

Daun Johnson

From: Claire Rodway
Sent: 29 October 2010 14:43
To: Planning.Responses
Subject: FW: LU/229/10 : Windroos Nursery, Worthing Road, Littlehampton : Outline application for redevelopment of the site : demolition of 2 bungalows, workshops, glasshouses : erection of 91 dwellings : ARCHAEOLOGY

WSCC Archaeological Comments in relation to planning ref: LU/229/10/.

From: Cian.Cronin@westsussex.gov.uk [mailto:Cian.Cronin@westsussex.gov.uk]
Sent: 29 October 2010 10:07
To: Claire Rodway
Subject: Fw: LU/229/10 : Windroos Nursery, Worthing Road, Littlehampton : Outline application for redevelopment of the site : demolition of 2 bungalows, workshops, glasshouses : erection of 91 dwellings : ARCHAEOLOGY

Claire,

I just received some comments from our archaeologist for this application.

I'm not sure if the Application has been decided but please see his email below for WSCC Archaeological Comments.

Kind regards,

Cian

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Think sustainably. Do you have to print? Can you double side? Do you need colour?

----- Forwarded by Cian Cronin/SU/WSCC on 29/10/2010 10:04 -----

John Mills/PL/WSCC

To Cian Cronin/SU/WSCC@WSCC

cc Ed Dickinson/PL/WSCC@WSCC

29/10/2010 09:32

Subject LU/229/10 : Windroos Nursery, Worthing Road, Littlehampton : Outline application for redevelopment of the site : demolition of 2 bungalows, workshops, glasshouses : erection of 91 dwellings : ARCHAEOLOGY

LU/229/10 : Windroos Nursery, Worthing Road, Littlehampton : Outline application for redevelopment of the site : demolition of 2 bungalows, workshops, glasshouses : erection of 91 dwellings

West Sussex County Council supplementary response to consultation : ARCHAEOLOGY

Summary and conclusions

- No objection is raised on archaeological grounds to the proposals, subject to suitable archaeological safeguards (staged programme of archaeological investigation and recording in advance of new

construction works).

- In the event of development, it is recommended that provision be made through the use of a suitable planning condition for the staged programme of archaeological investigation and recording, to take place following demolition of existing buildings and before the start of new building and landscaping works, so that any archaeological Heritage Assets may be suitably investigated and recorded, and the findings made public.

Planning Condition (Archaeology)

An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification to be submitted to and agreed by the Local Planning Authority in writing following the demolition of any existing buildings and 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: refer PPS 5 (Planning for the Historic Environment), esp. Policy HE12.3 and PPS 5 Practice Guide, paragraph 140; Arun District Local Plan, 2003: Policy AREA17.

Detailed comments

The application site adjoins the Toddington Nurseries/ Elysian Fields recent residential development. On the eastern edge of that development site, adjoining Windroos Nurseries, archaeological features of Bronze Age date, and enclosures with ditched boundaries, with a trackway, of Roman date, were recorded.

The area of archaeological features of Bronze Age date, the Roman enclosures, fields and trackway may extend eastwards into the current application site. While much of the current site is now occupied, or has previously been occupied, by glasshouses and hard standings for car parking areas, the amount of previous ground disturbance need not have been deep enough substantially to have damaged buried archaeological remains, as seen on the adjacent Toddington Nurseries site. As noted in the Heritage Statement (Wessex Archaeology) accompanying this application, the thicker than usual layer of overburden at the southern end of the Toddington Nurseries site, if continuing eastwards into the current application site, should have preserved quite well any buried archaeological features.

The County Council concur with the appraisal in the Heritage Statement (5.3.2) that the potential for well-preserved archaeological remains to exist within the site boundary is high.

In the event of re-development, it will be important to seek to ensure that such archaeological remains are adequately investigated and recorded.

Because of the large area of the site currently occupied by existing buildings and hard standings, it is unlikely to be practical for much archaeological investigation to be carried out in advance of redevelopment. Accordingly, if these redevelopment proposals are permitted, it is recommended that all on-site archaeological investigation and recording should follow the demolition of existing buildings and precede the beginning of new development.

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, and to assess the degree of impact upon them of new development. This work should also include small-scale excavation of deeper test pits, to ascertain the quality of more deeply buried deposits of prehistoric former shorelines - the Sussex "raised beach" sequence - contemporary with human occupation in north-west Europe, and which may contain flint artefacts.

Depending upon the findings of exploratory investigation, further, targeted and more detailed archaeological investigation and recording may be required, in areas where buried ancient features would be unavoidably at risk from new development-related ground excavations.

John Mills

Senior Archaeologist
Local Development

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