

LU/116/13 Hollyacre, Toddington Lane –demolition of existing commercial properties and erection of 66 dwellings with parking, access and landscaping works

West Sussex County Council response: ARCHAEOLOGY

Summary

- No objection subject to programme of archaeological investigation and recording in advance of construction (this is likely to require a 2 stage exercise taking into account issues of soil contamination in the eastern part of the site which may require remediation measures before archaeological monitoring and recording can proceed).
- Following permission, it is recommended that provision be made by means of a suitable planning condition a programme of archaeological investigation and recording, to take place (before the commencement of construction of any access road/s and services) to appropriately investigate and record any below ground heritage assets (archaeological features). The findings will be incorporated into a written report which will become publicly accessible through the West Sussex HER. The resulting archive (written report and site notes together with any artefacts) will be deposited in a suitable local museum or other repository.

Suggested Planning Condition (Archaeology)

An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works.

Reason : To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works.

Policies: Arun District Local Plan, 2003: retained Policy AREA17, Arun Draft Local Plan 2013-2028 policy DM33: Sites of Archaeological Interest, NPPF paragraph 169

Comment

The applicants, Wilmington Homes, have commissioned a desk based heritage assessment (DBA) of the archaeological potential of the proposed development site from Thames Valley Archaeological Services (TVAS April 2013). The

The DBA provides a summary of results which states "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."

In fact, at Eden Park, the former Toddington Nurseries which lies to the south and east of the application site and immediately south of the railway line, excavations in advance of development showed evidence of activity dating from the Mesolithic period to the post-medieval. There was significant middle and late Bronze Age occupation, Romano-British settlement and farming evidence and some pottery of early to middle Saxon date (but no specific structural evidence). Some 'Saxo-Norman' pottery was also found but the bulk of the medieval evidence was from the 13th to 14th centuries when a N-S trackway was created and field system established. It is possible that the northward continuation of this trackway may be encountered in the Hollyacre site but the potential for material of all periods should be considered high. (For full details see Sussex Archaeological Collections vol. 150 (2012), pp 47-69).

I recommend that if planning permission is granted any below ground archaeological remains likely to be destroyed by development are identified, quantified and adequately investigated and recorded.

Initially this investigation should involve excavation by an archaeologist(s) of exploratory machine-excavated trenches, to assess the character, quality, density and extent of surviving ancient features. If deposits and features come to light in the exploratory investigation which require further, more detailed recording a second stage of fieldwork (or a 'follow on' contingency to extend/ open up a wider area of the preliminary investigation) should be provided for in the written scheme of investigation.

M. Taylor, Principal Archaeologist

6/6/2013