



**Chris Butler MCIfA
Archaeological Services Ltd**



**A Desk-based Assessment
and Heritage Statement for
Westholme Nursery,
Toddington Lane,
Littlehampton,
BN17 7PP.**

Project No. CBAS1607

By
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June 2025

Summary

A Desk-based Assessment and Heritage Statement has been prepared for Westholme Nursery, Toddington Lane, Littlehampton, in order to establish the likely presence and importance of any heritage assets that may be affected by the proposed residential development of the Site.

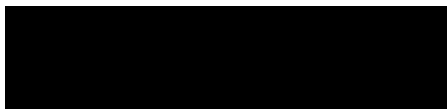
This report has established that the Site has an overall high potential for prehistoric to Roman archaeology. A low level of early prehistoric activity likely to be associated with hunter gatherer activities is known from the Study Area. This activity increases significantly from the Bronze Age, and nearby settlement is indicated in the Iron Age to Roman periods. Features associated with this activity are projected to pass through the Site. A low level of activity is recorded from the Saxon to post-medieval periods.

Evidence from archaeological investigations in the immediate surroundings of the Site suggests that despite past impacts associated with the construction and removal of large horticultural buildings, there is good potential for archaeological horizons to survive. All groundworks associated with the proposed development hold potential to damage any archaeological features present, and the County Archaeologist may recommend a programme of archaeological works in connection with the planning application.

The proposed development is not anticipated to have a long-term impact upon the setting of nearby built heritage, but a short-term indirect impact during construction is likely.

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1. Introduction

- 1.1** Chris Butler Archaeological Services Ltd has been commissioned by Arshad Hussain (The Client) to prepare a Desk-based Assessment and Heritage Statement for Westholme Nursery, Toddington Lane, Littlehampton, BN17 7PP (hereafter the Site; Figs. 1 & 2) in order to establish the likely presence and importance of any heritage assets that may be affected by the proposed construction of 31 residential units (Fig. 3).
- 1.2** The Site (centre point: TQ 03426 04012) is located in the northern fringes of Littlehampton, on the north side of Toddington Lane, and comprises a sub-rectangular plot of approximately 0.71 Hectares which currently contains a redundant outbuilding and bungalow in the centre with an occupied dwelling with associated ancillary buildings in the south. The remaining land is laid to grass/scrub. The Site is accessed via a driveway running northwards from Toddington Lane. The Site boundaries are fenced, with trees lining the boundary in the south-east. Residential development is present to the north, west and south-east of the Site, to the south lies a large grass verge and Toddington Lane beyond, and to the east of the Site lies a mixed commercial site.
- 1.3** The Site lies in the Sussex Coastal Plain and is located on the north-facing side of the Black Ditch river valley. The Site is generally flat, with a slight drop in level in the north and lies at a height of c. 5m aOD. According to the British Geological Survey¹, the geology of the Site is chalk of the New Pit Chalk Formation overlain by sand, silt and clay River Terrace Deposits.
- 1.4** The site is situated within an Archaeological Notification Area (ANA; Fig. 4) defining a multi-period site at the former Toddington Nurseries and surrounding area. Archaeological excavations in the ANA have recorded evidence for activity dating from the Mesolithic to the post-medieval period.
- 1.5** Scheduled Monuments, Conservation Areas, Registered Gardens and Listed Buildings have statutory protection. There are six Listed Buildings (Fig. 5) within 1km of the Site (hereafter the Study Area), the nearest being Grade II Toddington Farmhouse (List Entry Number: 1353802) and Dovecote at Toddington Farm (List Entry Number: 1293479) which lie c. 90m to the south-east of the Site.
- 1.6** This Desk-based Assessment Report initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the archaeological and historical assets of the immediate area, and the effect of the proposed development on the setting and significance of nearby designated and non-designated heritage assets. Former impacts upon any potential archaeology within the site are assessed, as is the possible archaeological impact of the proposed development.

¹ https://geologyviewer.bgs.ac.uk/?_ga=2.189761131.1504529958.1748501168-153120566.1748501168

2. Objectives & Scope of Report

- 2.1** The objective of this report is to gain information about the known or potential archaeological resource of the site and its immediate area. This will include information relating to the presence or absence of any archaeology, its character, extent, date, integrity and state of preservation, and the relative quality of the potential archaeological resource.
- 2.2** This will allow an assessment of the merit of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where the character and value of the resource is not sufficiently defined, the formulation of a strategy for further investigation.
- 2.3** The report will consider the archaeological resource within a 1km radius around the site (hereafter, called the Study Area), whilst also taking into account sites further afield where these may be considered to have relevance to the Site in its landscape setting.
- 2.4** It should be noted that this report can only take into account the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the Site. Its intention is to provide an overview of the known archaeology in the Study Area, from which judgements can be made about the potential archaeological resource of the Site itself.
- 2.5** The report will assess the impact of the development on the setting and significance of Listed Buildings and other designated and non-designated historic assets in line with Historic England's Historic Environment Good Practice Advice Note in Planning No. 3: The Setting of Heritage Assets.
- 2.6** Assessing impact is a five-step process which involves:
- Step 1: Identify which heritage assets and their settings are affected;
 - Step 2: Assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm;
 - Step 5: Make and document the decision and monitor outcomes.
- 2.7** Within Heritage protection, 'significance' is a term that describes a heritage asset's special interest. It is an interest that is understood in terms of values:
- Evidential value: the potential of a place to yield evidence about past human activity.

- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3. Methodology

3.1 This report has been prepared in accordance with the following planning legislation and policy:

- The Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in 2014– this legislation protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.
- The Planning (Listed Buildings and Conservation Areas) Act 1990 - provides specific protection for buildings and areas of special architectural or historic interest.
- National Planning Policy Framework (NPPF; DLUHC 2023). Section 16 ‘Conserving and Enhancing the Historic Environment’, paragraphs 195 to 214 - provides guidance on conservation and managing change to heritage assets. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published in 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated in 2019.
- The Arun Local Plan 2011-2031. Adopted 2018. Policies HER SP1 The Historic Environment, HER DM1 Listed Buildings, HER DM2 Locally Listed Buildings or Structures of Character, HER DM3 Conservation Areas, HER DM4 Areas of Character and HER DM6 Areas of Archaeological Interest relate to heritage.

3.2 The following guidance was adhered to:

- *The Sussex Archaeological Standards* (Sussex County Councils 2019).
- *Standard and Guidance for Historic Environment Desk-based Assessment* (Chartered Institute for Archaeologists 2014).
- *Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans* (Historic England 2015).
- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015).

3.3 The research for this desk-based assessment has included an analysis of the following resources:

- WSCC Historic Environment Record (HER Ref. No. 202526-012);
- National Heritage List for England (NHLE);
- Historic mapping;
- LiDAR and Aerial Photography;
- Google Earth Pro;
- CBAS Ltd library resources;
- British Geological Survey

3.4 The following maps were used:

- 1806 Ordnance Surveyors Draft Map
- Lyminster Tithe Map (1848)
- 1st Edition OS map (1879)
- 2nd Edition OS map (1899)
- 3rd Edition OS map (1913)
- 4th Edition OS Map (1932)
- Later OS Maps

Information gained from the map regression exercise is contained in Section 4.9 on the post-medieval period.

3.5 The Historic Environment Record data is presented in Figure 6.

4. Archaeological & Historical Background

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the Study Area, defining its location and extent, character, date, integrity, state of preservation and quality.
- 4.0.2 The review of each period will also bring in evidence from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential of the Site. This evidence will include that taken from similar landscapes and geologies.
- 4.0.3 The Site itself has not undergone archaeological investigation, but the surrounding land has been relatively well investigated, with 22 intrusive events having taken place in the Study Area (Fig. 7).
- 4.0.4 Multiple phases of evaluation and excavation (EWS1504, EWS1736, EWS1737, EWS1738, EWS192, EWS1825) have taken place at the Land at Toddington Lane, Littlehampton site (Fig. 8)^{2, 3 & 4}, a large development area which occupies land to the east, west and north of the Site. At Phase 3 (EWS1737), to the immediate west, the area was found to have been subject to significant ground levelling. This resulted in deep made ground deposits in the north and east, and significant truncation in the south-east corner. Features comprising gullies, pits and ditches dating to the Bronze Age Iron Age and Roman period were investigated.
- 4.0.5 At Phase 4 (EWS192), to the immediate north, the earliest feature dated to the Late Neolithic/ Early Bronze Age. A low level of Bronze Age activity was represented by a cremation burial. An Iron Age settlement enclosure, recut a number of times and apparently occupied for a minimum of 250 years, was partially exposed in the south-east corner of the site. Activity continued in the Roman period with further enclosures and features. A series of inter-cutting 13th to 15th century quarry pits were identified in the north-east corner of the site.
- 4.0.6 The Phase 1 and 2 works were both located to the west of Phase 3 and identified features dating from the Middle to Late Bronze Age or Early Iron Age and Late Iron Age to Romano-British periods. The Phase 6 investigations, to the east of the Site, identified finds and features dating from the Mesolithic to medieval period.

² Wallis, S. Bronze Age, Iron Age and Roman settlement at Toddington Lane, Littlehampton, West Sussex
Archaeological Excavation Report 15/192d.

³ Nicholls, H. 2017. Archaeological Post-excavation Assessment and Updated Project Design Report Land at Toddington Lane (AP4) Littlehampton, West Sussex. ASE Report No: 2017154

⁴ Munnery, T. 2019. Archaeological Excavations at Land at Toddington Lane (AP6). A Post-excavation Assessment and Updated Project Design. ASE Project No. 180315

- 4.0.7 The fieldwork found that while some areas had been truncated by previous landscaping to level the ground, other areas, where the land had been built up, displayed good archaeological preservation.
- 4.0.8 In the wider Study Area evidence for multi-period activity has been recorded. Early prehistoric representation is fairly sparse, with a far better representation of Bronze Age, Iron Age, and Roman activity. Limited evidence for Saxon and medieval activity has also been noted.

4.1 *Palaeolithic Period (750,000BC to 10,000BC)*

- 4.1.1 This period covers a huge expanse of time, during which early hominid occupation of Southern Britain was intermittent. The period is divided into warm and cold periods, with the evidence suggesting that hominid occupation occurred during some of the warm periods. Apart from a small number of exceptional sites (e.g. Boxgrove), most of the evidence for human activity in this period comes from isolated finds of stone tools, often in secondary deposits.
- 4.1.2 Palaeolithic artefacts are normally found associated with the raised beaches of the Coastal Plain and also the River Terrace gravel deposits in the river valleys⁵. The British Geological Survey records River Terrace Deposits at the Site, but fieldwork at Land at Toddington Lane to the west of the Site identified the superficial deposits as aeolian Brickearth.
- 4.1.3 A single Palaeolithic find, a residual probable late Upper Palaeolithic bruised blade (MWS14382), has been collected from the Study Area, at Fairhaven Nursery and Allotments c. 420m to the south-west of the Site.
- 4.1.4 The superficial geology of the Site is uncertain. River Terrace deposits would hold a low - moderate potential for isolated finds of a Palaeolithic date while Brickearth deposits have a far lower archaeological potential. Isolated finds of this date would be of local importance.

4.2 *Mesolithic Period (10,000BC to 4,000BC)*

- 4.2.1 The start of the Mesolithic period saw Britain largely covered by pine and birch woodland, which was gradually replaced by a mixed deciduous woodland that provided an ideal environment for the bands of hunter-gatherers who exploited the resources on a seasonal basis⁶. The Coastal Plain is associated with extensive evidence for later

⁵ Woodcock, A. 1999. 'Earliest Inhabitants', in Leslie, K. and Short, B. (Eds), *An Historical Atlas of Sussex*. Chichester: Phillimore & Co. Ltd, 10-11.

⁶ Holgate, R. 2003. 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed.), *The*

Mesolithic activity associated with short stay hunting camps relating to exploitation of coastal resources following inundation of the channel c. 6000 BC⁷. It is thought that the Black Ditch valley was a tidal inlet until relatively recently. The Site lies around the 5m contour line and probably occupied slightly dryer ground at the wetland fringes.

- 4.2.2 A small amount of worked flint including a pick and a hammerstone on a blade core (MWS14397, MWS13678) dating to the Mesolithic was recovered from Land at Toddington Lane, but this assemblage is thought to be residual. A small number of flints of this date (MWS8084) were also recovered at Toddington Nurseries c. 460m to the south of the Site.
- 4.2.3 Despite extensive archaeological investigation in the Study Area, no evidence for *in situ* Mesolithic archaeology has been recorded. There is a moderate potential for isolated finds of this date, which would be of local importance.

4.3 *Neolithic Period (4,000BC to 2,500BC)*

- 4.3.1 The Neolithic period saw the antecedent hunter-gatherer economies gradually superseded by more sedentary lifestyles, sometimes associated with the first introduction of arable cultivation and the domestication of animals. The southeast lowlands of Britain have provided a significant amount of archaeological evidence related to the Neolithic period, including causewayed enclosures, long barrows and flint mines. All the known monumental sites in Sussex are sited on the South Downs, with the nearest flint mines being situated at Harrow Hill, Church Hill and Cissbury, all to the north of the Site. The Neolithic of the coastal plain is relatively poorly understood, but it is likely hunter gatherers were attracted to the resources of the surrounding wetlands.
- 4.3.2 At the Toddington Nurseries site (MWS8084), a small amount of pottery and residual Neolithic flint, including two Neolithic axes deposited in the terminal of a Bronze Age ditch, were found along with a ditch of possible Neolithic date. The findspot of two Neolithic axes (MWS3095) is reported c. 380m to the south-west and a small amount of flintwork of a possible Neolithic date (MWS14382) was collected at Fairhaven Nursery and Allotment Land c. 400m to the south-west of the Site.
- 4.3.3 More substantial evidence for the Neolithic was found at Land at Toddington Lane (Phase 6) where an Early Neolithic pit or treethrow plus four early Neolithic pits were encountered (MWS14397). The pits were closely grouped and contained similar fills and finds assemblages. A number of additional similarly sized pits might be of comparable age. A single pit dated to the Late Neolithic/ Early Bronze Age

Archaeology of Sussex to AD2000. Kings Lynn: Heritage Marketing and Publications Ltd.

⁷ Gardiner, M., Drewett, P. L., & Rudling, D. R. (1988). *The South-East to 1000 AD*

(MWS14363) was also recorded at the Phase 4 site, which lies to the immediate north of the Site.

- 4.3.4 To the north-west of the Site, at the Lyminster Bypass site a cluster of pits (MWS14581) containing domestic waste material were of a probable Late Neolithic/Early Bronze Age date.
- 4.3.5 It appears Neolithic populations were active in the Study Area and may have occupied the dry ground of the site to access the surrounding coastal and wetland resources. There is a moderate potential for archaeology of this date on site. Any *in situ* archaeology would be of at least regional importance.

4.4 *The Bronze Age (2500BC to 800BC)*

- 4.4.1 The Early Bronze Age provides limited evidence for settlement in lowland Britain although the distribution of round barrows is a strong indicator of settled Bronze Age communities. By the Later Bronze Age, the use of bronze tools and weapons is more common, and there is a significant change of focus in the archaeological record towards more visibly sedentary settlement patterns and increasingly developed agricultural exploitation. The Bronze Age saw continued clearance of woodland and there is extensive evidence that the coastal plain and South Downs were densely populated by small farming settlements in the Middle and Late Bronze Age. Highdown Hillfort (MWS6402), situated on the Downs to the north-east of the Site, is a late Bronze Age settlement site enclosed with a bank which potentially overlaid earlier barrows.
- 4.4.2 Middle and Late Bronze Age occupation features comprising a hollow way, waterholes/wells and a possible roundhouse with associated spreads of domestic rubbish (MWS8084) have been recorded on land formerly occupied by Toddington Nurseries. At Fairhaven Nursery and Allotment Land (MWS14382) activity dated to the Middle Bronze Age to Late Bronze Age included two cremations and a ditch and enclosure containing a circular post-built structure.
- 4.4.3 At Lyminster Bypass, funerary activity in the form of several urned Bronze Age cremations (MWS14581) was observed in the south of the site close to the Black Ditch. Ditches, gullies and an enclosure of this date were also present.
- 4.4.4 Excavations at the former Horticultural Research International establishment, c. 1km south-east of the Site, discovered evidence for activity during the Middle to Late Bronze Age including an occupation surface, ditch and gully, pottery and a cremation burial (MWS7450). It has been suggested there may have been a settlement in the vicinity.

- 4.4.5 Archaeological mitigation associated with the Land at Toddington Lane site has uncovered significant evidence for Bronze Age occupation. Phase 1 and 2, to the west of the Site, contained features dating from the Middle to Late Bronze Age or Early Iron Age, with the activity, comprising a number of ditches, gullies and pits, being more widespread in Phase 2.
- 4.4.6 In Phase 3 (MWS13627), to the immediate west of the Site, an early Bronze Age ring ditch possibly representing a barrow was identified. Activity intensified in the Middle to Late Bronze Age with the presence of curvilinear gullies and several pits, some containing intact vessels holding large amounts of cereal, in the north-east corner. This activity has been interpreted as ritual. A probable trackway, represented by a gully, appears to have been established at this time. The trackway was traced westwards into Phases 1 and 2 and is projected to continue eastwards into the Site (Fig. 9). The dating of this trackway is problematic as the side ditches appear to have been re-cut throughout the Iron Age and Roman periods. Late Bronze Age to Early Iron Age activity included a large ritual pit situated within a rectangular enclosure, further pits, postholes and gulleys/ditches, some of which travelled eastwards towards the Site, but were truncated by later features. Numerous further features of uncertain date were present across Phase 3. A number of these are likely to be of Bronze Age date.
- 4.4.7 At Phase 4 (MWS14363), to the immediate north of the Site, an isolated un-urned adult cremation of Middle Bronze Age date was exposed at the very southern extent of the site. Middle to Late Bronze Age occupation appears to have been more intensive to the east at the Phase 6 site (MWS14397) where animal burials and a human cremation were found along with pits, ditches and wells.
- 4.4.8 The Site is located in the centre of a landscape which appears to have been extensively occupied from the Middle Bronze Age. Land to the immediate west and north of the Site has undergone archaeological investigation which identified Bronze Age features, including a trackway which is projected to pass through the Site. There is a very high potential for archaeology of this date on Site. Any such archaeology would be of at least regional importance.

4.5 *The Iron Age (800BC to 43AD)*

- 4.5.1 Social and economic growth was very rapid during the Iron Age leading to an increase in population and the need to exploit more marginal environments. In southern Britain small-scale open farmsteads seem to have been sited within an emerging agricultural landscape, reflecting increasing control and manipulation of the environment.
- 4.5.2 Larger defended hillfort settlements were interspersed between these farmsteads, field systems and trackways. Hillforts seem to have fulfilled a variety of purposes, probably acting as elite residences, storage and trade centres, and refuges in times of trouble.

Highdown Hillfort (MWS6402) continued in use into the Iron Age⁸, with a recut of the enclosure ditch containing Early Iron Age bowls with incised decoration of c. 6th/5th century BC date.

- 4.5.3 A limited number of Late Iron Age features (MWS3480) were recorded during the archaeological work associated with Rustington By-pass. At Fairhaven Nursery and Allotment Land (MWS14382) early-to-early middle Iron Age activity comprised the southern portion of an enclosure with north-south aligned routeways on both its western and eastern sides. Pits and structures were present within the enclosure and the finds assemblage indicated salt processing activity.
- 4.5.4 At Land at Toddington Lane Phase 1 (MWS12071) Iron Age ditches and a gully thought to represent boundaries of an enclosure which continued into Phase 3 were recorded. Discrete features dating from the Late Iron Age were found to lie within the enclosed area. A limited number of ditches of this period were recorded in the Phase 2 area (MWS13666). At the Phase 3 Site (MWS13627) features identified as Late Bronze Age or Early Iron Age were identified (see above), with probable Middle Iron Age activity being represented by gulleys and ditches, including one ditch associated with the trackway which is projected to pass into the Site (Fig. 9). Part of a probable Middle Iron Age enclosure was recorded in the south-east corner of Phase 3, and this is projected to continue into the Site (Fig. 9). Numerous further features of a probable Iron Age date were present across the area.
- 4.5.5 At Phase 4 (MWS14363) features including ditches, gullies, pits and postholes were dated to the Iron Age. The concentration and form of Iron Age features suggests settlement activity. An enclosure, occupied continuously or repeatedly throughout the Iron Age, was recorded in the south-east corner. Ditches associated with the enclosure extended southwards beyond the site limit into Phase 3 to then turn eastwards. If the ditches continue on this trajectory they will continue into the Site (Fig. 9). The Phase 6 area (MWS14397) contained features relating to an Iron Age field system and trackways which might have been used into the Roman period.
- 4.5.6 The evidence suggests a continually or repeatedly occupied Iron Age settlement was present to the north and west of the Site. Features associated with this settlement site are projected to continue into the Site and there is a very high potential for finds and features of this date on Site. Any such finds and features would be of regional importance.

⁸ Hamilton, S. & Manley, J. 1997 'Prominent Enclosures in 1st Millennium BC Sussex', *Sussex Archaeological Collections* **135**, 93-112.

4.6 *The Roman Period (43AD to 410AD)*

- 4.6.1 The Roman invasion of Britain in 43AD resulted in dramatic changes to this island's social and economic environment⁹. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Late Iron Age continued throughout the Roman period. Where they have been excavated, they provide evidence for a mixed farming economy of crops and animal husbandry. In the broader landscape numerous Roman villas can be found along the Coastal Plain, with examples at Goring and Angmering. Numerous examples of Roman field systems and farming settlements have been found on the South Downs and Coastal Plain.
- 4.6.2 The Scheduled Monument of Angmering Roman Villa (List Entry Number: 1015886) lies approximately 1.1km north-east of the Site. It is estimated that the villa was built between 65AD and 75AD. The villa represents a substantial complex which contained a bath house consisting of eight heated rooms. The villa stood on ground c. 5m above sea level and was situated between two tidal tributaries of the River Arun, Back Ditch being one of the tributaries. The villa was serviced by ships entering the Arun and branching off near Ford.
- 4.6.3 The Study Area contains ample evidence for a Roman presence. At the Rustington Bypass site transitional Late Iron Age and Roman features were recorded (MWS3480, MWS3476, MWS3481, MWS3730). Large amounts of pottery and metalwork of 1st and 2nd century AD date recovered probably indicates settlement activity. The remains of a Romano-British field system (MWS14581) were recorded at Lyminster Bypass. A cremation (MWS3492) was found at Granary Way, c. 470m to the west and Roman features (MWS4096) were present c. 750m to the south. At Watersmead Industrial Estate c. 650m to the south-east a series of features and spreads of occupation associated with an early Roman settlement (MWS4097) have been found. At Toddington Nurseries an arrangement of parallel ditches formed agricultural enclosures or field systems (MWS8084). Environmental remains recovered demonstrated intensive cereal production. It is suggested that the field system was part of a wider agricultural complex associated with the estate of the nearby Angmering Roman villa
- 4.6.4 At Land at Toddington Lane Phase 1 (MWS12071) features of Romano-British date were concentrated in the south-west corner, and indicated continuous occupation from the Late Iron Age until the 2nd century AD. The Romano-British activity included pits, postholes and ditches. Romano-British activity in Phase 2 was more limited. In Phase 3 continued activity in the form of pits and postholes along with east-west ditches representing recutting of the trackway were recorded. These ditches are projected to continue into the Site (Fig. 9). Activity in the Phase 4 area persisted throughout the first half of the Romano-British period. Two sub-divided enclosures were identified but few associated discrete features were found. The final phase of activity was dated to c. 150AD and comprised two enclosures surrounded by flint-packed postholes interpreted

⁹ Rudling, D. 2003. 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed), *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd.

as stockades for livestock. At the Phase 6 site the Iron Age field system might have been used into the Roman period and further Roman activity is indicated by additional early Roman boundaries and quarry pits.

- 4.6.5 The Study Area has significant archaeological remains of the Roman period probably relating to a farmstead which was abandoned in the later 2nd or early 3rd century. This activity has been recorded to the west and north of the Site and is likely to continue into it. There is a high potential for further features relating to the Romano-British enclosure to be present within the Site. Any such features would be of regional importance.

4.7 *The Saxon Period (410AD to 1066AD)*

- 4.7.1 The fall of the Roman Empire seems to have resulted in the collapse of regional and national economies in Britain, and the archaeological record suggests that there was a significant decline in population numbers. The Domesday Book of 1086 records occupation in the area during the Late Saxon period, including settlement at Totta's tun (Toddington).
- 4.7.2 The archaeological evaluation undertaken at the Horticultural Research international site recorded three linear features and six pits of Early Anglo-Saxon origin (MWS7430). These features represent activity at the edge of a settlement, the main part of which is likely to have been located to the east. A small quantity of re-deposited Saxon pottery was recovered from the Toddington Nurseries site (MWS8084).
- 4.7.3 Despite relatively extensive archaeological investigation of the landscape surrounding the Site little evidence for Saxon activity has been found. The surrounding land may have been inundated by the sea and unsuitable for settlement during this period. There is a low potential for finds and features of this date on Site.

4.8 *The Medieval Period (1066AD to 1500AD)*

- 4.8.1 Historic Farmsteads dating to the medieval period are present in the vicinity of the Site. Toddington Farm Historic Farmstead (MWS12955) is located c. 120m to the south-east. Toddington Farm is a medieval 3-sided L-Plan loose courtyard farmstead with a detached farmhouse set away from the yard. It has suffered significant loss of traditional buildings. Toddington House Historic Farmstead (MWS12957), c. 280m to the south of the Site, is a medieval U-Plan regular courtyard farmstead with additional detached elements. The farmhouse is detached and set away from the yard with no apparent alteration of traditional buildings.

- 4.8.2 At Toddington Nurseries (MWS8084) a series of re-cut 12th or 13th century boundary ditches were revealed which might have delineated the eastern edge of historic Toddington.
- 4.8.3 A large medieval quarry pit (MWS14967) was identified to the south of the Site at Fitzalan Link Road. At Land at Toddington Lane Phase 4, 13th to 15th century medieval pits identified in the north-east corner of the area may represent small-scale quarrying for chalk for liming fields in the immediate vicinity. In general, a low level of medieval activity associated with farming is indicated by the Land at Toddington Lane excavations.
- 4.8.4 The Black Ditch marks the coastline in the Early Holocene, prior to changes in sea level. Piecemeal drainage and reclamation of the intertidal coastal marshes probably began in the later medieval and early post-medieval periods¹⁰.
- 4.8.5 Given the low occurrence of medieval archaeology in the vicinity of the site the potential for finds and features of this date is considered to be low. Any such archaeology is likely to relate to agricultural use of the land and be of local importance.

4.9 *The Post Medieval Period (1500AD to the Present Day)*

- 4.9.1 The land around the Site is likely to have remained agricultural in character through much of the post-medieval period, as suggested by farms and outfarms of this period in the Study Area (MWS9870, MWS10213, MWS12386, MWS12875, MWS13587, MWS14161). Brickmaking was also locally important, with a number of brickyards, brickfields and brickworks recorded in the surrounding landscape (MWS3121, MWS4746, MWS4747, MWS4748, MWS5740, MWS5741).
- 4.9.2 The first map to show the site in detail is the 1806 Ordnance Surveyors Draft map (Fig. 10). This shows the site to be situated within a field to the north-west of Toddington. Toddington Lane passes east to west to the south of the Site. Marshy ground associated with Black Ditch can be seen to the north of the Site, but the Site appears to be dry agricultural land.
- 4.9.3 The Lyminster tithe map of 1848 (Fig. 11) shows the Site to lie across the boundary of two fields. Toddington Farmhouse is present to the south-east and represents the northernmost building in the village of Toddington.

¹⁰ West Sussex County Council. 2018. Lyminster Bypass – Historic Environment Desk-Based Assessment. Reference: 70048270-E06.

- 4.9.4 The 1st Edition OS map of 1879 (Fig. 12) shows buildings associated with Toddington Farm to the south-east of the Site. The Site covers part of two fields, with a boundary passing north to south through its centre. This situation persists on subsequent OS maps of 1899, 1913 and 1932 (Figs. 13 -15).
- 4.9.5 The OS map of 1972 (Fig. 16) shows major development of the surrounding landscape and the Site associated with horticultural use. It appears a residential building had been constructed in the south of the Site, with a number of horticultural structures being present to its north in the west of the Site.
- 4.9.6 The HER records a WW II anti-aircraft battery (MWS7128) adjacent to the western site boundary. The grid reference places its location within the Site, but this structure was not identified during a site visit (see Section 5).
- 4.9.7 A review of satellite images covering the period 2001-2025 shows two residential buildings were present in the south of the Site by 2001 (Fig. 17). Land in the north of the Site was occupied by large greenhouses. By 2015 (Fig. 18) the greenhouses had been demolished, but their foundations remained *in situ*. An image from 2022 (Fig. 19) shows the greenhouse foundations to have been removed.
- 4.9.7 A LiDAR image of the Site (Fig. 20) shows a rectangular depression in the west of the site which appears to share a similar footprint to structures seen on the 1972 OS map. There are no obvious signs of disturbance in the east of the site, although this area did hold greenhouses by 2001.

4.10 Geoarchaeology and Palaeoenvironment

- 4.10.1 A geotechnical borehole and test pit survey (EWS718) carried out c. 480m to the north-west of the Site found made ground between c. 0.50 to 2.00 metres depth over upper silts (brickearth) which may have been truncated in places. No sediments of "raised beach" deposits were recognised. Alluvial silts were recorded in the north of the site only. The chalk bedrock was found to dip in the north of the site, corresponding to the alluvial deposits and location of a probable former water channel. Archaeological potential of the alluvial silts was deemed to be moderate with moderate to high potential for organic preservation.
- 4.10.2 A trial trench and geoarchaeological borehole evaluation carried out along the route of Lyminster Bypass, east of Lyminster Village (EWS1854) located a palaeochannel of c. 21m depth cut into the Chalk in the Black Ditch. The results revealed a very deep sequence of up to 21.1m of marine and intertidal clays, silts and sands overlying 0.4m of peat, over weathered Chalk at 18.6–21.1m below ground surface (BGL). The entire sequence overlying the Chalk is considered to be Holocene and indicate that at one time

the sea extended up the extent of the Black Ditch, prior to marine regression and subsequent marshland reclamation (probably during the later medieval period).

- 4.10.3 At Land at Toddington Lane Phases 1-3 (above 5m contour) the geology largely consisted of Brickearth deposits, although some of the underlying Raised Beach Deposits were exposed in the northern excavation areas.
- 4.10.4 At Land at Toddington Lane Phase 6 (below 5m contour) the natural geology comprised River Terrace Deposits of orange-brown sand-clay with outcrops of chalk across much of the site.
- 4.10.5 The evidence from nearby investigations suggests that River Terrace Deposits recorded in the area may only be present below the 5m contour line, which travels east to west across the centre of the Site and so River Terrace Deposits of moderate geoarchaeological and palaeoenvironmental potential may be present in the north of the Site. Alluvial deposits have also been recorded below c. 5m aOD in the Study Area. Any such deposits at the Site could be of moderate to high palaeoenvironmental and geoarchaeological potential.

5. Site Visit

- 5.1 A site visit was carried out by Samuel Thomelius on the 20th of May 2025. The weather was dry and bright. The Site is accessed from Toddington Lane via a metalled track which travels up a substantial bank (Plate 1) northwards past Knightscroft, a c. 1960s bungalow (Plate 2).



Plate 1: Site frontage looking south-east



Plate 2: Access looking north

- 5.2 The access track continues northward along the western site boundary, past the garden curtilage of Knightscroft and its ancillary buildings (Plate 3). The access opens to the central part of the Site (Plates 4 & 5) which contains a vacant residential building and two redundant outbuildings (Plate 6).



Plate 3: Access looking south



Plate 4: Centre of Site looking north

- 5.3 Both buildings appear to be of mid-century construction. The residential bungalow (Plate 7) is brick-built with a concrete tile roof. Boarded up windows and vegetation growing from the structure (Plate 8) indicate it is not recently vacated. The large outbuilding is built of concrete block with a corrugated, possibly asbestos cement, roof. The structure is in a state of disrepair and has apparently been abandoned for some time

(Plates 9 & 10). A small outbuilding to the north-east is also built of concrete block and long abandoned.



Plate 5: Centre of Site looking south-east



Plate 6: Dwelling and outbuildings looking south-east



Plate 7: Vacant bungalow looking south



Plate 8: Rear of vacant bungalow

5.4 Three rectangular openings to culverts or septic tanks which are >2m deep are present to the north of the bungalow (Plates 12 & 13). A gas and electricity meter cabinet was noted at the entrance to the Site, and it may be presumed a below ground connection is present in the vicinity of the bungalow.



Plate 9: Large outbuilding looking north-east



Plate 10: Interior of large outbuilding



Plate 11: Small outbuilding looking north-west

5.5 The northern part of the Site is overgrown with scrub and grass (Plates 14 - 17) and large piles of concrete rubble and scattered debris are present throughout this area (Plate 19). The presence of a possible manhole and vent (Plates 20-21) suggest underground structures may be present in this part of the Site.



Plate 12: Location of culverts/septic tanks
looking south-east



Plate 13: Opening to culvert/septic tank

5.6 It was noted during the site visit that the site ground level is significantly lower than the level of the new housing estates to the north and west, but it is at the same level as the industrial estate to the east.



Plate 12: Location of culverts/septic tanks looking south-east



Plate 13: Opening to culvert/septic tank



Plate 14: North of Site looking north-east



Plate 15: north of Site looking north



Plate 16: North of Site looking east



Plate 17: north of Site looking south

5.7 The northern part of the Site is surrounded by fencing beyond which only modern residential and industrial development can be seen. In the south of the Site views towards the listed buildings of Toddingham Farm are obscured by a high fence and tall mature bushes and trees (Plate 22) and only the top of the roof and the chimneys are visible (Plate 23).



Plate 18: North of Site looking south-east



Plate 19: Concrete rubble in north of Site



Plate 20: Possible manhole



Plate 21: Possible vent



Plate 22: Toddington Farm looking east



Plate 23: Looking east to Toddington Farm
from Site

5.8 No finds or features of archaeological interest were noted during the walkover of the Site.

6. Impact of Development

6.1 *Archaeology*

- 6.1.1 This Desk-based Assessment Report has established that the Site is likely to have occupied the dry ground at the edge of a tidal inlet prior to the medieval period. There is potential for deposits of geoarchaeological and palaeoenvironmental value in the north of the Site. A low level of activity probably associated with hunter gathering in the surrounding wetlands is recorded for the earlier prehistoric periods. This is likely to be represented by finds of stone tools. More intensive use of the area during the Neolithic may be indicated by the presence of features of this date at Land at Toddington Lane.
- 6.1.2 The Land at Toddington Lane excavations found an extensive multiperiod occupation site comprising features principally of later Bronze Age, Iron Age and Roman date. While the Bronze Age activity appears to have been mainly ritual and agricultural in character, it is clear that from the Iron Age the Site lay adjacent to a substantial, contiguous settlement enclosure served by a trackway, and features associated with this occupation are projected to pass through the Site. It appears the occupation site was abandoned in the late 2nd or 3rd century, possibly due to rising sea levels and inundation of the surrounding land.
- 6.1.3 There is little archaeological evidence of Saxon activity in the vicinity of the Site. Reclamation of the surrounding wetlands is likely to have begun in the medieval period, and a number of farmsteads in the Study Area, including Toddington Farm to the south-east, originated in this period. Aside from a small number of quarry pits little evidence from this period, or the post-medieval period, was found during archaeological work in the immediate vicinity.
- 6.1.4 Given the evidence accumulated during this Desk-based Assessment, the probability of finding remains from each of the different archaeological periods is shown in Table 1 below:

Table 1

Period	Potential
Palaeolithic	Low-moderate
Mesolithic	Moderate
Neolithic	Moderate
Bronze Age	High
Iron Age	High
Roman	High
Saxon	Low
Medieval	Low
Post Medieval	Low

- 6.1.5 The site visit and LiDAR evidence suggest that parts of the Site, particularly the north-west part, have been impacted by past activity associated with the construction and removal of large glasshouses. At the Land at Toddington Lane sites many areas had clearly been truncated in association with glasshouse erection and demolition. However, this had not precluded the survival of some archaeological features in fact, in some areas the natural geology and overlying soil horizons had been buried beneath thick deposits of made ground, largely consisting of imported soil, which preserved the archaeological horizons. There is, therefore, potential for archaeological features to also survive across the Site.
- 6.1.6 The proposed development (Fig. 3) involves residential development of the Site. All groundworks associated with this development including those for foundations, access, services and landscaping hold potential to impact upon underlying archaeological horizons.

6.2 *Built Heritage*

- 6.2.1 The Study Area contains no Scheduled Monuments or Conservation Areas. Six Listed Buildings are present. Only Grade II Toddington Farmhouse (List Entry Number: 1353802) and the Dovecote at Toddington Farm (List Entry Number: 1293479) are sufficiently close to the Site to potentially be impacted by the development.

- 6.2.2 Toddington Farmhouse is described in the listing¹¹:

'South wing C16 or early C17. 2 storeys. 2 windows. Flints with red brick dressings, quoins and stringcourse. Crow-stepped gables and chimney breasts at the ends, East chimney breast much wider than the West; modern shafts. Casement windows, modern on ground floor with timber mullion and transoms wider segmental arches, [C17], on 1st floor. 6 panel door with fluted pilasters to gabled projection. 2 small blocked original mullion windows in West wall. Slate roof. C19 North wing in similar style. 2 storeys. Brick. 4 windows, ground floor under segmental arches. 2 crow stepped gables to North.'

- 6.2.3 The Dovecote is described in the listing¹²:

'To East of farmhouse. Dated 1699. 2 storey square building framed to North and South by C19 farm buildings. West and East fronts dressed with squared knapped flints. Brick gable ends with weatherboarded tips. West front has opening above central door framed by date bricks thus: 16 - opening - 9, A over 1 T, 9. East hint has 2 dove openings with slab-rests in front and a further dove-rest on the North-East corner. Interior chalk built. Tiled roof.'

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1353802?section=official-list-entry>

¹²

- 6.2.4 Loose courtyard plan farmsteads predominate in the local area. The traditional building materials of the Coastal Plain include thatch and clay tiles whilst timber framing, brick, stone, flint and in some cases, weatherboarding are used to form the main walls. Flint 'cobbles' retained within red brick quoins can be found in many buildings and walls, especially on 18th and 19th century farms and in villages.
- 6.2.5 The significance of Toddington Farmhouse lies in its aesthetic/architectural value, being built in an attractive flint and red brick and retaining many of its historic architectural features. Its significance is also derived from its historical and evidential value, as the form and fabric of the building records the development of the farmhouse from the 16th century onwards. The building also has the potential to include fabric from earlier buildings. The southern, road facing elevation forms the principal elevation. Along with the garden curtilage, the historic access from Toddington Lane to its front forms part of its setting.
- 6.2.6 The significance of the dovecote also lies in its aesthetic/architectural and historic/evidential value due to its type, age and association with the historic farmhouse. It is located to the rear of the farmhouse and its setting is defined by the existing garden curtilage and historical relationship with the farmyard to the east.
- 6.2.7 The proposed development involves residential development of the northern part of the Site, with Knightscroft in the south of the Site being retained. The northern part of the Site is enclosed by modern housing and industrial development. This development physically separates the north of the Site from the built heritage of Toddington Farm and obstructs any views between the two, and the Site is not considered to lie within the setting of Toddington Farm. It is anticipated that the proposed development will not have a long-term impact upon the setting of nearby built heritage, however, short term indirect negative impacts are likely to arise within the setting of the farmhouse from increased traffic movement and noise at the access on Toddington Lane.

7. Conclusion

- 7.1** This report has established that the Site has an overall high potential for prehistoric to Roman archaeology. A low level of early prehistoric activity likely to be associated with hunter gatherer activities is known from the Study Area. This activity increases significantly from the Bronze Age, and nearby settlement is indicated in the Iron Age to Roman periods. Features associated with this activity are projected to pass through the Site. A low level of activity is recorded from the Saxon to post-medieval periods.
- 7.2** Evidence from archaeological investigations in the immediate surroundings of the Site suggests that despite past impacts associated with the construction and removal of large horticultural buildings, there is good potential for archaeological horizons to survive. All groundworks associated with the proposed development hold potential to damage any archaeological features present, and the County Archaeologist may recommend a programme of archaeological works in connection with the planning application.
- 7.3** The proposed development is not anticipated to have a long-term impact upon the setting of nearby built heritage, but a short-term indirect impact during construction is likely.

8. Acknowledgements

- 8.1** I would like to thank Arshad Hussain for commissioning this report The HER was provided by West Sussex County Council.

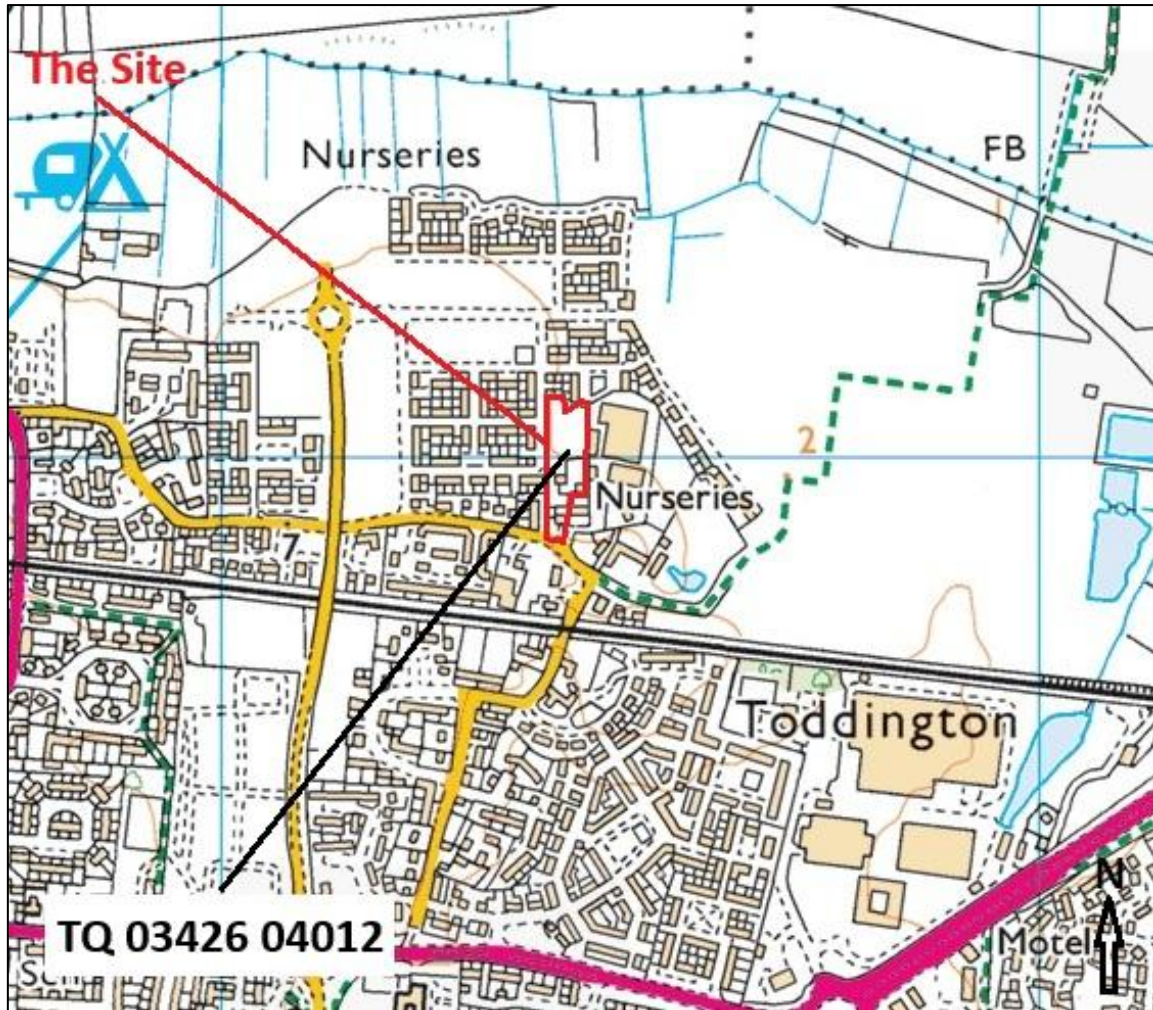


Fig. 1: Site Location Map
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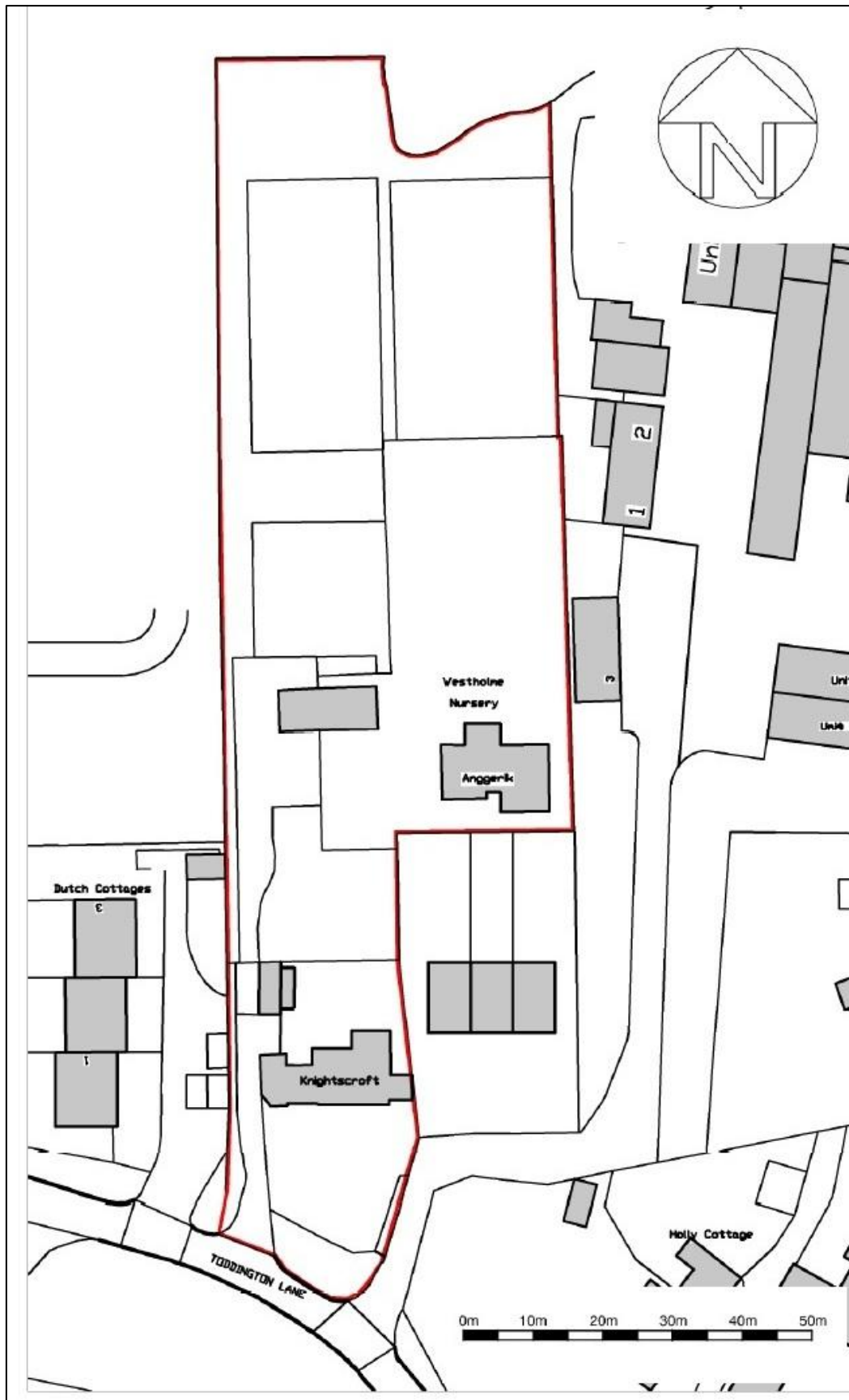


Fig. 2: Existing Site Plan
(Provided by Client)



Fig. 3: Proposed Site Plan
(Provided by Client)

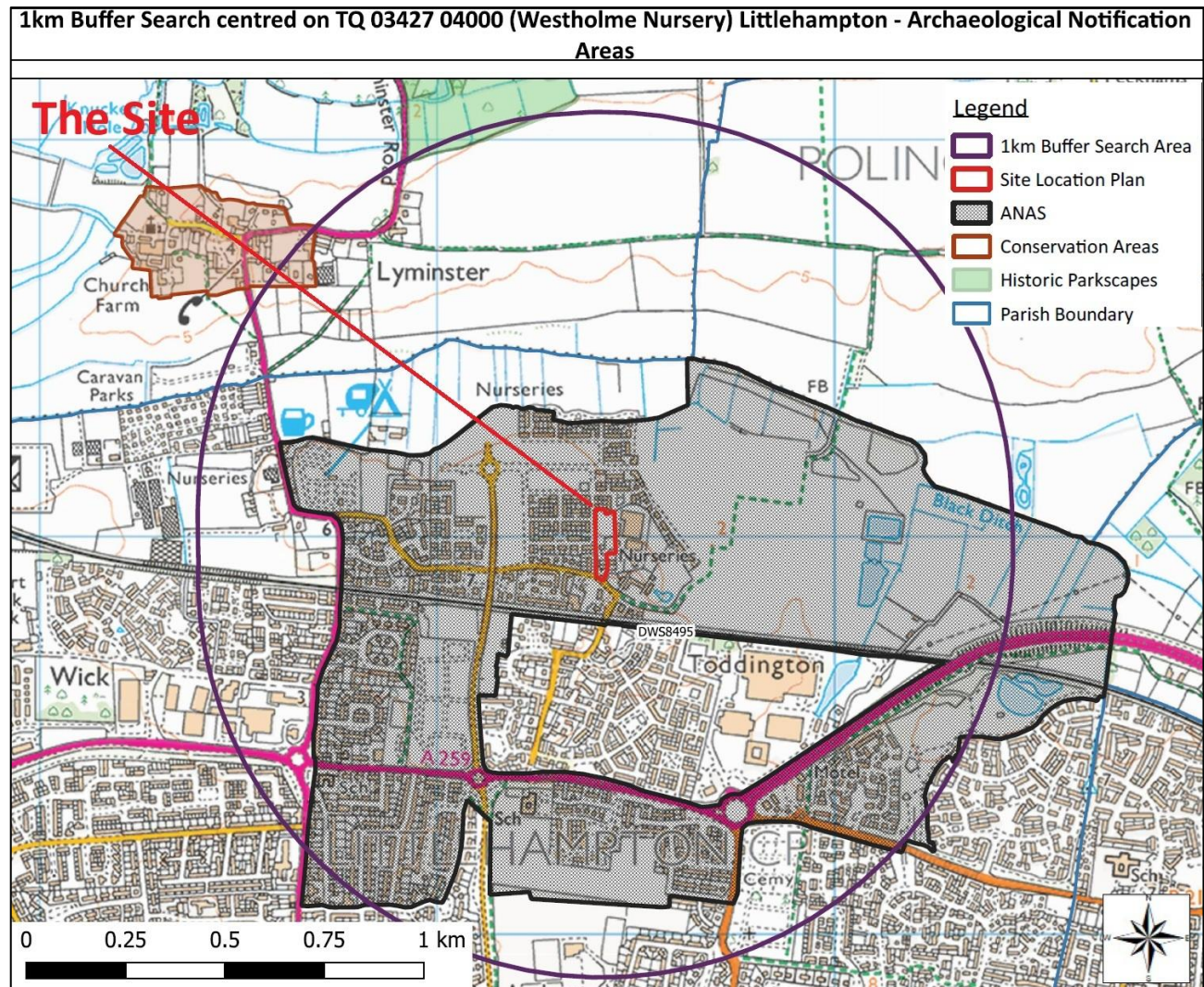
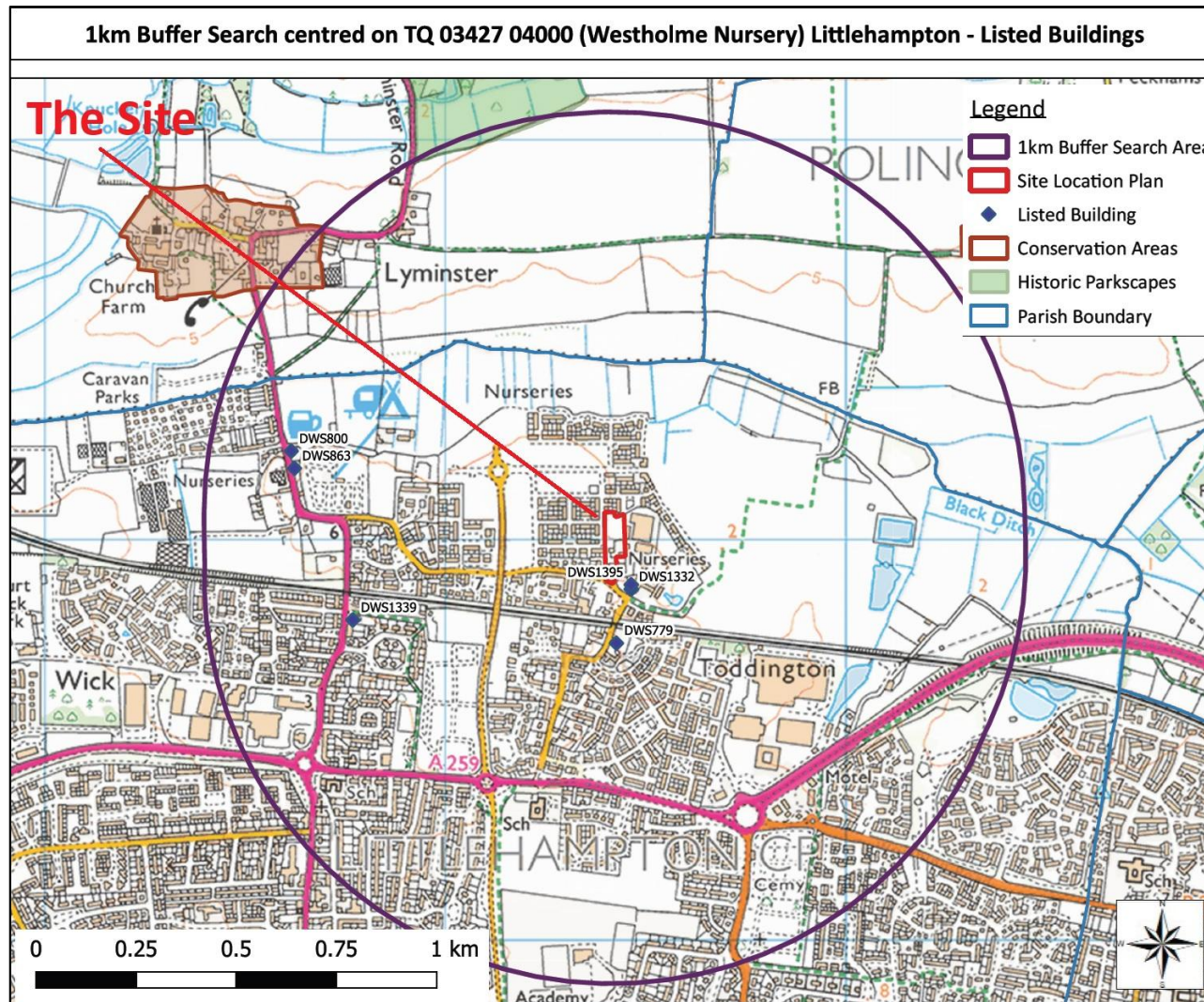


Fig. 4: Archaeological Notification Areas
(Adapted from map provided by WSCC)
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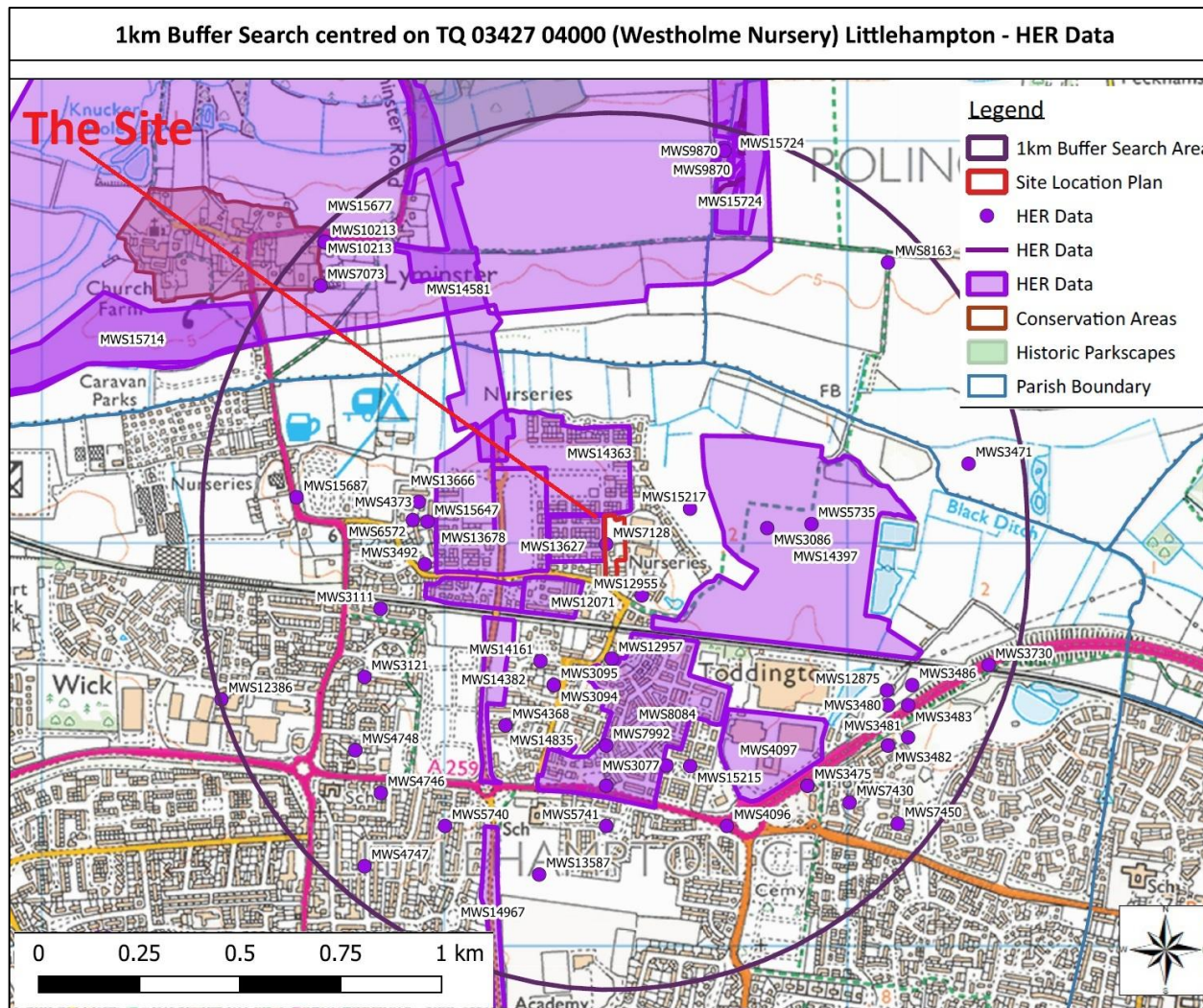


Fig. 6: Historic Environment Record
(Adapted from map provided by WSCC)
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Fig. 8: Investigations at Land at Toddington Lane
(from ASE 2017)



Fig. 9: Projected Archaeological Features



Fig. 10: OS Draft Map 1806



Fig. 11: Lyminster Tithe Map (1848)



Fig. 12: 1st Edition OS Map 1879

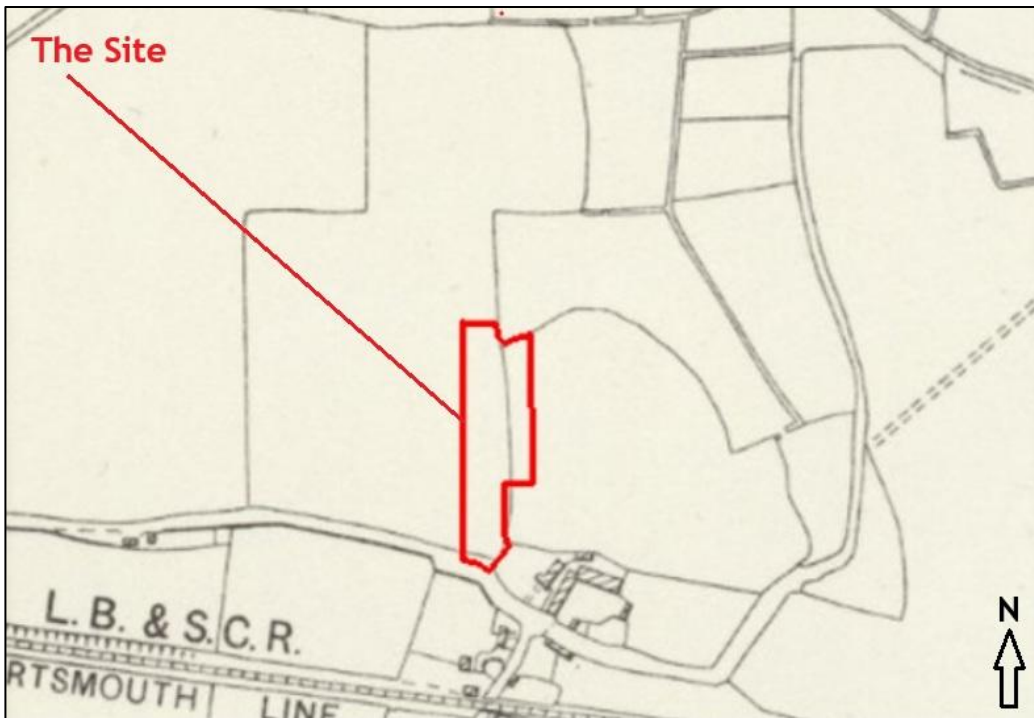


Fig. 13: 2nd Edition OS Map 1899

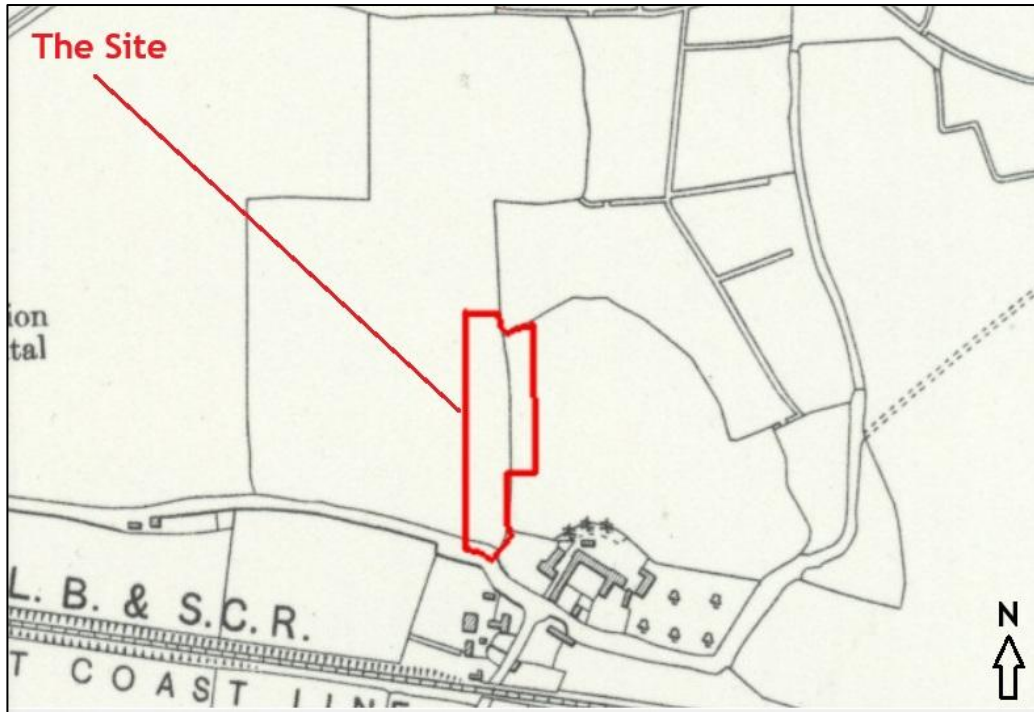


Fig. 14: 3rd Edition OS Map 1913

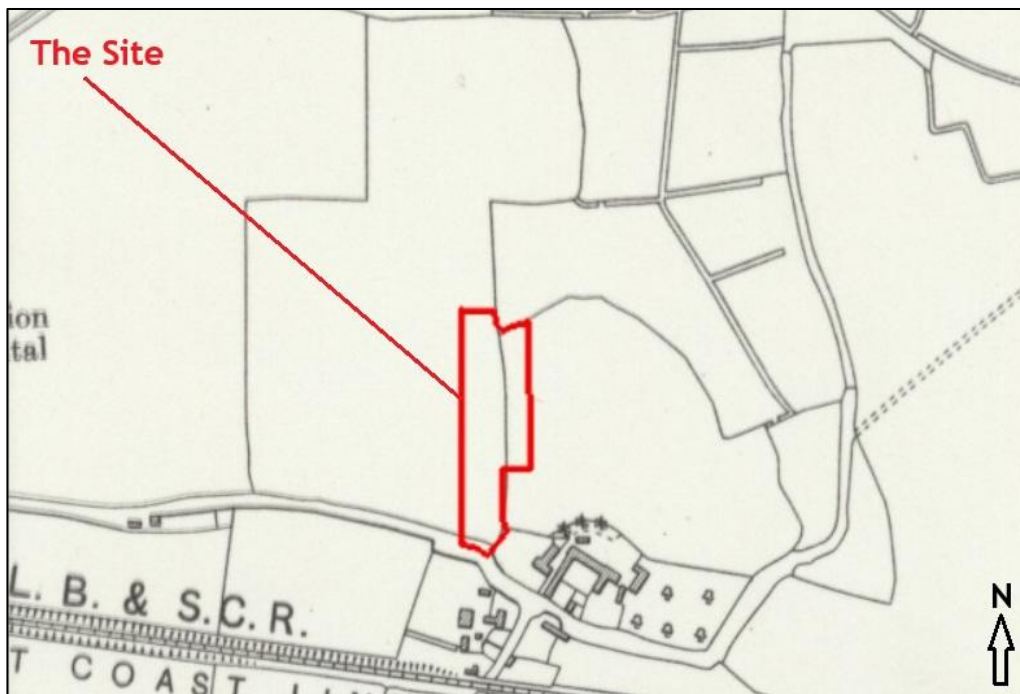


Fig. 15: 4th Edition OS Map 1932

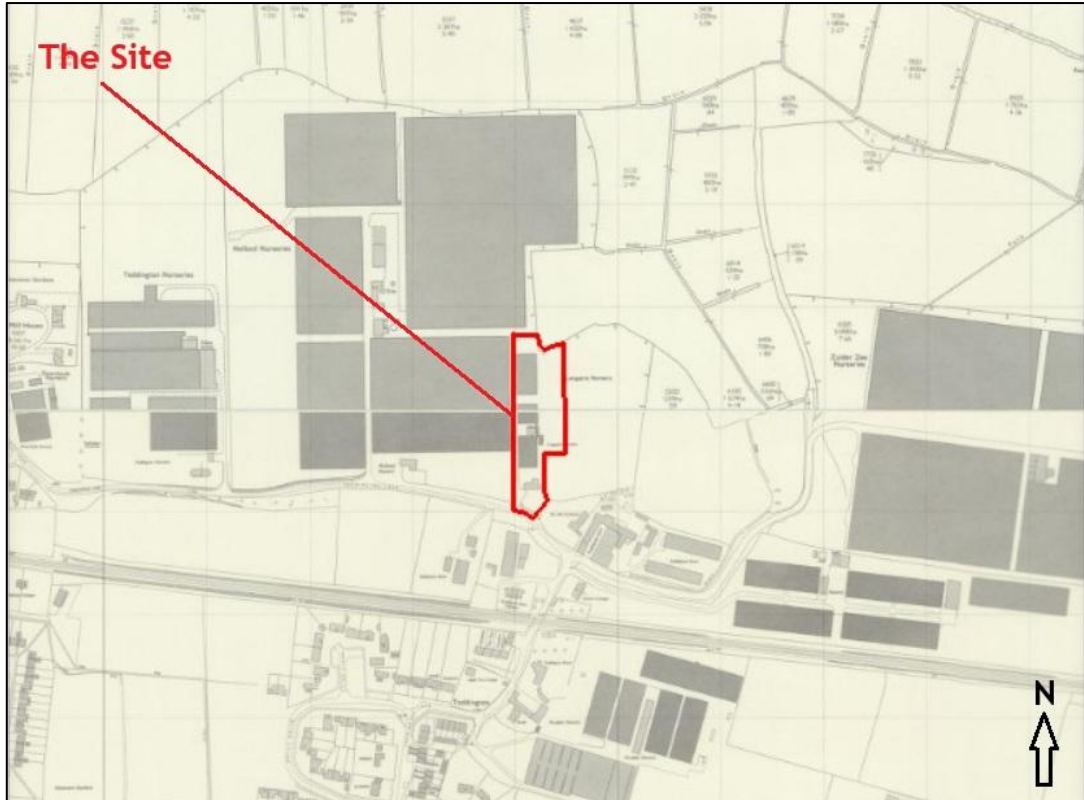


Fig. 16: 1972 OS Map
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Fig. 17: 2001 Satellite Image
(Google Earth Pro)



Fig. 18: 2015 Satellite Image
(Google Earth Pro)



Fig. 19: 2022 Satellite Image
(Google Earth Pro)



Fig. 20: LiDAR Image
(National Library of Scotland)

Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

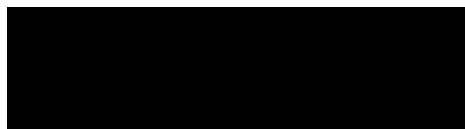
Chris is a Member of the Chartered Institute for Archaeologists, and a Fellow of the Society of Antiquaries of London, and was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College, having qualified Cert. Ed. as a teacher.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcombe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

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