DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

SUMMARY REPORT ON THE RESULTS OF
AN ARCHAEOLOGICAL EVALUATION
[PRE APPLICATION]
AT SEFTER FARM SITE
[PACKHOUSE 2017]

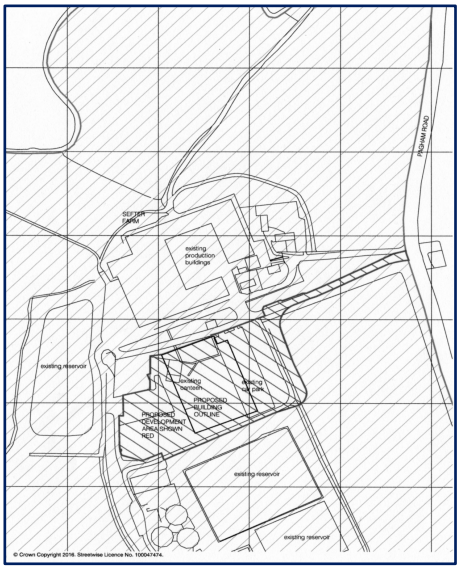
& [2025 warehouse extension]

[Site Centred at approximately National Grid Reference:
SZ 489147 99590]

Planning Reference:
[Pre- Application: Pending]

PREPARED FOR
BARFOOTS OF BOTLEY

[Project Ref: BFT/PAG pre-det / 06:2016]



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&
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June 2016

[Submitted to support and inform 2025 application for packhouse extension]

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Summary

An archaeological 'pre-determination' evaluation involving the excavation of 3 X 25m X 2m w. and 1 X 60m X 2m investigation trenches was carried out at the site centred at approximately SZ 489147 99590 by Development Archaeology Services Ltd [DAS] on the 25th May 2016 on land at the Barfoots of Botley site located at land at Sefter Farm Pagham

It is understood the site area may be the subject of a forthcoming application for development as part of site modernisation and up-grading.

Review of results of the investigation will inform any decision making relating to heritage and archaeological aspects of the application so that a suitable mitigation strategy, if required, may be formulated in advance of any possible future development.

This archaeological evaluation identified a simple deposit sequence which comprised a topsoil horizon overlying a natural horizon comprising of brickearth and head gravel deposits seen in association with marine / estuarine deposits all overlying London Clay bedrock.

The site appears to have undergone previous phases of landscaping and over part of the site area has been opportunistically filled with modern material.

No significant archaeological finds or features of any period were recorded within any of the evaluation trenches. It is considered that the main development area has low potential to contain significant archaeological remains.

Considering the results of the evaluation investigation it is suggested that within the main development area no additional archaeological mitigation is required.

It is understood that as a component / additional element of the development the establishment of a wetland -reed bed is proposed. It is suggested that once formation / construction and location of this element are confirmed suitable mitigation might be the implementation of an archaeological watching brief during ground reduction / preparation. It is suggested that suitable mitigation might be achieved by the implementation of an appropriate Condition post determination of the application.

1. Introduction

1.1 Development Archaeology Services Limited [DAS] was commissioned by Barfoots of Botley to undertake a pre-determination archaeological evaluation of land at The archaeological evaluation was carried out at the proposed development site on the 25th May 2016

1.2 This report documents the results of the archaeological evaluation, which was undertaken in accordance with current guidelines for pre-determination assessment as detailed by both West and East Sussex County Councils [2015 guidelines for pre-determination archaeological assessment]. This approach complies with the principles established in NPPF: Planning for the Historic Environment: Historic Environment Planning Practice Guide [Department of Culture, Media and Sport, 2010], and Standard and guidance for archaeological evaluations [IFA, 2008].

1.3 Copies of this report will be deposited with the clients, and may be submitted to the relevant planning authority, in advance of or to accompany any forthcoming application for development of the study site.

1.4 Review of results of the investigation will inform any decision making relating to heritage and archaeological aspects of the site so that a suitable mitigation strategy, if required, may be formulated in advance of any development.

2. Site Location and Description

2.1 The investigation site is formed by a part developed area, immediately south of the main Barfoots of Botley packaging facility at Sefter Farm. The site is centred at approximately National Grid Reference SZ 489147 99590.

2.2 The main portion of the investigation area is formed by rough grassed field, bordered to the east by a gravelled staff car park and to the south by modern water reservoir installation. To the north temporary pre-fab type staff accommodation huts are located. The area though not fully developed appears from a site walkover by C. A. Pine of DAS Ltd to have undergone some levelling / groundworks within the recent past. Modern [within last 6 months] earth embankments of 1-2m height have been formed and flank the staff car park.

2.3 The proposed development site is situated on the low lying Sussex Coastal Plain, and lies at a height of between approximately +2.00 m to + 5mAOD. The assessment site is situated within the modern civil parish of Pagham, administrative district of Arun, county of West Sussex

2.4 The area of the proposed development site is situated on deep stone less silty soils of the Park Gate Series [Soil Survey, 1983]. These deposits in turn overlie aeolian silty drift [brickearth]

deposits of brickearth [BGS, 1984]. Brickearths at this location are likely to be seen in association with head gravel deposits overlying, at depth [c. 3 metres bgl] London Clay bedrock deposits. The presence of raised beach deposits [Pagham or Bognor Formation] is possible. Clear differentiation between relict beach facies and Holocene tidal marine marginal deposits may be problematic at this location.

3. Planning Background

3.1 It is understood the site area may be the subject of a forthcoming application for development. Focused on the site known as 'Packhouse 2017' Sefter Farm, Pagham Road, Bognor Regis, PO21 3PX. It is understood that the development proposals include the construction of a new vehicle loading / distribution warehouse to the southeast of the existing food processing facility. The plans for this building include for a raised floor slab to aid in loading heavy goods vehicles. This will include for a new metalled loading bay at existing ground level, flanking the western and southern elevation of the premises.

3.2 Considering the possible archaeological potential for the general site area the site owners / potential developers commissioned Development Archaeological Services Ltd. to undertake a pre-determination assessment of the site area so that the heritage / archaeological aspect of the site might be better considered.

3.4 Consultations between Development Archaeology Services Ltd. [DAS] on behalf of their clients with Mr. James Kenny, Archaeology Officer of Chichester District Council [advisor to Arun District Council] established that it would be prudent to undertake a phase of archaeological assessment comprising of a program of archaeological trial trenching so that the results might be presented to inform any forthcoming application for development of the site.

3.5 This report presents the results of this pre-determination archaeological field assessment of the proposed development site and may be, on instruction of the applicant / applicants agent, be submitted to Arun District Council to better inform any future planning decision.

3.6 The study constitutes an initial enquiry of archaeological and heritage assets within the development area as detailed / required by Policy HER DM5 [sections 1.7.1, 16.7.2, 16.7.3 and 16.7.4, and also Policy HER DM6 [paragraphs a, b and c] of the submission draft Arun District Council Local Plan [2011-2031].

3.7 The study is also guided by and takes heed of national policy relating to conservation of the 'Historic Environment', as stated in National Planning Policy Framework, Chapter 12, and [NPPF 2012].

4. Archaeological and Historical Background

4.1 Review of the results of a previously submitted Desk Based Assessment [Hall & Pine, 2015] for an immediately adjacent site area to the immediate east of this study site established that finds of Neolithic worked flints have been made to the south-west of the assessment site on the Mill Field caravan site. These finds, although indicating a potentially low level of contemporary archaeological activity, may also suggest that similar finds from this and other prehistoric periods may be found on the study site, though this potential is considered to be **low to moderate.**

4.2 The potential for previously unknown archaeological activity to be found on this assessment site should be taken into consideration. Taking the developing pattern for pre-historic activity on the lower coastal plain to be evidenced by variable, previously unrecorded finds, overall the potential for the site to contain pre-historic evidence should be considered as **moderate.**

4.3 Finds of Roman pottery have also been made on this caravan site to the south of the study site. The potential for similar such finds to be made on this assessment site is also considered to be low to moderate.

4.4 The previously submitted study has not identified any archaeological potential for the Anglo-Saxon and medieval periods to be encountered on this assessment site. So consequently, this potential is considered to be low to negligible.

4.5 Finds of post-medieval pottery have also been made on this caravan site to the south of the site. The tithe map of 1847 shows the presence of former parliamentary enclosure field boundaries within the general area of the assessment site. Taking this into account, it is considered that the potential for post-medieval archaeological activity, specifically relating to field boundaries, to be encountered on this site is moderate.

4.6 This archaeological desk based assessment [Hall & Pine 2105] identified generally low potential for archaeological activity and finds from the prehistoric and Roman periods, negligible potential for archaeological activity and finds from the Anglo-Saxon and medieval periods and moderate potential for archaeological activity from the post-medieval period to be found on this assessment site.

4.7 The setting of the Grade II listed 18th century farmhouse at Rookery Farm to the south-east of the assessment site and that of Sefter Farmhouse immediately to the north of the site will be a material consideration in respect of any proposed development on this site. There may be a potential impact from this development on this setting, which should be taken into consideration;

though this is considered to be low and is partially mitigated by a screen of trees and mature hedgerows to the south and existing buildings to the north, which will partially screen these two listed buildings / building complexes, from the proposed development.

5. Methodology

5.1 The archaeological evaluation was carried out at the proposed development site on the 25th May 2016 by DAS Ltd with works being supervised by Christopher Pine of Development Archaeology Services Ltd [DAS].

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5.2 The evaluation consisted of the mechanical excavation under archaeological supervision of 3, 25m X 2m wide trial trenches and a single 60m X 2m wide trench. This comprised a total trenching area of 270 m², which represented approximately 7.5% sample by area of the available area of the site.

5.3 Where necessary, surfaces were hand cleaned for examination and recording, and the deposits and archaeological features observed were recorded on standard pro-forma context recording sheets. All trench locations including their pattern and distribution and relative site levels at each trench end were plotted and surveyed in.

5.4 A complimentary digital colour photographic record was also maintained, which are reproduced as Plates P1-P12. Selected Sections were recorded [See Sections 1 to 5]. All work was carried out according to adopted Sussex Guidelines for archaeological pre-determination surveys.

5.5 In addition to field work the site specific geotechnical report for the site area was reviewed. [Ground Investigation Report 16.9088 2016]

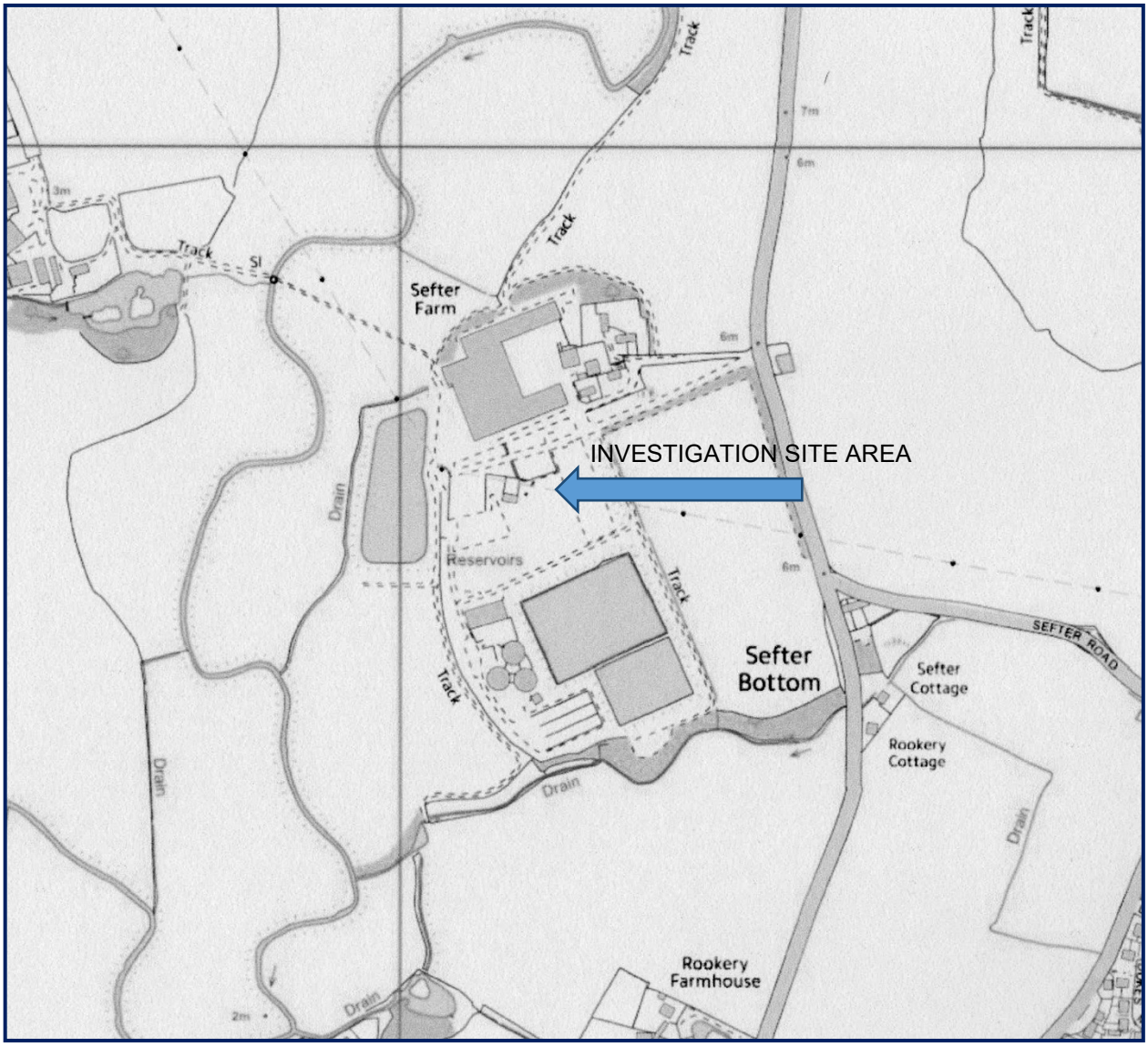

Figure 1: General site location at an original scale of 1:25,000. Site centred at approximately: SZ 489147 99590

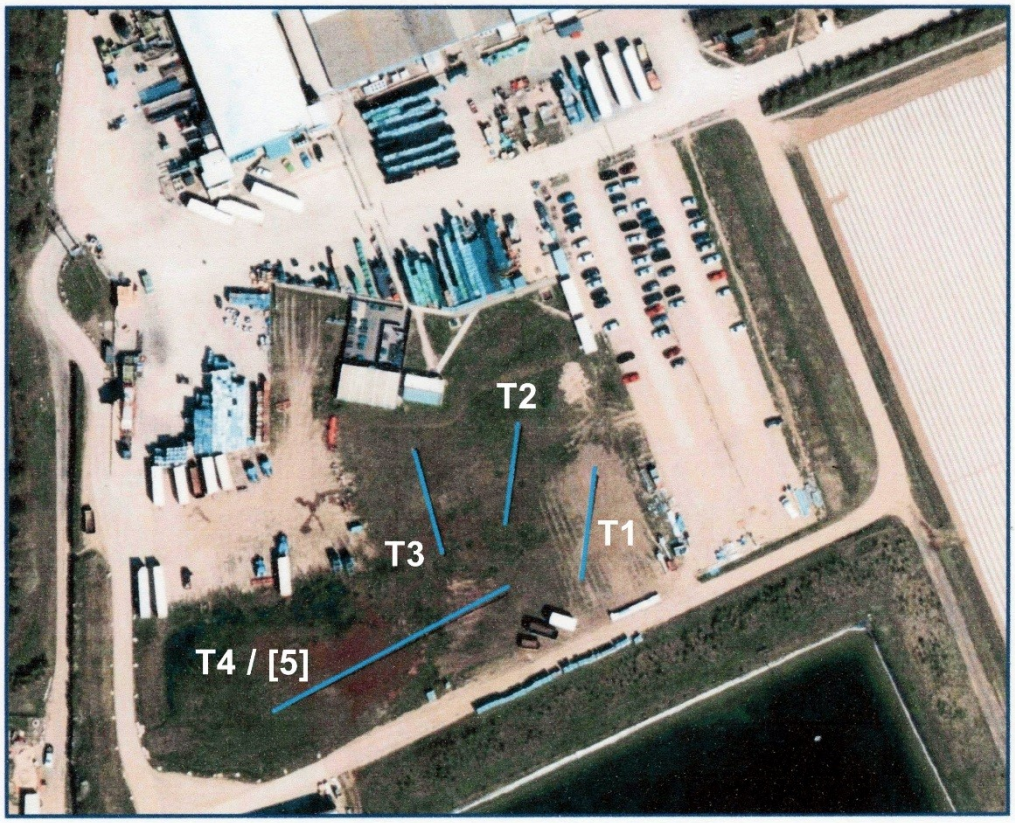

Figure 2: Site Plan showing location of evaluation Trenches 1-4

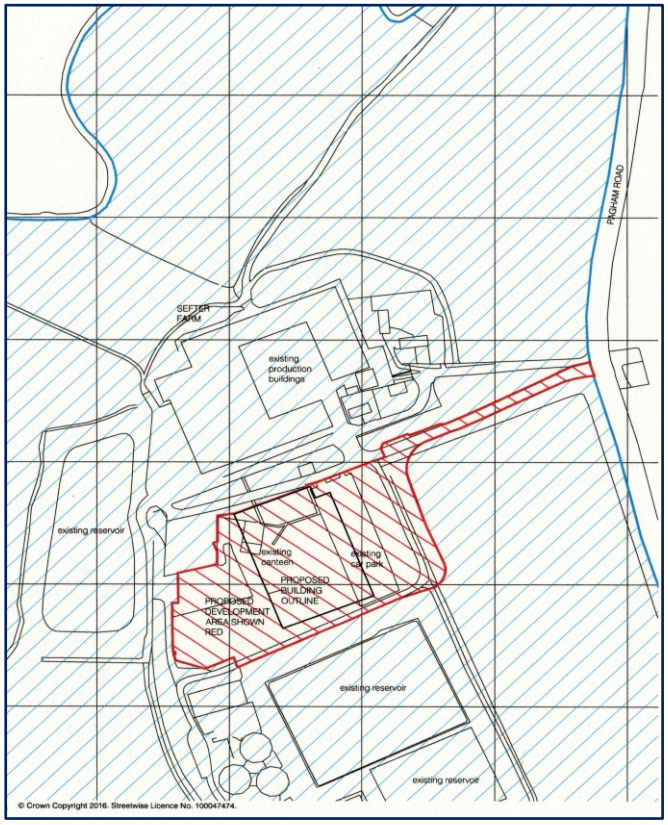

Figure 3: Development / application site [red hachured area] comprising of existing developed areas [to be up-dated] and 'new' proposed building area [as investigated during this study].

6. Results [See Plates P1-P12 and Sections 1-5]

6.1 **Trench 1:** Trench 1 was excavated to a length of 25 metres with a width of 2m [50m2 survey area] and was orientated approximately north south [Figure 2] Trench 1 was positioned at the south eastern corner of the survey area. This trench was excavated to depths of between 0.50m-0.55m below ground levels [See Plate 3 [Trench] and Plate 4 Section 1 for detail].

6.2 Upper contact to natural was made at a shallow c. 0.20m to 0.25m depth below ground level, with natural consisting of consisting of a mid-orange brown grey silt supporting sub rounded flint clasts. At this location natural was interpreted as brickearth overlying and seen in association with head gravels.

6.3 At the southern end of the trench c, two parallel drain / trench cuts were observed. These features were cut from the top and are considered as modern drainage / features possibly associated with the modern reservoir installation lying to the south.

6.4 Trench 1 contained no significant archaeological features or finds.

6.5 **Trench 2:** Trench 2 was excavated to a length of 25 metres with a width of 2m [50m2 survey area] Trench 2 was orientated from north-south and was located parallel to Trench 1 approximately 20 metres to the west.

6.6 The sequence recorded in Trench 2 was equivalent to that seen in Trench 1 [See Plate P6 Section 2 for detail] At the south of the trench groundwater water ingress was noted.

6.7 Trench 2 contained no significant archaeological features or finds.

6.8 **Trench 3:** Trench 3 was aligned south north west and was situated to the west of Trench 2 and centrally within the survey area. Trench 3 was excavated to a length of 25 metres with a width of 2m [50m2 survey area]

6.9 In the north of Trench 3 the sequence was equivalent to that seen in Trench 2 consisting of modern turf overlying mid orange clay silts in turn contacting head gravel deposits at approximately 0.30m depth. [see Plate 9 Section 3 for detail]

6.10 In the south of Trench 3 contact to natural head deposits was recorded at c. 0.60m below ground level. The deeper overlying topsoil and subsoil deposits [See P10 Section 4 for detail] corresponded with a site area where rapid groundwater water ingress was observed.

6.11 Trench 3 contained no significant archaeological features or finds.

6.12 Trenches 4 and 5 were located along the southern boundary of the investigation area. These investigation trenches were conjoined and was therefore excavated to a total length of 60 metres with a width of 2m [120m2 survey area].

6.13 In the east of the trench the recorded sequence consisted of an upper c. 10cm deep topsoil contacting mid reddish to mottled brown, grey brown silt with a fine sand content. At c. 0.15 m below ground level upper natural was contacted consisting of silt / clay silt with sand fraction with matrix becoming denser firm and compact with depth. The matrix supports frequent sub rounded to sub angular flint gravels. The base 'natural unit is interpreted as an estuarine gravel silt deposit. [[See Plate P12 Section 5]

6.14 Approximately 20 metres from the eastern terminal of Trench 4/5the upper topsoil unit is replaced by a modern imported wood chip 'debris layer'.

6.15 Trench 4/5 contained no significant archaeological features or finds.

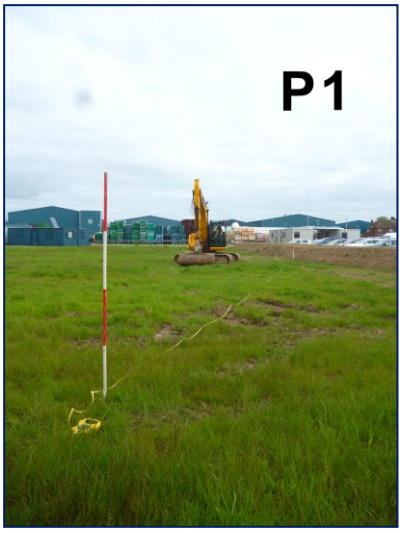

Plate P1: Site area viewed from the south east looking north.

Plate P2: Site area looking north west from the south east site corner.

Plate P3: Trench 1 viewed from the south looking north east.

Plate P8: Trench 1 viewed from the north looking south west

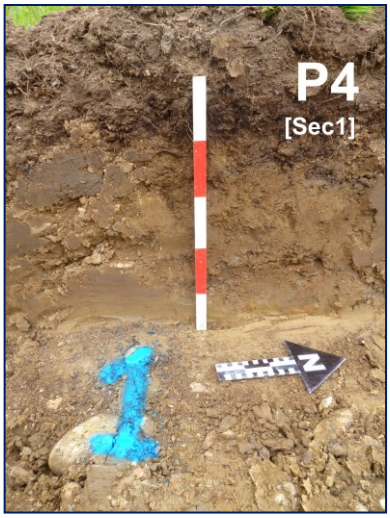

Plate P4: Section 1 [south end of Trench 1].
Ground level 0.00 at + 4.10m OD.

00.0.20 Modern turf / grass cover over mid to dark brown silt / organic [modern] rooted topsoil. Matrix is loose and friable and supports sparse sub rounded flint clasts < 2cms in diameter]

0.20------- Moderately sharp horizontal contact

0.20-0.40 Mid orange grey silt. Matrix is moderately firm and compact to firm and compact. Slight fire to medium sand fraction present that increases with depth. The matrix supports sparse flint clasts that are sub rounded to well rounded. [Head deposit with suggestion of marine derived [possibly remnant / re-worked buried beach deposit]

[Refer to Geotech report TP 4 recording contact to London Clay at approximately 2m bgl [+2.10m OD].

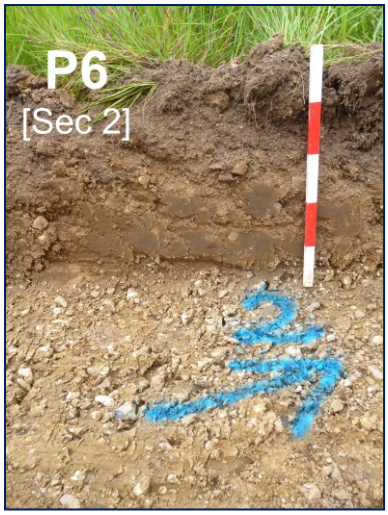

Plate P6: Section 2 [north end of Trench 2]
Ground level 0.00 at + 4.53m OD.

00.010 Modern turf / grass cover over mid to dark brown silt / organic [modern] rooted topsoil. Matrix is loose and friable and supports sparse modern [cbm] debris and sub rounded flint clasts < 2cms in diameter.

0.10----------Moderately sharp horizontal contact

0.10-0.35 Mid orange brown clay silt with slight sand content. Matrix is moderately dense firm and compact.

0.35 ----------Sharp horizontal contact

0.35-0.45 Mid orange becoming grey brown silt with frequent sub rounded to sub angular flint gravels. Moderately well sorted with size range 2cms to 4cms. [Head deposit]

Refer to Geotech report TP 5 recording contact to London Clay at approximately 1.50m bgl [+3.00m OD].

Plate P9: Section 3 [centre of Trench 3]
Ground level 0.00 at +3.95m OD.

0.0-08 Modern turf / grass cover over mid to dark brown silt / organic [modern] rooted topsoil. Matrix is loose and friable and supports sparse cbm debris [Topsoil part made ground]

0.08----------Moderately sharp horizontal contact

0.08-0.30 Mid orange brown clay silt with slight sand content. Matrix is moderately dense firm and compact.

0.30----------Moderately sharp horizontal contact.

0.30-0.45 Mid orange becoming grey brown silt with frequent sub rounded to sub angular flint gravels. Moderately well sorted with size range 2cms to 4cms. [Head deposit]

Refer to Geotech report TP 3 recording contact to London Clay at approximately 1.20m bgl [+2.50m OD].

Plate P5: Trench 2 viewed from north east looking south west

Plate P7: Trench 3 viewed from the north east looking south west

Plate 10: Section 4 [south end of Trench 3]

Ground level at + 3.88m OD.

0.00-0.30 Mid to dark brown silt with frequent fibrous [wood chip] modern inclusions [Made ground]

0.30-------Moderately sharp horizontal contact

0.30- 0.50 Mid orange becoming orange brown silt with frequent sub rounded to sub angular flint gravels. Moderately well sorted with size range 2cms to 5cms.

0.50-------Diffuse horizontal contact

0.60-0.70 Mid orange becoming grey brown silt becoming dense firm and compact. Matrix supports frequent angular to sub angular flint gravels to 4cms diameter [Head deposit]

Refer to Geotech report TP 3 recording contact to London Clay at approximately 1.20m bgl [+2.50m OD].

Plate P11: Trench 4/5 viewed from the east looking west

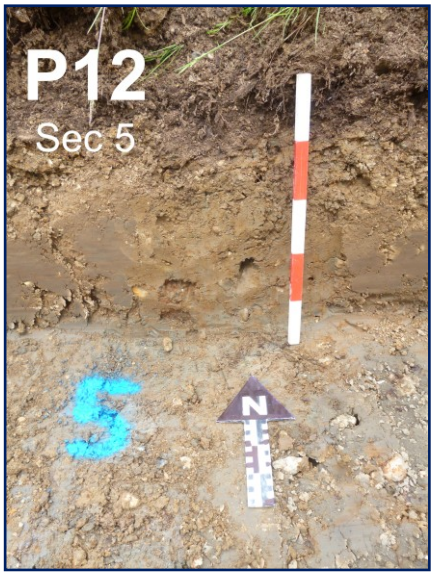

Plate P12: Section 5. East end of Trench 4/5. Ground level at +4.06m OD.

00.0.08 Modern turf / grass cover over mid to dark brown silt / organic [modern] rooted topsoil]

0.08---------- Sharp horizontal contact

0.08-0.15 Mid reddish mottled brown silt with very fine sand partings. Gravels becoming more frequent with depth

0.15 moderately sharp horizontal contact.

0.15-0.50 As above though matrix becoming denser and compact with silts / sand fraction increasing. Matrix supports medium fine gravels that are sub angular to sub rounded [Estuarine or possibly raised beach deposits]

Discussion and Conclusions

7.1 It is considered that the archaeological trial trenching on this site provided a thorough and a comprehensive sampling of the area of the proposed development site.

7.2 This archaeological evaluation identified a simple deposit sequence which comprised a topsoil/ploughsoil horizon overlying a variable natural horizon. This deposit sequence was encountered throughout the survey area.

7.3 All trenches were recorded as being archaeologically negative.

7.4 No evidence of Pre-historic, Bronze Age or Iron Age activity was recorded within the study area.

7.5 Site area variations in natural sediments, from head deposits consisting of gravels and brickearth silts predominating in the north and eastern site areas to sandier silts seen in the east of the site suggest differing depositional environments are recorded within the site area.

7.6 Whilst there were no recorded archaeological features or finds recorded during this survey the variation in palaeoecological conditions suggested by differing sediment types would suggest that at proximal site areas where higher elevations are recorded a higher potential for the presence of pre-historic archaeology might be anticipated.

8. Acknowledgements

8.1 Thanks are gratefully extended to Barfoots of Botley for commissioning this work and for Curtis Leeves Technical Ltd for their assistance throughout.

8.2 Thanks also go to Ground Investigation Services for their co-operation during field work and to B&M Plant Hire for their co-operation during the survey work

9.0 Bibliography.

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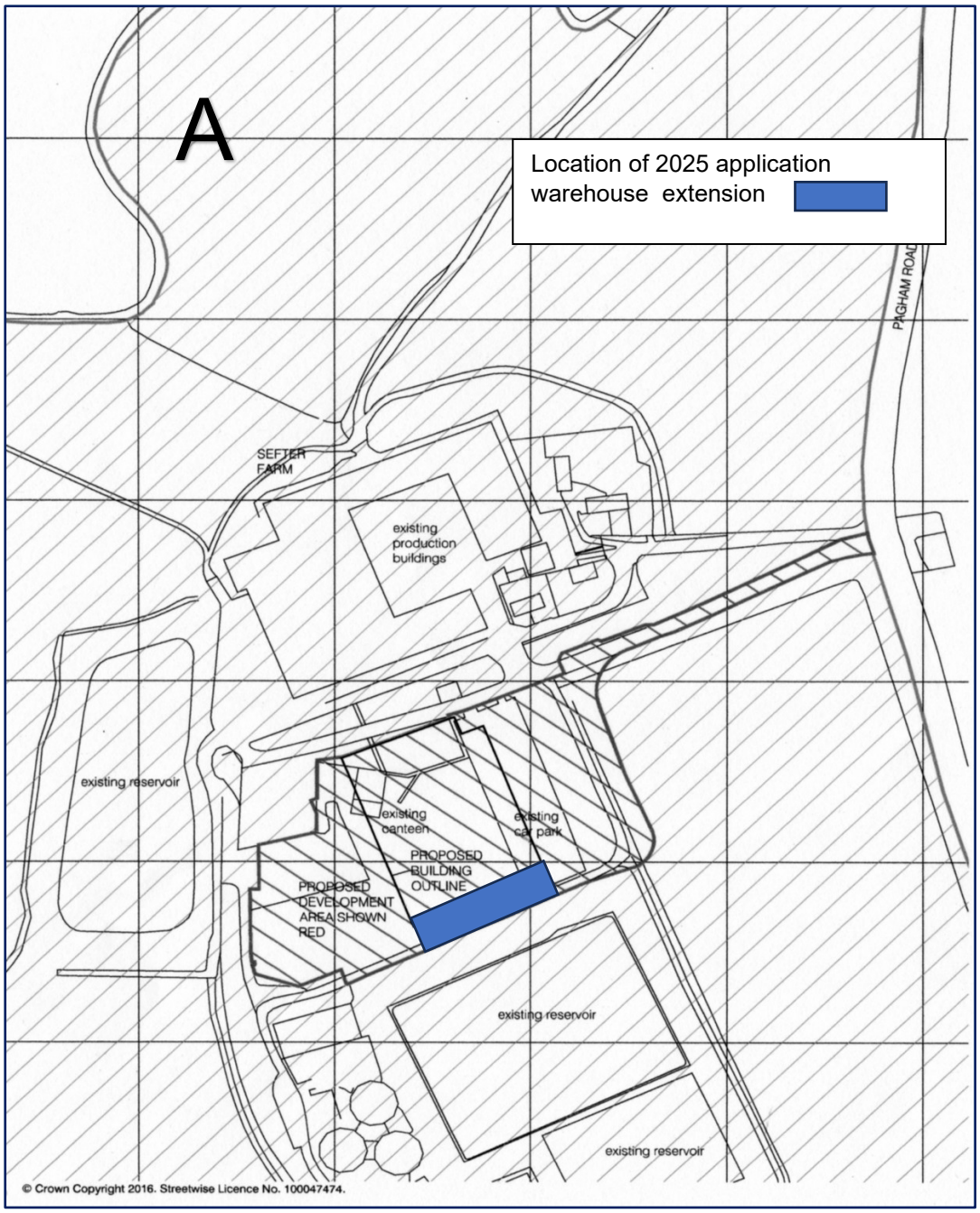
Ordnance Survey, [2006], 1:25,000 scale map, *Chichester, South Harting & Selsey,* Explorer Sheet No. 120.

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

Note re 2025 application

The proposed pack house extension lies with the footprint of previously evaluated / investigated site area [see DAS [Hall & Pine 2016] See Figures A, B and C below.

It is considered that due to negative results, as reported within DAS 2016 report [above]
That no further archaeological mitigation is required for the 2015 application to extend the existing warehouse



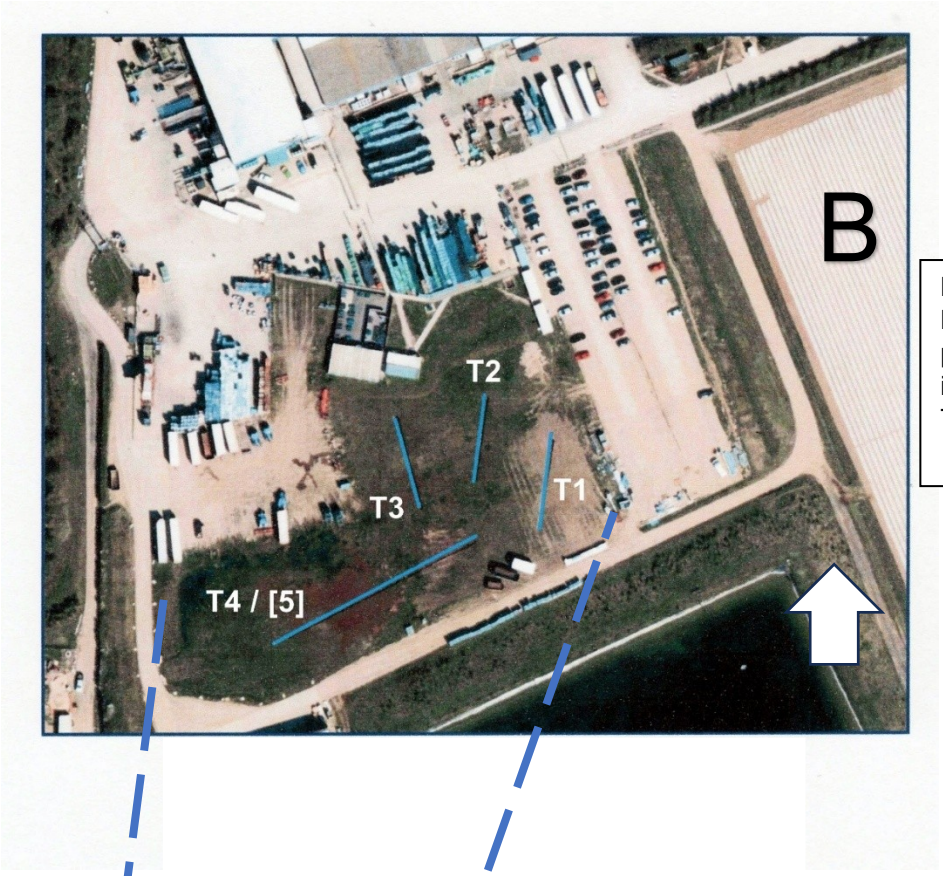


Figure B: Location of previous 2016 investigation Trenches 1-4

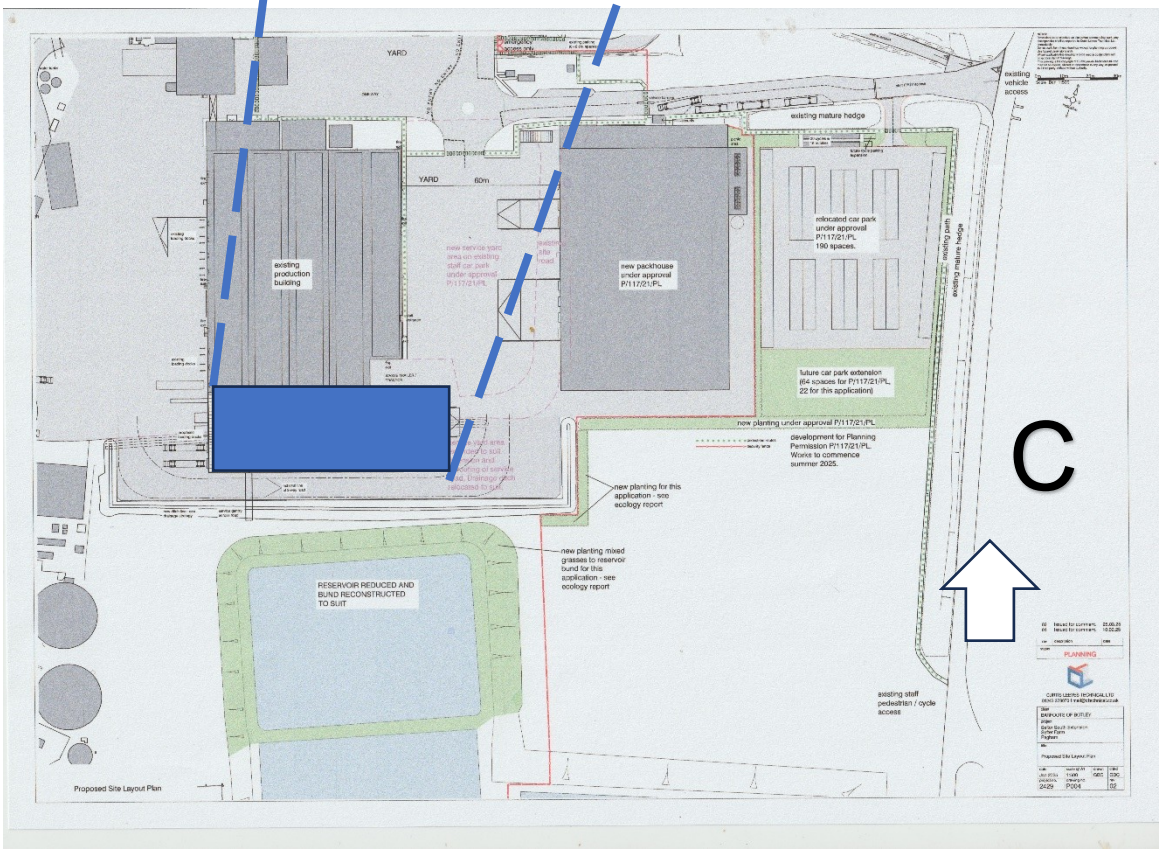


Figure C: Proposed new 2025 warehouse extension