

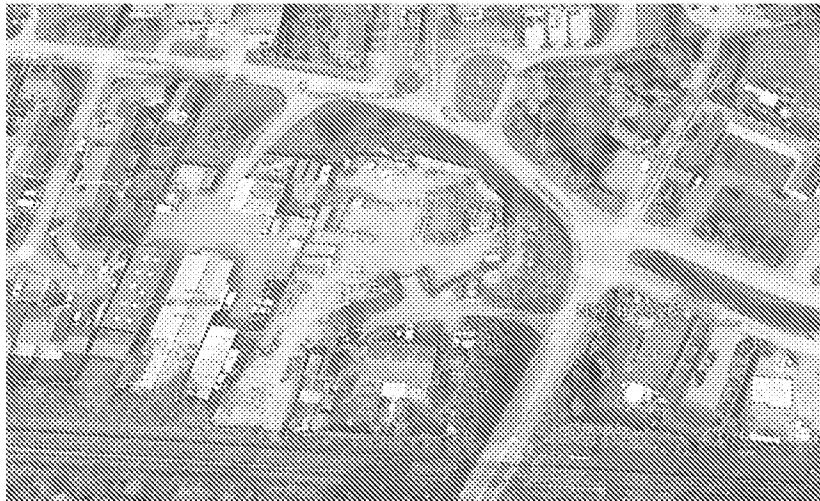
DEVELOPMENT ARCHAEOLOGY SERVICES LTD.

**AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY
OF LAND TO THE NORTH AND WEST OF TODDINGTON FARM COTTAGES,
TODDINGTON LANE, WICK,
LITTLEHAMPTON, WEST SUSSEX.**

**[Site Centred at approximately
National Grid Reference TQ 03400 03843]**

Planning Reference (Appealed): LU/162/17/PL

PREPARED FOR WORTHING HOMES



By

Neville Hall BA & C.A. Pine MA BSc.

June 2022

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Contents

Summary

- 1.0** Introduction
- 2.0** Site location and description
- 3.0** Objectives and methods
- 4.0** Planning background
- 5.0** Archaeological and historical background
- 6.0** Site-specific search/investigation results
 - 6.1** Documentary information
 - 6.2** Site visit, walkover photo survey [Appendix II]
- 7.0** Assessment of archaeological potential
- 8.0** Impact on archaeological resources
- 9.0** Acknowledgements
- 10.0** Bibliography

List of Figures:

- Figure 1:** General site location at a scale of 1:25,000.
- Figure 2:** Plan of the site location (no scale).
- Figure 3:** Block plan showing the proposed layout of the development site at an original scale of 1:200 at A1, (extract from Architects plan).
- Figure 4:** Extract from the First Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1879, map sheet no. Sussex 63.
- Figure 5:** Extract from the Second Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1899, map sheet no. Sussex 63SW.
- Figure 6:** Extract from the Third Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1914, map sheet no. Sussex 63SW.
- Figure 7:** Extract from the 1932 Edition six inch to one-mile scale Ordnance Survey (O.S.) map, map sheet no. Sussex 63SW.
- Figure 8:** Extract from the Provisional Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1945, map sheet no. Sussex 63SW.
- Figure 9:** Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1962, map sheet no. TQ 00 SW.
- Figure 10:** Cultural heritage sites within a 1.0km radius of the assessment site at an original scale of 1:10,000.

Appendices

- Appendix I:** Extracts from the West Sussex County Historic Environment Record (HER) and the National Heritage List of Historic England (NHL)
- Appendix II** Plates 1-12 site walkover undertaken on 4th June 2022.

Summary

- *This archaeological desk-based assessment study has been prepared for Worthing Homes to inform and support a forthcoming application for a new development to comprise the demolition of an existing building, to be followed by construction of a proposed new residential development, which will consist of the erection of ten new dwellings with associated open space, landscaping, car parking facilities and new access on land to the north and west of Toddington Farm Cottages, Toddington Lane, Wick, Littlehampton, West Sussex.*
- *Two Neolithic flint axes were found in 1960 at 'Elmfield' to the south-west. The archaeological evaluation of 2005 at the Toddington Nurseries site well to the south recorded evidence for Neolithic archaeological activity and finds. Despite these finds, it is considered that the potential for archaeological activity and finds from this period to be made on this site will be **low**.*
- *The results of previous archaeological evaluations to the south-west on land south of Toddington Lane in 2018 and in 2014, on land to the north of Toddington Lane in 2016 and at the Toddington Nurseries site in 2005 to the south, all recorded ample evidence for Bronze Age settlement and archaeological activity and finds. So, it is concluded that the potential for further such archaeological activity and finds from this period to be found on this assessment site will be **moderate** to possibly **high**.*
- *The archaeological evaluation of 2016 on land to the north of Toddington Lane of 2016 and that on land to the south of Toddington Lane in 2014 to the north-east and east of the assessment site respectively, identified evidence for Iron Age settlement and archaeological activity and finds. It is concluded that the potential for further such archaeological activity and finds from this Iron Age period to be encountered on this assessment site will also be **moderate** to possibly **high**.*
- *Several sherds of Roman pottery have been found to the south-west at 'Elmfield' in 1960. The results of previous archaeological investigations in the vicinity of this assessment site comprising the evaluation of land to the south of Toddington Lane in 2014 to the west and at the Toddington Nurseries site to the south of 2005 recorded evidence for further Roman archaeological activity and finds. The potential for further such activity and finds from the Roman period to be found on this assessment site is thus considered to be **moderate**.*
- *This study has not identified any evidence for archaeological activity and finds from the Anglo-Saxon period in the vicinity of this assessment site, the potential for which to be found here is assessed as **low**.*

- *The farmstead at Toddington Farm to the immediate north-east is considered to have had medieval origins. A second farmstead that originated in the medieval period is situated to the west of Toddington House to the south-west. The archaeological evaluation at the Toddington Nurseries site to the south of 2005 also recorded evidence for medieval field systems here. So, it is concluded that the potential for archaeological activity and finds from the medieval period to be found on this assessment site will be **moderate**.*
- *From the map regression, it is clear that the site of a 19th century farmstead with a farmhouse and detached outbuildings occupied this assessment site. The Toddington Farmhouse of the late 16th/early 17th centuries and the dovecote on this site of the late 17th century lie to the immediate north-east. So, it is clear that this assessment site lay within an area of post-medieval settlement and at the northern fringes of the post-medieval settlement of Toddington. So, it is considered that the potential for post-medieval archaeological activity and finds to be made on this assessment site will be **high**.*
- *It is clear both from the historic map regression undertaken for this study and from the current layout of this assessment site with the former 19th century farmstead site and from the various modern industrial units occupying it, that the site has already been subjected to much disturbance since at least the mid-19th century. It may be concluded from this that although this site appears to have high archaeological potential from the various late prehistoric, Roman and post-medieval periods, there may also be a high potential for the truncation or indeed removal of earlier archaeological remains particularly from the modern development that has already taken place on this site.*
- *There are two designated heritage assets of high significance that are situated to the immediate north-east of this assessment site comprising the Grade II listed Toddington Farmhouse and the nearby Grade II listed dovecote. It is considered the proposed development will have minimal / negligible impact on the settings of these assets and there will be nil impact to the fabric of these assets.*
- **Suggested mitigation:** *It is considered that on archaeological grounds there should be no case for refusing the application. However, it is suggested that site investigation should be undertaken, post determination, though in advance of development. The details of any investigation to be determined after consultation with the LPA's appointed archaeological advisor. Such a process may be secured by the placing of an appropriate Condition on any forthcoming permission.*

Introduction

- 1.1 This archaeological desk-based assessment study was commissioned by Worthing Homes. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of a proposed new residential development of ten new residential dwellings with associated open space, landscaping, new car parking facilities and access on land to the north and west of Toddington Farm Cottages, Toddington Lane, Wick, Littlehampton, West Sussex. This will form the basis for a decision-making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.



Figure 1: General site location at a scale of 1:25,000. The area of the assessment site is shown in red. (O.S. copyright licence number 100048723)

1.0 Location and description [Figures 1 and 2]

- 2.1 The assessment site is situated on land off the southern and western frontages of Toddington Lane and on the northern outskirts of the built-up urban area of the town of Littlehampton. The modern settlement of Littlehampton is located within the modern civil parish of the same name, administrative district of Arun, county of West Sussex.
- 2.2 The assessment site is situated on the Lower Sussex Coastal Plain. The assessment site is located on well drained loamy soils of the Efford Series, which have developed on river terrace gravels and Chalk of the Upper Cretaceous [Soil Survey, 1983; BGS, 1996].
- 2.3 The site is centred at approximately Central National Grid Reference: TQ 03400 03843 [See Figures 1 and 2].

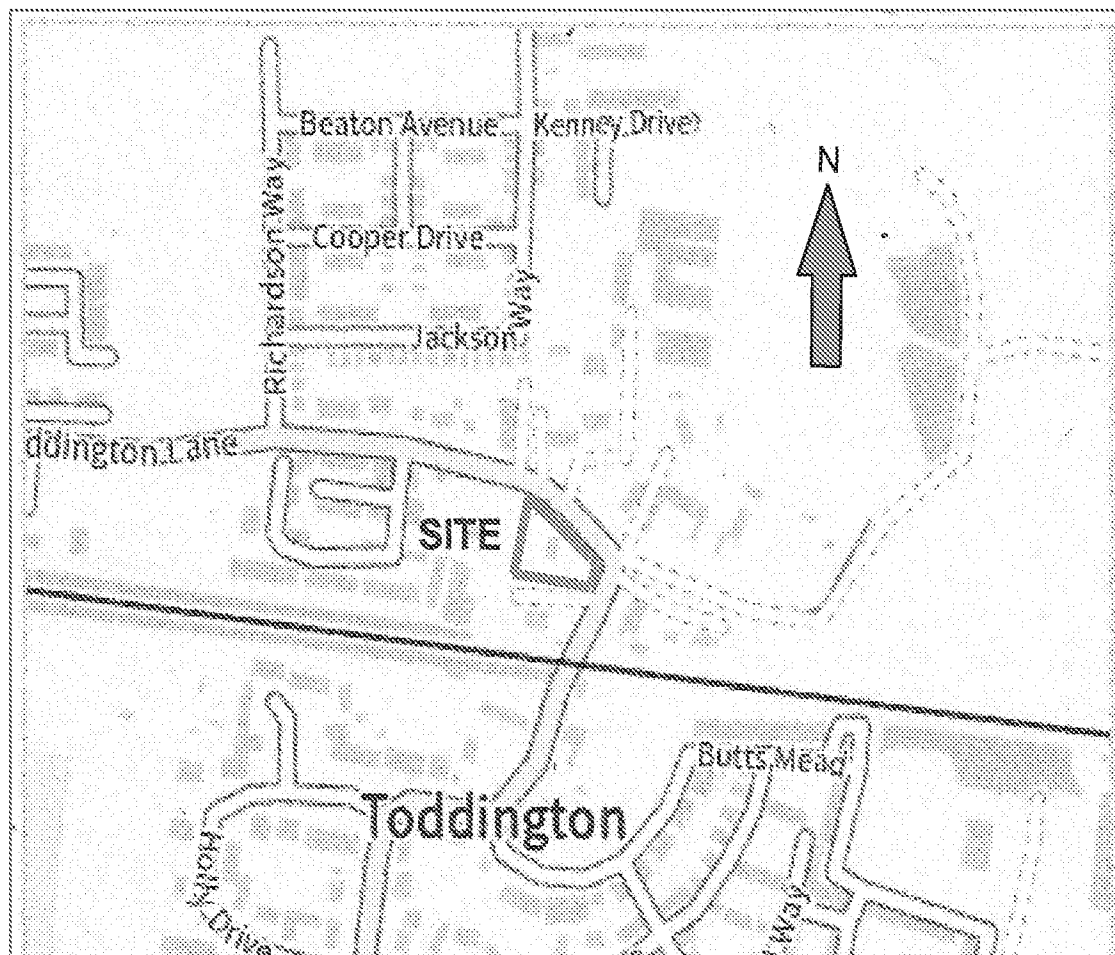


Figure 2: Plan of the site location (no scale). The assessment site is shown outlined in red.

3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following sources: -
- The West Sussex County Historic Environment Record (HER);
 - The online National Heritage List of Historic England (NHL);
 - Maps from the online National Library of Scotland: and
 - A site visit by Christopher Pine of Development Archaeology Services Ltd.
- 3.3 A search of the West Sussex County Historic Environment Record (HER) was undertaken for previous archaeological investigations, listed buildings, scheduled monuments, archaeological sites and findspots within a 1.0km radius of the assessment site. The National Heritage List of Historic England (NHL) was also consulted. The results of these searches are presented below and tabulated as **Appendix 1** and their respective locations are shown plotted on **Figure 10**.
- 3.4 The following standards and guidelines have been used in the research of this assessment. **Standards and guidance [CIfA] Chartered Institute for Archaeologists** Standard and guidance for desk-based assessment. [Standard and guidance: desk-based assessment Last updated 01-Oct-2020 Chartered Institute for Archaeologists **Sussex Archaeological Standards** [2019 vers] **National Planning Policy Framework [2019]** February 2019 Ministry of Housing, Communities and Local Government [Specifically] Section: 16. Conserving and enhancing the historic environment
- 3.4 Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the online National Library of Scotland and comprise **Figures 4-9** of this study. The results of a map regression exercise of the area of the assessment site are presented in **Section 6.1** of this study.

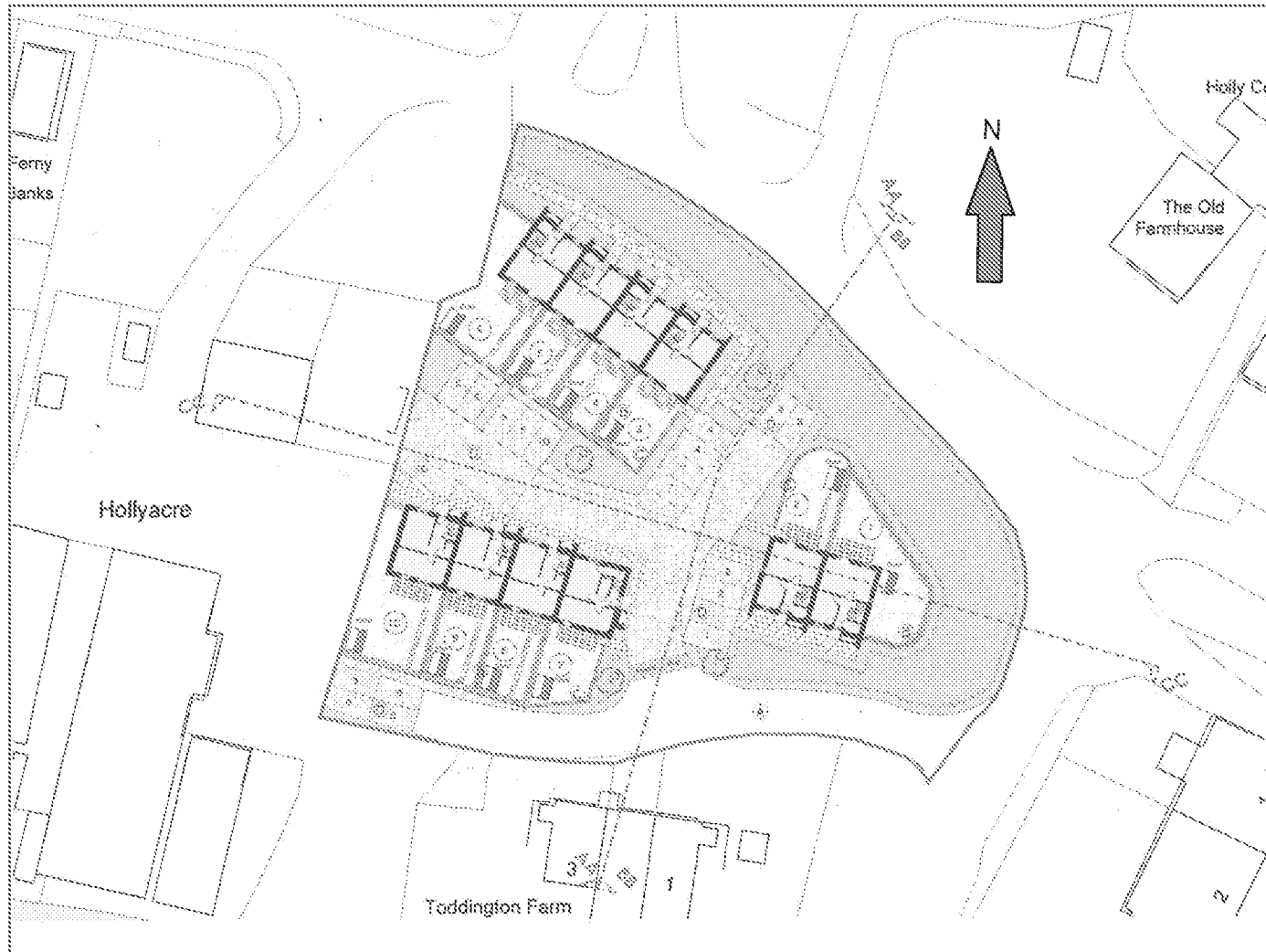


Figure 3: Block plan showing the proposed layout of the development site at an original scale of 1:200 at A1, (extract from Architects plan).

- 3.5 A site walkover survey of the area of the assessment was carried out by Christopher Pine of Development Archaeology Services Ltd. on the 4th June 2022. The results of this site walkover survey are presented in **Section 6.2** of this study, and see also selected site and area plates [Plates 1-12] reproduced at Appendix II.

4.0 Planning Background

- 4.1 This archaeological desk-based assessment study has been prepared for Worthing Homes in advance of a proposed new residential development, planning consent for which has been granted on appeal [Reference: LU/162/17/PL]. This development proposal will comprise the demolition of an existing building on the site to be followed by the proposed erection of ten new residential dwellings with associated open space, landscaping, car parking facilities and access on land to the north and west of Toddington Farm Cottages, Toddington Lane, Wick, Littlehampton, West Sussex [**Figure 3**]. This desk-based assessment report will be submitted to Arun District Council (the Local Planning Authority) in support of and to inform any current planning application for the proposed development on this site in due course.

5.0 Archaeological and historical background

- 5.1 A search was made of the West Sussex County Historic Environment Record (HER) for previous archaeological investigations, listed buildings, scheduled monuments, archaeological sites and findspots for a 1.0km radius centred on the assessment site. The National Heritage List of Historic England (NHL) was also consulted.
- 5.2 A Roman amphora, pottery sherds and two Neolithic flint axes were found during the construction of 'Elmfield' at Toddington in 1960 (**Site No. 37**, HER MWS3094-5). The pottery was recovered from a ditch.
- 5.3 A Bronze Age flint scraper was found at Wick prior to 1963 (**Site No. 19**, HER MWS3077). The site of this findspot is now occupied by a modern housing estate.
- 5.4 The findspot of a prehistoric grain rubber occurs at Wick (**Site No. 10**, HER MWS3079). The site is now built over.
- 5.5 A scatter of prehistoric flint flakes and other debitage were observed during an archaeological watching brief on the construction work for the Rustington By-pass in 1990 (**Site No. 15**, HER MWS3486).

- 5.6 Various flint implements comprising flakes were found near Wick in the 1930s (**Site No. 16**, HER MWS5735).
- 5.7 A small prehistoric flint implement was recorded during the archaeological watching brief on the construction works on the Rustington By-pass in 1990 (**Site No. 22**, HER MWS3485).
- 5.8 A north west-south orientated ditch was observed during the archaeological watching brief on the construction of the Rustington By-pass in 1990 (**Site No. 38**, HER MWS3481). A ditch terminal, whose fill yielded finds of burnt daub and charcoal flakes was recorded to the north-west. Partial excavation of the ditch produced finds of transitional Late Iron Age/early Roman pottery.
- 5.9 An archaeological feature which produced finds of transitional late Iron Age/early Roman pottery along with further sherds of 1st-2nd century AD Roman pottery were found during the course of the archaeological watching brief of 1990 on the construction works for the Rustington By-pass (**Site No. 40**, HER MWS3730).
- 5.10 The archaeological watching brief of 1990 on the construction works on the Rustington By-pass also recorded a sub rectangular shaped feature which produced finds of transitional late Iron Age/early Roman pottery along with further finds of iron objects (**Site No. 42**, HER MWS3480).
- 5.11 A truncated refuse pit was identified during the archaeological watching brief of 1990 on the construction works on the Rustington By-pass (**Site No. 43**, HER MWS3476). Sherds of 1st-2nd century AD Roman pottery were recovered from it along with some transitional late Iron Age examples.
- 5.12 Sherds of Roman pottery were found in a cultivated field on the line of the footpath from Toddington to the Black Ditch/Poling in 1934 (**Site No. 7**, HER MWS3471).
- 5.13 Sherds of Roman pottery were recovered from ploughland near Wick in 1952 (**Site No. 17**, HER MWS3086).
- 5.14 Sherds of Roman pottery were found during the course of the archaeological watching brief on the construction works for the Rustington By-pass in 1990 (**Site No. 27**, HER MWS3482). These finds may indicate associated contemporary settlement activity in the area.

- 5.15 A Roman occupation/settlement site has been found at the Watersmead Industrial Estate, Littlehampton by archaeological excavation in the late 1980s (**Site No. 46**, HER MWS4097). The main period of occupation was in the 1st and 2nd centuries AD, though an earlier settlement may be situated nearby. A series of ditch features indicated at least two main phases of settlement activity. Other features recorded included a pit cluster, postholes, and further pits.
- 5.16 The site of a medieval farmstead occurs at Toddington House, Toddington Lane (**Site No. 28**, HER MWS12957).
- 5.17 The site of a medieval farmstead occurs at Toddington Farm, Toddington Lane (**Site No. 34**, HER MWS12955).
- 5.18 Toddington House, Toddington Lane is a Grade II listed 16th or early 17th century timber framed house with stables and a barn/garden shed that are included in the listing to the south-east of this former farmhouse (**Site No. 29**, NHL 1027798).
- 5.19 Leila Cottage, No. 129, Wick Street is a Grade II listed 17th century cottage (**Site No. 59**, NHL 1191263).
- 5.20 Forge Cottage, No. 166, Lyminster Road is a Grade II listed early 18th century cottage (**Site No. 58**, NHL 1190908).
- 5.21 Toddington Farmhouse, Toddington Lane is a Grade II listed building that has a south wing of 16th or early 17th century origin and a north wing of 19th century date (**Site No. 35**, NHL 1353802). A Grade II listed dovecote here, which is situated to the east of the Farmhouse, is dated to 1699 (**Site No. 36**, NHL 1293479).
- 5.22 The site of a 19th century farmstead was situated to the west of Toddington House, Rustington (**Site No. 20**, HER MWS14161). The site has been demolished.
- 5.23 The site of a 19th century outfarm occurs to the east of Toddington (**Site No. 21**, HER MWS12875).
- 5.24 The site of a former 19th century farmstead was situated to the south of the Tue Blue Public House at Wick (**Site No. 23**, HER MWS14128). The site has been demolished.
- 5.25 The site of a former 19th century farmstead that was associated with Wick Farm has been demolished (**Site No. 25**, HER MWS14064).

- 5.26 The site of a former 19th century outfarm was at South Barn (**Site No. 31**, HER MWS13587). The site has been demolished.
- 5.27 The former Arundel and Littlehampton railway station at Wick was in use from 1848 until the two towns were serviced by new railway lines in 1863 (**Site No. 13**, HER MWS3111). A former stationmasters house, station offices and a goods shed on the south side of the railway track along with two small derelict buildings on the north side related to this site survive.
- 5.28 The line of the former London, Brighton and South Coast railway line is featured on the Ordnance Survey maps of 1876 and 1898. The line was opened in 1848. (**Site No. 56**).
- 5.29 The Locomotive public house, Lyminster Road is a Grade II listed mid-19th century building (**Site No. 60**, NHL 1293592).
- 5.30 The site of a former windmill of post-medieval date is featured to the north-east of Mill Lane, Lyminster on the First Edition Ordnance Survey maps of 1875-6 (**Site No. 1**, HER MWS6572).
- 5.31 The site of a brickyard was located to the north of the Worthing Road at Wick (**Site No. 3**, HER MWS4748). This site is featured on the First Edition Ordnance Survey map of 1879 and was in operation by 1861. It is designated as a 'brickworks' on the Second Edition Ordnance Survey map of 1899.
- 5.32 The sites of former brickyards at Wick are featured on the First Edition Ordnance Survey map of 1879 and were in operation in the late 19th century (**Site No. 8**, HER MWS3121).
- 5.33 The site of a former brickworks was situated to the east of Wick (**Site No. 6**, HER MWS4747). This site was in operation by 1882, is shown on the Second Edition Ordnance Survey map of 1899 and is designated as a 'brickfield' on the Third Edition Ordnance Survey map of 1913.
- 5.34 The site of a brickfield was located to the south of the Worthing Road at Wick (**Site No. 2**, HER MWS4746). This is featured on the Third Edition O.S. map of 1913 only.
- 5.35 The site of a brickfield, that was in operation in the 1920s and 1930s was situated to the south of the Worthing Road (**Site No. 4**, HER MWS5740).

- 5.36 The site of a former brickfield that was in operation by 1910, but had closed by 1940, was located to the south of the Worthing Road (**Site No. 5**, HER MWS5741).
- 5.37 The site of a WWII heavy anti-aircraft battery occurs to the north of Toddington Lane (**Site No. 57**, HER MWS7128).
- 5.38 The findspot of an undated stone axe occurs at Toddington (**Site No. 12**, HER MWS1260).
- 5.39 An undated archaeological feature that contained much evidence of burning together with finds of some burnt bone were found during the archaeological watching brief on the construction works on the Rustington By-pass in 1990 (**Site No. 24**, HER MWS3483).
- 5.40 There have been other previous archaeological investigations within the search area used for this assessment. In 1993, an archaeological evaluation of three trenches on land at Highfield Farm, Toddington identified finds of sherds of late prehistoric pottery, fragments of fire cracked and struck flints and a pit of late 20th century date (**Site No. 9**, HER MWS4368).
- 5.41 In 1992, an archaeological evaluation of eight trenches at Mill House, Lyminster was undertaken (**Site No. 11**, HER MWS4373). The site was much disturbed, but a rectangular shaped brick foundation was recorded. This was interpreted as a brick pier to support one end of a cross tree of a former post-mill of post-medieval date. Finds included a few prehistoric flint flakes and scrapers.
- 5.42 An archaeological watching brief which took place during the construction of the Rustington By-pass in 1900 identified a number of undated postholes, which were interpreted as being a part of a timber structure (**Site No. 14**, HER MWS3475).
- 5.43 A number of Roman finds, including sherds of pottery of 2nd century AD date, two fragmentary quern stones, tile fragments, daub and animal bones were recovered during an archaeological watching brief on the groundworks on a construction site (the Body Shop site) at Toddington in 1990 (**Site No. 18**, HER MWS4096).
- 5.44 An archaeological evaluation in 1995 of forty-seven trenches at the Horticulture Research International site, Worthing Road located a number of undated archaeological features (**Site No. 26**, HER MWS4371). These included ten linear features, five possible small postholes and/or pits, three definite pits and one definite posthole. Two gullies were also found, which included modern material. There was

evidence that there had been some post-medieval disturbance on the site. The evaluation also identified a number of Bronze Age archaeological features that comprised a pit, a V-shaped ditch with associated postholes and a spread that contained a complete pottery base. Most of the finds were of contemporary pottery and of worked flints (**Site No. 32**, HER MWS4369). There was also evidence of early-middle Iron Age occupation, which was concentrated in the north-western portion of the site (**Site No. 33**, HER MWS5762). The findings included an *in-situ* vessel, three ditches and a linear feature. Finds from these comprised sherds of Iron Age pottery, daub and burnt flint fragments and other late Iron Age/early Roman pottery sherds. There were also a large number of Roman archaeological features (**Site No. 39**, HER MWS4370). These were dated from the 1st-4th centuries AD with most dating to the 2nd century AD. Eleven ditches forming field boundaries were recorded including recut enclosures were also found along with two curvilinear enclosures. Two pit groups were also found and two spreads from which finds of pottery, charcoal, daub and fired clay were recovered from. A quarry pit was also recorded along with a north east-south west orientated gully with a terminal end and a number of stakeholes and postholes of timber-built structures.

- 5.45 An archaeological watching brief in 1991 on the groundworks for a new residential development at Granary Way located two late Roman pottery vessels (**Site No. 30**, HER MWS3492).
- 5.46 An archaeological watching brief in 2016 on the groundworks associated with the installation of a new water main at Norway Lane/ Worthing Road did not identify any archaeological deposits, features or finds (**Site No. 41**, HER MWS13771).
- 5.47 An archaeological evaluation of three trenches took place in 2013 on land at New Cottage, Toddington Lane and in advance of a new residential development (**Site No. 44**, HER MWS14835). The only archaeological feature recorded was a medieval holloway. No other archaeological features or deposits were found.
- 5.48 A geoarchaeological evaluation and test pitting at the Barn Close Nurseries, Toddington identified a prehistoric palaeochannel (**Site No. 45**, HER MWS7992).
- 5.49 An archaeological evaluation on land at Toddington Lane in 2016 identified multi-period archaeological activity (**Site No. 47**, HER MWS13666). Numerous archaeological features that dated from the Bronze Age, Iron Age and Roman periods were found. These comprised a mixture of pits, postholes, ditches and gullies with a concentration of Bronze Age features in the north-east, central and south-eastern parts of the site.

- 5.50 An archaeological evaluation on land at the Fairhaven Nursery site off Toddington Lane in 2018 located archaeological features in nine of the thirty-seven trenches excavated (**Site No. 48**, HER MWS14382). The features comprised mostly Bronze Age ditches, postholes and pits.
- 5.51 A Phase 1 archaeological evaluation was carried out on land north of Toddington Lane in 2016 in advance of new residential and commercial developments (**Site No. 52**, HER MWS13678). Numerous pits, gullies, ditches and postholes were recorded which were dated to the Bronze Age, Iron Age and Roman periods. An early Roman cremation was also identified. The deposits identified appeared to reflect a shift of settlement location over time with earlier prehistoric archaeological remains recorded to the north-east and Iron Age and Roman remains to the west.
- 5.52 A Phase 3 archaeological evaluation was carried out on land north of Toddington Lane in 2016 in advance of new residential and commercial developments (**Site No. 49**, HER MWS13627). Numerous archaeological features were revealed dating from the late Bronze Age and the early Iron Age. The features comprised a mixture of pits, postholes, ditches and gullies.
- 5.53 A Phase 4 evaluation was carried out on land north of Toddington Lane in 2016 in advance of new residential and commercial developments (**Site No. 51**, HER MWS14363). The majority of the archaeological features identified by this evaluation dated to the Iron Age and consisted of a possible enclosure, a gully, a storage pit and a pit/posthole. Evidence for domestic and animal husbandry related activity suggested Iron Age settlement activity here.
- 5.54 A Phase 6 archaeological evaluation was carried out on land north of Toddington Lane in 2018 in advance of new residential and commercial developments (**Site No. 50**, HER MWS14397). This revealed a number of archaeological features that dated from the Mesolithic to the medieval periods. These included an early Neolithic pit or tree throw, a mid-late Bronze Age cremation and a pit containing two horse burials, late Iron Age/early Roman field boundary ditches and large pits and two post-medieval ditches.
- 5.55 A trial trench and geoarchaeological borehole evaluation was undertaken in advance of a new by-pass to the east of Lyminster in 2017 (**Site No. 53**, HER MWS14581). The trial trenching recorded a small number of archaeological features, most of which were in the northern portion of the site. This included a 2nd century AD Roman ditch and a possible prehistoric palaeochannel. The borehole evaluation revealed a very deep sequence of marine and intertidal clays, silts and sands overlying peat and weathered

chalk. The sequence overlying the chalk was considered to be of the Holocene and indicated that the sea extended up to the line of the Black Ditch.

- 5.56 In 2014, an archaeological evaluation was carried out on land to the north of Toddington Lane (**Site No. 54**, HER MWS12071). This recorded a number of archaeological features including pits, ditches and a gully dating from the Late Bronze Age, Iron Age and Roman periods. Some of the features recorded in the north-eastern portion of the site were indicative of Roman settlement.
- 5.57 In 2005, an archaeological evaluation took place at the Toddington Nurseries site (**Site No. 55**, HER MWS9-084). This revealed a series of ditches dating from the Neolithic through to the medieval periods. The features were suggestive of Neolithic/early Bronze Age archaeological activity in the area which later developed into a significant Bronze Age landscape. The archaeological features recorded included Bronze Age ditches, pits, a round house and a well along with Roman and medieval field systems and medieval pits.

6.0 Site-specific search/investigation results

6.1 Documentary information

- 6.1.1 Published early edition Ordnance Survey (O.S.) maps of the area of the assessment site were obtained from the online National Library of Scotland. The earliest map consulted comprised an extract from the First Edition Ordnance Survey (O.S.) six inch to one-mile scale map of 1876, which forms **Figure 4** of this study. This map shows that this assessment site has been continually occupied at least since the mid-19th century. This map features a house along with two probable outbuildings, the first to the north-east and the second to the south-west. These three buildings occupy the area of this assessment site. This layout may be indicative of a 19th century farmstead site with a farmhouse and two detached outbuildings as a cultivated field is shown in detail to the south. A livestock pond is also featured to the south.
- 6.1.2 An extract from the Second Edition Ordnance Survey (O.S.) six inch to one-mile scale map of 1899 comprises **Figure 5** of this assessment. This map shows some change having taken place to the layout of this assessment site between 1876 and 1898. The house of a probable former farmhouse on the site along with the detached outbuilding to the south-west have both gone by 1898. The probable outbuilding to the north-east remains.

- 6.1.3 An extract from the Third Edition Ordnance Survey (O.S.) six inch to one-mile scale map of 1913 comprises **Figure 6** of this study. This map shows further change having taken place to the layout of the assessment site between 1899 and 1913. The outbuilding to the north-east has expanded in size with the addition of a west wing. Three new detached outbuildings appear to the north-west, west and south-west, one of these may have been a privy. The pond to the south remains.
- 6.1.4 An extract from the 1932 Edition Ordnance Survey (O.S.) six inch to one-mile scale map forms **Figure 7** of this assessment. This map shows that no change took place to the layout of this assessment site between 1913 and 1932.
- 6.1.5 An extract from the Provisional Edition Ordnance Survey (O.S.) six inch to one-mile scale map of 1945 1962 forms **Figure 8** of this study. This map shows that no change took place to the layout of this assessment site between 1932 and 1945.
- 6.1.6 An extract from the 1:10,000 Ordnance Survey (O.S.) map of 1962 comprises **Figure 9** of this study. This map shows that no change took place to the layout of this assessment site between 1945 and 1962.
- 6.1.7 It is considered that the former farmhouse and farm outbuildings that occupied the assessment site in the late 19th century eventually became part of the Toddington Farm complex with the current farmhouse at Toddington Farm to the north-east replacing that of the 19th century farmhouse and farmstead site that are featured on the assessment site on the map of 1876. The assessment site has undergone radical alteration since the early 1960s with industrial buildings and units now occupying this assessment site and has entailed the complete removal of the earlier 19th and 20th century former farm outbuildings on the assessment site.

6.2 Site visit [Appendix II; Plates 1-14].

- 6.3.1 A site visit was made by Christopher Pine of Development Archaeology Services Ltd. on the 4th June 2022 for the purpose of recording the present appearance of the assessment site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which are reproduced in **Appendix 2** The weather conditions were sunny and warm with good visibility.
- 6.3.2 The most recent use for the site was as a light industrial storage area with an agricultural barn [still extant, see Plates 2 and 5] used as a workshop. It is considered that the previous, most recent, site use will have included some levelling / shallow site disturbance. The possibility of imported material used for site levelling should not be discounted.
- 6.3.3 The closest build heritage assets to the site are the Grade II Toddington Farm House and associated Grade PP dovecot. These lie to the north east of the north east corner of the site and are separated by the line of the Toddington Lane. Although there are obstructed lines of site between the site and Toddington Farm House it is considered the effect on this asset will be negligible. There will be no impact to the fabric of either these two build assets.

7.0 Assessment of archaeological potential

- 7.1 Two Neolithic flint axes were found in 1960 at 'Elmfield' to the south-west. The archaeological evaluation of 2005 at the Toddington Nurseries site well to the south recorded evidence for Neolithic archaeological activity and finds. Despite these finds, it is considered that the potential for archaeological activity and finds from this period to be made on this site will be **low**.
- 7.2 The results of previous archaeological evaluations to the south-west on land south of Toddington Lane in 2018 and in 2014, on land to the north of Toddington Lane in 2016 and at the Toddington Nurseries site in 2005 to the south, all recorded ample evidence for Bronze Age settlement and archaeological activity and finds. So, it is concluded that the potential for further such archaeological activity and finds from this period to be found on this assessment site will be **moderate to possibly high**.
- 7.3 The archaeological evaluation of 2016 on land to the north of Toddington Lane of 2016 and that on land to the south of Toddington Lane in 2014 to the north-east and east of the assessment site respectively, identified evidence for Iron Age settlement and

archaeological activity and finds. It is concluded that the potential for further such archaeological activity and finds from this Iron Age period to be encountered on this assessment site will also be **moderate to possibly high**.

- 7.4 Several sherds of Roman pottery have been found to the south-west at 'Elmfield' in 1960. The results of previous archaeological investigations in the vicinity of this assessment site comprising the evaluation of land to the south of Toddington Lane in 2014 to the west and at the Toddington Nurseries site to the south of 2005 recorded evidence for further Roman archaeological activity and finds. The potential for further such activity and finds from the Roman period to be found on this assessment site is thus considered to be **moderate**.
- 7.5 This study has not identified any evidence for archaeological activity and finds from the Anglo-Saxon period in the vicinity of this assessment site, the potential for which to be found here is assessed as **low**.
- 7.6 The farmstead at Toddington Farm to the immediate north-east is considered to have had medieval origins. A second farmstead that originated in the medieval period is situated to the west of Toddington House to the south-west. The archaeological evaluation at the Toddington Nurseries site to the south of 2005 also recorded evidence for medieval field systems here. So, it is concluded that the potential for archaeological activity and finds from the medieval period to be found on this assessment site will be **moderate**.
- 7.7 From the map regression, it is clear that the site of a 19th century farmstead with a farmhouse and detached outbuildings occupied this assessment site. The Toddington Farmhouse of the late 16th/early 17th centuries and the dovecote on this site of the late 17th century lie to the immediate north-east. So, it is clear that this assessment site lay within an area of post-medieval settlement and at the northern fringes of the post-medieval settlement of Toddington. So, it is considered that the potential for post-medieval archaeological activity and finds to be made on this assessment site will be **high**.
- 7.8 There are two designated heritage assets of high significance that are situated to the immediate north-east of this assessment site comprising the Grade II listed Toddington Farmhouse and the nearby Grade II listed dovecote. The settings of these designated heritage assets in relation to this assessment site will be material considerations in respect of any proposed development on the assessment site.

8.0 Impact on archaeological resource and suggested mitigation

- 8.1 The groundworks associated with the proposed new residential development such as the excavation of foundations and services along with ground reduction associated with new road access can directly impact on any buried archaeological potential.
- 8.2 It is considered that the impact of the proposed development on this assessment site on the identified **low** archaeological potential will be **low** and conversely will be **high** on the identified **moderate** and **high** archaeological potential, based on the currently available data.
- 8.3 It is clear both from the historic map regression undertaken for this study and from the current layout of this assessment site with the former 19th century farmstead site and from the various modern industrial units occupying it, that the site has already been subjected to much disturbance since at least the mid-19th century. It may be concluded from this that although this site appears to have high archaeological potential from the various late prehistoric, Roman and post-medieval periods, there may also be a high potential for the truncation or indeed removal of earlier archaeological remains particularly from the modern development that has already taken place on this site.
- 8.4.1 It is considered that on archaeological grounds there should be no case for refusing the application. However, it is suggested that site investigation should be undertaken, post determination, though in advance of development. The details of any investigation to be determined after consultation with the LPA's appointed archaeological advisor. Such a process may be secured by the placing of an appropriate Condition on any forthcoming permission.

9.0 Acknowledgements

- 9.1 Development Archaeology Services Ltd. would like to thank Worthing Homes for commissioning this archaeological desk-based assessment study. Thanks, are also extended to the staff of the West Sussex County Historic Environment Record for their kind assistance in accessing selected reviewed data.

10.0 Bibliography

British Geological Survey, (1996), *Chichester & Bognor, Solid & Drift, 1:50,000 scale map sheets nos. 317/323.*

Extract from the First Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1879, map sheet no. Sussex 63.

Extract from the Second Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1899, map sheet no. Sussex 63SW.

Extract from the Third Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1913, map sheet no. Sussex 63SW.

Extract from the 1932 Edition six inch to one-mile scale Ordnance Survey (O.S.) map, map sheet no. Sussex 63SW.

Extract from the Provisional Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1945, map sheet no. Sussex 63SW.

Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1962, map sheet no. TQ 00 SW.

Ordnance Survey, (2016), 1:25,000 scale map, *Arundel & Pulborough, Worthing & Bognor Regis*, Explorer Sheet No. 121.

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



Figure 4: Extract from the First Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1879, map sheet no. Sussex 63. The assessment site is shown outlined in red.



Figure 5: Extract from the Second Edition six inch to one-mile scale Ordnance Survey (O.S.) map of 1899, map sheet no. Sussex 63SW. The assessment site is shown outlined in red.



Figure 6: Extract from the Third Edition six inch to one-mile scale O.S. map of 1913, map sheet no. Sussex 63SW. The assessment site is shown outlined in red.



Figure 9: Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1962, map sheet no. TQ 00 SW. The assessment site is shown outlined in red.

Appendix 1: Extracts from the West Sussex County Historic Environment Record (HER) and the National Heritage List of Historic England (NHL)

Site No.	HER No.	NGR (TQ)	Description	Period
1	MWS6572	0292 0406	Site of a windmill featured on the First Edition O.S. maps of 1875-6.	PM
2	MWS4746	0284 0338	Site of a brickfield to the S of Worthing Road.	EM
3	MWS4748	0277 0348	Site of a brickyard to the N of Worthing Road.	EM
4	MWS5740	030 033	Site of a brickfield to the S of Worthing Road.	EM
5	MWS5741	034 033	Site of a brickfield to the S of Worthing Road.	EM
6	MWS4747	028 032	Site of a brickworks to the E of Wick.	EM
7	MWS3471	043 042	Findspot of pottery found in a field in 1935.	RO
8	MWS3121	0280 0367	Sites of brickyards at Wick.	EM
9	MWS4348	0315 0355	Evaluation in 1993 at Highfield Farm, Toddington located finds of pottery & flints.	PR
10	MWS3079	025 030	Findspot of a grain rubber at Wick.	PR
11	MWS4373	0293 0410	Evaluation in Lyminster in 1992 recorded a brick foundation & finds of flints.	PR/PM
12	MWS1260	034 034	Findspot of a stone axe found at Toddington.	UN
13	MWS3111	0284 0384	Site of a railway station at Wick.	PM/EM
14	MWS3475	039 034	Watching brief in 1990 on the Rustington By-pass located a number of postholes.	UN
15	MWS3486	0416 0365	Scatter of flint flakes observed during construction work on the Rustington By-pass in 1990.	PR
16	MWS5735	0391 0405	Findspot of flint implements found near Wick in the 1930s.	PR
17	MWS3086	0380 0404	Findspot of pottery found in 1952 near Wick.	RO
18	MWS4096	037 033	Finds recovered during an archaeological watching brief on a construction site at Toddington in 1990.	RO
19	MWS3077	0355 0345	Findspot of a flint scraper found at Wick prior to 1963.	BA
20	MWS14161	0323 0371	Site of a 19th century farmstead W of Toddington House, Rustington.	PM/EM
21	MWS12875	0409 0363	Site of a 19th century outfarm to the E of Toddington.	PM/EM

Site No.	HER No.	NGR (TQ)	Description	Period
22	MWS3485	041 035	Flint implement found during the archaeological watching brief on the Rustington By-pass in 1990.	PR
23	MWS14128	0263 0309	Site of a 19th century farmstead at Wick.	PM/EM
24	MWS3483	0415 0360	Feature that contained evidence of burning was found during the archaeological watching brief on the Rustington By-pass in 1990.	UN
25	MWS14064	0259 0287	Site of a 19th century farmstead associated with Wick Farm.	PM//EM
26	MWS4371	043 034	Evaluation on land N of Worthing Road in 1995 located a number of archaeological features.	UN
27	MWS3482	041 035	Sherds of pottery found during the construction of the Rustington By-pass in 1990.	RO
28	MWS12957	0341 0371	Site of a medieval farmstead at Toddington House.	MD
29	NHL 1027798	0342 0374	Toddington House, stables & barn/garden shed, Toddington Lane. Grade II listed 16th/early 17th century building.	PM
30	MWS3492	0295 0395	Watching brief in 1991 at Granary Way located pottery sherds.	RO
31	MWS13587	0323 0317	Site of a 19th century outfarm at South Barn.	PM/EM
32	MWS4369	043 034	Evaluation on land N of Worthing Road in 1995 located features & finds.	BA
33	MWS5762	043 034	Evaluation on land N of Worthing Road in 1995 located features & finds.	IA
34	MWS12955	0348 0387	Toddington Farm, medieval farmstead.	MD
35	NHL 1363802	0346 0389	Toddington Farmhouse, Toddington Lane. Grade II listed 16th/early 17th century building.	PM
36	NHL 1293479	0346 0387	Grade II listed dovecote at Toddington Farm, Toddington Lane. Dated 1699.	PM
37	MWS3094-5	0327 0365	Pottery & two flint axes found in 1960 at 'Elmfield', Toddington.	NE/RO
38	MWS3481	0415 0352	Features recorded during the archaeological watching brief on the Rustington By-pass construction in 1990.	IA/RO
Site No.	HER No.	NGR (TQ)	Description	Period

39	MWS4370	043 034	Evaluation on land N of Worthing Road in 1995 located features & finds.	RO
40	MWS3730	0435 0370	Feature found during the watching brief of 1990 on the construction works on the Rustington By-pass.	IA/RO
41	MWS13771	0433 0315	Watching brief in 2016 on a new water main at Norway Lane/Worthing Road yielded negative results.	UN
42	MWS3480	041 036	Feature found during the watching brief of 1990 on the construction works on the Rustington By-pass.	IA/RO
43	MWS3476	039 034	Feature found during the watching brief of 1990 on the construction works on the Rustington By-pass.	IA/RO
44	MWS14835	0329 0349	Evaluation on land at New Cottage identified a holloway.	MD
45	MWS7992	034 035	Geoarchaeological evaluation & test pitting at the Barn Close Nurseries, Toddington identified a palaeochannel.	PR
46	MWS4097	0380 0348	Occupation site on the Watersmead Industrial Estate, Littlehampton.	RO
47	MWS13666	0305 0413	Evaluation of 2016 on land at Toddington Lane identified multi-period archaeological activity.	BA/IA/RO
48	MWS14282	0310 0376	Evaluation on land at the Fairhaven Nursery site, Toddington lane in 2018 located features.	BA
49	MWS13627	0332 0401	Phase 3 evaluation on land at Toddington Lane in 2016 identified features from several periods.	BA/IA
50	MWS14397	0386 0398	Phase 6 evaluation on land at Toddington Lane in 2018 identified multi-period activity.	ME/NE/BA/.RO/MD/PM
51	MWS14363	0330 0420	Phase 4 evaluation on land at Toddington Lane in 2017 identified settlement activity.	IA
52	MWS13678	0315 0403	Phase 1 evaluation on land at Toddington Lane in 2015 identified multi-period activity.	BA/IA/RO
53	MWS14581	0302 0465	Evaluation in 2017 to the E of Lymminster identified archaeological activity.	PR/RO
54	MWS12071	0326 0387	Evaluation of 2014 on land to the N of Toddington Lane recorded settlement activity.	BA/IA/RO

Site No.	HER No.	NGR (TQ)	Description	Period
55	MWS8084	0348 0355	Evaluation of 2005 at the Toddington Nurseries site located multi-period archaeological activity.	NE/BA/RO/MD
56		Linear	London, Brighton & South Coast railway.	EM
57	MWS7128	034 040	Site of a WWII heavy anti-aircraft battery.	MO
58	NHL 1190908	0262 0418	Forge Cottage, 166, Lyminster Road. Grade II listed early 18th century cottage.	PM
59	NHL 1191263	0263 0325	Leila Cottage, 129, Wick Street. Grade II listed 17th century cottage.	PM
60	NHL 1293592	0276 0380	The Locomotive public house, Lyminster Road. Grade II listed mid-19th century building.	PM

ABBREVIATIONS

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

Appendix II
[Walkover Plates 1-12]



Figure A1: Location and direction Plates 1-12 were taken from. [Google Earth 2019]

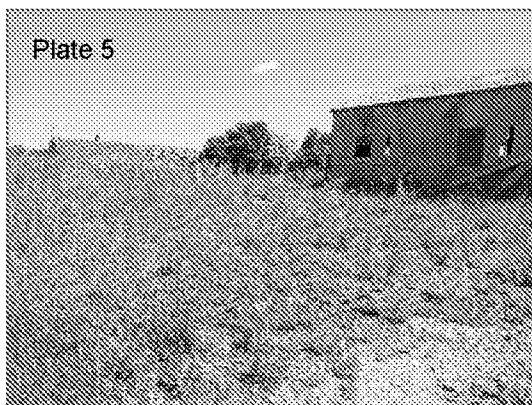
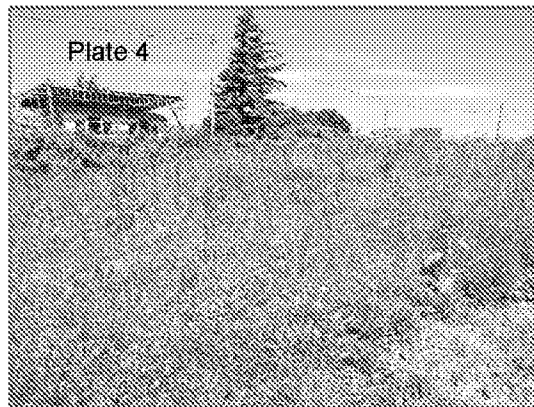
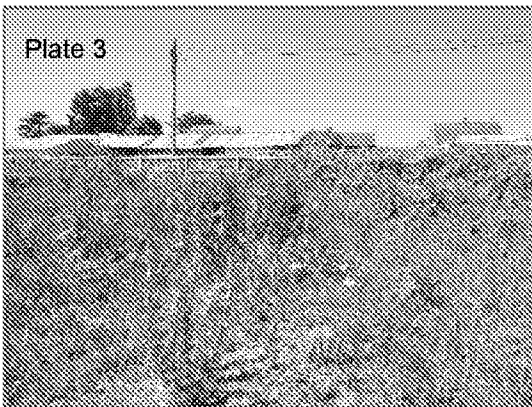
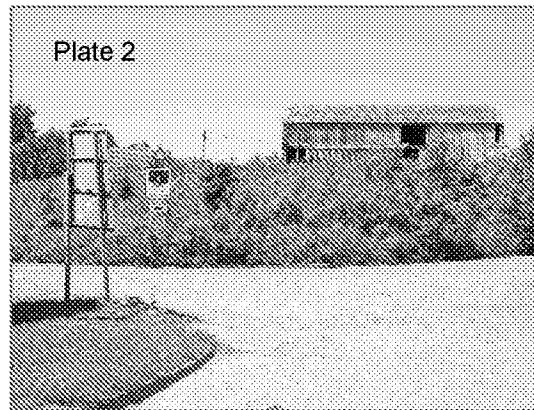
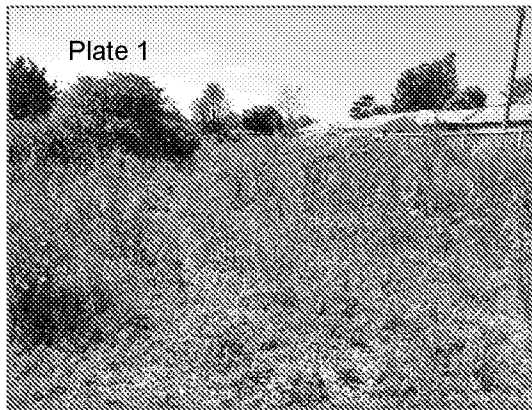


Plate 1: The south western area of the site. Taken from the site centre looking to the south west

Plate 2: The external eastern boundary of the site viewed from the east looking to the west

Plate 3: The west of the site viewed from the site centre looking to the west.

Plate 4: The north west area of the site viewed from the approximate site centre looking to the north west.

Plate 5: The north east of the site area showing existing agricultural barn [to be demolished].

Plate 6: The south eastern part of the site viewed form the existing site entrance looking to the east.

For location and direction plates were taken from refer to Figure A1

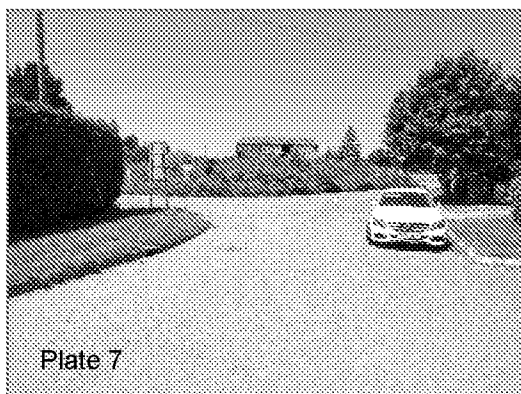


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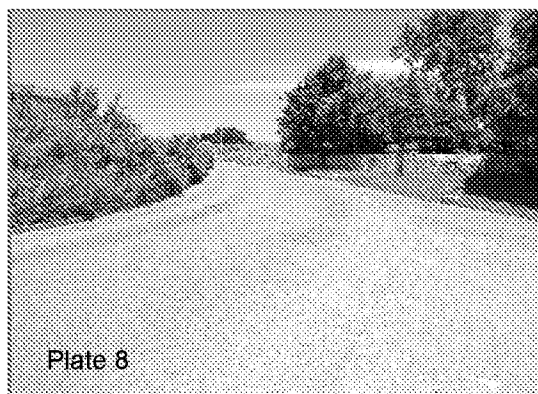


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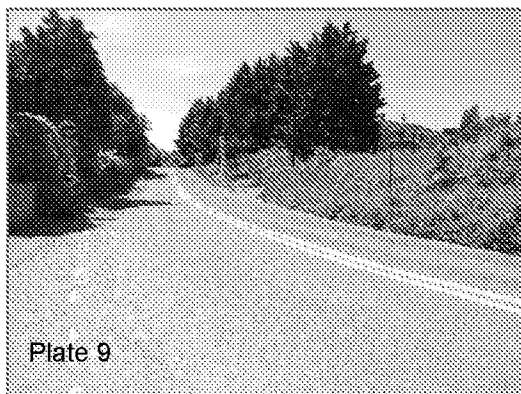


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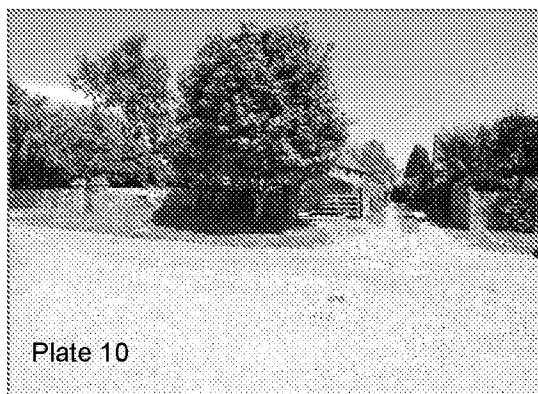


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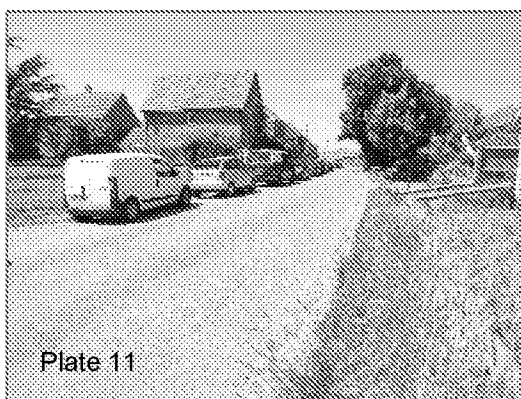


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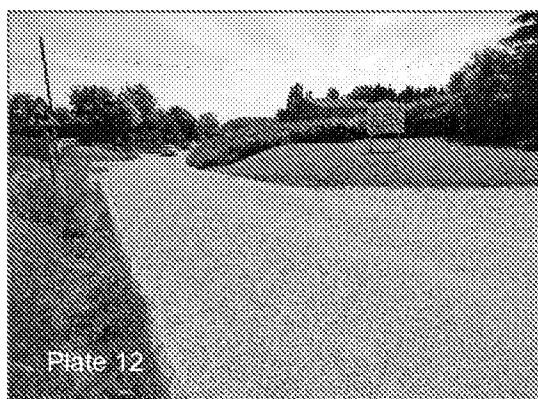


Plate 12

Plate 7: View looking to the west from the Junction of Toddington Lane and access road to development to the north east.

Plate 8: As Plate 8 though showing southern boundary wall of 'Driveways'

Plate 9: View looking to the south along Toddington Lane to railway main line lying to the south of the site area.

Plate 10: View to the north from north from the junction of Toddington Lane and service road [view towards Toddington Farm House and associated Grade II dovecot].

Plate 11: View to the west along Toddington Lane from the north west corner of the site

Plate 12: View from Toddington Lane looking to the south east towards the site.

For location and direction plates were taken from refer to Figure A1