



**WINDROOS NURSERY
WORTHING ROAD
LITTLEHAMPTON
WEST SUSSEX**

Heritage Statement

Prepared for:
Savills
Brunswick House
Brunswick Place
Southampton
SO15 2AP

On behalf of:
Stuart Lyons (Haulage) Limited
Armon
Worthing Road
Littlehampton
West Sussex
BN17 6LY

By
Wessex Archaeology
Portway House
Old Sarum Park
Salisbury
SP4 6EB

Report reference: 75050.01

July 2010

© Wessex Archaeology Limited 2010 all rights reserved
Wessex Archaeology Limited is a Registered Charity No. 287786

DISCLAIMER

THE MATERIAL CONTAINED IN THIS REPORT WAS DESIGNED AS AN INTEGRAL PART OF A REPORT TO AN INDIVIDUAL CLIENT AND WAS PREPARED SOLELY FOR THE BENEFIT OF THAT CLIENT. THE MATERIAL CONTAINED IN THIS REPORT DOES NOT NECESSARILY STAND ON ITS OWN AND IS NOT INTENDED TO NOR SHOULD IT BE RELIED UPON BY ANY THIRD PARTY. TO THE FULLEST EXTENT PERMITTED BY LAW WESSEX ARCHAEOLOGY WILL NOT BE LIABLE BY REASON OF BREACH OF CONTRACT NEGLIGENCE OR OTHERWISE FOR ANY LOSS OR DAMAGE (WHETHER DIRECT INDIRECT OR CONSEQUENTIAL) OCCASIONED TO ANY PERSON ACTING OR OMITTING TO ACT OR REFRAINING FROM ACTING IN RELIANCE UPON THE MATERIAL CONTAINED IN THIS REPORT ARISING FROM OR CONNECTED WITH ANY ERROR OR OMISSION IN THE MATERIAL CONTAINED IN THE REPORT. LOSS OR DAMAGE AS REFERRED TO ABOVE SHALL BE DEEMED TO INCLUDE, BUT IS NOT LIMITED TO, ANY LOSS OF PROFITS OR ANTICIPATED PROFITS DAMAGE TO REPUTATION OR GOODWILL LOSS OF BUSINESS OR ANTICIPATED BUSINESS DAMAGES COSTS EXPENSES INCURRED OR PAYABLE TO ANY THIRD PARTY (IN ALL CASES WHETHER DIRECT INDIRECT OR CONSEQUENTIAL) OR ANY OTHER DIRECT INDIRECT OR CONSEQUENTIAL LOSS OR DAMAGE

QUALITY ASSURANCE

SITE CODE	75050	ACCESSION CODE		CLIENT CODE	
PLANNING APPLICATION REF.		NGR			

VERSION	STATUS*	PREPARED BY	APPROVED BY	APPROVER'S SIGNATURE	DATE	FILE
01	I	RJAC			12/07/2010	\\PROJECTSERVER\WESSEX\PROJECTS\75050\HS REPORT\01_75050_HSWINDROOS.DOC
02	I	KB	RJAC		13/07/2010	\\PROJECTSERVER\WESSEX\PROJECTS\75050\HS REPORT\02_75050_HSWINDROOS -KB EDIT.DOC
03	E/F	KB	RJAC		14/07/2010	\\PROJECTSERVER\WESSEX\PROJECTS\75050\HS REPORT\03F_75050_HSWINDROOS.DOC
04	F	CLIENT COMMENTS	RJAC		14/07/2010	\\PROJECTSERVER\WESSEX\PROJECTS\75050\HS REPORT\04F_75050_HSWINDROOS.DOC

* I= INTERNAL DRAFT E= EXTERNAL DRAFT F= FINAL

**Windroos Nursery
Worthing Road
Littlehampton, West Sussex**

Heritage Statement

Contents

Summary	iii
Acknowledgements	iv
1 INTRODUCTION	1
1.1 Project Background	1
1.2 The Site, location and geology	1
2 METHODOLOGY	1
2.1 Aims and scope	1
2.2 Study Area	2
2.3 Sources	2
2.4 Chronology	2
2.5 Best practice	3
2.6 Assumptions and limitations	3
2.7 Copyright	3
3 PLANNING BACKGROUND	3
3.1 Introduction	3
3.2 Planning policy framework	4
3.3 Regional and local planning guidance and policy	5
4 BASELINE RESOURCE	6
4.1 Introduction	6
4.2 Previous archaeological work	7
4.3 Recorded heritage assets including WSHER and Listed Buildings data	8
5 DISCUSSION	10
5.1 Definition of impacts	10
5.2 Heritage constraints and identification of potential impacts	10
5.3 Conclusions and mitigation	11
6 REFERENCES	12
6.1 Cartographic sources (West Sussex Record Office 08/07/10)	12
6.2 Written Sources	13
6.3 Online Resources	13
APPENDIX 1: GAZETTEER OF INFORMATION SUMMARISED FROM WEST SUSSEX HISTORIC ENVIRONMENT RECORD	14

Figures

- Figure 1** Site location and Study Area with HER data
Figure 2 Map regression

**Windroos Nursery
Worthing Road
Littlehampton, West Sussex**

Heritage Statement

Summary

Wessex Archaeology was commissioned by Savills, on behalf of Stuart Lyons (Haulage) Limited, to undertake a heritage statement with regard to land at Windroos Nursery, Worthing Road, Littlehampton, West Sussex (hereafter 'the Site'), centred on National Grid Reference (NGR) 503604 103446. It is proposed to undertake residential development of the Site, along with associated access and infrastructure. The recorded historic environment resource within a 1km radius from the Site centre was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

Within the Study Area, a wide range of heritage assets are recorded ranging from prehistoric monuments to post-medieval buildings. Of most significance to the Site are the results of excavations on land formerly occupied by Toddington Nurseries, immediately to the west and north-west of the Site, which revealed extensive archaeological remains dating from the Mesolithic to the post-medieval period.

Bronze Age occupation evidence comprised a hollow way, wells, and a possible roundhouse with associated spreads of domestic material. Intensive cereal production during the Romano-British period was indicated by environmental remains recovered from a double ditched field system and pits. Following a hiatus, by the early medieval period agricultural activity had apparently resumed with the creation of a trackway with a metalled surface, associated drainage ditches and a field system.

It is considered that the Site has a high potential to contain archaeological remains, particularly dating from the Bronze Age to the Romano-British period. Additional remains of medieval or later date may also be preserved on the Site, although the potential for these is considered low to moderate. A combination of very low levels of previous development on the Site and potentially deep overburden (as identified at the Toddington Nursery site) suggest that, should archaeological material be present on the Site, it will be well preserved and relatively undisturbed.

Although in relative terms there are no heritage constraints at this Site which would preclude its development, it is suggested that the potential for well-preserved archaeological remains is high, and any detailed planning application for development of this Site should be preceded by consultation with the Local Planning Authority in order to fulfil the requirements of PPS5 Policy HE6, which requires an applicant to provide a description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance. This document meets pre-planning requirements and should form part of any future consultation process. It is likely that, in response to any future detailed planning application, the local authority's archaeological advisor may require further investigations to ascertain the presence/absence, scale and degree of preservation of archaeological remains on the Site in order that an informed decision can be made.

**Windroos Nursery
Worthing Road
Littlehampton, West Sussex**

Heritage Statement

Acknowledgements

Wessex Archaeology is grateful to Stuart Garnett at Savills Planning & Regeneration for commissioning this project on behalf of Stuart Lyons (Haulage) Limited. Wessex Archaeology would also like to thank Rachel Salter, the HER Officer, for West Sussex County Council for her assistance.

The report was researched and compiled by Katharine Barber and Rob Armour Chelu. The illustrations were compiled by Linda Coleman. The project was managed for Wessex Archaeology by Rob Armour Chelu.

**Windroos Nursery
Worthing Road
Littlehampton, West Sussex**

Heritage Statement

1 INTRODUCTION

1.1 Project Background

1.1.1 Wessex Archaeology was commissioned by Savills Planning & Regeneration, on behalf of Stuart Lyons (Haulage) Limited, to undertake a heritage statement on land at Windroos Nursery, Worthing Road, Littlehampton, West Sussex (hereafter 'the Site'), centred on National Grid Reference (NGR) 503604, 103446 (**Figure 1**).

1.1.2 The Site forms part of 'Site 7', an area of land identified in the Arun District Local Plan, adopted in April 2003. This plan envisaged that "Site 7" would be suitable for accommodating some 180 new dwellings. A development brief for the Site was adopted as Supplementary Planning Guidance in October 2003. The purpose of the brief was to guide the development of land at Toddington.

1.1.3 The Site comprises an area of 2.36ha and is currently used as a Haulage Depot by Stuart Lyons (Haulage) Ltd.

1.2 The Site, location and geology

1.2.1 The Site is located to the north of the A259 Worthing Road and to the west of Watersmead Business Park (**Figure 1**). The Site is bounded to the east and north by recent residential development.

1.2.2 The underlying geology has been identified as Aeolian drift deposits (Brickearth), mainly silts, in part contaminated with gravel. Close to the Site to the west are raised beach deposits, sands and gravels (Geological Survey of England and Wales 1996, sheet 317/322). The Site is generally flat, most probably the result of historic agricultural levelling, and lies at an elevation of c.5.25m above Ordnance datum (aOD).

2 METHODOLOGY

2.1 Aims and scope

2.1.1 The aim of this Heritage Statement is to identify the known and potential archaeological resource within the Site and its immediate environs which may be affected by any proposed development, and to assess, in general terms, the likely impact upon the archaeological resource of the proposed development.

2.1.2 This document is designed to provide a level of information to enable informed discussions with the Local Planning Authority (and English Heritage if appropriate) to take place.

2.2 Study Area

- 2.2.1 Information from the sources consulted (see below) was collated from a 1km radial Study Area, measured from the Site centre, in order to provide a context for the discussion and interpretation of the known and potential archaeological/cultural heritage resource within the Site (**Figure 1**). Those sites in close proximity to the Site or of particular significance are discussed in **Section 4** below.

2.3 Sources

- 2.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. A brief summary of the sources consulted is set out below.

Historic Environment Record

- 2.3.2 The West Sussex Historic Environment Record (WSHER) was consulted for information held pertaining to the historic environment resource within the Study Area. The WSHER is a database of all recorded archaeological sites, findspots, events and historic buildings (Listed or otherwise) within West Sussex, and was consulted for this study in July 2010. Information from the WSHER has been reviewed and synthesised for the purposes of this report and the data is provided in gazetteer format in **Appendix 1** and plotted in **Figure 1**.

Documentary sources

- 2.3.3 A search of historic manuscript and Ordnance Survey maps was undertaken at the West Sussex Record Office in Chichester. The study of maps and associated historical sources helps to clarify the archaeological potential of the Site in two ways. Firstly, it suggests aspects of historic land use prior to any modern development. Secondly, it pinpoints areas within the Site that, because of that development, are likely to have become archaeologically sterile. All maps consulted in the preparation of this document are listed in **References**. Detail of relevant historic maps is presented in **Figure 2**.
- 2.3.4 A search of other relevant primary and secondary sources was carried out digitally and in Wessex Archaeology's own library. The sources consulted are listed in the **References** section below.
- 2.3.5 Additional information relating to Listed Buildings within the Study Area was obtained through English Heritage online resources. For the website details see **References**.

Legislative and planning documents

- 2.3.6 Policies contained in the *Arun District Local Plan 2003* (adopted April 2003) were examined in the completion of this document.

2.4 Chronology

- 2.4.1 Where mentioned in the text, the main archaeological periods are broadly defined by the following date ranges:

- Modern 1900-present
- 19th century 1800-1900

- Post-medieval 1500-1799
- Medieval AD1066-1499
- Saxon AD410-1066
- Post-Roman AD410 onwards
- Romano-British AD43-410
- Iron Age 700BC- AD43
- Bronze Age 2400-700BC
- Beaker 2400-1800BC
- Neolithic 4000-2200BC
- Mesolithic 8500-4000BC
- Early Post-Glacial 9500-8500BC
- Late Glacial 12,000-9500BC
- Upper Palaeolithic 40,000-10,000BC
- Middle Palaeolithic 300,000 - 40,000BC
- Lower Palaeolithic 650,000-300,000BC

2.5 Best practice

- 2.5.1 This Heritage Statement has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-based Assessment* (IfA 2008) and guidance set out in *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)*.

2.6 Assumptions and limitations

- 2.6.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data is reasonably accurate.
- 2.6.2 The WSHER is not a record of all surviving elements of the historic environment resource, but is a record of the discovery of a wide range of archaeological and historical components. The information held within the WSHER is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.7 Copyright

- 2.7.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferrable by Wessex Archaeology. You are reminded that you remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are

responsible for the protection of the historic environment within the planning system.

- 3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 Planning policy framework

- 3.2.1 This section of the report summarises the components of the heritage resource which would be sensitive to development at the Site and which would need consideration in the context of its future development. The assessment of key constraints is guided by the current national and local legislative and planning framework relevant to the heritage resource.
- 3.2.2 *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* identifies the historic environment resource as a non-renewable, fragile and finite resource, the conservation of which accords with the principals of sustainable development. Government places a priority on its conservation and has set out tests to ensure any damage or loss is permitted only where it is properly justified.
- 3.2.3 For ease of reference a summary of the key national legislation and policies relevant to development plans for the Site are provided in the following table:

POLICY NO.	TITLE	POLICY TEXT
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in relation to works affecting Grade I or II* Listed Buildings.
PPS5	Policy HE6 Information requirements for application for consent affecting heritage assets	Requires an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance, together with an assessment of the impact of the proposals.
PPS5	Policy HE7 Policy principles guiding the determination of application for consent relating to all heritage assets	Stipulates that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset; the desirability of sustaining and enhancing the significance of heritage assets; the positive contribution that conservation can make to the establishment and maintenance of sustainable communities and economic vitality; and the desirability of new development making a positive contribution to the character and distinctiveness of the historic environment.
PPS5	Policy HE8	The effect of an application on the significance of a heritage asset or its setting is a material

	Additional policy Principle guiding the consideration of applications for consent relating to the heritage assessments that are not covered by Policy HE9.	consideration in determining a planning application.
PPS5	Policy HE9 Additional policy principles guiding the consideration of application for consent relating to designated heritage assets	There should be a presumption in favour of the conservation of designated assets and the more significant the designated asset, the greater the presumption should be. Loss affecting any designated historic asset should require clear and convincing justification. Where an application would lead to substantial harm or total loss of significance, consent should be refused unless it can be demonstrated that the harm or loss is necessary in order to deliver substantial public benefits that outweigh that harm or loss. Where a proposal would have a less than substantial harm, planning authorities should weigh the public benefit of the proposal against the harm. Policy HE9 also notes that there are many heritage assets with archaeological interest that are not currently designated as scheduled monuments but which are demonstrably of equivalent significance, the absence of designation for such assets does not indicate a lower significance.
PPS5	Policy HE10 Additional policy principles guiding the consideration of applications for development affecting the setting of a designated asset	When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. Where applications do not do this, any harm should be weighed against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.
PPS5	Policy HE12 Policy principles guiding the recording of information related to heritage assets	Where the loss of the whole or material part of a heritage asset's significance is considered justifiable local planning authorities should require a developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate

3.3 Regional and local planning guidance and policy

- 3.3.1 The Site lies under the jurisdiction of the Arun District Council. The *Arun District Local Plan 2003* (adopted April 2003) comprises a statement of the Council's planning policies, which are used as a basis for decision making in planning applications. Some policies within the plan expired in September 2007 and are no longer valid. The two policies of archaeological significance have however been retained.
- 3.3.2 The results of a review of this legislation and, where relevant, details of any statutory and non-statutory designations are included below.

<i>The Arun District Local Plan (adopted April 2003)</i> <i>Saved Policies (adopted September 2007)</i>		
POLICY NO.	TITLE	POLICY TEXT
AREA16 Saved Policy	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.
AREA17 Saved Policy	Sites of Archaeological Interest	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 practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 Consideration of the context of the Site is important in establishing the nature of potential elements of the cultural heritage resource within the proposed development boundary. The following section provides a brief synthesis of the archaeological and historical development of the Site and Study Area, compiled from the sources detailed above.
- 4.1.2 The aim of the synopsis is to establish the known resource within the Site's immediate environs, and to provide a context for the identification and understanding of any potential cultural heritage resource which may survive there. It is not proposed to discuss each site/findspot within the Study Area individually below, but rather to synthesise the data to establish a coherent archaeological potential for the Site and allow for informed proposals for mitigation to be presented. This report has been compiled with particular emphasis on discussion of the results of evaluation and excavation of the Toddington Nursery site which lies immediately adjacent to the Site, along with other recent archaeological investigations undertaken in close proximity.
- 4.1.3 All relevant data from the sources is presented in graphical format in **Figure 1**, and tabular format in **Appendix 1**, selected sites are discussed in Sections 4.2 and 4.3 below.

4.2 Previous archaeological work

- 4.2.1 Within the Study Area a number of archaeological investigations have been undertaken. Those investigations undertaken in close proximity to the Site or of particular significance to the Site are discussed below.

Excavations at the Toddington Nursery Site

- 4.2.2 Excavations on land formerly occupied by Toddington Nurseries, Littlehampton (**WA 55**) approximately 500m west of the Site, recorded evidence for activity dating from the Mesolithic to the post-medieval period (Wessex Archaeology 2010, forthcoming).
- 4.2.3 The uppermost deposit, which overlay the topsoil, consisted of general demolition detritus from the nursery's greenhouses and mushroom sheds such as glass, brick and concrete. Below this, the topsoil was up to 0.30m thick, although it varied in depth across the Site between 0.2m to 1m, and was particularly shallow to the north-west. This subsoil most probably represents a colluvial layer extending across the majority of the Site.
- 4.2.4 Identified Middle and Late Bronze Age occupation comprised a hollow way, wells, and a possible roundhouse with associated spreads of domestic material. Two Neolithic axes recovered from the terminal of a Bronze Age ditch may have been deliberately deposited. Another apparently deliberately placed deposit consisted of a near-complete pot filled with burnt stones, a quern fragment and worked flint.
- 4.2.5 Intensive cereal production during the Romano-British period was indicated by environmental remains recovered from a double ditched field system and pits. It is suggested that the field system was part of a wider agricultural complex associated with the estate of Angmering Roman villa (**WA10/29**) situated approximately 900m to the south of the Site. A small number of sherds of Saxo-Norman pottery were found, however by the early medieval period agricultural activity resumed with the creation of a trackway with a metalled surface, associated drainage ditches and part of a field system.
- 4.2.6 Prior to the mitigation excavations at the site, extensive trial trenching was undertaken by Oxford Archaeology (OA 2005) where many of the archaeological features and deposits present on the site were initially identified.

Archaeological evaluation at the Horticultural Research International site

- 4.2.7 Archaeological evaluation was undertaken at the site by Thames Valley Archaeological Services in 1995 (TVAS 1995) where evidence for a considerable amount of archaeological activity was identified. The site lies less than 500m to the east of the current application area.
- 4.2.8 Deposits and material relating to archaeological activity from the Bronze Age to the Romano-British period and a small number of medieval finds were recorded.

Archaeological evaluation at the Highfield Poultry Farm site

- 4.2.9 Archaeological evaluation was undertaken in 1993 by South Eastern Archaeological Services (SEAS 1993) at a site lying approximately 500m to the west of Toddington Lane.
- 4.2.10 No archaeological features were recorded at the site although small quantities of prehistoric and Romano-British pottery were recovered.

Other archaeological work

- 4.2.11 A number of other archaeological interventions and assessments have been undertaken in relation to sites within the wider Study Area. A number of these will be discussed briefly below, and reference to all is contained within the Gazetteer (**Appendix 1**) with locations illustrated in **Figure 1**.

4.3 Recorded heritage assets including WSHER and Listed Buildings data

Introduction

- 4.3.1 Within the Study Area, and beyond those investigations outlined above, a wide range of heritage assets are recorded across the Study Area ranging from prehistoric monuments to post-medieval buildings. Records are numbered, as far as is possible, by broad archaeological period from **WA1** to **WA58** and illustrated on **Figure 1**. Details of all the records mentioned here are provided in the Gazetteer (**Appendix 1**).
- 4.3.2 A selection of these sites, monuments and findspots are introduced below along with a discussion of their significance and any broad archaeological and historical trends.

Earlier Prehistoric

- 4.3.3 In addition to the evidence for prehistoric exploitation of the area discussed above, the WSHER identifies the locations of a two prehistoric features within the Study Area (**WA7 & WA8**). Both include evidence for Bronze Occupation. A number of findspots of prehistoric stone/flint tools are also recorded (**WA1-WA6, WA9**).

Iron Age

- 4.3.4 Iron Age occupation evidence has been recorded at a number of locations, including the Watersmead Industrial Park which lies immediately to the east of the Site where quantities of Iron Age pottery was recovered from deposits likely to be indicative of domestic occupation (**WA11**).
- 4.3.5 Evidence for iron Age occupation at the Littlehampton Roman Villa site (**WA10**) indicates a continual human presence in the area from the prehistoric into the historic period.

Romano-British

- 4.3.6 There is a high level of evidence relating to Romano-British occupation of the Toddington area of Littlehampton. In addition to the sites outlined in Section 4.2, above, an agricultural building (**WA23**) and a number of finds of Romano-British ceramics were identified along the route of the Rustington Bypass which lies just to the east of the Site. The presence of the agricultural building lying to the north of the Roman Villa site indicates that the Site very likely lies within an extensive Romano-British landscape.

- 4.3.7 The record of a cremation to the north of Toddington Lane (**WA24**), some 800m north-west of the Site is also of note. Although it was normal practice for burials to be interred outside areas of urban/semi-urban domestic occupation in the Romano-British period, it is not uncommon to find them along field boundaries or the edge of routeways within more agrarian landscapes, such as that indicated in the Toddington area.

Saxon and medieval

- 4.3.8 Although it is likely that the Site and its environs were in agricultural use during the medieval period, very little evidence for Saxon or medieval activity has been identified within the Study Area to date. A Saxon linear feature was recorded at The Poplars, to the east of the Site (**WA33**) and small quantities of Saxo-Norman ceramics were recovered from the Toddington Nursery site along with some evidence for medieval period features of likely agricultural origin (see **4.2**, above).

Post-medieval

- 4.3.9 Given the predominantly brickearth geology of the area, the presence of a relatively substantial brick working industry in the area is not unexpected. The sites of brick works are recorded at **WA35-WA39** and **WA41**, all lying to the west of the Site. There is no evidence for the industry having been undertaken on the Site, however, brickearth was recorded at the Toddington Nursery site to the immediate west of the Site so the potential for brick working or brickearth extraction should be considered. Should extensive brickearth quarrying have been undertaken at the Site, then this activity may have impacted negatively on existing archaeological features/deposits which may have been present.
- 4.3.10 Historic mapping (**Figure 2**) illustrates the Site to have remained under agricultural usage from at least the earlier part of the 19th century, with no evidence for any earlier development in the area.

Post-medieval Listed Buildings

- 4.3.11 A total of 5 Listed Buildings are recorded within the Study Area. All are of post-medieval date and all are Listed Grade II. The structures (**WA42-WA46**) lie to the north and west of the Site, the closest being Leila Cottage (**WA45**) approximately 300m to the north-west.

19th and 20th century

- 4.3.12 The railway line passes some 200m north of the Site, with the unlisted 19th Wick century railway station (**WA47**) located c. 900m to the north-west.
- 4.3.13 Other features of note comprise a group of World War II defensive structures and sites including Littlehampton's perimeter defences (**WA51**). With the exception of an Anti-tank vertical rail (**WA49**) situated approximately 600m to the north-west, all known World War II features are located over 700m south of the Site.
- 4.3.14 The Site itself contains a number of structures, including a bungalow, all of which it is assumed are 20th century constructions.

5 DISCUSSION

5.1 Definition of impacts

5.1.1 In general two types of impact on the heritage resource can arise from development:

- Direct impacts – these take place within the design footprint of a development as a result of construction activities such as groundworks and construction excavations. Direct impacts are considered to be severe as they can result in permanent loss of the finite, non-renewable heritage resource.
- Indirect impacts – these take place outside the design footprint of a development and relate to changes to the context or setting of a heritage asset which in some way lessens its value.

5.2 Heritage constraints and identification of potential impacts

5.2.1 The following section identifies the heritage assets within and around the Site which would be sensitive to changes resulting from any development.

5.2.2 The Site does not lie within a Conservation Area or any other area designated by Arun district council for heritage reasons.

Listed Buildings

5.2.3 Primary legislation is provided in England by the *Town and Country Planning Act 1990* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*. These set out the legal requirements for the control of development and alterations which affect listed buildings, and the framework by which control is maintained. Listed Buildings are classified in grades to show their relative importance in descending importance as Grade I; Grade II*; and Grade II.

5.2.4 None of the Listed Buildings identified above, all of which are Listed at Grade II, will be impacted directly or indirectly by the proposed development.

Potential archaeological resource

5.2.5 In addition to the known and designated heritage resource identified above, the Site has a high potential to contain archaeological remains from the Bronze Age to the Romano-British period. Additional remains of medieval or later date may also be preserved on the Site, although the potential for these is considered low to moderate.

5.2.6 A combination of very low levels of previous development on the Site and potentially deep overburden (as identified at the Toddington Nursery site, **WA 55**, approximately 500m to the west) suggest that, should archaeological material be present on the Site, it will be well preserved and relatively undisturbed.

5.2.7 It is highly likely that there would be a requirement by the Local Planning Authority to carry out further investigations to establish the likely archaeological resource within the Site boundary (which could range in scale from considerable to none). This work may be required in support of a

planning application for development of the Site and/or as a requirement of a planning condition attached to any planning permission. This approach would be in line with saved policy **AREA17** of the Arun District Local Plan, along with the requirements of **Policy HE6** as stated in **PPS5** and set out in Section 3 above.

5.3 Conclusions and mitigation

- 5.3.1 In general terms there are no heritage constraints at this Site which would preclude its development.
- 5.3.2 However, given the proximity of the Site to the evidence for Bronze Age and Roman-British occupation recorded at Toddington Nursery, the potential for well-preserved archaeological remains within the Site boundary is considered to be high. Any planning application for development of this Site should be preceded by consultation with the Local Planning Authority in order to fulfil the requirements of **PPS5 Policy HE6** which requires an applicant to provide a description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance. This document should form part of this consultation process.
- 5.3.3 It is likely that the local authority's archaeological advisor may require further investigations to ascertain the presence/absence, scale and degree of preservation of archaeological remains on the Site in order that an informed decision can be made on any future planning application.

6 REFERENCES

6.1 Cartographic sources (West Sussex Record Office 08/07/10)

Year	Name	Scale	Seen	Reproduced
1795	Yeakell & Gardiners Map of Sussex. Sheet 2. (WSRO Ref: PM 904)	2" : 1 mile	Yes	
1813 (surveyed 1806-7)	Ordnance Survey Sussex (WSRO Ref: PM 283)	2" : 1 mile	Yes	
1825	Greenwood's Map of Sussex (WSRO Ref: PM 249)	1" : 1 mile	Yes	
1837	Lyminster Tithe Map (WSRO Ref: TD W81)	N/A	Yes	
1876	Ordnance Survey Sussex LXIII.10	25" : 1 mile	Yes	
1897	Ordnance Survey Sussex LXIII.10	25" : 1 mile	Yes	
1911	Ordnance Survey Sussex LXIII.10	25" : 1 mile	Yes	
1932	Ordnance Survey Sussex LXIII.10	25" : 1 mile	Yes	
1962	Ordnance Survey TQ 00 SW	1:10,000	Yes	
1972	Ordnance Survey TQ 0203 - 0303	1:2,500	Yes	
1995	Ordnance Survey TQ 00 SW	1:10,000	Yes	

1837 Lyminster (Leominster) Tithe Apportionment

Field no.	Owner	Occupier	Name	State	A,R,P
358	Miss Anne Hollist	Stephen Stammer	2 Acre Croft	Arable	2,1,17
359	Miss Anne Hollist	Stephen Stammer	South ten acres	Arable	7,3,11
360	Thomas Duke	John Hide	East Hams	Grass	3,1,38
361	John Hide	John Hide	Haverlot Brook	Grass	1,1,22
362	John Hide	John Hide	East Field	Arable	6,2,23
363	John Hide	John Hide	East Field	Arable	7,1,17
364	John Hide	John Hide	The Croft	Grass	1,3,35
371	John Oliver	John Oliver	Cottage and Orchard	Orchard	1,2,6

434	William Holmes	Thomas Cheal	East Town Croft	Arable	2,2,26
435	John Oliver	John Oliver	The Croft	Grass	2,3,36
436	John Oliver	John Oliver	Old New Barn Field	Arable	5,2,6
437	William Gratwicke	John Batcock	East Field	Arable	12,2,17
438	John Oliver	John Oliver	East Field	Arable	11,1,29
439	John Oliver	John Oliver	East Field	Arable	10,2,13

A,R,P = Acres, Rods, Perches

6.2 Written Sources

Planning Policy Statement 5, 2010, *Planning for the Historic Environment, Department Communities and Local Government 2010*

Oxford Archaeology 2005, *Toddington Nurseries, Littlehampton, West Sussex: Archaeological Evaluation Report*

Thames Valley Archaeological Service, Oct 1995, *An Archaeological Evaluation for Horticulture Research International Site, Worthing Road, Littlehampton, Ref: 95/53*

South-East Archaeological Services, Mar 1993, *An Archaeological Evaluation at Highfield Poultry Farm, Littlehampton, Ref: 1993/114*

Wessex Archaeology, Feb 2000, *Former Horticultural Research International Site, Worthing Road, Littlehampton, West Sussex, Ref: 44125.04*

6.3 Online Resources

www.english-heritage.org.uk/lbonline

www.british-history.ac.uk

www.westsussex.gov.uk

www.magic.co.uk

Listed Building information

Secondary source material

West Sussex County Council website

GIS Mapping, Statutory and land designations

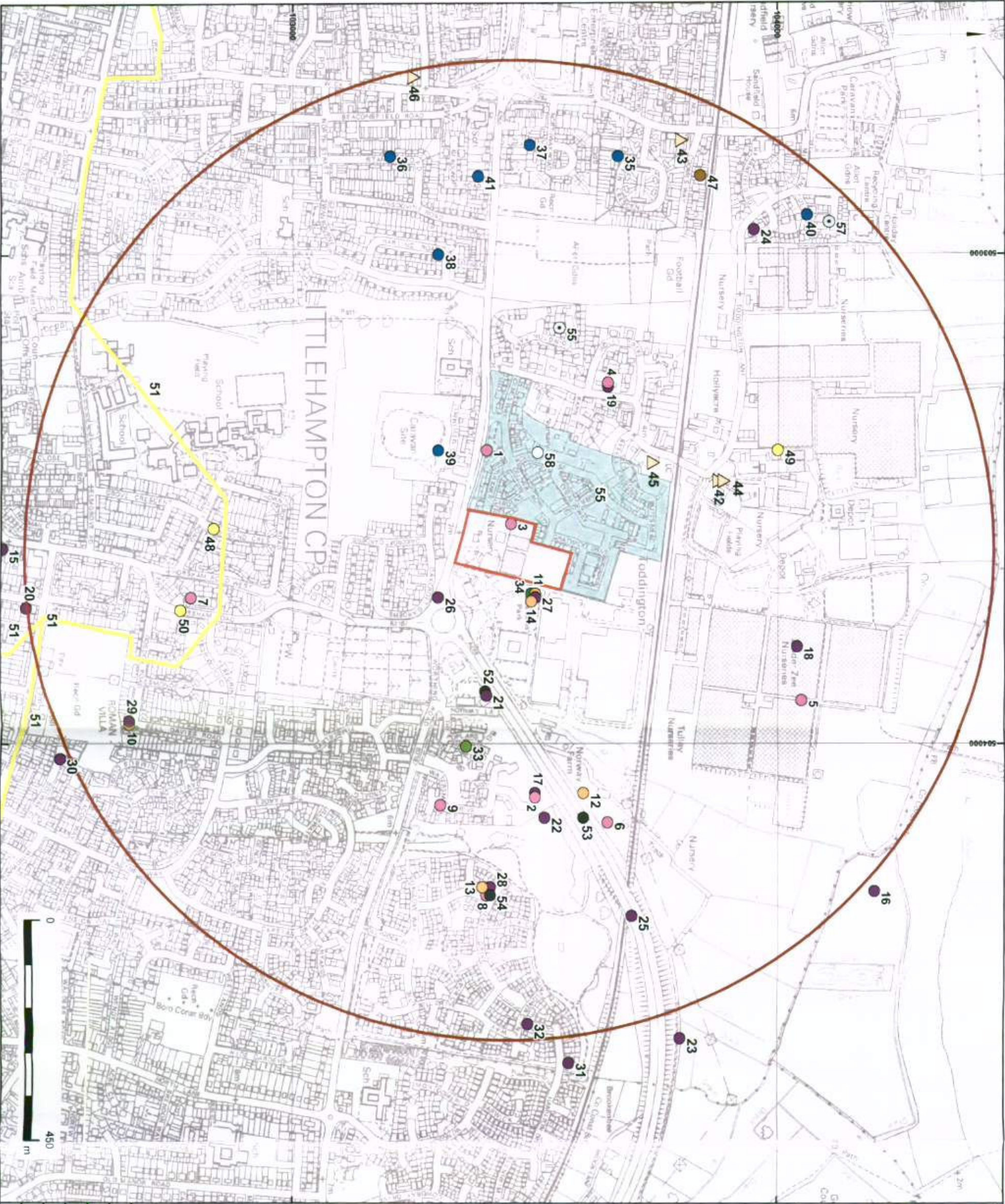


APPENDIX 1: GAZETTEER OF INFORMATION SUMMARISED FROM WEST SUSSEX HISTORIC ENVIRONMENT RECORD

WA No.	UID	Name & Description	Easting	Northing	Period	Type
1	MWS1260	Stone axe: Toddington	503400	103400	Prehistoric	Findspot
2	MWS3485	Flint implement: Rustington By-pass	504100	103500	Prehistoric	Findspot
3	MWS3077	Bronze Age scraper: Wick	503550	103450	Prehistoric	Findspot
4	MWS3095	Neolithic axes: Toddington	503270	103650	Prehistoric	Findspot
5	MWS5735	Flint implements: Wick	503910	104050	Prehistoric	Findspot
6	MWS3486	Flint scatter: Rustington By-pass	504160	103650	Prehistoric	Findspot
7	MWS3069	Bronze Age occupation site: Littlehampton	503700	102790	Prehistoric	Site
8	MWS4369	Bronze Age features: Worthing Rd	504300	103400	Prehistoric	Linear feature
9	MWS7450	Possible Bronze Age occupation site: Worthing Road	504124	103305	Prehistoric	Findspot
10	MWS2969	Early Iron Age pottery: Littlehampton Roman villa	503960	102660	Iron Age	Occupation site
11	MWS3642	Iron Age pottery: Watersmead Industrial Estate	503700	103500	Iron Age	Findspot
12	MWS3480	Late Iron Age feature: Rustington By-pass	504100	103600	Iron Age	Feature
13	MWS5762	Iron Age Occupation site: Worthing Rd	504300	103400	Iron Age	Site
14	MWS6782	Watermead Industrial Estate, Toddington: watching brief	503700	103500	Iron Age	Settlement site
15	MWS3470	Romano-British pottery: St. Flora's Road	503600	102400	Romano British	Findspot
16	MWS3471	Romano-British pottery: field near Toddington - Poling footpath	504300	104200	Romano British	Findspot
17	MWS3482	Romano-British pottery: Rustington By-pass	504100	103500	Romano British	Findspot
18	MWS3086	Romano-British pottery: Wick	503800	104040	Romano British	Findspot
19	MWS3094	Romano-British pottery: Toddington	503270	103650	Romano British	Findspot
20	MWS3472	Roman coin: Littlehampton	503720	102450	Romano British	Findspot
21	MWS3476	Romano-British pit: Rustington By-pass	503900	103400	Romano British	Pit feature
22	MWS3481	Romano-British ditch feature: Rustington By-pass	504150	103520	Romano British	Linear feature
23	MWS3487	Romano-British structure: Rustington By-pass	504600	103800	Romano British	Agricultural building

WA No.	UID	Name & Description	Easting	Northing	Period	Type
24	MWS3492	Romano-British cremation: Granary Way	502950	103950	Romano British	Burial
25	MWS3730	Romano-British feature: Rustington By-pass	504350	103700	Romano British	Feature
26	MWS4096	Romano-British features: Toddington	503700	103300	Romano British	Features
27	MWS4097	Romano-British occupation site: Watersmead Industrial Estate	503700	103500	Romano British	Occupation site
28	MWS4370	Romano-British occupation site: Worthing Rd	504300	103400	Romano British	Occupation site: possibly enclosed
29	MWS5755	Roman villa: Littlehampton	503960	102660	Romano British	Occupation site
30	MWS6784	Solway Close, Littlehampton: archaeological evaluation	504031	102520	Romano British	Linear feature
31	MWS7056	Romano-British boundary ditch: Worthing Road	504650	103571	Romano British	Linear feature; boundary
32	MWS7057	Romano-British pottery production: Worthing Road	504571	103486	Romano British	Pottery manufacturing site
33	MWS7430	Saxon activity: The Poplars	504004	103358	Saxon	Linear feature; pit feature
34	MWS3641	Late-medieval pottery: Watersmead Industrial Estate	503700	103500	Medieval	Findspot
35	MWS3121	Brickyard: Wick	502800	103670	Post-medieval	Brickworks
36	MWS4747	Brickworks: east of Wick St.	502800	103200	Post-medieval	Brickworks
37	MWS4748	Brickyard: north side of Worthing Rd	502777	103488	Post-medieval	Brickworks
38	MWS5740	Brickfield: south side of Worthing Rd	503000	103300	Post-medieval	Brickworks
39	MWS5741	Brickfield: south side of Worthing Rd	503400	103300	Post-medieval	Brickworks
40	MWS6572	Windmill: Wick	502920	104060	Post-medieval	Windmill
41	MWS4746	Brickfield on S. side of Worthing Rd	502840	103382	Post-medieval	BRICKWORKS
42	DWS1332	Dovecote: Toddington Farm	503463	103879	Post-medieval	Grade II Listed Building

WA No.	UID	Name & Description	Eastings	Northing	Period	Type
43	DWS1339	Locomotive Public House	502768	103802	Post-medieval	Grade II Listed Building
44	DWS1395	Toddington Farmhouse	503463	103890	Post-medieval	Grade II Listed Building
45	DWS779	Toddington House Barn & Stables	503426	103744	Post-medieval	Grade II Listed Building
46	DWS894	Leila Cottage	502639	103250	Post-medieval	Grade II Listed Building
47	MWS3111	Railway station: Wick	502840	103840	19th Century	Railway Station (unlisted)
48	MWS7128	Anti-aircraft artillery site: Toddington	501801	102470	Modern (WWII)	Military feature
49	MWS7532	Anti-tank vertical rail	503400	104000	Modern (WWII)	Military feature
50	MWS8291	Tank trap: Horsham Road, Littlehampton	503559	102837	Modern (WWII)	Military feature
51	MWS8184	WWII perimeter defences: Littlehampton (also WA 53)	503726	102768	Modern (WWII)	Military feature
52	MWS3475	Postholes: Rustington By-pass	503900	103400	Undated	Features
53	MWS3483	Unidentified feature: Rustington By-pass	504150	103600	Undated	Feature
54	MWS4371	Undated Ditches: Worthing Rd	504300	103400	Undated	Linear features
55	MWS8084	Multiperiod site: Toddington Nurseries, Littlehampton	503150	103550	Multiperiod Prehistoric, C20th	Multiperiod settlement evidence
56	MWS4368	Archaeological Intervention: Highfield Farm	502935	104105	Multiperiod (Prehistoric and medieval)	Site
57	MWS4373	Archaeological Evaluation: Mill House	503497	103551	Multiperiod	Site
58	MWS7992	Geoaarchaeological evaluation: Barn Close Nurseries, Toddington	503400	103500	Negative	Palaeochannel



Legend

- Study Area
- The Site
- HER Sites
- Period**
- Prehistoric
- Iron Age
- Romano British
- Saxon
- Post Medieval
- 19th Century
- WWII
- Undated
- Negative
- HER linear features
- WWII
- HER Findspots
- Prehistoric
- Iron Age
- Romano British
- Medieval
- Multiperiod
- Listed buildings
- Grade II
- Toddington Nursery excavation

Metadata

Reproduced from the 2010 Ordnance Survey 1:10,000 Landline & map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright, Wessex Archaeology, Parkway House, Old Sarum Park, Salisbury, Wiltshire, SP4 6EB. Licence Number 100028190.

Digital Map Data © (2005) XYZ Digital Map Company
This material is for client report only © Wessex Archaeology
No unauthorised reproduction

Revision Number:	0
Illustrator:	LJC
Date:	09/07/10
Scale:	1:8000 at A3
Path:	

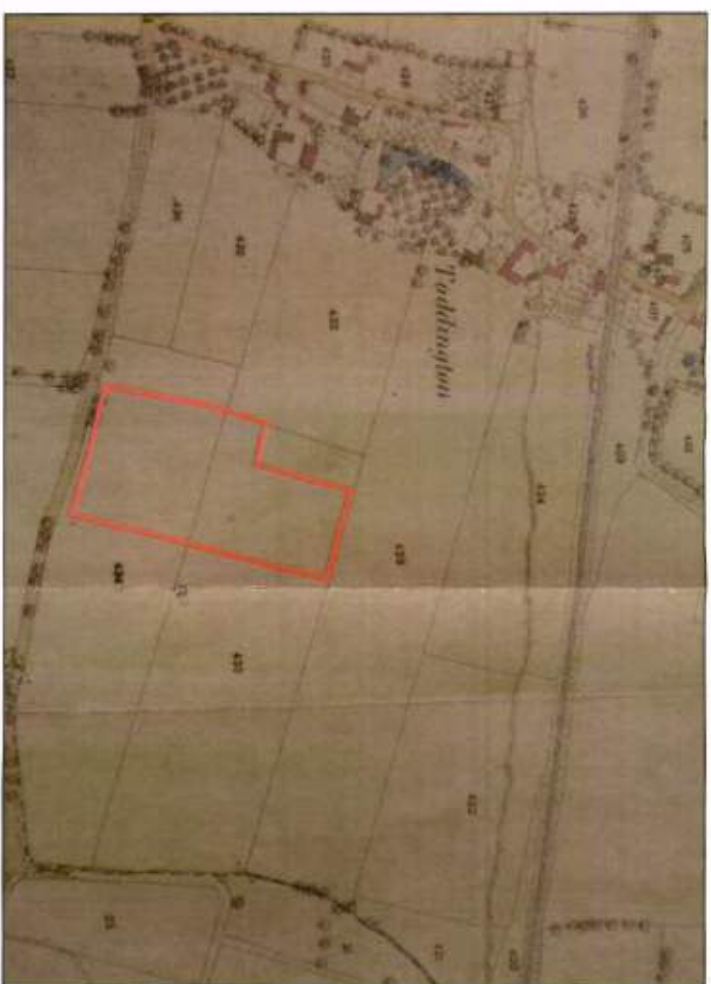
X:\PROJECTS\75050\GIS\Figsmxd

Site location and Study Area with HER data

Figure 1



1837 Lymminster tithe



1876 OS 25inch



1911 OS 25inch



1932 OS 25inch