

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

S O U T H

**Land at Toddington Lane,
Littlehampton, West Sussex**

Desk-based Heritage Assessment

by Steve Preston

Site Code TLL13/23

(TQ 0328 0387)

Land at Toddington Lane, Littlehampton, West Sussex

Desk-based Heritage Assessment for Wilmington Homes

by Steve Preston

Thames Valley Archaeological Services Ltd

Site Code: TLL13/23

April 2013

Summary

Site name: Land at Toddington Lane, Littlehampton, West Sussex

Grid reference: TQ 0328 0387

Site activity: Desk-based heritage assessment

Project manager: Sean Wallis

Site supervisor: Steve Preston

Site code: TLL13/23

Area of site: c. 1.67ha

Summary of results: There are no known heritage assets on the site, but it lies in an area of generally high archaeological potential for most periods. Within close proximity are sites and finds from the Bronze Age and Roman period, with Saxon settlement evidence not much further afield. It will be necessary to provide further information about the potential of the site, in particular the amount of truncation, from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary.

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Report edited/checked by: Steve Ford✓ 29.04.13
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Land at Toddington Lane, Littlehampton, West Sussex Desk-based Heritage Assessment

by Steve Preston

Report 13/23

Introduction

This report is an assessment of the archaeological potential of an irregularly shaped parcel of land located immediately south of Toddington Lane, Littlehampton, West Sussex (TQ 0308 0387) (Fig. 1). The project was commissioned by Mr Charles Wiggins of Wilmington Homes, Thatchers, The Thatchway, Angmering, West Sussex, BN16 4HT, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by the redevelopment of the area.

Planning permission is to be sought from Arun District Council to develop the site for residential purposes. This report will accompany the application in order to inform the planning process with regard to any potential archaeological and heritage implications.

Site description, location and geology

Toddington is a district on the northern outskirts of Littlehampton, on the West Sussex coastal plain (Fig. 1). The proposed development area consists of a plot of land north of the railway line and south of Toddington Lane including Hollyacre (formerly Hollyacre Farm) and land to its west (Fig. 2) set in an area of mixed residential development, light industrial and extensive nursery use. It covers an area of approximately 1.67ha, at approximately 4m above Ordnance Datum. According to the British Geological Survey, the underlying geology consists of aeolian deposits ('brickearth') (BGS 1996), mainly silts with some gravel, over Upper Chalk, with the possibility of some remnants of 1st Raised Beach (sands and gravels). A site visit was made on the 11th February 2013. This revealed that the current site usage could be subdivided into two unequal portions. To the east was the farm complex (Pl. 1) with a variety of buildings and areas of hard standing whereas to the west (Pl. 2) were the areas occupied by former greenhouses and infrastructure.

Planning background and development proposals

Planning permission is to be sought from Arun District Council to develop the site for residential purposes. An outline of the development proposals are presented as Figure 10 and includes the demolition of the existing structures on site.

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2012, 52) as:

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

Paragraphs 128 and 129 state that

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

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

A ‘heritage asset’ is defined (NPPF 2012, 52) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2012, 51) any

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

‘Archaeological interest’ is glossed (NPPF 2012, 50) as follows:

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

archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.’

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

‘131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

‘132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

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

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

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

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

Paragraph 139 recognizes that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

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

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

The Arun District Local Plan (ADLP 2003) was adopted in 2003, and contains a number of ‘saved’ policies relating to the historic environment.

‘POLICY AREA2 Conservation Areas

‘Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting. ‘

‘POLICY AREA16 Ancient Monuments and Sites of National Archaeological Importance

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.’

‘POLICY AREA17. Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- ii) where the assessment shows that the physical preservation of remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development; and
- iii) whenever possible, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.’

Although not yet in force, the new local plan (2013–2028) is expected to be adopted shortly and its principles may also need to be taken into account. Its draft heritage policies are broadly similar in intent:

‘Policy DM 33

‘Sites of Archaeological Interest

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 18.1 (i.e. developments requiring scheduled monument consent) or where developments will have an indirect impact on the settings of those sites listed in Table 18.1, permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

‘In all such instances;

‘1. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined **and**

‘2. where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the local planning authority **or**

‘3. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment

‘4. preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development;

‘5. whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.’

‘Policy DM 31

‘Conservation Areas

‘Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

‘New buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings;

‘They retain or emphasise the qualities of the townscape or streetscape in the area;

‘Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;

‘Building materials which contribute to the character of the area are retained or re-used wherever possible;

‘Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;

‘Unsympathetic features are removed and missing features are restored or reinstated;

‘High quality soft and hard landscaping is provided;

‘Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;

‘It retains historically significant boundaries, important open spaces and other elements of the area’s established pattern of development, character and historic value, including gardens, roadside banks and verges;

‘It does not harm important views into, out of or within the Conservation area.

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

‘The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

‘It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

‘It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area

‘Permission has been granted for the redevelopment of the site

‘Developments shall also be consistent with all other local plan policies.’

The southern and western extremities of the site itself (though not the bulk of the area) lie within Angmering Conservation Area and the entire site certainly affects the viewscape to/from the conservation area. Redevelopment of the site would need to be sympathetic to the appearance of the Conservation Area and indeed, given the character of the present buildings on the site, offers the opportunity to enhance the visual appeal of the area. The current buildings make no positive contribution to the special character of the area; indeed it is likely that the conservation area boundary has been drawn to avoid the garage complex specifically.

The site is not within an Archaeological Notification Area, and there are no Scheduled Ancient Monuments within the 1km radius study area.

Methodology

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

Archaeological background

General background

The site lies within the Sussex coastal plain, which is generally rich in archaeological remains of most periods. The internationally important Palaeolithic site at Boxgrove is situated about 15km away, to the west. The present site however, appears to be located on much younger Pagham/Selsey raised beach deposits, which have produced no *in-situ* Palaeolithic finds to date (Pope 2003).

Recent large-scale excavations on the coastal plain, to the west, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Taylor and Weale 2009; Wallis forthcoming). Slightly closer to the proposed site, recent archaeological projects have revealed a similar pattern of activity on the underlying brickearth at Littlehampton (Wallis 2010) and West Durrington (Stevens 1997; James 2001; James and Barber 2004; Sygrave 2005; Wallis 2012). Work at the latter largely took place around Northbrook College, about 7km to the east of the present site, where a Roman villa was discovered during building work in the late 1970s. Another villa site has been recorded to the west of Angmering village, closer to the current site (Gilkes 1999).

Relatively little is known of the archaeological resource for Littlehampton (Gilkes 1993 providing an exception), although recent work is adding to this, and less still for Toddington itself, and the site lies outside the historic core of Littlehampton as defined by West Sussex County Council Extensive Urban Survey (Harris 20092). Littlehampton may have been a Roman pottery production centre and it has been suggested that the so-called Hardham industry ought to be re-named 'Arun valley' (M. Lyne pers. comm.)

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER) on 11th February 2013 for a radius of 1km around the proposal site. This revealed 63 entries within the search radius, including multiple references for the same site/find, along with seven Listed Buildings. These are summarized as Appendix 1, with their locations plotted on Figure 1, except that one entry relating to desk-based assessment has been omitted.

Palaeolithic/Mesolithic

The earliest periods of human occupation in Britain are not represented within 1km of the proposal site, with the exception of one flint object identified as a possible burin (a graver of late Palaeolithic or early Mesolithic date), considered to be redeposited within a palaeochannel recorded in test pits at Barn Close Nurseries to the south of the site [Fig. 1: 1].

Neolithic

There are three findspots for Neolithic material in the area, one of which is given a generalized grid reference and is really no better located than 'from Toddington' [1]. This is for a stone axe. More significant is the excavation of what may be a boundary ditch at Toddington Nursery, south of the site [2], containing early to middle Neolithic pottery and a late Neolithic or Bronze Age flint scraper. Parallel ditches nearby were dated to the Bronze Age, so either this was a very long-lived boundary, or the Bronze Age option for the scraper should be preferred as the date for the backfill for the ditch. Two flaked flint axes were found in 1960, also close by, to the south [3], so that a Neolithic site somewhere in the area can be expected.

Bronze Age

Evidence for the Bronze Age use of the coastal plain is also recorded in several locations, all to the south and south-east of the proposal area. The Bronze Age boundary ditches already noted above [2] were accompanied by pits, struck flints and burnt flint, and a bucket urn (described as complete, but also as missing both base and rim). Bronze Age flints were also found in two places [4, 6], and further east, settlement features including a ditch, gully and pits contained both pottery and flints of this period [5].

Iron Age

The Iron Age of the area appears mainly to be represented by residual finds in later features. At Watermead Industrial Estate [7], Roman features contained middle to late Iron age pottery, although it is worth noting that Iron Age pottery continued to be used into the early Roman period. Likewise, two sites on the Rustington bypass had Late iron Age pottery in Roman features [8, 9].

Prehistoric

Some flint finds, and some pottery, again from south or south-east of the site, cannot be attributed to a specific period but are undoubtedly broadly prehistoric [9–12]. To the north of the site, further undiagnostic flints (not

even certainly worked) were found during construction of a glasshouse [13] and more certainly worked examples from an evaluation closer to the site [14].

Roman

Roman settlement is widely attested in the area under study. To the south of the proposal area [2], a Roman ditch was revealed in evaluation trenching, along with undated ditches that might be later Roman. These could be boundaries associated with a settlement further east [7, 8, 9, 16] where numerous ditches, pits, post holes and beam slot buildings have been recorded over quite a large area. Closer to the proposal site [15], a cremation burial in a coarseware urn, along with another complete late Roman pottery vessel, were recovered from a watching brief. Burials of this period are rarely isolated examples, so this may suggest a small cemetery, which may be associated with the extensive settlement to the south-east, although it may be far enough distant to suggest it belonged to an outlying occupation instead. Also close to the site [3], a Roman *amphora* (the large storage jar used for transporting wine or olive oil) and other pottery may have come from a ditch, though the details are unclear. The *amphora* is described as only 18in (45cm) long, which (assuming it was complete) is unusually small, almost a miniature. It is possible this also came from a cemetery or a ritual deposit of some sort, as a reusable *amphora* would not normally be disposed of as simple rubbish. To the north-east of the site, tiny scraps of Roman pottery recovered by ‘casual’ fieldwalking [17] probably indicate no more than the manuring of farmland from the settlement to the south.

Saxon

Where cemeteries or extensive excavations are absent, Saxon remains, particularly, the friable pottery of the period, rarely survive, and both watching briefs and evaluations can be hit-and-miss methods of gauging Saxon presence. Therefore it is of some note that two evaluations in the area have recovered, firstly, residual Saxon pottery [2] and further, Saxon settlement features [4]. It is also probably no coincidence that the Saxon settlement appears to be located on the periphery of the Roman site discussed above: this is a recurring pattern.

Medieval

The evaluation to the south of the proposal site [2] encountered medieval boundary ditches as well as earlier features. Elsewhere, only stray or residual finds of medieval pottery have come to light [7].

Post-medieval, Victorian

Many of the undated features encountered in fieldwork are probably post-medieval, such as foundations for a post-mill [14]. Most of the post-medieval entries are for the listed buildings in the area. Most of these are too far removed from the site to be affected by its development [28, 29, 30]. Closer to the site and therefore potentially relevant, are Toddington Farm [25] and Toddington House [31], each listed with various outbuildings. See Listed Buildings, below. Entries relating to the Victorian period are all for features which no longer exist: Wick

railway station (only in use 1846–63) [19], a windmill shown on early Ordnance survey maps [14], and a number of brickworks, also noted from mapping or documentary sources [20–22].

Modern

Apart from modern features revealed by fieldwork, of no archaeological significance, and several more brickworks [23–5] the only modern entry in the HER for the area is for the site of an anti-aircraft battery [26], listed in the Defence of Britain database as a heavy battery, although noted as unarmed and with no radar in 1942. It is unclear if this was intended as a decoy, or was a real battery that was for some reason never armed, but most probably it had been armed primarily for the Battle of Britain (1940) and was disarmed at an early date.

Undated, Negative Evidence

Undated features occur in most archaeological investigations; they are not listed in detail here. The cartographic depictions of brickworks form a species of negative evidence in the area, showing where sites will have been deeply truncated [20–25]. Where such brickearth quarrying is mapped, the known extent can often be merely ‘snapshots’ from the date of the mapping, with the true extent sometimes more extensive, but for Sussex in particular, detailed research has probably tracked down most of the brickworks extraction areas (Beswick 1993). nevertheless, unrecorded, short-lived or minor extraction areas can probably be expected in the area. Further truncations are recorded in several fieldwork events in the area but in fact systematic archaeological investigations which produced nothing at all of interest are, unusually, virtually absent for the area, being limited to one watching brief on the site of an earlier evaluation which had produced multi-period results [2]. One geotechnical survey has no detailed results listed, but presumably returned negative results [18].

Cartographic and documentary sources

The place name Littlehampton is an Old English (Anglo-Saxon) name, which first appears as *hantone* in Domesday Book of AD1086 (Mills 1998, 222) and first takes on its modern form in 1482 (Lyttlehampton). *Hantone* derives straightforwardly from *hām* (homestead, estate) and *tūn* (farm) and so means ‘home farm’, the ‘little’ element is suggested as having been added to distinguish it from Southampton which was also originally Hantone, but from a different derivation. Toddington is not recorded from so early, indeed it is unclear when it first appears, but other places by the same name are known from Domesday Book. Without certain knowledge of the original form, the derivation may mean either ‘Tuda’s farm’ (*Todinton*), or the ‘hill of Tuda’s followers’ (*Tottingedone*) (with the hill being highly unlikely here).

In Domesday Book, Littlehampton was an estate of a single hide in the vast lands owned by Earl Roger, and held from him by William. There was one acre of meadow, arable land for a single plough, and the two

villagers (ie heads of households) did indeed possess a single plough team, and the whole was worth 10 shillings, making it one of the smallest of all Domesday manors.

The site is in the parish of Littlehampton, close to its boundaries with Lyminster and Poling. The anticipated summary of its history as part of the Victoria County History series has yet to appear; much of the historical discussion therefore follows Harris (2004). Littlehampton may have had a church before the end of the 11th century although there is no documentation for one before the late 13th; it would originally presumably have been subject to the Minster at Lyminster. There were 27 taxpayers by 1296 (suggesting a total population of perhaps four to five times as many), 21 in 1327 and just 17 in 1332. The total population was never much more than 100 through the 16th and 17th centuries. It remained a very small village until the 18th century, and does not seem to have developed as a port until the 1730s (Arundel, 8km upriver serving that purpose), but ‘little Hampton haven’ was the site of at least one late 16th-century naval defence fortification, possibly two, and later an 18th-century battery. An Act of 1733 established a harbour at Littlehampton and the marine trade brought growth to the town. Towards the end of the 18th century a seaside resort began to develop, as happened around most of the coastline in this period, and perhaps paradoxically, received a boost from the wars of the French Revolution and Napoleonic period, as coastal defence forces (usually militia) were quartered in the town and in barracks at Beach Town.

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

The earliest map available of the area is Saxton’s map of Sussex from 1575 (Fig. 3), which clearly shows *Hamton*, although no detail is shown in the area of the proposed site; Rustington, Poling and Lyminster are also shown but not Toddington. The same is true of the maps by Speed and Norden, from 1610 and 1695 respectively (not illustrated). More detail is shown on Budgen’s map of 1724, which shows part of the emerging road network, but this map is still more pictorial than representational and shows no reliable detail for the area of the site (not illustrated).

Yeakell and Gardner’s map of 1778 (Fig. 5), shows the surrounding area in far more detail than the earlier maps. The road layout is recognizably in its current form, allowing the location of the site, if not its precise limits to be accurately identified. The depiction of fields, although appearing detailed, is probably schematic, but the settlements appear to be accurately rendered. Toddington is named Torrington, and the site is undeveloped

field(s) just beyond its northern limit. The orientation of some of the field boundaries appear to be slightly different to later maps, but in the area of the site itself they correspond closely enough to suggest they are reliable. Toddington House can be seen as a larger building than most in the hamlet, and what must be Toddington Farm is presumably the buildings just north of the lane. There is no sign of Hollyacre Farm but the plot of land it will occupy is already separate from the larger field to the west.

The tithe map of 1837 shows the field boundaries accurately (Fig. 5). The site occupies the northern half of two fields (the land parcel numbers unfortunately too faded to be legible) and is undeveloped. The area around the site has changed dramatically by the time the First Edition Ordnance Survey was published in 1875 (Fig. 6). The railway has cut Toddington in two and now defines the southern edge of the site. The northern edge is not quite in its modern configuration, as the lane appears wider than it is today, but the site can be reasonably clearly defined on this map. It remains undeveloped, the field to the west being entirely within the site and the area to the east being part of a farm complex, arranged around a pond, but the portion within the site itself containing no buildings. The Second Edition of 1896 shows no real change within the site itself, but the largest of the buildings to the east has now gone, and there is an additional small structure, perhaps sties or kennels, to the north, and a footpath or drive crosses the site's eastern portion. The eastern boundary is still not defined and this part of the site belongs to the group of buildings around the pond. There are further changes to this group of buildings on the 1912 map but nothing affecting the site itself (not illustrated). The first development on the site appears in 1932 (Fig. 8) when what appears to be an open structure (such as a cart shed) appears in the eastern portion of the site. Map coverage between 1932 and 1972 was only partial for the area but there was no apparent change on maps of the 1950s. Hollyacre Farm first appears as a separate land parcel on the map of 1976 (a 1977 version is reproduced as Fig. 9) but because of the unavailability of some map sheets, it is possible that it may have been in existence as early as 1959. The buildings shown in 1977 do not appear to match any of those currently on the site, and the northern boundary has still not quite taken on its current line. The maps of 1993 and 2004 (Fig. 1) still show the site as it appears on the 1977 survey, although it is noted that the 2004 map was only revised for 'selected changes' which might not necessarily have included the details of farm buildings. The site's current configuration is shown in Figure 2, the western field still undeveloped and the eastern occupied by recent pre-fabricated buildings comprising warehousing and business premises, with a new access from the north. However, this mapping fails to show that the western field is covered in polytunnels. It is unlikely that these have had any negative impact on buried archaeological remains.

Listed buildings

There are seven listed buildings within 1km of the site, however four of these are at the extremes of this range with much modern development intervening. Closer to the site, Toddington Farm has one wing of the late 16th or early 17th century, with much later work, while its dovecote (listed separately) is dated 1699. Toddington House is of the same period and is listed along with later stables, barn and garden shed. Both of these are close enough to the proposal site, that their settings might be adversely affected by development on the site, although both have further buildings intervening, and in the case of Toddington House, also the railway line. The settings of these buildings retain little historic character, however, already having been compromised by the railway line, modern residential development, enormous nursery developments and an industrial estate and, not least, the current buildings at the eastern end of the site. It is not considered that residential development on the proposal area would carry any additional adverse impacts on the settings of the listed buildings and indeed may enhance them.

Registered Parks and Gardens; Registered Battlefields

There are no Registered Parks, Gardens or Battlefields within the study area.

Historic Hedgerows

There are no hedgerows that could be considered to be historic within the site.

Aerial Photographs

The site lies on a geological outcrop (brickearth) which is not conducive to the formation of cropmarks and it's more recent land use for market gardening also makes it unsuitable for aerial photographic survey. No aerial photographs were examined.

Discussion

There are no known heritage assets which will be directly affected by the proposed development. There are, however, listed buildings in the area of the site whose settings are in a position to be affected. The development would need to be sympathetic to the settings of the listed buildings but it is not considered that development would have much, if any, detrimental effect on these settings which are already compromised. It remains,

therefore, to establish whether there is the potential for previously unknown heritage assets to exist within the site, that is, buried archaeological remains.

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

The site lies in an area of high archaeological potential, largely due to its position on the Sussex coastal plain, which is known to be archaeologically rich for most periods. No previous archaeological finds or features are recorded on the site itself, however, there are several within close proximity. These include Bronze Age and Roman finds and features highly suggestive of settlement in the vicinity, with Saxon settlement evidence not much further afield, and stray finds of less significance for other periods. Everywhere archaeological work has been carried out nearby, features ranging from the prehistoric to post medieval periods have been found. Only one investigation in the vicinity has found nothing of interest and that was simply a 'blank area' on a site that produced evidence in other areas.

Cartographic evidence shows that larger western portion of the proposal site has been undeveloped since detailed mapping began, apart from polytunnels, while the portion occupied by Hollyacre Farm has undergone several phases of buildings, of which the current configuration probably occupies the maximum extent, leaving around half of this portion also undisturbed. Any archaeological deposits which may ever have existed on the site may therefore be expected to have survived reasonably intact.

Only outline development proposals are available at time of writing (Fig. 10) but it must be assumed that the construction work will carry potential to damage or destroy archaeological deposits if present on the site.

It will be necessary to provide further information about the potential of the site, in particular the amount of truncation, from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the District Council and implemented by a competent archaeological contractor. Such a scheme could be implemented by an appropriately worded condition on any consent granted.

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

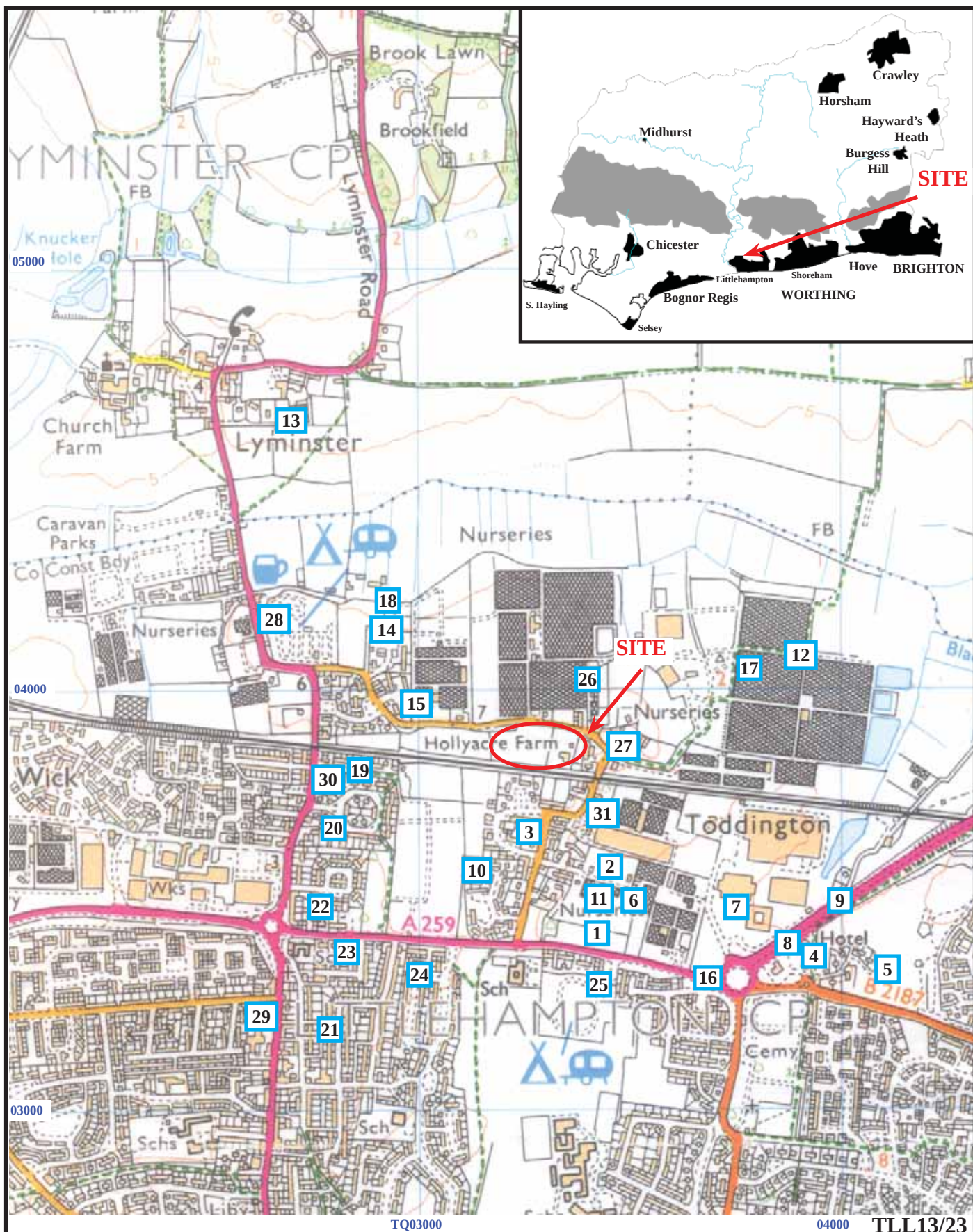
<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (TQ)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
1	MWS1260 FWS4198	034 034	Findspot	Neolithic	Epidiorite axe. Grid reference marginal.
2	EWS910 MWS8084 EWS909 FWS52506	03523 03653 03482 03559 03482 03558	Watching brief Evaluation	Neolithic Bronze Age Roman Saxon Medieval Negative	Toddington Nursery. Excavation revealed a possible Neolithic ditch, Bronze Age pits and ditches, a Roman ditch and a sequence of medieval ditches, possibly boundaries of Littlehampton, with a quantity of Saxon pottery redeposited. Nothing of archaeological interest in watching brief.
3	MWS3094–5 FWS1820–1	0327 0365	Findspot	Neolithic Roman	Roman amphora, other pottery, perhaps from a ditch; flaked flint axes
4	EWS723 MWS7430 FWS4788–92	04013 03363 04004 03358	Evaluation	Bronze Age Saxon	The Poplars, trenching revealed Saxon linear features and pits, suggested to be on the edge of settlement. Saxon pottery, Bronze Age worked and burnt flint, animal bone and environmental remains
5	MWS7450 EWS741 FWS4838–40	04124 03305	Evaluation	Bronze Age Undated	Middle Bronze Age ditch, gully, possible occupation surface Bronze Age pottery, worked flint and burnt flint. Further undated features probably similar dates.
6	MWS3077 FWS1762	0355 0345	Findspot	Bronze Age	Bronze Age scraper
7	EWS580 MWS4097	0380 0348 03804 03489	Watching brief	Iron Age Roman Medieval	Watermead Industrial Estate, 1st and 2nd century settlement, with good preservation, in places below later deposits. Ditches, pits, post holes, beams slots; at least two phases; numerous Roman finds. Also some middle to late Iron Age pottery and 14th century and later medieval pottery.
8	MWS3475–6	039 034	Watching brief	Iron Age Roman Undated	Possible early Roman pit (also with Late Iron Age pottery) and undated post holes, Rustington bypass
9	EWS596 MWS3480–6	041 036 0415 0352 041 035 0415 0360 0416 0365	Watching brief	Iron Age Prehistoric Roman Undated	Rustington bypass. Flint knapping waste, with scatter of worked flakes and debitage. Pit with Late Iron Age pottery and iron objects; ditch described as Roman but apparently containing only LIA pottery. Roman pottery present nearby, and undated features and a possible flint implement.
10	MWS4368 EWS483	0315 0355	Evaluation	Prehistoric Modern	Trenching revealed late prehistoric pottery, worked and burnt flint, and modern features.
11	EWS997 MWS7992 FWS5181–2	0339 0349 034 035	Evaluation	Prehistoric	Evaluation by test pitting at Barn Close Nurseries recorded a palaeochannel with burnt and worked flint including possible burin. Marine sediments over bedrock had been reworked.
12	MWS5735 FWS1807	0391 0405	Findspot	Prehistoric	Unspecified flint implements found in 1930.
13	MWS7073	02691 04642	Findspot	Prehistoric Medieval	Possible worked flints and medieval pottery found
14	MWS4373 EWS240 MWS6572	0200 0400 02935 04105 0292 0406	Evaluation Cartographic	Prehistoric Post-medieval? Victorian Modern	Trenching (Lyminster) revealed modern truncations, footings for a post-mill (and millstone) presumably post-medieval though not stated, and prehistoric flint flakes and scrapers. Windmill on map in 1875–6
15	MWS3492 FWS5198 EWS602	0295 0395	Watching brief	Roman	Late Roman urned cremation and another almost complete vessel
16	MWS4096	0370 0330	Watching brief	Roman	Roman pottery, querns, tile, and animal bone, possibly from occupation features.
17	MWS3086 FWS1808	0380 0404	Findspot	Roman	Tiny fragments of Roman pottery from unsystematic fieldwalking
18	EWS718	02946 04178	Survey	Unknown	Geotechnical survey at Viridor recycling site. No details.
19	MWS3111	0284 0384	Documentary	Victorian	Former Wick Railway Station (1846–63)
20	MWS3121	0280 0367	Cartographic	Victorian	19th century brickyards
21	MWS4747	02800 03200	Cartographic	Victorian Modern	Brickworks on 1898 and 1910 maps
22	MWS4748	02777 03488	Cartographic Documentary	Victorian Modern	Brickworks on 1879 and 1898 maps, known to be in operation by 1861
23	MWS4746	02840 03382	Cartographic	Modern	Brickworks on 1910 map
24	MWS5740	03000 03300	Documentary	Modern	Brickworks known to be in operation in 1920s and 30s, south side of Worthing Road
25	MWS5741	03400 03300	Documentary	Modern	Brickworks known to be in operation in 1910 to 1940, south side of Worthing Road
26	MWS7128	034 040	Documentary	Modern	Site of Second World War ‘heavy’ anti-aircraft battery; listed as ‘unarmed no radar’ in 1942.
27	DWS1395 DWS1332	03463 03890 03463 03879	Listed Building	Post-medieval	16th or 17th century Toddington farmhouse. Dovecote, dated 1699.
28	DWS863 DWS800	02622 04181 02614 04224	Listed Building	Post-medieval	Forge Cottage, 18th century thatched cottage. Six Bells Public House, dated 1732

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (TQ)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
29	DWS894	02639 03250	Listed Building	Post-medieval	Leila Cottage, formerly 'Fighting Cocks' Public House, 17th century
30	DWS1339	02768 03802	Listed Building	Post-medieval	Locomotive public house, 19th century
31	DWS779	03426 03744	Listed Building	Post-medieval	Toddington House, 16th or 17th century. Stables, barn and garden shed also listed.

Listed Building all grade II unless noted.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1610	Speed's map of Sussex
1695	Norden's map of Sussex
1724	Budgen's map of Sussex
1778	Yeakell and Gardner's map of Sussex (Fig. 4)
1837	Littlehampton parish tithe map (Fig. 5)
1875	First Edition Ordnance Survey (Fig. 6)
1896	Second Edition Ordnance Survey (Fig. 7)
1912	Ordnance Survey Third Edition
1932	Ordnance Survey Revision (Fig. 8)
1952	Ordnance Survey
1959	Ordnance Survey
1972	Ordnance Survey
1976	Ordnance Survey
1977	Ordnance Survey (Fig. 9)
1982	Ordnance Survey
1993	Ordnance Survey
2004	Ordnance Survey – Explorer 121, 1:25000 (Fig. 1)
2012	Ordnance Survey (Fig. 2)



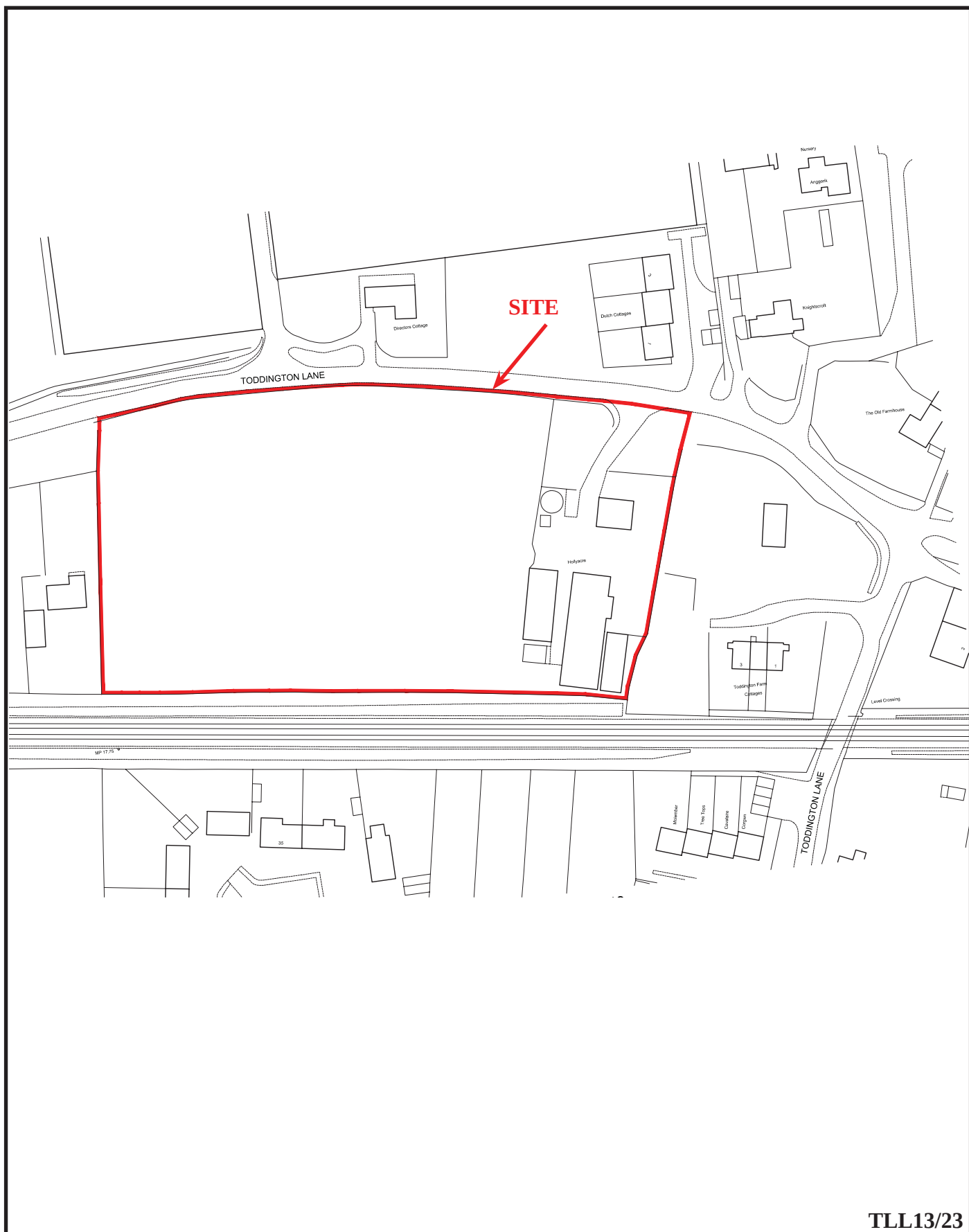
**Land at Toddington Lane, Littlehampton,
West Sussex, 2013**

Desk-based Heritage Assessment

Figure 1. Location of Site within Littlehampton and West
Sussex, showing locations of HER entries.

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Desk-based Heritage Assessment

Figure 2. Current layout of site.

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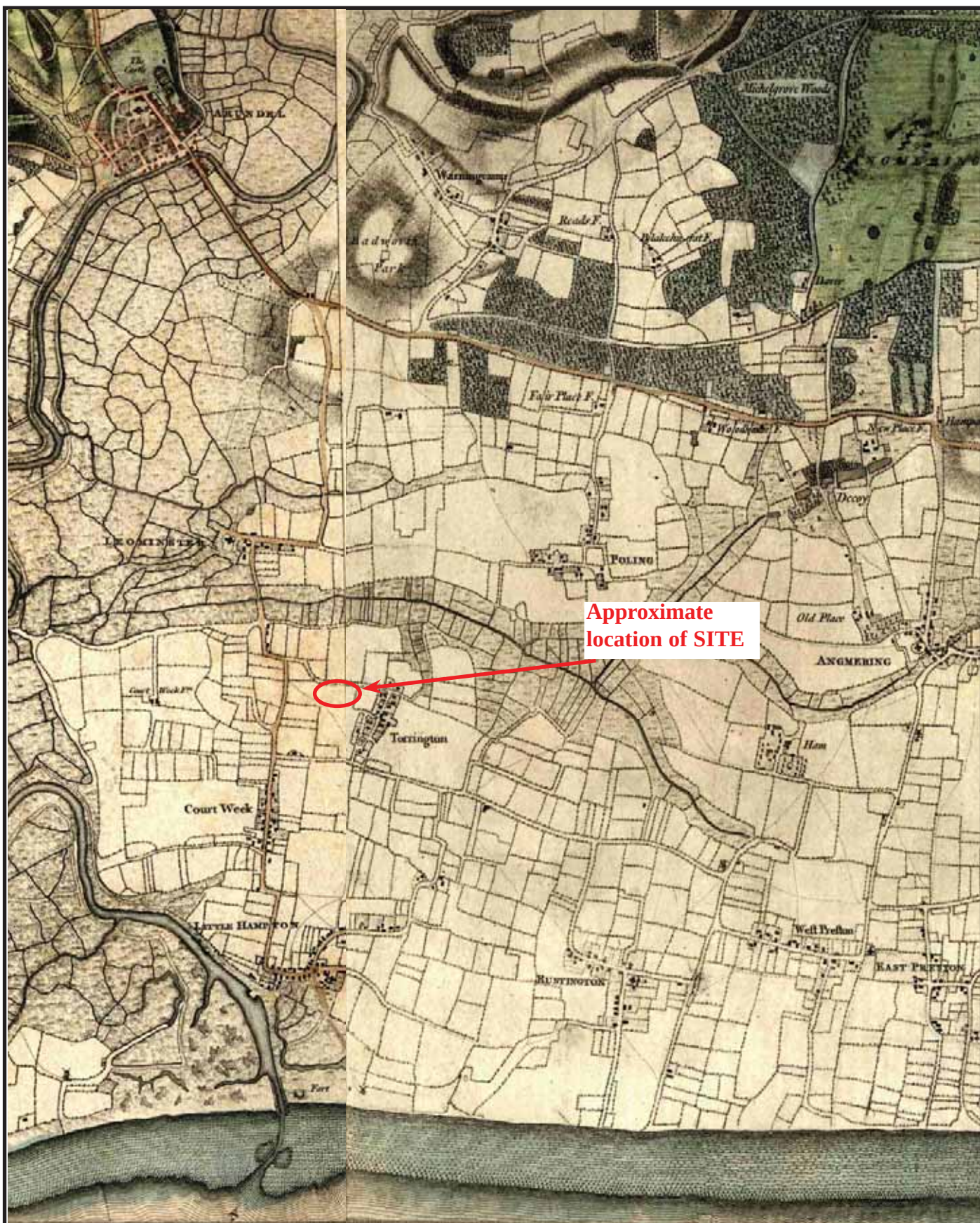
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Figure 3. Saxton, 1575.

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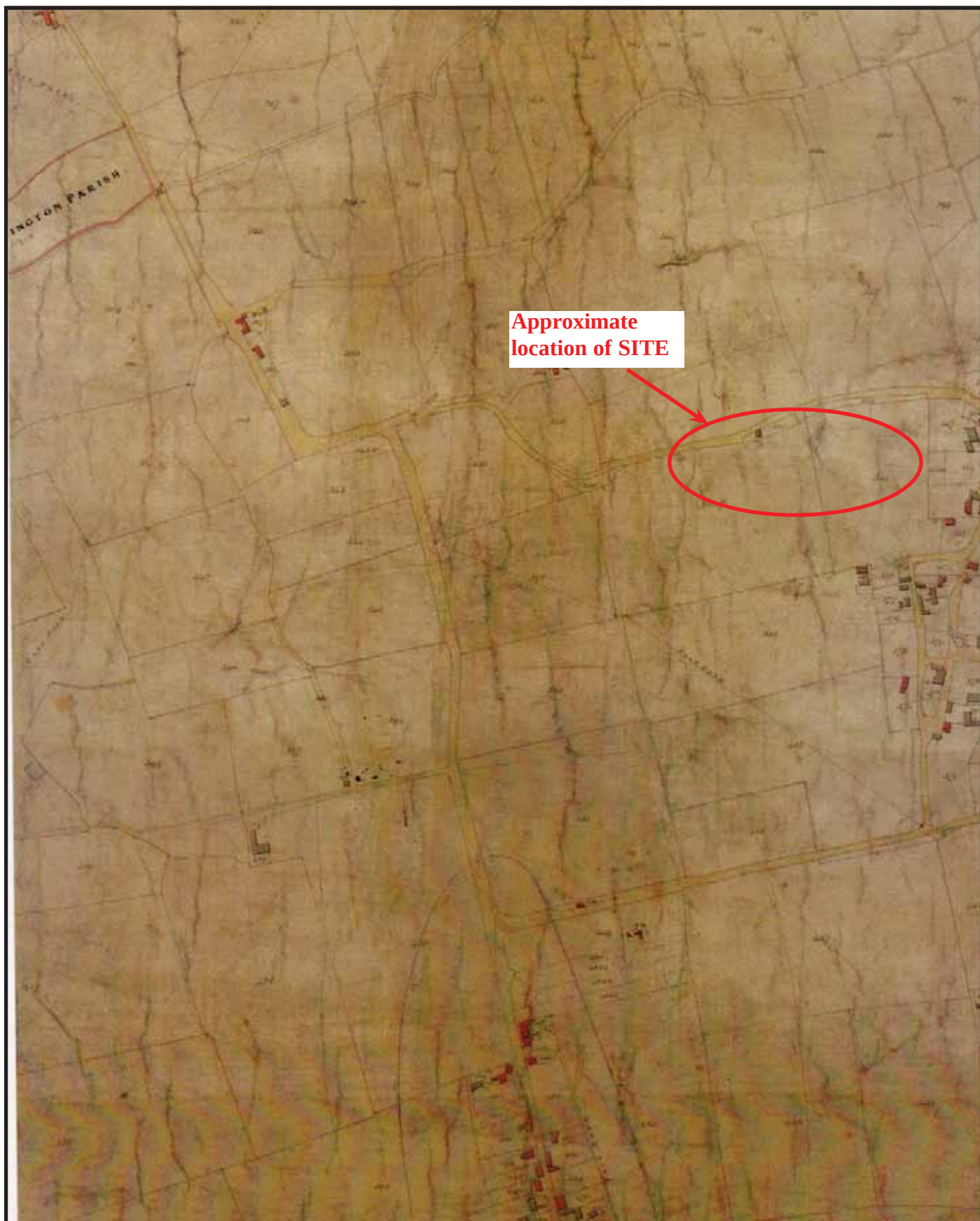
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Figure 4. Yeakell and Gardner, 1778.

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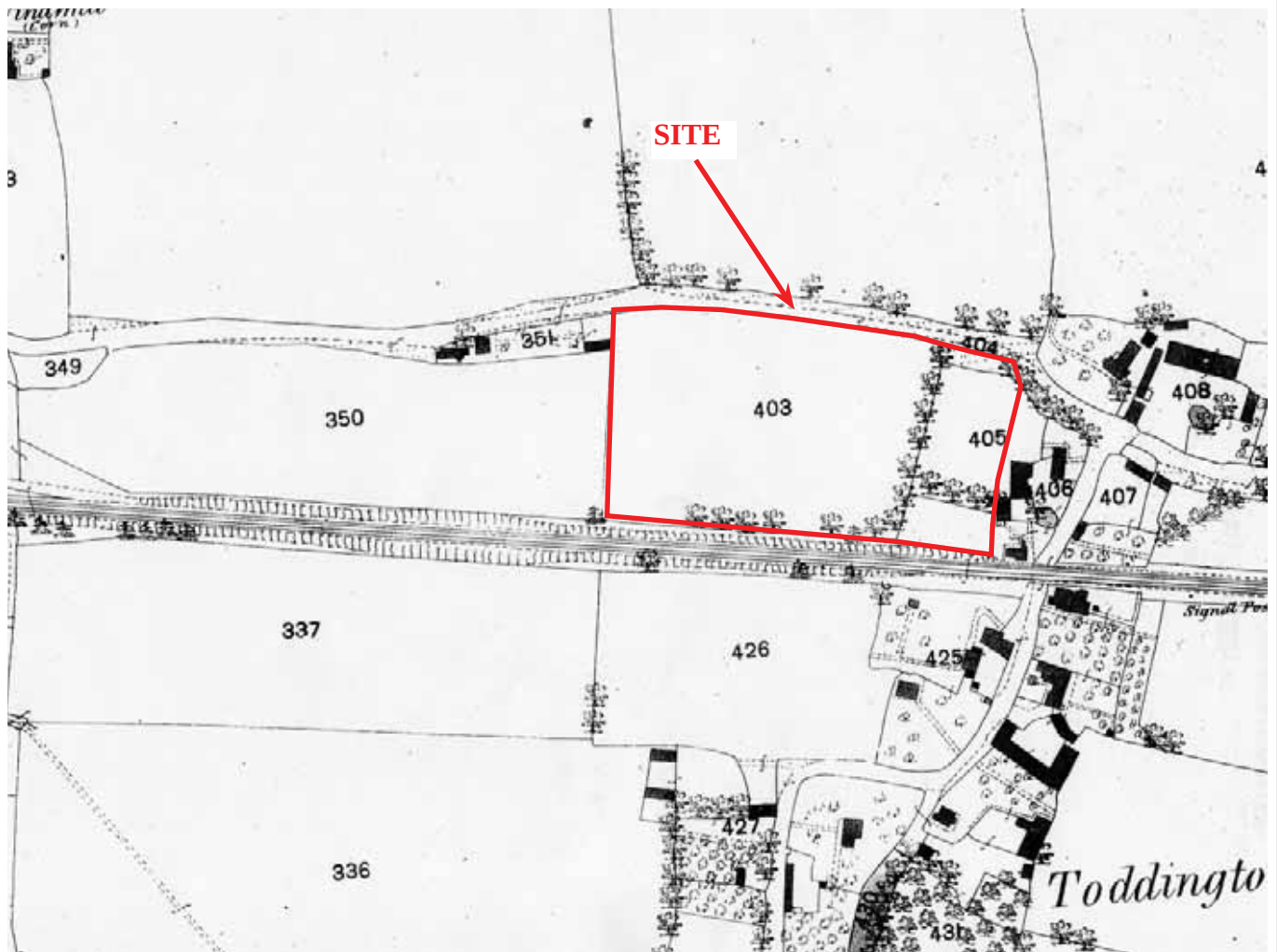


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Figure 5. Tithe map, 1837.

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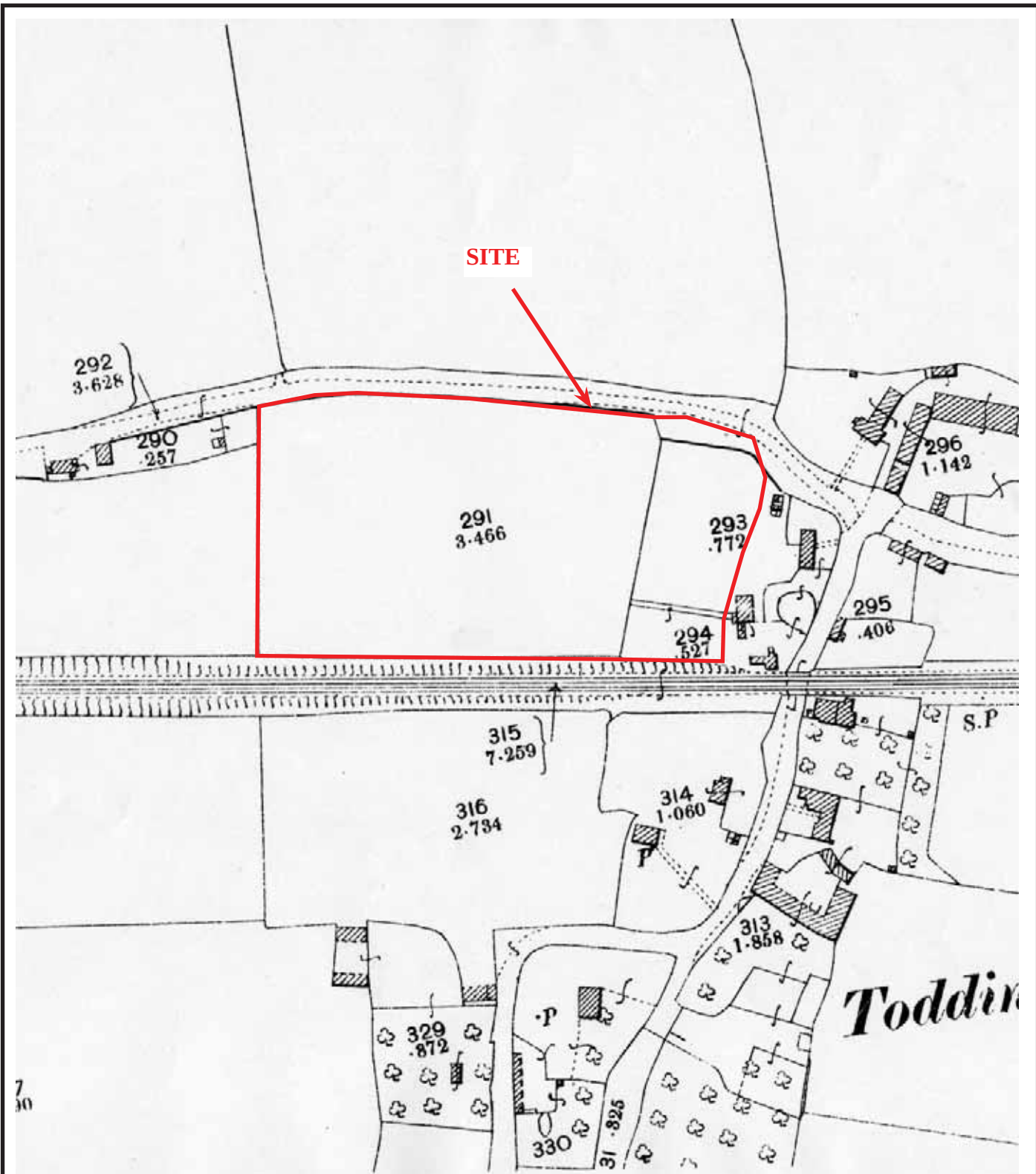


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Figure 6. Ordnance Survey First Edition, 1875.

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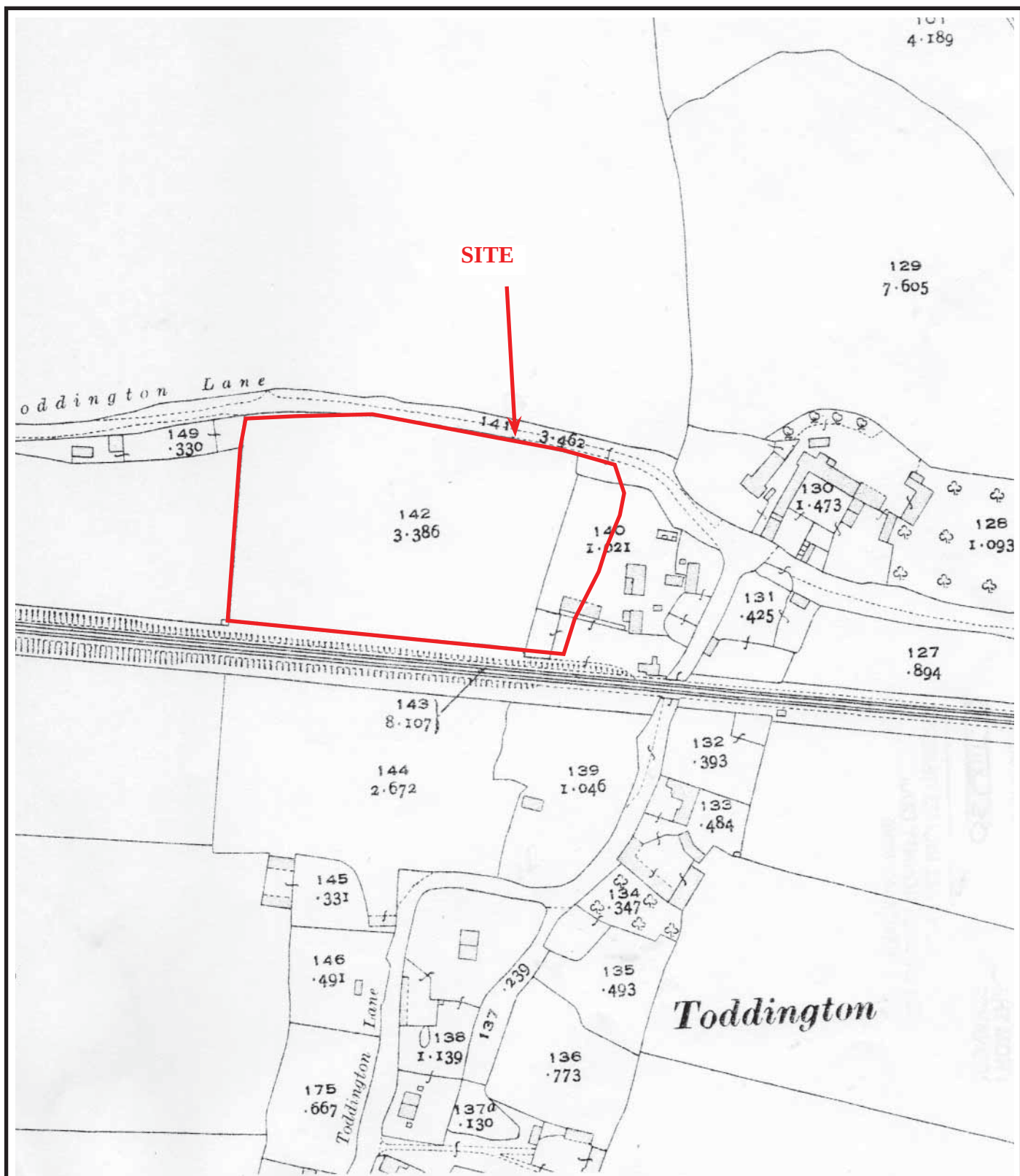


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Figure 7. Ordnance Survey Second Edition, 1896.

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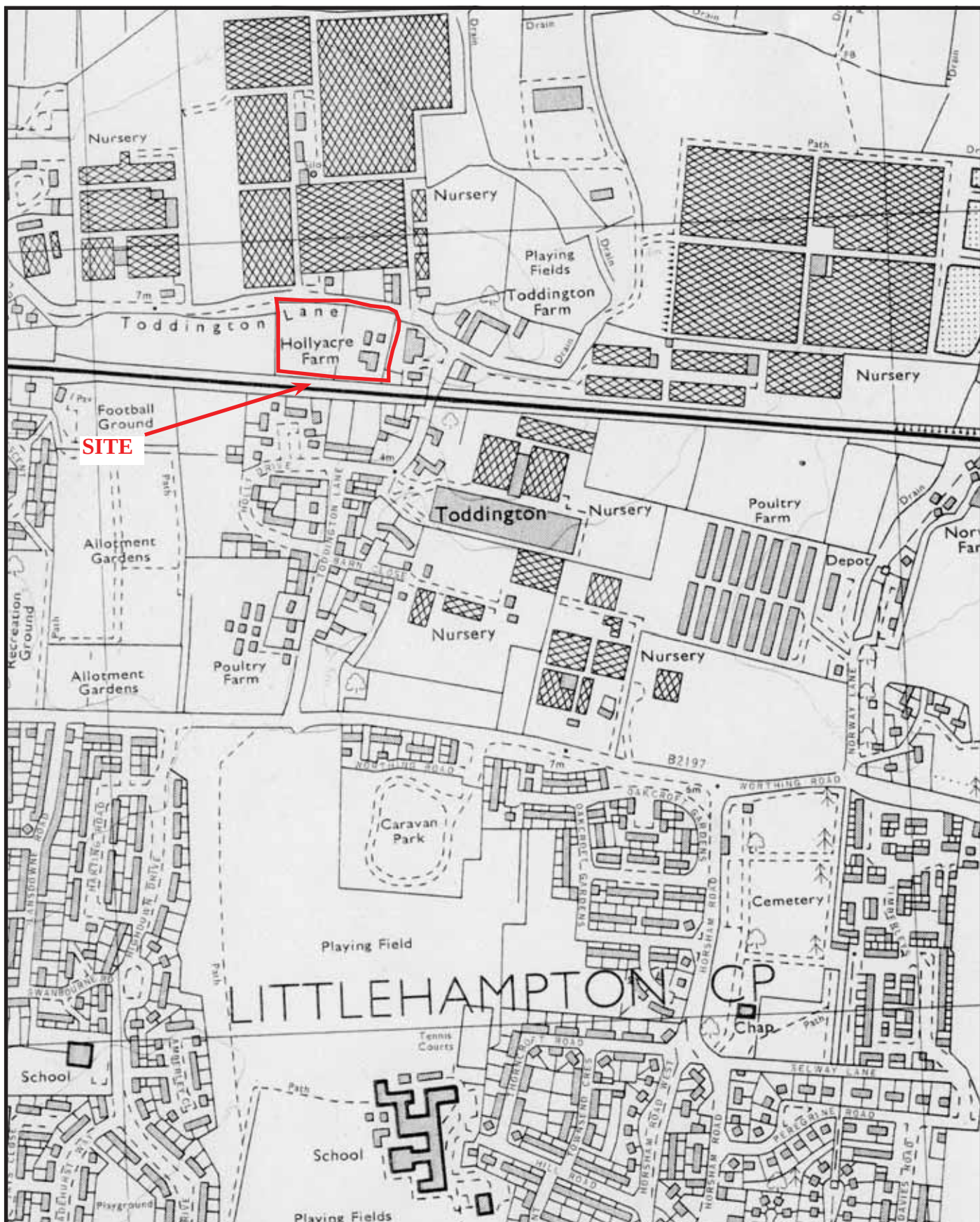


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Figure 8. Ordnance Survey Revision, 1932.

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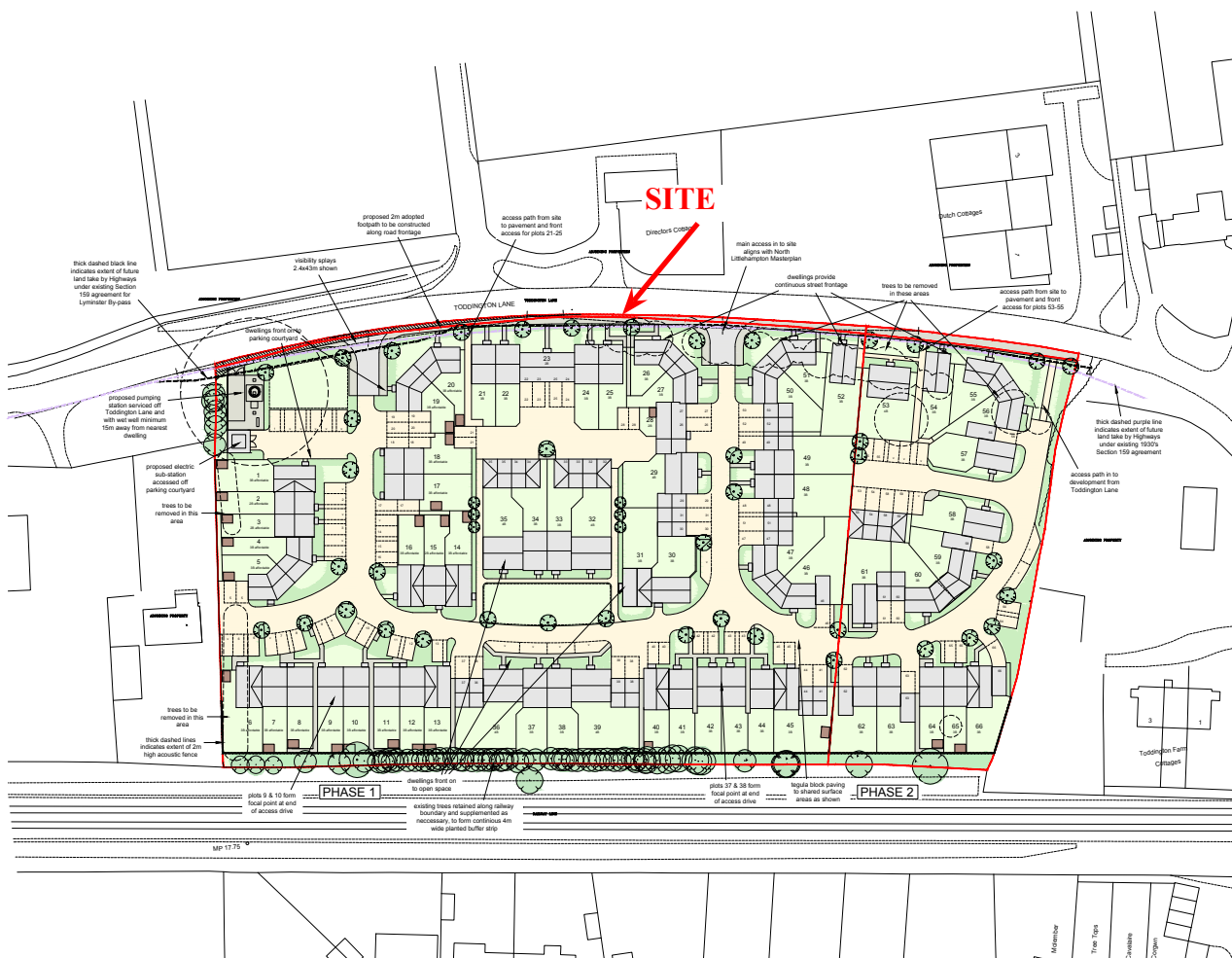
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Figure 9. Ordnance Survey 1977.

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Figure 10. Preliminary development proposals.
Not to scale.

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Plate 1. Current buildings on the east end of the site, looking south



Plate 2. View of site looking west

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**Land at Toddington Lane, Littlehampton,
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Plates 1 and 2.

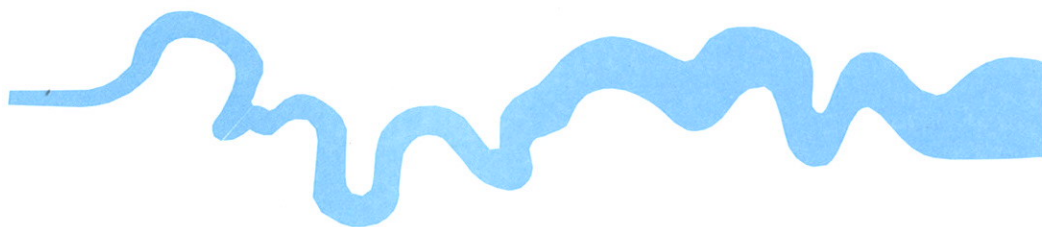
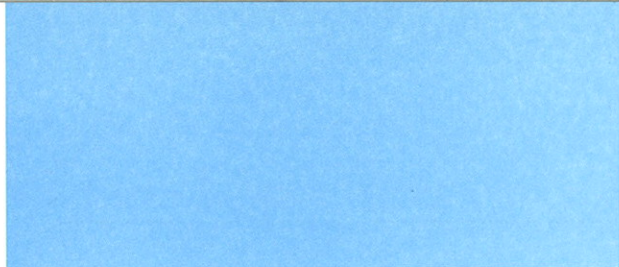
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TIME CHART

Calendar Years

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





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