on site [to be kept on site at all times].
- 2.5 'The archaeological advisors to ADC will be given a minimum 10 working days' notice as to start of field work. Regular email updates, to include a selection of digital photographs will be provided with written update / progress reports to ADC's archaeological consultee during field work phase.
- 2.6 Prior to the excavation of the archaeological trial trench, a scan will be undertaken using a CAT or other cable-tracer to locate any live services. If services are revealed and are suspected to be live, the area of the services shall be left unexcavated.
- 2.7 A program of excavation of the investigation trenching [as outlined in Section 4 below] will be undertaken using a mechanical excavator using a toothless ditching bucket, followed by the manual investigation and recording of any archaeological features.
- 2.8 Where appropriate, a program of sampling of key archaeological contexts will be carried out for subsequent processing and assessment / analysis.
- 2.9 A full written report on the results of the archaeological investigation shall be completed within approximately 20 [4 weeks] working days of the completion of the on-site works. This report will also include specialists' reports as required. Copies of this report will be submitted to Arun District Council's appointed external advisor, and the client.
- 2.10 This report is an essential piece of documentation for use by the Local Planning Authority, and therefore a reasonable basic minimum level of report will be provided by DAS. Guidelines as detailed in Sussex Archaeological Standards [West & East Sussex: updated 2019] will be followed. A fuller presentation of reporting elements is presented at Section 5 below.
- 2.11 All elements of the evaluation, regarding both field work and report production, will follow and be guided by the Chartered Institute of Archaeologists *Standard and Guidance for Field Evaluation* [2014].

- 2.12 DAS will liaise, as appropriate, with other archaeological field units who have carried out archaeological investigations in the vicinity of the proposed development site to ensure that the work undertaken is in accordance with previous studies in the area.

3.0 Objectives of the Field Evaluation

To establish whether any archaeological remains exist in the area, with particular regard to any which are of sufficient importance to require additional second phase investigation. The results of the preliminary phase of investigation will inform any subsequent archaeological mitigation.

- 3.1 **NOTE:** The investigation and reporting, as detailed in this WSI , constitutes a 'preliminary phase' of investigation. Should results prove negative or archaeological results prove to be of low significance [to be confirmed with the LPA's archaeological consultee] then no additional work/investigation will be required. Should the survey produce or suggest significant archaeology is present and at threat from the proposed development then additional mitigation works, to be detailed in an additional specification, will be required.

- 3.2 The investigation should aim to determine, as far as reasonably possible, the location, form, extent, date character, condition, significance, and quality of any surviving archaeological remains, irrespective of period, liable to be threatened by the proposed development. A representative sample of all areas where archaeological remains are potentially threatened should be studied, and attention given to sites and remains of all periods.

- 3.3 The archaeological investigation should also seek to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and any surviving structures of archaeological significance.

- 3.4 Within these parameters, the investigation of this site presents an opportunity to address the following objectives:

- 3.4.1 To establish the presence or otherwise of remains of all periods with possible emphasis on any pre-historic activity within the area of the proposed development site and to define the date and nature of that activity/occupation.
- 3.4.2 To establish the palaeoenvironmental context of any activity/occupation;
- 3.4.3 Evaluate the likely impact of past land use;
- 3.4.4 Establish the presence or otherwise of masking colluvial/alluvial deposits and of waterlogged organic deposits; and
- 3.4.5 To provide sufficient information to construct a second phase archaeological mitigation strategy, if necessary.
- 3.5 Where physical preservation *in situ* is likely to be considered as a mitigation option, the primary factors affecting the present state of preservation and the direct and indirect effect of the proposed development should also be considered.

4.0 Investigation Methodology.

- The survey will involve the excavation and recording of up to 3,250m² metres of trenching that will be 2m wide. It is anticipated that 54 trenches will be minimally 30m in length. Trenches will be spaced within the development area to sample all areas where the proposed build and associated ground works, including access routes, may impact on potential archaeological
- 4.1 levels. An indicative trench location is shown at **Figure A3**. A contingency of an additional 750 m² of trenching will be available to elucidate survey findings. Note: The trench locations shown should, at this stage, be considered as indicative and dependant on going results may be modified / adapted. Any modification / adaption of survey trench locations will be undertaken with the approval of ADC's appointed archaeological consultee.

4.2 The trenches [location and heights relative to OD] will be surveyed in using a Total Station [with consequent c. 100% accuracy] and excavated under the supervision of suitably qualified and experienced archaeologists.

4.3 The initial excavation of the trial trenches shall be by a c. 14 ton 360° tracked mechanical excavator of sufficient size and power, fitted with a c. 2.00-meter-wide toothless ditching bucket. The machine will excavate in less than 5cm spits. The spoil generated will be banked at a safe distance from the trenches' edge [spoil heaps will not exceed 1.2m in height].

4.4 The mechanical excavation will remove the modern over-burden [plough soil or other] exposing the underlying archaeological/geological [natural] deposits. The archaeology revealed will be recorded in plan and manually excavated.

4.5 All archaeological features, structures and deposits exposed in the trench will be cleaned, planned and recorded [in a manner compatible with that most widely used elsewhere in the County and in accordance with guidelines as detailed in Sussex Archaeological Standards [West & East Sussex: as updated / amended 2019]

4.6 All archaeological contexts revealed through excavation will be planned in relation to the trench within which they lie and this trench will be planned onto a copy of an Ordnance Survey base map of not smaller than 1:1250 scale. All significant deposits will be formally planned at a scale of 1:20 with sections recorded at a scale of 1:10 [this will include all features half-sectioned]. All archaeological contexts will be surveyed using a temporary benchmark derived from an Ordnance Survey benchmark.

4.7 Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto prepared pro-forma recording [context] sheets. Sample recording sheets, finds recording sheets, sample registers and a photographic register will also be used.

4.8 A photographic record will be made using digital camera [min 8mpg resolution] to illustrate in both detail and general context the principal features and finds discovered also be used. Working shots to illustrate the nature of the archaeological investigation will also be included. All archive material will be guided, as an exemplar, by: 'Guide to the Deposition of

Archaeological Archives with Winchester Museums' [2011] regarding photographic [both digital and film] deposition.

- 4.9 Archaeological excavation may require work by mattock, pick or shovel; these will only be used for the removal of homogenous deposits. These techniques will not be used to remove complex or sensitive archaeology.

- 4.10 A proportion of archaeological features, structures or deposits, will be excavated. The amount of archaeological context excavated will vary with type: all intersections and termini; at least 50% of each large discrete feature [e.g. a pit] will be excavated, and 50% of each small discrete feature [e.g. a posthole], with a minimum of 20% for each linear feature / deposit exposed in the trenches. The proportion of each archaeological feature excavated will be sufficient to obtain a representative picture of the feature's date and function.

- 4.11 Particular care will be taken not to damage any areas containing significant remains that may merit further detailed investigation under full excavation conditions [second phase] and in addition areas of potential national importance which may merit preservation *in situ*, even if obscuring underlying archaeological features. Such areas will be protected from the weather and other forms of deterioration. A sufficient sample of these areas will be investigated to assess their character and quality, without compromising the policy of preservation *in situ*.

- 4.12 Arun District Council's appointed external consultee /advisor, will be notified at the earliest opportunity of any archaeological contexts considered worthy of preservation *in situ*.

- 4.13 The strategy and methodology for the sampling, recording, processing, assessment, analysis and reporting of deposits with environmental archaeology potential will be in accordance with English Heritage Centre for Archaeology Guidelines "Environmental Archaeology – A guide to the theory and practice of methods, from sampling and recovery to post-excavation" [English Heritage, 2011]. Any variation to this guidance will be agreed in advance with both ADC's archaeological consultee and/or the Historic England's Science Advisor [South East].

High priority deposits for palaeo-environmental sampling a: primary fills of pits, wells, ditches and cesspits, layers of middens, occupation surfaces and other discrete activity areas,

4.14 contents of hearths, kilns and ovens, storage areas or containers. Discrete burnt or charcoal areas are of the greatest interest and should always be sampled, but sampling should not be limited to areas of visibly burnt remains, for even charred plant remains are not necessarily visible within deposits, and many other types of material, including small finds, can be retrieved from the bulk samples. For some contexts and features [e.g. ditches, middens, occupation layers] multiple samples might be needed, from different locations; and for floors sampling should target areas where preservation is likely to be best [e.g. corners]. It is to be anticipated that on dry sites, pit and ditch fills where concentrations of bones and pottery are visible will yield the richest bulk samples.

4.15 Judgmental sampling strategies will be undertaken in the field by C. A. Pine [DAS Environmental officer] using sampling techniques such as column / monolith / kubiena samples / core [hand driven] through obviously complex environmentally rich sediment sequences.

4.16 Consideration will be given to the collection of samples that may be used for scientific dating techniques such as:

- radiometric [¹⁴C] dating
- dendrochronology
- archaeomagnetic dating

Provision for the application of scientific dating techniques [by uptake of contingency] will be made at assessment stage.

4.17 It is possible, though in this case unlikely, that human remains will be revealed during the archaeological investigations. At evaluation stage human remains will be retained *in situ* wherever possible. ADC's external archaeological advisor will be informed immediately as to the presence of any human remains found on site. Any such remains revealed during the archaeological investigations will be covered and protected *in situ*, and reported to the relevant Coroner's Office, the local Environmental Health Department, and the police will be informed. Where their removal is agreed by the appropriate authorities, the appropriate license will be obtained prior to the removal of the remains. A separate, case specific, method statement will be submitted and approved by the relevant planning authority's appointed archaeological advisor if excavation lifting / removal is required.

Any finds recovered will be bagged and labelled for potential further assessment / analysis. All relevant finds will be ordered into an archive. Most modern material will not be retained, although notes will be made of the appropriate context. An appropriate sample of materials such as ceramic building materials will be made. Sampling of and retention of same as part of the site archive should only be undertaken following discussion and agreement with archaeology curator of the designated recipient museum.

Any finds believed to fall potentially within the statutory definition of Treasure, as defined by the Treasure Act [1996] and further defined by the Treasure [Designation] Order 2002, shall be reported to the relevant Coroner's Office, the developer/site owner and the relevant planning authority's appointed archaeological advisor. In addition, the Portable Antiquities Scheme Finds Office [c.o. Sussex Archaeological Society] will be notified. Reporting on the find/s shall outline the date and circumstances of discovery, the identity of the finder and the precise location of the find.

The trenches, when unattended, shall be secured fenced and clearly marked, in a manner commensurate with Health and Safety regulations. 'Deep Excavation' notices will be used if appropriate.

A Risk Assessment will be carried out prior to the archaeological investigation, and all relevant Health and Safety regulations will be complied with during its implementation. In particular, the mechanical excavator will be kept away from unsupported trench edges, safety helmets, footwear and 'high visibility' jackets will be used by all personnel where necessary.

DAS will comply with the Construction [Design and Management] Regulations current at time of the investigation. [CDM 2015]

A metal detector will be used both on the spoil heap and within the trenches to facilitate investigation. Use of metal detector during the survey will be guided by Sussex Archaeological Standards.

Upon the completion of the excavation, re-instatement, if required by the site owner, will be the responsibility of the site owner beyond the back-filling and bucket compressing of deposits.

All trenches will be filled and levelled and be checked for safe surface conditions by the site supervisor.

- 4.25 Access to the site will be at locations/routes confirmed by the site owner with particular consideration being given to the relevant Health and Safety requirements. Overnight, the site will be secured, as well as is reasonably possible, to discourage public / unauthorised access and lower the risk of damage to the archaeology.

- 4.26 DAS will reserve the right to limit access, at their sole discretion, to employees of DAS, designated representatives of the site owner, the landowner's agents and assigns and representatives of Arun District Council and their appointed archaeological advisor/s. All requests to access the site during investigation work must be through the senior site officer of DAS. All site visits will be logged.

- 4.27 The appointed contractor will ensure that adequate protection [fencing barriers] are in position and site-specific RAMS will be produced to ensure safe operating procedures are followed to ensure public safety.

5.00 Fieldwork reporting

- 5.1 A full report on the fieldwork shall be completed by DAS Ltd within four weeks of completion of all fieldwork on the site, unless agreed in writing with the Local Planning Authority and their archaeological officer or advisor.

- 5.2 The report will be considered as an essential piece of documentation within the evaluation exercise. The main aim / purpose of the report will be to communicate to the Local Planning Authority via their appointed archaeological advisor, the archaeological significance of the site. In this case the report / information generated will facilitate, using the expertise of the Local Authority's archaeological adviser, possible further archaeological mitigation, all in line with current Heritage / Archaeological policies of Arun District Council.

A digital copy of this report [PDF/A] shall be submitted to the Local Planning Authority, the local planning authority's archaeological adviser, and the relevant Historical Environment record. A

- 5.3 hard copy of the final report must be included with the project archive. In this case [East Sussex] a hard copy of the report must also be sent to the HER and the East Sussex Record Office.

- 5.4 The Developer and Archaeological contractor should assume that reports lodged with the respective Historic Environment records will become available for public inspection; and that information from the report may be authorised to be used by the Local Authority, with due acknowledgement to the Developer and Archaeological Contractor

The report must include, except where otherwise stated in the Brief.

- 5.5
- Planning history, in brief, including nature of proposed development, relevant Local Planning Authority, applicant, and planning application reference number [where applicable]
 - Function of the report
 - Location of site by OS map reference [5 figures easting, 5 figures northing]
 - A location plan of the site, with boundary clearly marked, on an OS base map of not less than 2:2500 scale [smaller scale for large sites only], showing Grid North, and tied in to the OS Grid.
 - Plans of trenches / excavated areas showing archaeological contexts recorded therein, at a scale suitable for distinguishing clearly the outlines of recorded contexts
 - Those parts of archaeological contexts which have been excavated
 - For deeper / stratified sites, drawn sections of each trench elevation, with OD levels
 - Levels above / below OD at top and bottom of trenches / excavated areas, at each end / corner of the trench / excavated area
 - Site geology
 - Archaeological and historical background
 - Reproduced extracts of relevant historical maps, with site boundary superimposed and clearly shown [where photocopies cannot be taken, good quality traced extracts should be made]
 - Dates of fieldwork – beginning and end
 - Fieldwork methodology, archaeological and Palaeoenvironmental sampling strategies
 - Site Code
 - Staff Structure – Project Manager, Site Supervisor[s]
 - Name of developer, person or body commissioning the archaeological contractor
 - An abstract of the background and findings of the report of about 100-200 words
 - Principal author and [at the head of each specialist report] names of contributors to the report

- Stratigraphic report, by excavated area and context
- Finds reports by recognised specialist
- Identification of finds requiring active conservation
- Present location of finds, intended repository of the finds, museum accession number
- Palaeo-environmental report – results of palaeo-environmental processing and assessment by recognised specialist
- A list of contexts excavated, arranged numerically, with brief description, nature of artefactual / ecofactual contents, and provisional / final dating
- A list of palaeo-environmental samples taken
- Discussion and Conclusions
- References
- Historic Environment Record summary form

5.6 The copies of the report submitted to the Local Planning Authority must be in PDF A format and on a CD accompanied by a selection of illustrative images which shall be submitted to the HER within six weeks of completion of trial investigation works on site. These images are intended both for record purposes and for dissemination of information to the Local Planning Authorities and to the public [e.g. through presentations and talks].

5.7 The relevant OASIS [Online Access to Index of Archaeological Investigations] on line reporting form will be completed and submitted by DAS.

6.0 Monitoring.

6.1 Arun District Council's appointed archaeological advisor [J. Kenny] will be invited to visit the site whilst all elements of work are in progress A minimum of five working days' notice will be given prior to the start of the archaeological investigation detailed within this document. It is understood that the archaeological advisor to ADC will be allowed access at all reasonable times to the site and will be afforded a site tour and overview of the site by the senior archaeologist present. The tour to include access to view all open areas [and access to these areas] examination of any finds made still on site and records not in immediate use.

- 6.2 Regular email updates, to include a selection of digital photographs will be provided to the archaeological advisors to ADC with written update / progress reports during the field work phase.

7.0 Site Archive.

- 7.1 An archive of all records and finds is to be prepared consistent with the principles and guidelines as presented in: Management of Research Projects in the Historic Environment [MoRPHE] [English Heritage 2006] The archive is to be sufficiently detailed to allow comprehension and further interpretation of the site should the project not proceed to detailed analysis and final report production. It must be adequate to perform the function of a final archive for lodgement in the designated recipient museum.

- 7.2 The minimum acceptable standard for the archival report is defined in the 'Management of Archaeological Projects' 5.4 and Appendix 3. It will include all materials recovered [or the comprehensive record of such materials] and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent. It will also contain a site matrix, a site summary and brief written observations on the artefactual and environmental data.

- 7.3 Work on the site archive will be completed within six months of the fieldwork and this will be available for the inspection prior to deposition with at the designated recipient museum.

- 7.4 A basic level of conservation [for example: airtight bagging/ soft packing] will be provided for finds liable to deterioration, and on deposition of these finds w a full record of their treatment will be provided. Items for which available resources do not permit stabilisation will be separately packed and listed. Metal artefacts may be X-rayed as part of the basic level of conservation.

7.5 Finds will be appropriately conserved and stored [in accordance with UK Inst. Conservators Guidelines / RESCUE publication *First Aid for Finds* [1987]]; with all 'small finds' boxed together, separate from bulk samples.

7.6 All artefacts / ecofacts will be deposited with the designated recipient museum with the landowner's permission. The recipient museum will be consulted regarding the nature of the archive to be presented. Prior to this they will be securely stored.

7.7 Prior to deposition of the site archive, Copyright [for the written, drawn and photographic record], will be retained by DAS, though full license shall be granted to the WSCC's Historic Environment Record for the use of the report for planning and bona fide research purposes. At deposition of the archive, written permission will also be given for the reproduction of specific material for educational or academic purposes, with due acknowledgement to the Copyright holder [DAS].

8.0 Timetable of work

8.1 It is anticipated that the archaeological works will commence within a 12-week period following approval / ratification of this specification by Arun District Council's archaeological advisor [J. Kenny CDC].

8.2 The post-excavation work will be undertaken immediately after the fieldwork component. A short summary report [outlining main results and recommendations] will be submitted to ADC's appointed archaeological advisor/consultee within five working days of completion of the fieldwork. A final report will follow and this will be submitted within four weeks of the end of the fieldwork



Figure A1: 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)



Figure A2:

Site area. AP -2022
viewed from east
looking to the west

Figure A3:

Location [indicative] of 54 trenches will be minimally 30m in length.

Total survey area c. 3,240m²
[c. 55 of site / development area.



