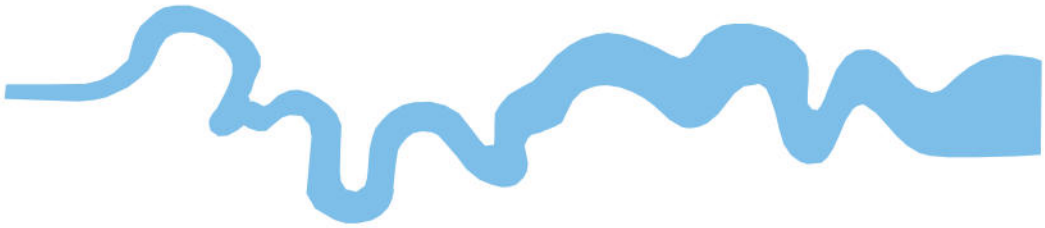
T V A S



SOUTH

Land at Arundel Road, Fontwell, West Sussex

Archaeological Desk-based Assessment

by Charlotte Procter

Site Code: ARF24/30
(SU 9573 0701)

Land at Arundel Road, Fontwell, West Sussex

Archaeological Desk-based Assessment

for Harlequin Developments

by Charlotte Procter

TVAS South

Site Code ARF 24/30

March 2024

Summary

Site name: Land at Arundel Road, Fontwell, West Sussex

Grid reference: SU 9573 0701

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Charlotte Procter

Site code: ARF 24/30

Area of site: 2.62 ha

Summary of results: The site lies in an Archaeological Notification Area due to the presence of a linear ditch (boundary work) which has been found to contain Bronze Age, Iron Age and medieval pottery. The area has been occupied since the prehistoric period onwards although it did not become a settlement of any significant size until the post-medieval period at which point large scale development began in the area. The proposal site has remained undeveloped since the advent of modern mapping and the lidar imagery indicates the presence of ridge and furrows across the site suggesting a reasonable potential for archaeology to reside within the proposal site undisturbed.

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Land at Arundel Road, Fontwell, West Sussex
Archaeological Desk-based Assessment

by Charlotte Procter

Report 24/30

Introduction

This report is an assessment of the archaeological potential of a plot of land at Arundel Road, Fontwell, West Sussex (NGR: SU 9573 0701) (Fig. 1). The project was commissioned by Mr Jack Karagoz of DHA Planning Ltd, Metal Box Factory, 30 Great Guildford Street, London, SE1 0HS on behalf of Harlequin Developments, 85 Great Portland Street, London, W1W 7LT and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Arun District Council for the development of the site for residential use and potentially a community facility. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with the Department for Levelling Up, Housing and Communities's *National Planning Policy Framework* (NPPF 2023) and the Council's local plan policies.

Site description, location and geology

The site is located on the north-eastern edge of Fontwell which is located east of Chichester and Tangmere and west of Arundel to the south of the A27 (Fig. 1). The site is bounded by the A27 to the north-east and Arundel Road to the south with residential units forming the west boundary. A site visit conducted on 29th February 2024 showed that it currently consists of a triangular plot of land which is currently grass and shrubs (Fig. 2). The northern most point is overgrown woodland and the site is surrounded by hedgerow (Pls 1–6). All buildings seen on figure 2 have been demolished. The development area is centred on NGR, SU 9573 0701 and is located on head gravel, sand, silt and clay deposits (BGS 1996). It is at a height of approximately 32m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought from Arun District Council for the development of 50-60 residential units and a possible community facility. No development plans are available at the time of writing.

The Department for Levelling Up, Housing and Communities's *National Planning Policy Framework* as revised in 2023 (NPPF 2023) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2023, 70–1) as:

> 'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

Paragraphs 200 and 201 state that

> '200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
> '201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

A 'heritage asset' is defined (NPPF 2023, 70) as

> 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

'Designated heritage asset' includes (NPPF 2023, 69) any

> 'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

'Archaeological interest' is glossed (NPPF 2023, 68) as follows:

> 'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 203 to 209:

‘203. In determining planning applications, local planning authorities should take account of:

‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

‘a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

‘b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional72.

Footnote 72 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

‘a) the nature of the heritage asset prevents all reasonable uses of the site; and

‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 211 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible[73]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

Footnote 73 ‘Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository’

In determining the potential heritage impact of development proposals, 'significance' of an asset is defined (NPPF 2023, 75) as:

> **'**The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

while 'setting' is defined (NPPF 2023, 75) as:

> **'**The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

The Arun Local Plan 2011-2031 was adopted on 18th July 2018 (ADC 2018). This local plan contains the following relevant policies:

> **'Policy HER SP1**
> **'The historic environment**
> 'The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:
> 'Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.
> 'Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;
> 'Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.
> 'The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.
> 'The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.
> 'Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.'

> **'Policy HER DM1**
> **'Listed Buildings**
> 'Proposals affecting statutory Listed Buildings will be required to:
> a. Preserve or enhance the historic character, qualities and special interest of the buildings;
> b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
> c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
> d. Protect the special interest of buildings of architectural or historic interest; and
> e. Protect, and where possible enhance the setting of the building.
> Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;

g. the redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and

h. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

'The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

'The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

'The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting;
- it will avoid detrimental fragmentation of management of the heritage asset; it will secure the long term future of the heritage asset and, where applicable,
- its continued use for a purpose sympathetic to its conservation;
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- there is a source of funding that might support the heritage asset without the need for enabling development; and
- the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

'Policy HER DM2

'Locally Listed Buildings or Structures of Character

'The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;

b. Buildings which are extremely good examples of traditional or established style, or of unusual type;

c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;

d. All buildings must be largely intact and not adversely affected by later extensions or alterations;

e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

'Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

'Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

‘Policy HER DM6
‘Sites of Archaeological Interest

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

‘In all such instances:

a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;

‘or

b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.

c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.

d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.

e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.

f. Developments shall also be consistent with all other Local Plan Policies.

‘* Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in a. above).’

The proposal site does not lie in a conservation area so Policy HER DM 3 is not relevant, however, it does lie within an Archaeological Notification area. Archaeological Notification Area; DWS8514 is considered to be of significance due to the presence of Bronze Age, Iron Age and medieval activity found to be contained within a linear ditch.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies within the Sussex coastal plain, an area generally noted for its rich archaeological heritage, with a particular concentration of important sites dating to the Bronze Age and Iron Age. The internationally important Palaeolithic site at Boxgrove is situated *c.*4km away, to the north-west, though at a much higher elevation on the Goodwood-Slindon Raised Beach (Pope 2003; Roberts 1999a and b, esp. fig. 8). This part of the coastal plain will have been submerged until late into the Upper Palaeolithic (Woodcock 2003, 2; Collcutt 2007).

Only a handful of Mesolithic and Neolithic sites are known on the coastal plain compared to dozens on the South Downs and Weald (Gardiner 1984, fig 3.1; Holgate 2003, figs 3.2, 3.3; Drewett 2003, fig 4.1) though there is now important early Neolithic evidence from Worthing (Thompson and Wallis 2017a).

Recent research has increased the number of Bronze Age sites known on the lower coastal plain. Not far from Fontwell is the important site of Yapton (Aldsworth 1983; Rudling 1987), while further afield, Selsey for example, has produced several prehistoric finds (Seager Thomas 1998, Kenny 1989, Hammond and Preston 2006; Sanchez 2017) and Bronze Age settlement including burnt mounds (communal cooking places) have been recorded at North Bersted (Taylor *et al.* 2014), Angmering (Wallis 2017) and elsewhere.

By the Iron Age, permanent settlement on the coastal plain is well attested, and by the late Iron Age, the area had become a focus of regional power and wealth, with clear evidence of the early Romanizing of the local elites at the *oppidum* of Chichester, and especially the palace at Fishbourne (Cunliffe 1971, etc), and the rich 'warrior' burial at North Bersted (Taylor *et al.* 2014). This wealth continues into the Roman period, with numerous villas and more minor sites represented in the area, the *civitas* of the Regni (Rudling 2003, fig. 9.1).

Surprisingly it is difficult to pinpoint Saxon settlement in the area and a period of decline and withdrawal can perhaps be posited, but only cautiously, as the sites may simply be invisible for a variety of reasons. By medieval times, there is little question but that the area was again densely settled and prosperous.

Recent large-scale excavations on the coastal plain, to the south-west of the site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Taylor *et al.* 2014; Wallis and Ford 2014). To the south-east, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Bray *et al.* 2019; Wallis 2019), West Durrington (Wallis and Ford 2019) and Worthing (Thompson and Wallis 2017b).

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER) on 28th February 2024 for a radius of 1km around the proposal site. This revealed 56 entries within the search radius. These are summarized as Appendix 1 and their locations are plotted on Figure 1.

Prehistoric

Two entries are considered to be of possible prehistoric date. An earthwork indicates the presence of a former field system or boundary feature which is of either prehistoric or Roman date. This is located to the north of the proposal site and is visible on lidar imagery and may be indicative of long term prehistoric activity in the vicinity of the proposal site **[Fig. 1: 1]**. Evidence thought to include possibly prehistoric fields has been recorded from aerial photography**[4]**.

Palaeolithic/Mesolithic

There are only 2 entries dating to each of these periods respectively and are all stray findspots. Two axes of Palaeolithic date have been collected, one of Ficron type which was found in a stream **[1]** and the other of Clactonian type found on West Walberton Lane **[2]**. The two Mesolithic entries are both flint tools including a 'Thames' pick **[1]** and stuck flints **[3]**. Test pitting at Fontwell Road **[3]** also appears to have established the presence of deposits representing the Aldingbourne Raised Beach (which would be commensurate with the elevation). The date of this beach is still debated (Pope 2003, 22–3) but it seems most likely to be much later than the Goodwood-Slindon Raised Beach which is so important for the Palaeolithic of the area.

Neolithic

For the Neolithic period, worked flints continue to be observed **[1, 3]**. A pit was also observed containing a small amount of stuck flints and pottery **[3]**.

Bronze Age

Features dating to this period within the HER search are also limited, with an enclosure having been recorded during evaluations along Frontwell Avenue containing a small quantity of Bronze Age pottery **[3]**. A linear ditch has also been noted containing pottery dating to this period **[5]**. On the basis of this, the site itself has been

designated Archaeological Notification area DWS8514, although it appears the observations referred to are well to the west.

Iron Age

The same linear ditch mentioned in the section above also contained pottery dating to the early Iron Age **[5]**. Iron Age material from the area is otherwise quite limited with the only other entry referring to material found at Woodlands farm **[6]**, details of which are lacking.

Roman

The number of entries substantially increases for the Roman period but the actual evidence is scant. Features including field boundaries **[3]** and field systems having been recorded **[4]** but are wholly undated. The other two Roman entries consist of an extensive V-shaped ditch recorded by a local amateur archaeologist which produced large quantities of ceramic building material and pottery including complete pots **[7]** which may represent, for example, a cemetery or a substantial settlement. A section of the Chichester to Arundel Roman road (Margary 1955, route 153) is visible as a slight earthwork, on cropmarks and on LiDAR imagery **[8]**. As plotted by the HER this passes through the proposal site. It is not at all clear but may just be visible on the LiDAR imagery in this location (see below).

Saxon

There are no entries pertaining to this period included in the HER search.

Medieval

Two entries date to this period. The first is the Deer Park located within Slindon Park. The park boundary is still visible as a bank and ditch earthwork **[1]**. The other entry may date to this period where a series of ridge and furrow earthworks were visible of lidar images from Slindon **[4]**.

Post-medieval

It is with the post-medieval period that an influx of activity begins and the settlement of Fontwell begins to grow. Many entries refer to buildings which have since been demolished including the site of a Field Barn **[1]**, the Windmill at Fontwell **[9]**, Balls Hut Inn **[10]**, Barncroft Historic Outfarm **[11]**, an outfarm located on Walberton Lane **[13]**, Woodland historic farmstead **[17]**. In addition to these demolished building there are several that remain including Common Farm (although only the listed Goodacres farmhouse survives) **[12]**, historic outfarms south of Wandley's Barn **[14]** and west of Walberton Green **[15]**, and at Wandley's Farm **[16]**. In addition to these farms there are three listed buildings located in the area along with the aforementioned Goodacres **[12]** which includes The Hermitage **[9]** and the south gateway and lodge of Slindon Park **[24]**. In addition to the earlier features recorded at the Fontwell Avenue evaluations, a small structure of post-medieval date was observed **[3]**.

Slindon Common underwent a great deal of use during this period having been used for both gravel **[18]** and clay **[19]** extraction which is likely why a series of trackways visible on lidar images extend across the common **[20]**. Similarly gravel extraction took place at both Slindon Wood **[21, 23]** and Slindon Bottom **[22]** where quarrying activity is visible on lidar images.

Modern, undated, negative

While there are no modern entries, there six undated HER entries and two negative entries where archaeological investigation retained no results **[25, 32]**. All the undated features refer to earthworks visible on either aerial photographs or lidar imagery where no datable material was ascertained **[26-31]**.

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within a 1km radius of the proposal site.

Portable Antiquities Scheme

A search was made of the Portable Antiquities Scheme database for the grid square NGR: SU9507. This returned no results.

Cartographic and documentary sources

The hamlet of Fontwell was originally located within the parish of Walberton which lies on the coastal plain 5km west-south-west of Arundel. Fontwell is not mentioned in Domesday Book but Walberton is, was located in the hundred of Binstead in the county of Sussex. The placename Walberton was referred to as *Walburgetone* in 1086 meaning 'Farmstead or village of a woman called Wealdburh or Waldburg' originating from the Old English *person name* + *tūn* (Mills 1998, 361). At the time of the survey it had a recorded population of 45 households with 22 villagers, 17 cottagers and 6 slaves. There was enough land for 3 lord's plough teams and 6 men's plough teams along with 14 acres of meadow and woodland for 4 pigs. In addition to this, there was one church. In 1066 the land was valued at £10 when it was owned by three free men, increasing to £13 in 1086 when it was acquired by Acard the priest (William and Martin 2002, 60).

The ancient parish was originally square in shape with the eastern boundary following a stream, the north and southern ones following roads or tracks while the northern one was occupied by a gravel valley. The parish was located on the south-western edge of the Arundel Great park which dated to the medieval period and still retains some of the woodland in the northern part (VCH 1997a).

The hamlet of Fontwell was located in the north-west corner of the parish on the border with Eastergate. The placename was first recorded in 1620 and it is possible that one of the earliest buildings may have been located in the area prior to the recorded name date and may have been there from before 1598 (VCH 1997a). The settlement of Frontwell was named after a spring which is located in the north tip of the neighbouring parish of Eastergate (VCH 1997b).

Sections of medieval to 18th century stonework are used as kerbstones within Fontwell, along the north-south track following the parish boundary to the west of the hamlet. In the 1840s a total of 6 buildings were located in Fontwell and by 1910 the name Fontwell was used to describe the area around the Hermitage and later extended again once new houses were constructed in the area. The area is now known for the Fontwell Park Racecourse, that opened in 1924 (VCH 1997a).

A range of Ordnance Survey and other historical maps of the area were consulted online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's 1575 map of Sussex (Fig. 3). This indicates the major towns of the area without providing any detail. Fontwell is not shown but the area can be approximately located to the south of *Slindon.* Speed's map of 1610 (Fig. 4) shows a similar level of detail and Fontwell can be located slightly south of Slindon. The wider area is indicated as being part of *Arondell Rape*. Morden's 1695 map (Fig. 5) again shows a similar picture but the road between Arundel and Chichester is now marked along which the site lies. Kitchen in 1768 (not illustrated) adds no further detail.

Yeakell and Gardner in 1778 (Fig. 6) is the first to show the site in detail. The site can be precisely located adjacent to the farm on the Arundel Road, extending up to Slindon Common. It occupies part of two fields. The preliminary Ordnance Survey map (not illustrated) shows a similar situation and adds no further detail. The Walberton Tithe map of 1847 (Fig. 7) shows the same situation with the proposal site spanning two fields. The accompanying apportionment records the fields as; 18 belonging to Richard Prime Esquire and occupied by George Bowden Puttock as house and field (arable) and 19 is owned and occupied by the same and is recorded as middle field (arable).

The Ordnance Survey maps of 1876 (Fig. 8) and 1897 (not illustrated) label the adjacent farm as 'Common Farm' but show no changes to the proposal site. The 1912 map (Fig. 9) shows that the western field has now been sub-divided along the line of the farm boundary forming the western proposal site boundary. A footpath

cuts diagonally across this new field towards the northeast. The 1938 map (Fig. 10) shows no changes to the proposal site but the area in general has become more developed on the southern side of Arundel Road and the field to the west has been planted as an orchard. The farm name has been changed to 'Goodacres'. Smaller scale maps from 1950 and 1961 show no change to the proposal site. By 1973 (Fig. 11) the two fields have been combined into a single large field and the footpath moved to the western site boundary heading north. 1979 shows no changes but by 1990 (Fig. 12) the A27 has been constructed cutting the large field in two and forming the existing site boundaries. This remains unchanged through 2003 (Fig. 13) to the present day.

Listed buildings

Three listed buildings lie within a 1km radius of the proposal site. The closest listed buildings the grade II listed Goodacres, a two story building dating to the early 19th century. This building lies *c.*90m to the west of the proposal site fronting the north side of Arundel Road. Due to intervening development and tall vegetation (particularly hedgerow on the west boundary) the proposal site is currently screened from view of the proposal site. Providing that the hedgerow is not removed during the sites development and the proposed development does not exceed the height of the vegetation, then the proposed development will have no impact on the listed building. The other tow listed building are both grade II listed with The Hermitage located some *c,*250m to the northwest of the proposal site and the South Gateway and Lodge of Slindon Park located *c.*500m to the west. Therefore neither of these listed buildings will be effected by the proposed development.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are hedgerows on the site that could qualify as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (now modified by government guidance to include boundaries depicted on pre-1845 maps). The field boundary along the south side of the field is present on the 1778 map by Yeakell and Gardner (Fig. 6). Permission would be required to remove or break through this hedge.

Aerial Photographs

The site areas lies within an area for which the aerial photographic record was comprehensively studied as part of the Secrets of the High Woods Project completed in 2015, and incorporated into the Historic England aerial mapping explorer and the HER. This revealed no features on the proposal site and none that appeared likely to traverse the site. More recent Google Earth satellite imagery shows no features within the site. No further photographic collections have therefore been consulted.

LiDAR

National LiDAR Programme data tile DTM-2022-SU90NE was downloaded from the Environment Agency website and added to a Geographical Information System programme, QGIS. The single tile gives complete coverage of the site and its surrounding area.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files were created using the Relief Visualization Toolbox 2.2.1 software (Fig. 14). A multi-directional hillshade visualisation was created with a vertical angle of 15° from the earth's surface at 45° intervals from azimuth 0° to 315° with the vertical exaggeration z=1.

Analysis of the Lidar imaging (Fig. 15) identified a number of features that may be of archaeological interest. Within the proposal site a number of what has been interpreted as ridge and furrow features were identified, some in an east-west alignment with another phase aligned north-south. Also in the northern corner of the site there is a linear feature aligned south-west – north-east that may be of archaeological interest.

Faintly visible are also two linear trends aligned dues east-west across the site, a southern one slightly stronger than the northern, which might match the line plotted in the HER as a Roman road, and although neither is convincing they might be masked by the ridge and furrow.

Outside of the proposal area, to the north lies a collection of gravel pits as indicated on the 1896 Ordnance Survey Map. Additionally, to the south of the proposal site, an arable field shows evidence of possible ridge and furrow features, however due to amount of land disturbance visible, this may be evidence of long-term scarring caused by the farming of the land. Within this field there is also a possible field boundary that pre-dates Ordnance Survey mapping.

Discussion

The proposal site lies in an Archaeological Notification Area which means the area is considered to be very sensitive for archaeology with a high likelihood of finding materials and features of significance in the area, including within the proposal site itself. However there are no known features or finds recorded within the site itself.

The grade II listed Goodacres lies within proximity to the proposal site however, due to the intervening development and vegetation it is not likely to be impacted by the proposed development.

It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The area has seen little archaeological investigation, but recent evaluations have produced some archaeological evidence. The Archaeological Notification Area which covers the site is based on a linear ditch (boundary work) which has been found in the area (though not within the current site but appears to have been projected to run through the proposal site from east to west), containing Bronze Age, Iron Age and Medieval material. The site is also crossed by the projected course of a Roman road, and although this precise line seems speculative, a substantial amount of Roman pottery is recorded from nearby. This suggests that there is potential for other material to reside within the proposal site and due to the fact that the site has not undergone any substantial development since the advent of modern mapping, it is likely that any archaeology if present will remain undisturbed. The presence of ridge and furrows on two alignments within the proposal site viewed on the Lidar suggests the site has undergone farming through the medieval and post-medieval periods. Although ploughing can be damaging to the potential survival of archaeology, until the deep ploughing of recent times such damage might be quite superficial, while the ridges of such systems can provide significant protection for underlying remains.

With no development proposals available it is prudent to consider that any development with a below-ground component would carry the potential to damage or destroy archaeological remains if any are present.

In accordance with Local Plan Policy DM6, it will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development

on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the District and implemented by a competent archaeological contractor. It could be implemented by a suitably worded condition applied to any consent gained.

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APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

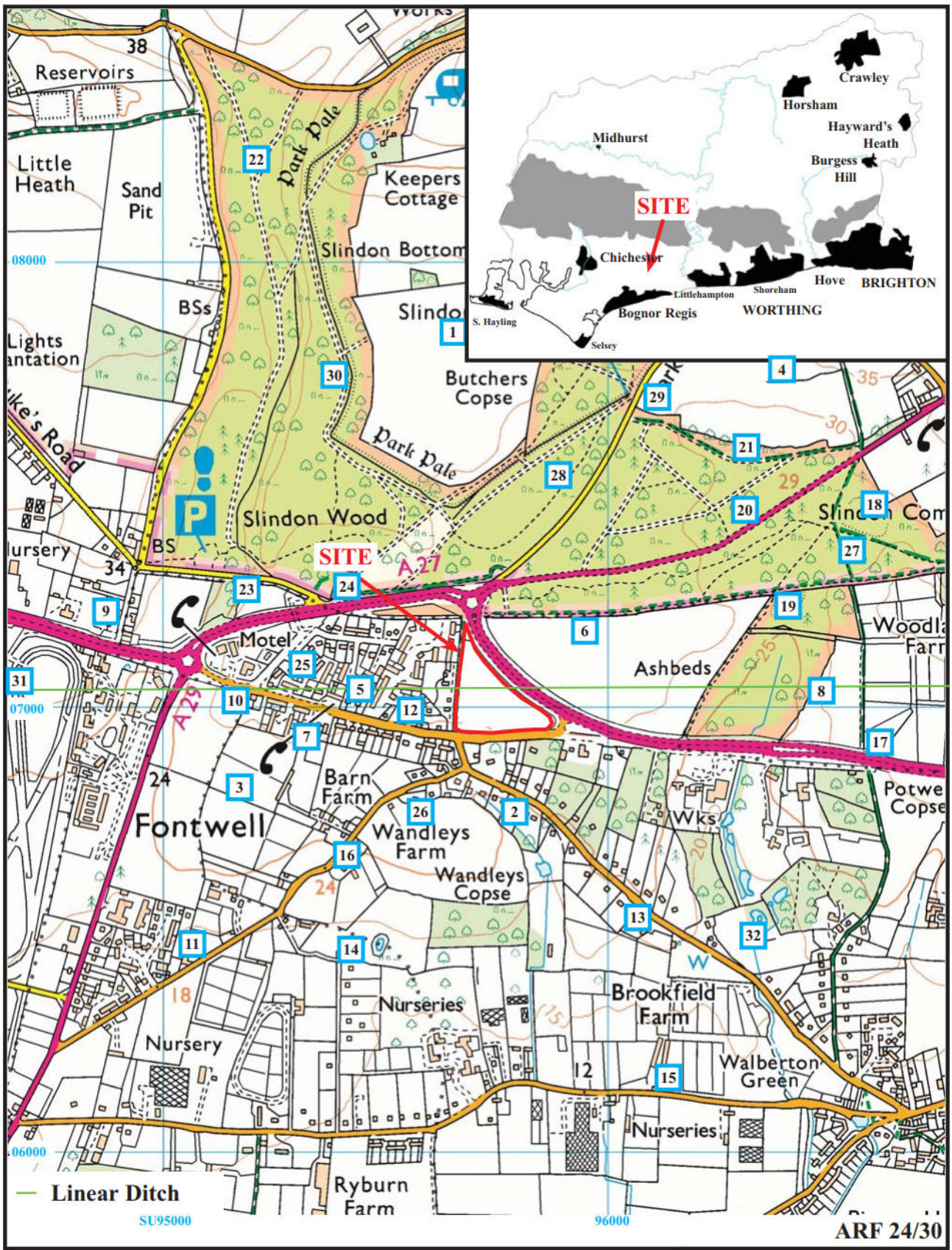
No	*HER Ref*	*Grid Ref (SU)*	*Type*	*Period*	*Comment*
1	MWS2296 MWS2329 MWS4127 MWS5699 MWS6965 MWS14500 MWS10510 EWS1937	958 080 9584 0786 958 078 957 080 9574 0800 95595 06986	Earthwork Documentary Find spot Survey Excavation Cartographic	Prehistoric Mesolithic Medieval Post-medieval Undated	Slindon Park. Deer park. Boundary still remains in places visible as bank and ditch earthwork and was investigated in the 80s. Mesolithic tools recovered including a Thames pick, core, end scraper and flakes. A ficron type hand axe was found in a stream. Earthwork remains of former field boundaries, possibly part of a prehistoric or Roman field system, visible on lidar. Site of Field Barn, Walberton. Demolished.
2	MWS2332	9577 0677	Find spot	Paleaolithic	Clactonian type axe found at West Walberton Lane.
3	MWS13195 EWS1674	95174 06799 95174 06799	Evaluation	Mesolithic Neolithic Bronze Age Roman	Archaeological evaluations at Fontwell Avenue, in 2015 and 2016. Features recorded included a Neolithic pit, a Bronze Age enclosure and a Roman field boundary. A post-medieval structure was also observed. Finds included a small assemblage of Mesolithic and Neolithic struck flints, and pottery of Neolithic, Bronze Age and Roman date.
4	MWS14404 MWS14390	96401 07792 96390 07764	Earthwork Cropmark Survey	Prehistoric? Roman? Undated	Area of ridge and furrow visible as earthworks on lidar images from Slindon. Field system visible on lidar in Slindon.
5	MWS6976 MWS6977	95492 06996 95497 07014	Ditch	Bronze Age Iron Age	Linear ditch containing LBA or EIA pottery found during evaluation in 2000 at Arundel Road.
6	MWS5194	9590 0715	Documentary	Iron Age	Iron Age material found at Woodlands farm.
7	MWS7988	95330 06915	Ditch Occupation site	Roman	V-shaped ditch at Morelands Cottagep roduced large quantities of Roman pottery and ceramic building material.
8	MWS14385 EWS1762	96482 07011 8627 1286	Earthwork Survey	Roman	Section of the Chichester to Arundel Roman road. Visible on lidar images as earthwork embankment running through Binsted Wood.
9	MWS2272 DWS1024	9482 0722 94927 07148	Cartographic Listed building	Post-medieval	Windmill at Fontwell. No longer standing. The Hermitage.
10	MWS7077	95188 07020	Documentary	Post medieval	Site of Balls Hut Inn, Fontwell
11	MWS9333	95057 06431	Survey Documentary Cartographic	Post-medieval	Barncroft Historic Outfarm, Eastergate. 19th century U-plan courtyard outfarm. Demolished.
12	MWS9872 DWS1037	95595 06986 95577 06964	Survey Documentary Cartographic Listed building	Post-medieval	Common Farm Historic Farmstead, Walberton, 19th century L-plan courtyard farmstead. O.nly the farmhouse survives. Goodacres.
13	MWS13079	96155 06475	Survey Documentary Cartographic	Post medieval	Site of historic outfarm on Walberton Lane. Demolished
14	MWS13103	95415 06439	Survey Documentary Cartographic	Post-medieval	Historic outfarm south of Wandley's Barn, Eastergate.
15	MWS13234	96120 06138	Survey Documentary Cartographic	Post-medieval	Historic outfarm west of Walberton Green, Walberton. 19th century, U-plan courtyard.
16	MWS13898 MWS15231 EWS2080	95411 06646 95343 06570 95335 06570	Survey Documentary Cartographic Evaluation	Post-medieval	Wandley Farm historic outfarm, Walberton. 19th century, L-plan courtyard. Evaluation carried out at Wandleys Farm, Walberton. A 19th/20th century land drain was identified but no other finds or features of archaeological interest
17	MWS14031	96646 06886	Survey Documentary Cartographic	Post-medieval	Site of Woodlands historic farmstead, Slindon. 19th century. Demolished.
18	MWS14393	96599 07423	Earthwork Survey	Post medieval	Formel gravel pit on Slindon Common, visible in lidar images.
19	MWS14394	96415 07208	Earthwork Cartographic Survey	Post-medieval	Probable clay pit on Slindon Common, visible on lidar images.
20	MWS14395	96327 07415	Earthwork Survey	Post-medieval	Possible trackway across Slindon Common, visible on lidar images.
21	MWS14488 MWS14392	96313 07575 96388 07512	Earthwork Survey	Post-medieval Undated	Former gravel pit within Slindon Wood, visible on lidar. Former small quarry on southern edge of Slindon Park, visible in lidar images.
22	MWS14489 MWS14491	95154 07977 95247 08142	Earthwork Survey	Post-medieval	Probable quarry pit at Slindon Bottom, visible on lidar images.
23	MWS14684	95170 07259	Earthwork	Post-medieval	Probable former gravel pit in Slindon Wood, visible on

No	*HER Ref*	*Grid Ref (SU)*	*Type*	*Period*	*Comment*
			Survey		lidar
24	DWS1268	95397 07265	Listed building	Post-medieval	South gateway and lodge of Slindon Park.
25	MWS8106 EWS933	95349 07078 95342 07073	Evaluation	Undated	Archaeological evaluation in 2006, negative results.
26	MWS11245	9558 0671	Cropmark	Undated	Aerial photos of field to north of Wandleys Copse, Fontwell show cropmarks.
27	MWS14398	96563 07303	Earthwork Survey	Undated	Linear group of extractive pits within woods on Slindon Common, visible on lidar images.
28	MWS14484 MWS14485	95807 07438 95740 07308	Earthwork Survey	Undated	Former extractive pits within Slindon Wood, visible on lidar images.
29	MWS14487	96090 07656	Earthwork Survey	Undated	Former extractive pits within Slindon Wood, visible on lidar.
30	MWS14492	95387 07780	Earthwork	Undated	A length of bank of uncertain function within Slindon Bottom, Slindon
31	MWS14670	94423 06991	Earthwork Survey	Undated	Former extractive pits at Aldingbourne, visible on lidar.
32	MWS15025 EWS1984	96392 06447 96391 06450	Evaluation	Undated	Evaluation carried out at Sunny Corner, Walberton. No archaeological finds or features identified.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1610	Speed's map of Sussex (Fig. 4)
1695	Morden's map of Sussex (Fig. 5)
1763	Kitchin's map of Sussex (not illustrated)
1778	Yeakell and Gardner's map of Sussex (Fig. 6)
Early 1800's	Preliminary OS map (not illustrated)
1847	Walberton Tithe map (Fig. 7)
1876	First edition Ordnance Survey (Fig. 8)
1897	Ordnance Survey (not illustrated)
1912	Ordnance Survey (Fig. 9)
1938	Ordnance Survey (Fig. 10)
1950	Ordnance Survey (not illustrated)
1961	Ordnance Survey (not illustrated)
1973	Ordnance Survey (Fig. 11)
1976	Ordnance Survey (not illustrated)
1990	Ordnance Survey (Fig. 12)
2003	Ordnance Survey (Fig. 13)



Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment

Figure 1. Location of site within Fontwell and West Sussex, showing locations of HER.

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 2. Current layout.

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 3. Saxton's map of Sussex, 1575.

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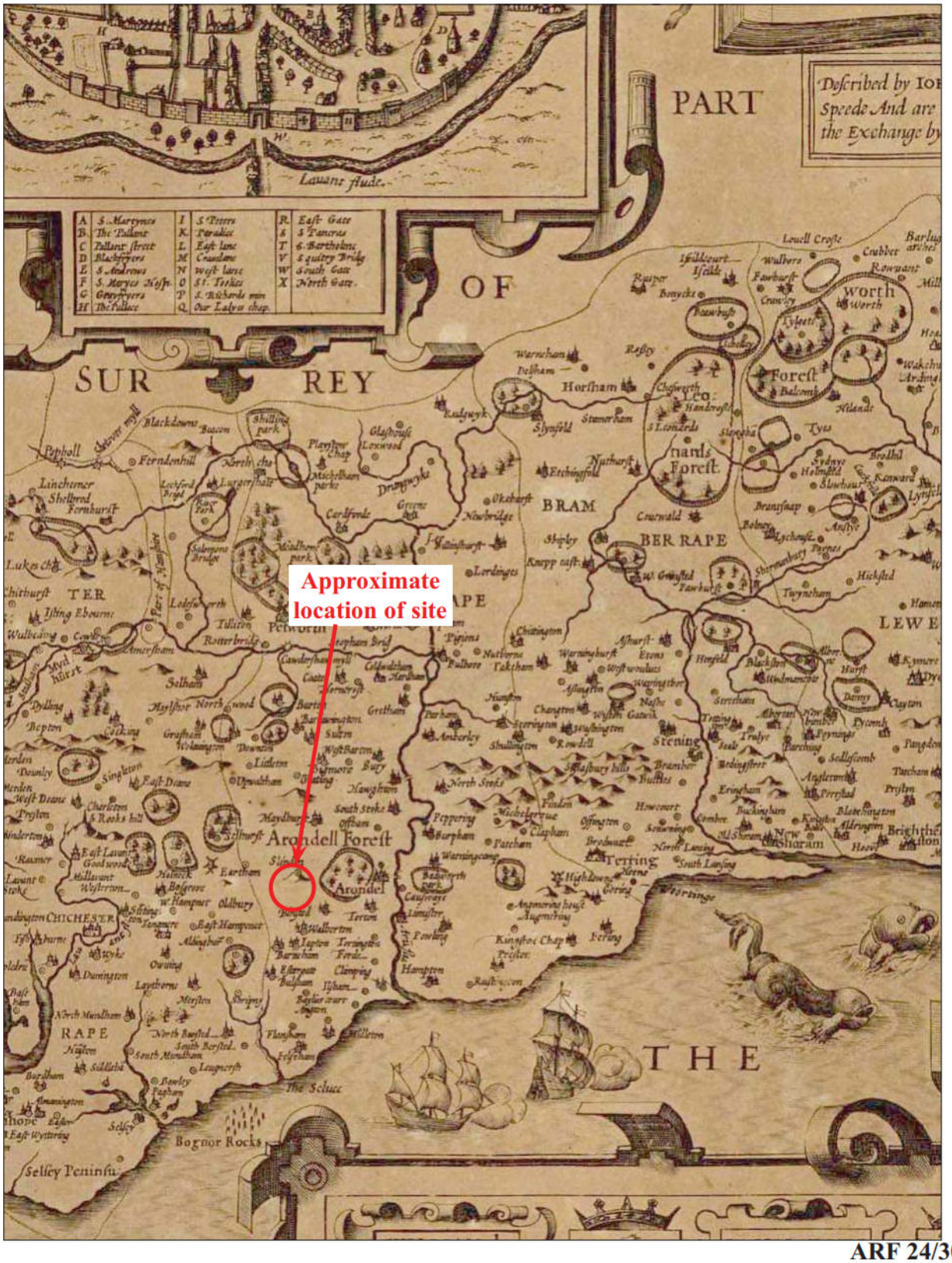

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 4. Speed's map of Sussex, 1610.

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 5. Morden's map of Sussex, 1695.

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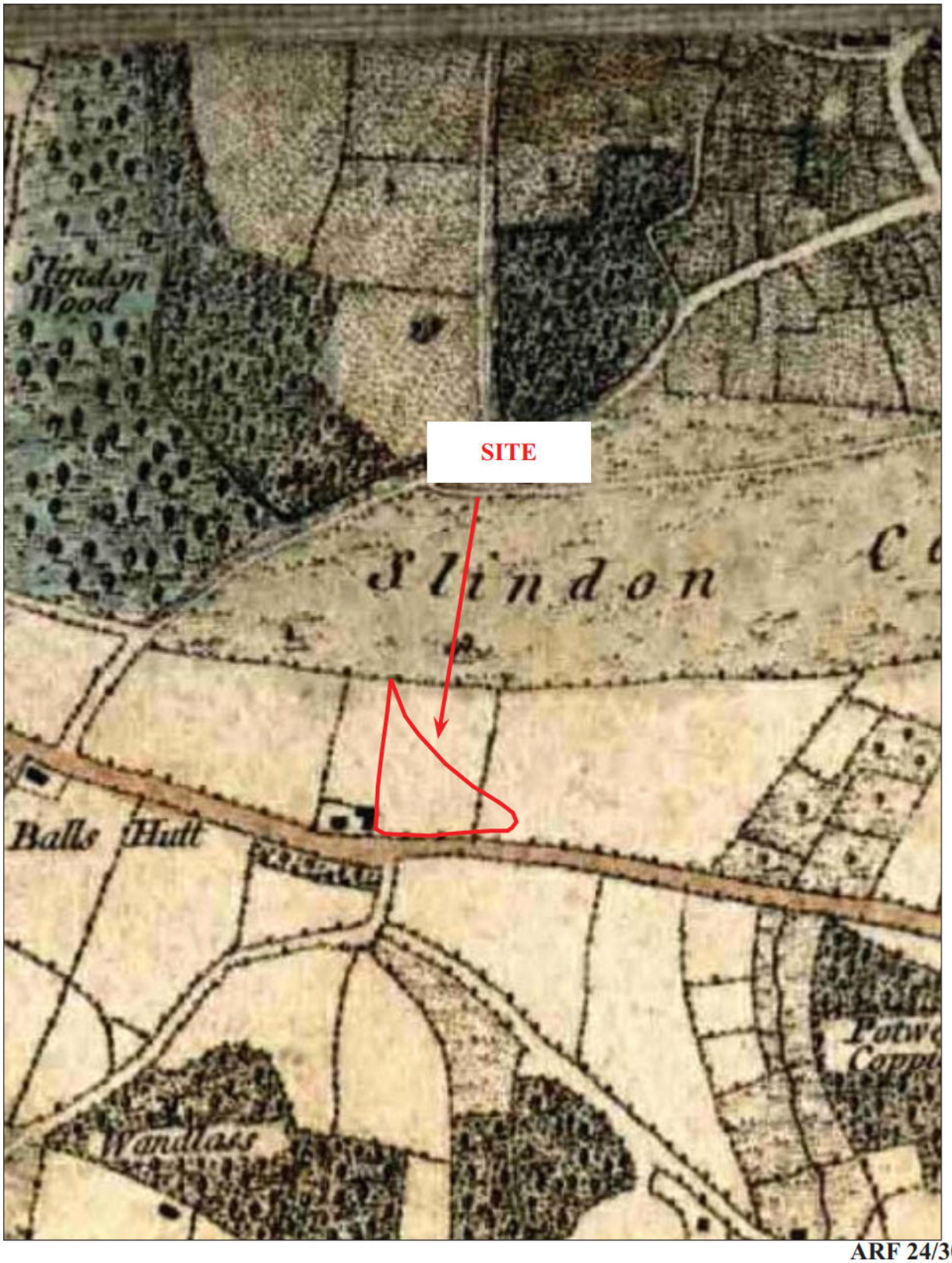

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 6. Yeakell and Gardner, 1778.

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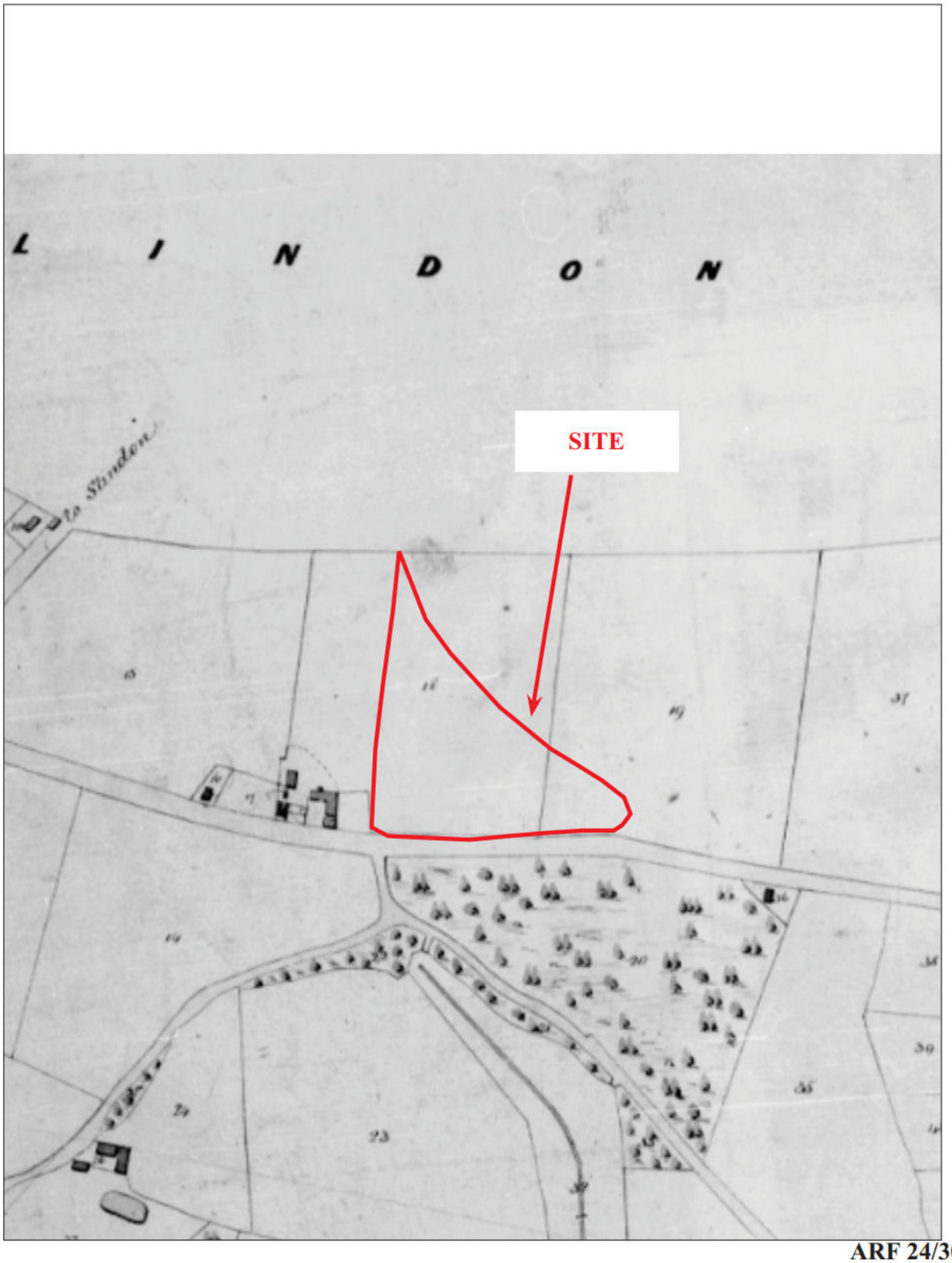

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 7. Walberton Tithe Map, 1847.

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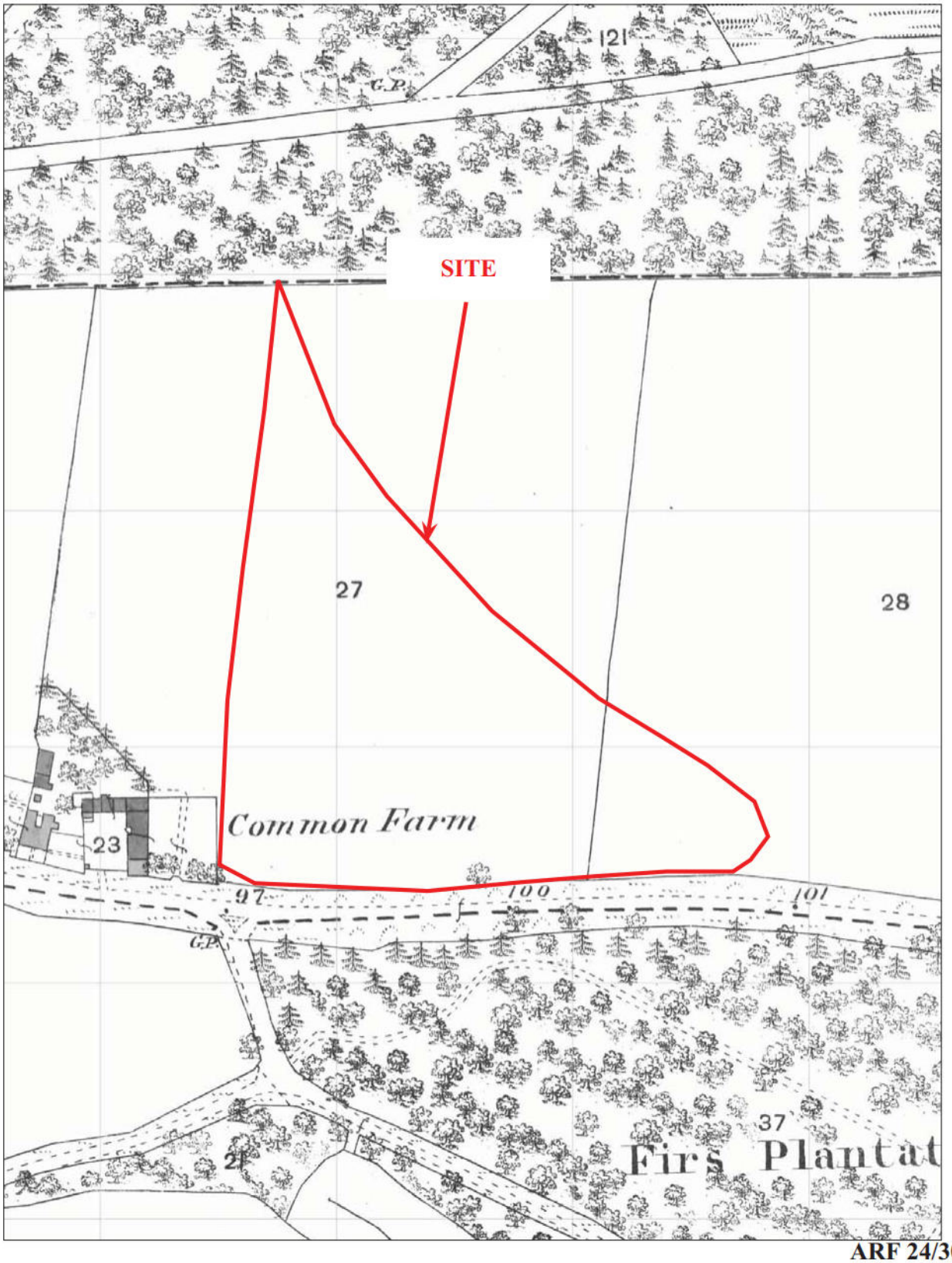

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 8. Ordnance Survey, 1876.

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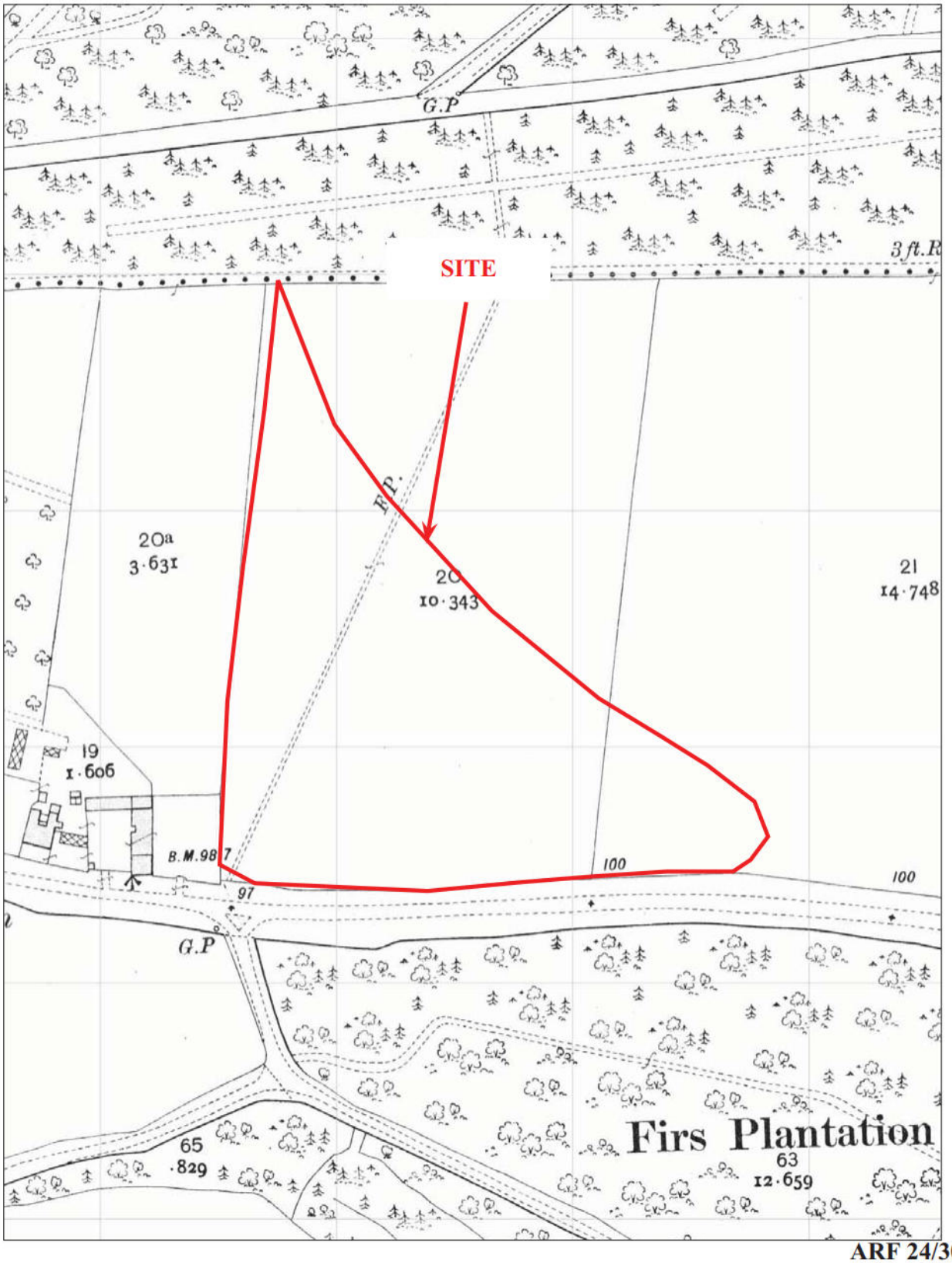

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 9. Ordnance Survey, 1912.

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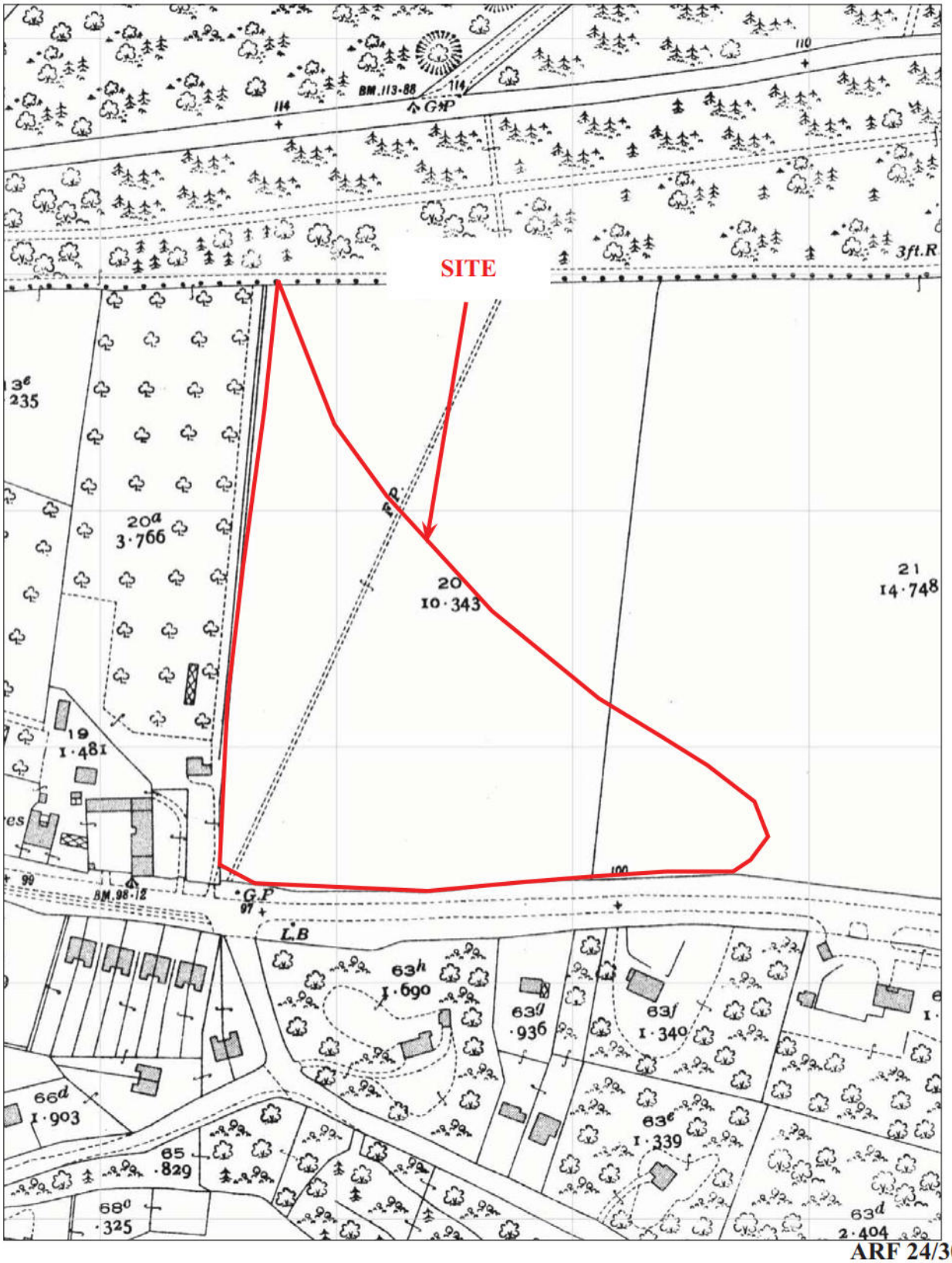

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 10. Ordnance Survey, 1938.

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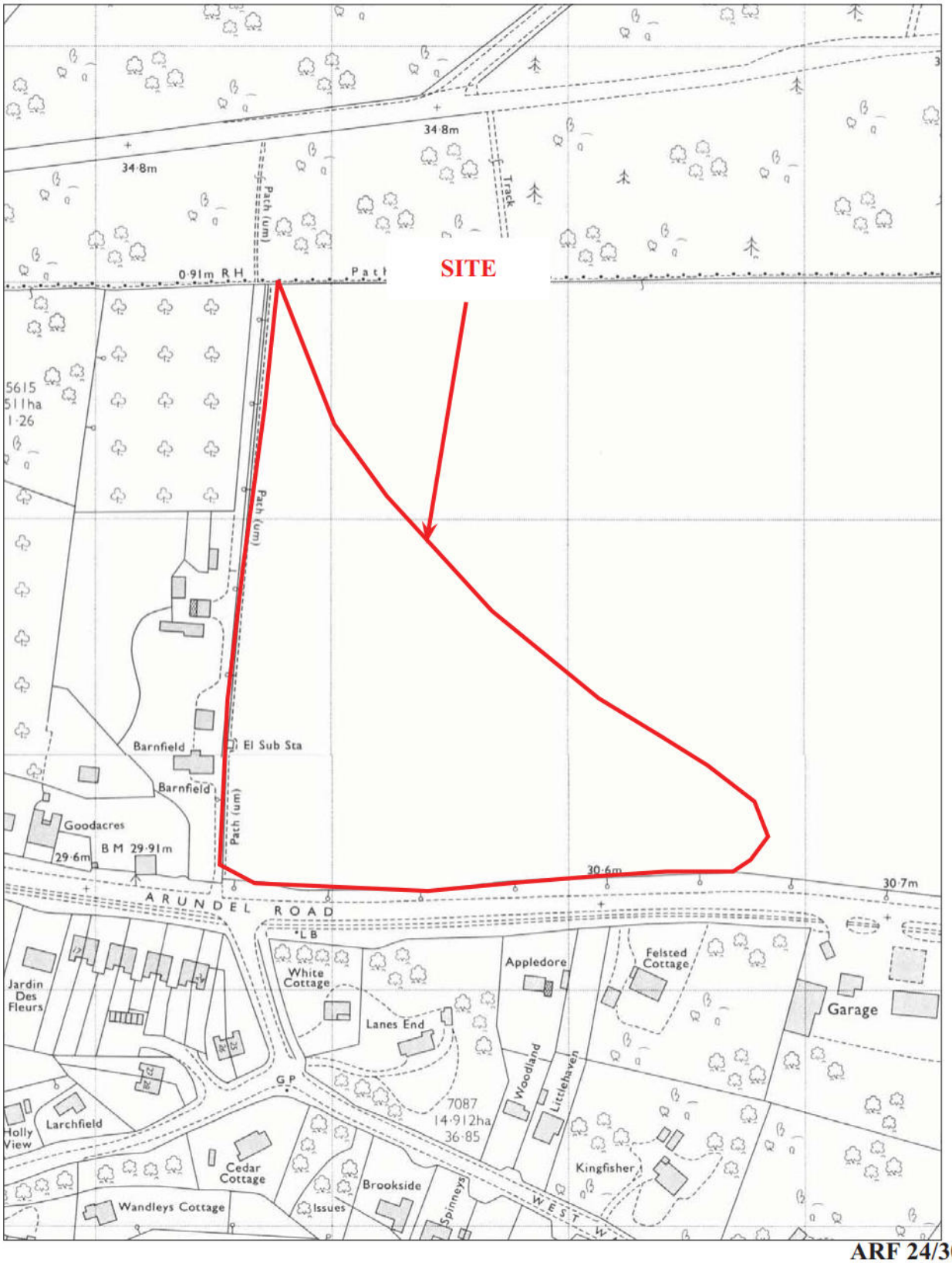

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 11. Ordnance Survey, 1973.

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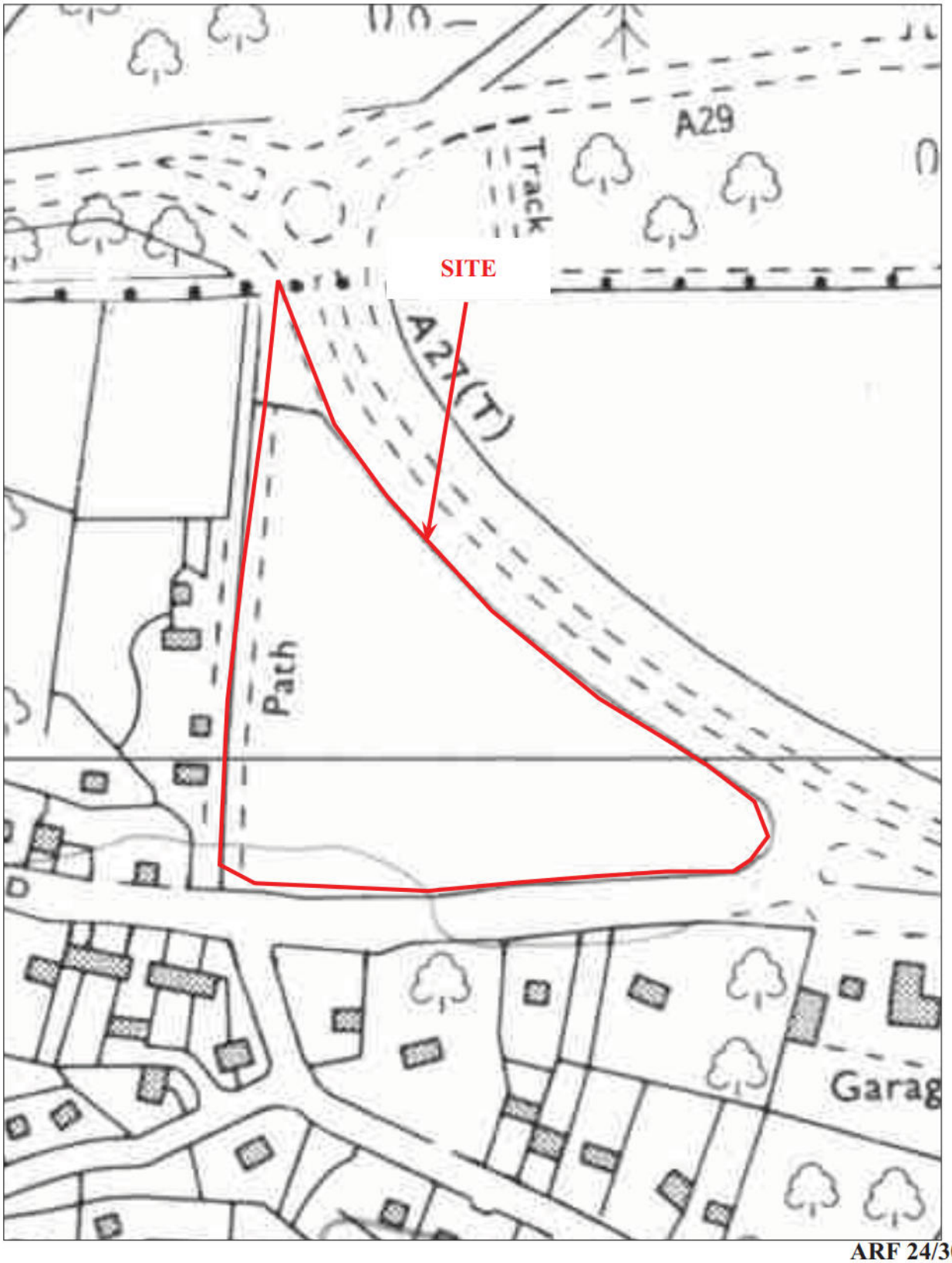

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 12. Ordnance Survey, 1990.

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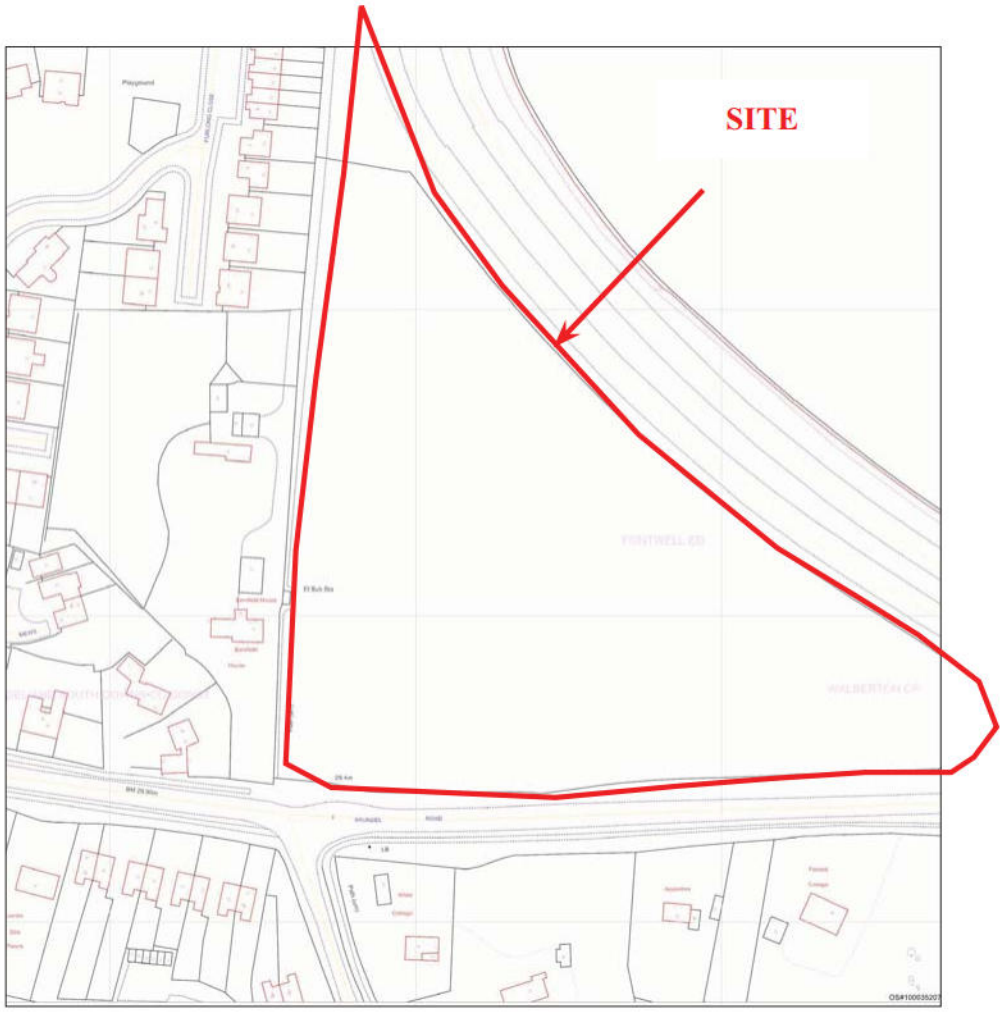

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Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Figure 13. Ordnance Survey, 2003.

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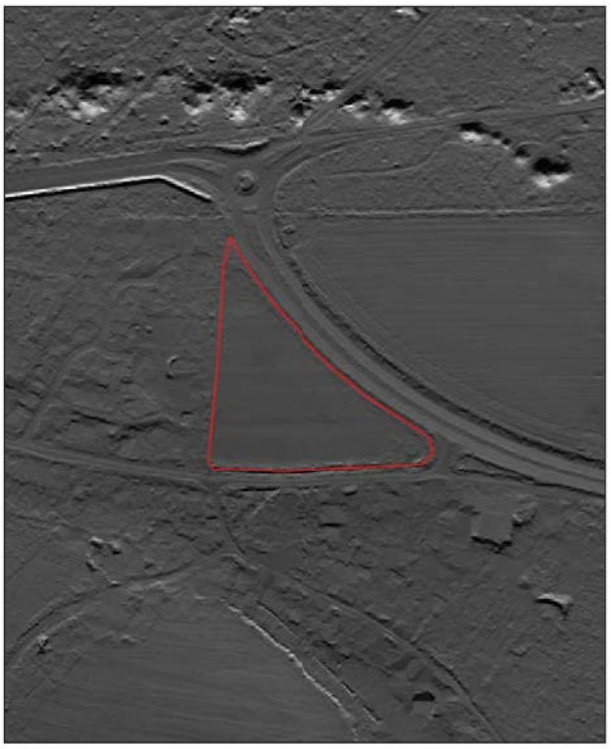
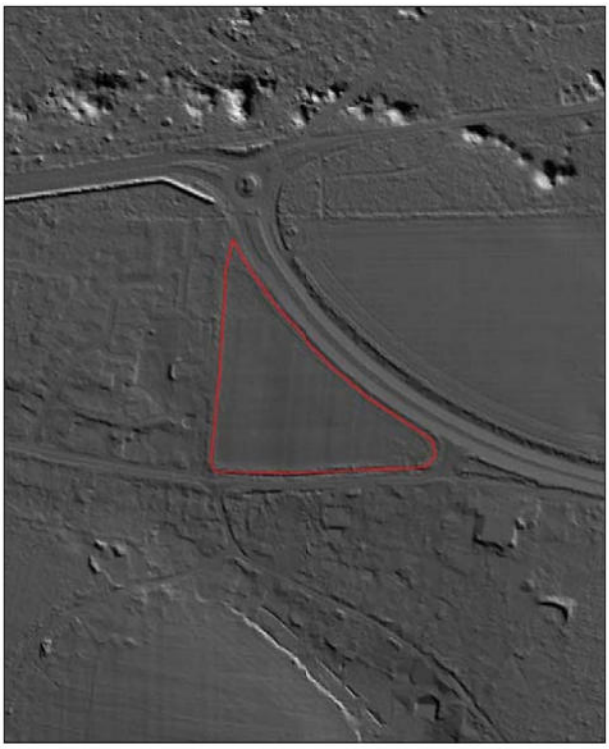
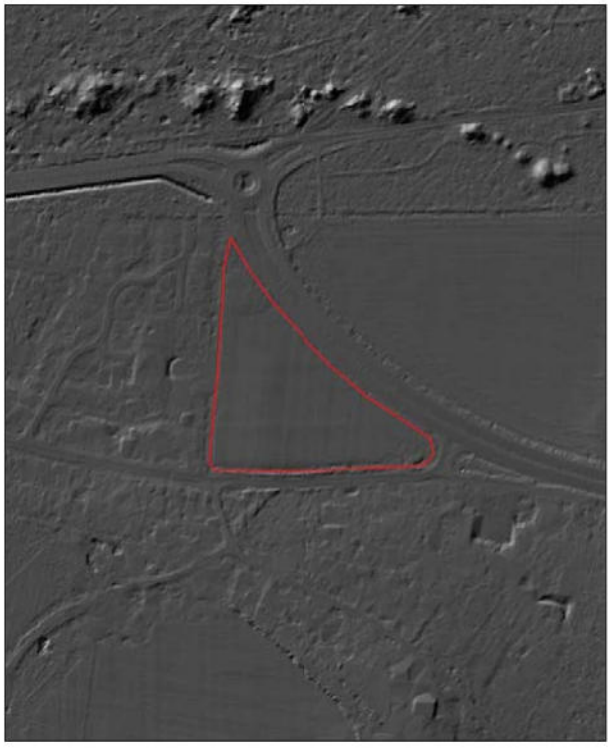


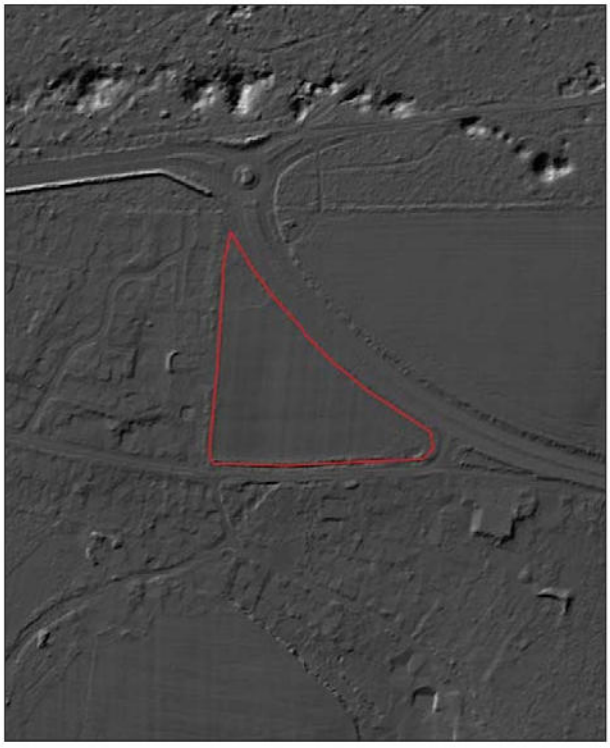
a. Azimuth 0°, vertical angle 35°.



b. Azimuth 45°, vertical angle 35°.



c. Azimuth 135°, vertical angle 35°.



d. Azimuth 315°, vertical angle 35°.

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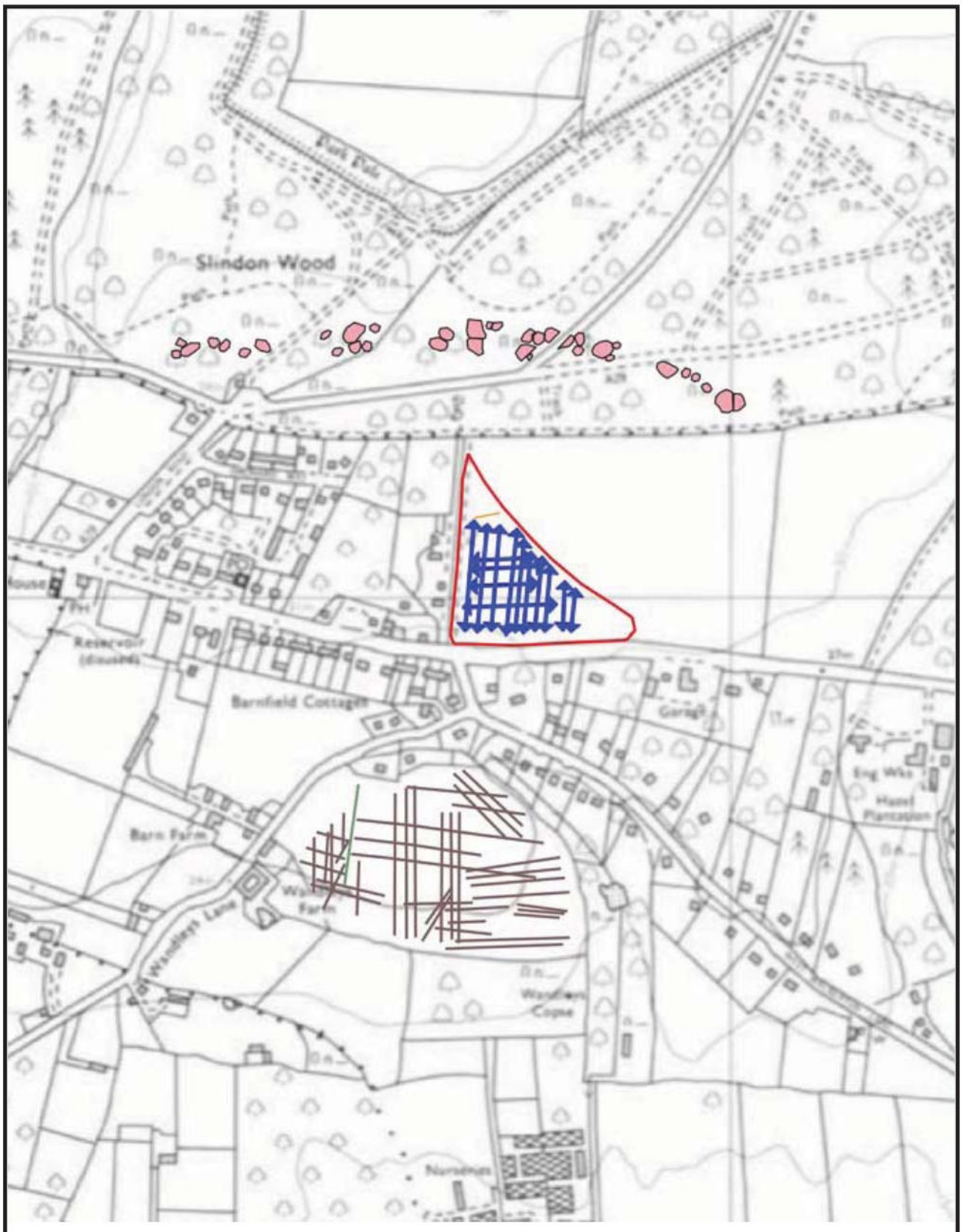
Land at Arundel Road, Fontwell,
West Sussex
Desk-based Assessment

Figure 14. Lidar 'hillshade' gray scale plots.
No scale

TVAS SOUTH



ARF 23/40

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Land at Arundel Road, Fontwell,
West Sussex
Desk-based Assessment

Figure 15. Interpretation of Lidar images,
Superimposed on Ordnance Survey map, 1979.

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Plate 1. Proposal site looking North.

Plate 2. Proposal site looking southeast.

Plate 3. Proposal site looking South.

Plate 4. Proposal site looking Northwest.

Plate 5. Proposal site looking Southwest.

Plate 6. Proposal site, looking Northeast.

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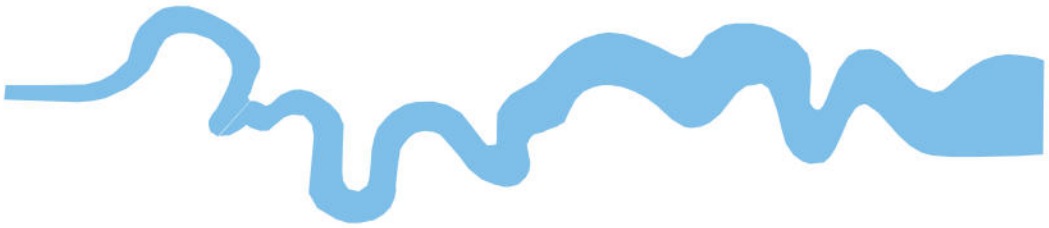
Land at Arundel Road
Fontwell, West Sussex, 2024
Archaeological Desk-based Assessment
Plates 1-6

TVAS SOUTH

TIME CHART

	Calendar Years
Modern	AD 1901
Victorian	AD 1837
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
	AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age: Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC



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