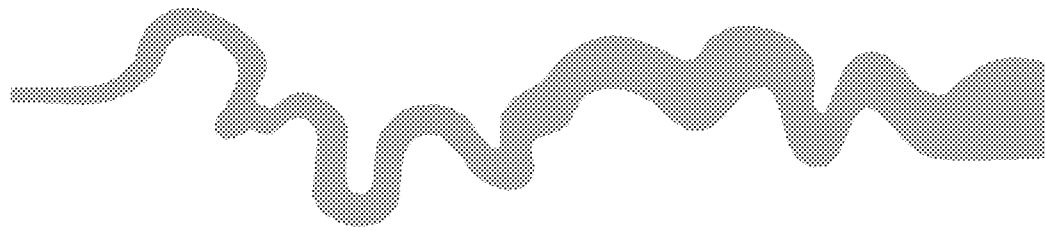


T V A S



SOUTH

**Land to the west of Yapton Lane,
Walberton, West Sussex**

Archaeological Desk-based Assessment

by Sean Wallis

**Site Code: YLW20/201
(SU 9755 0554)**

**Land to the west of Yapton Lane,
Walberton, West Sussex**

**Archaeological Desk-based Assessment
for LandQuest UK (Southern) Ltd**

by Sean Wallis

Thames Valley Archaeological Services Ltd

Site Code YLW 20/201

January 2022

Summary

Site name: Land to the west of Yapton Lane, Walberton, West Sussex

Grid reference: SU 9755 0554

Site activity: Archaeological desk-based assessment

Project coordinator: Steve Ford

Site supervisor: Sean Wallis

Site code: YLW 20/201

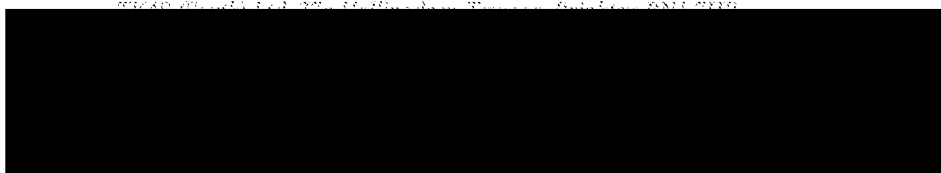
Area of site: c. 7 ha

Summary of results: The proposal site lies within an area of historic parkland, and the gate piers of Walberton Place (which are of some local historic interest due to WWII graffiti on them) stand just within the north-east corner of the site. Recent archaeological fieldwork to the east of Yapton Lane has uncovered evidence of activity in the Iron Age and Roman periods. Of particular relevance to the proposed site is the Roman villa which has been excavated at Blacksmith's Corner, just beyond the north-east boundary. Historic maps suggest that the site has been undeveloped since at least the 18th century, and it is therefore likely that any archaeological deposits which may have been present would have survived beneath the present ground surface. It is likely that further archaeological work would be required from field observations in order to assess the site's archaeological potential and draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary.

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[REDACTED]

Report edited/checked by:	Steve Ford✓ 25.02.21
	Steve Preston✓ 10.01.22



Land to the west of Yapton Lane, Walberton, West Sussex Archaeological Desk-based Assessment

by Sean Wallis

Report 20/201

Introduction

This report is an assessment of the archaeological potential of a parcel of land located to the west of Yapton Lane, Walberton, West Sussex (SU 9755 0554) (Figs. 1 and 2). The project was commissioned by LandQuest UK (Southern) Ltd, 24 Picton House, Hussar Court, Waterlooville, Hampshire, PO7 7SQ, 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 to develop the site for residential purposes, and the latest plan of the proposed development is shown on Figure 14. This assessment will accompany the planning application in order to inform the planning process with regard to potential archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and the Council's heritage policies.

Site description, location and geology

Walberton lies east of Chichester and south-west of Arundel on the Sussex coastal plain. The site is located to the south of the village centre of Walberton which runs along The Street, and comprises a large field with wooded areas running along its northern and eastern edges (Fig. 2). The proposed development site occupies the northern portion of this field and is bounded to the north by residential properties, to the north-west by Walberton Place, to the west by farmland, to the south by the rest of the field, beyond which are allotments and another arable field, and to the east by Yapton Lane. The copse areas along the north edge of the site and the track which leads to Walberton Place Nursing Home fall within the site boundary, but are not included in the development. There is a small rectangular plot of land in the north-east corner of the site which is currently occupied by The Keep business park, which is not within the proposed development site. A site visit conducted on 24th February 2021 showed that, apart from the northern and eastern wooded areas, the site currently consists of recently planted arable field, with one large mature tree in the southern part of the site. The site is relatively flat and lies at a height of approximately 12m above Ordnance Datum. According to the British Geological Survey the underlying geology consists of Aeolian Deposits (Brickearth) (BGS 1996).

Planning background and development proposals

Planning permission is to be sought from Arun District Council for residential development of the site. The latest plan of the proposed development is shown on Figure 14.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) 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 2021, 67) 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 194 and 195 state that

'194. 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.

'195. 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 assessment 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 2021, 67) 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 2021, 66) 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 2021, 65) 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 197 to 203:

‘197. 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.’

...

‘199. 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.

‘200. 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 exceptional⁶⁸.

Footnote 68 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.’

‘201. 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.

‘202. 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.

‘203. 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 205 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:

‘205. 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

‘206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’

‘207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) 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 2021, 71) 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 (adopted 2018) 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 DM3 Conservation Areas

‘In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

‘a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;

‘b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;

‘c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;

‘d. Unsympathetic features are removed and missing features are restored or reinstated;

‘e. It retains historically significant boundaries, important open spaces and other elements of the area’s established pattern of development, character and historic value, including gardens, roadside banks and verges;

‘f. It does not harm important views into, out of or within the Conservation Area.

‘Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

‘g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

‘h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

‘i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area;

‘and j. Permission has been granted for the redevelopment of the site.’

‘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 far northern part of the site, comprising the track to Walberton Place and the strip of adjacent woodland, falls within the West Sussex Conversation Area relating to the medieval and post-medieval village of Walberton. The rest of the site is within an area designated as a historic parkscape. There are three Archaeological Notification Areas (ANA) within a 1km radius of the site. Two of these are concerned with the areas around the parish churches of Walberton and Binsted, whilst a much larger ANA covers the area immediately to the north-east and east of the proposed site, on the other side of Yapton Road, where a Roman villa has been investigated. There are no Listed Buildings on the site itself, but over twenty within the historic core of Walberton village, to the north and north-west.

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 and Iron Ages. The internationally important Palaeolithic site at Boxgrove is situated about 5km away, to the north-west, at a much higher elevation.

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 Walberton 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 features 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, 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).

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. Perhaps poverty, rather than depopulation, will have played a role in reducing the visibility of sites of this period. 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 current 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 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 4th January 2021 for a radius of 1km around the proposal site. This revealed 41 monuments, 27 listed buildings and 10 events within the search radius. The HER entries were then collated to take into account duplicates or sites which have more than one entry, and sites which are quite close together. The resulting 40 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic

The only entry specifically relating to this period is in respect of an Acheulian palaeolith which was found in the Walberton area [1].

Mesolithic

It is possible that some of the prehistoric flintwork found in the Walberton area in the past may date from the Mesolithic period [1]. A probable Mesolithic occupation site has been identified at Avisford Park [2]. Some of the prehistoric flintwork recovered during a fieldwalking exercise may date from this period [3].

Neolithic

It is possible that some of the prehistoric flintwork found in the Walberton area in the past may date from the Mesolithic period [1], as may some of the material recovered during a recent fieldwalking exercise [3]. A polished flint axe was found in a ploughed field in Walberton in 1969 [4].

Bronze Age

There are no HER entries specifically relating to the Bronze Age, although it is possible that some of the prehistoric found in the Walberton area may date from this period [1 and 3].

Iron Age

Some of the prehistoric finds found in the Walberton area in the past date from the Iron Age period [1 and 3]. Archaeological fieldwork projects near Lower Farm have revealed numerous features indicative of Iron Age and Roman occupation in the area [5]. Probable Iron Age earthworks have been investigated close to Binsted Lane [6].

Roman

Archaeological fieldwork projects near Lower Farm have revealed numerous features indicative of Iron Age and Roman occupation in the area [5]. A Roman villa was discovered close to Blacksmith's Corner in 2006, and has subsequently been subject to several seasons of excavation by a local archaeological society [7]. The earliest phase of Walberton parish church utilised a large number of re-used Roman bricks and tiles [8].

Saxon

Walberton parish church, dedicated to St Mary, has late Saxon origins, although the building was substantially rebuilt in 1945. It is possible that the groundworks in respect of a new septic tank in the churchyard may have disturbed some graves dating from the Saxon period [8]. A late Saxon gravestone or coffin slab was taken from Arundel Castle in the late 19th century and built into a wall in Walberton [9]. A late Saxon gable-cross was recorded in the vicarage gardens [10] in 1903. It is thought that the gable-cross may have originally come from the parish church, but it has now been lost.

Medieval

A medieval park at Walberton is mentioned in Domesday Book (1086) [1]. A medieval bell-founding pit was recorded during archaeological work close to Binsted Lane [6]. Despite the fact that it was substantially rebuilt in 1945, Walberton parish church contains structural elements dating from the medieval period, and it is possible that the groundworks in respect of a new septic tank in the churchyard may have disturbed some graves of this date [8]. The church is a Grade I Listed Building.

Binsted parish church, dedicated to St Mary Magdalene, largely dates from the 12th century, and is a Grade II Listed Building [11]. Old Hall Cottage in Walberton was subject to a historic building recording in 2005, where it was revealed that some elements of the house may date from the second half of the 14th century. As a result, the Grade II Listed Building is probably the oldest secular structure in the village [12].

Post-medieval

The remains of a pair of post-medieval cottages were revealed during archaeological work close to Binsted Lane [6]. It is possible that the groundworks in respect of a new septic tank in the churchyard may have disturbed some graves dating from the post-medieval period [8].

A parkscape associated with Avisford House is shown on 19th century maps [13]. The house itself (now known as Avisford Park Hotel) dates from the early 19th century, although it probably replaced an earlier building, and is a Grade II Listed Building [14]. A parkscape associated with Walberton House is shown on the same 19th century maps [15]. Walberton House was built in about 1817 and is Grade II Listed, along with its associated gatepiers and boundary wall [16].

A large number of historic farmsteads and outfarms have been identified in Sussex, largely from historic maps. Many have suffered some level of loss in terms of their original agricultural buildings. The historic farmsteads and outfarms within the study area are Lower Farm [17], Walberton Farm [18], Pigeonhouse Farm [19 and 20], Todhurst Farm [21, 22 and 23], and Old Farm [24]. An 18th century dovecote at Pigeonhouse Farm is Grade II Listed [19].

There are a few HER entries relating to post-medieval features and buildings in Walberton which no longer exist. These include a brick kiln field [25], a brewery [26], and the original site of Walberton School [27]. Some of the former brewery buildings have been converted into residential dwellings and are Grade II Listed Buildings [26].

A large number of the post-medieval buildings within Walberton are Listed. The ones within the study area include The Old Vicarage [10], Holly Tree Cottage [12], Ingleside and Walberton Post Office [12], Pear Tree Cottage [28], Swiss Cottage [29], Beam Ends [29], Fernleigh [30], Forge Cottages [31], Jessamine Cottage [32], Manor Lodge and The West Wing [32], Myrtle Cottage [32], The Stables and Coach-house [32], Smugglers Steps [33], The Dower House [34], and The Glebe House [35]. The remaining flint walls of the former village pound are also Grade II Listed [36], as is the 18th century monument to Charles Cook in the churchyard [8].

Rosslyn Cottage [12] and Laurel Cottage [37] have both been subject to historic building recording, which suggests that they have elements dating from the 17th or 18th centuries. However, they are not Listed Buildings.

Modern

The lynch-gate to Walberton Church is also a war memorial, and dates from the 20th century [8]. Two HER entries relate to graffiti left by US servicemen who were stationed in Walberton during the Second World War [30 and 38].

Undated

Aerial photographs and LiDAR survey data for the area have been studied, and the earthworks of a linear bank and ditch of uncertain age recorded close to Binsted Lane [39]. A number of cropmarks, including a possible ring ditch, have been identified in a field close to Binsted parish church [40].

Scheduled Ancient Monuments

There are no scheduled ancient monuments within the search area.

Cartographic and documentary sources

Walberton as a place name probably derives from the Old English (Anglo-Saxon) elements *-tun* (farmstead or village) and either the personal name *Wealdburh* or *Waldburg*. As a result it probably means 'farmstead or village of a woman called Wealdburh or Waldburg'. The name first appears in Domesday Book (1086) as *Walburgetone* (Mills 1993), at which time the manor was held by an otherwise unknown William from Earl Roger. It was assessed at 11 hides and 2 virgates, of which 1 hide less 1 virgate was held by Roland within the

earl's park. There was land for 15 ploughs, a church, 15 acres of meadow and woodland for 4 pigs. The total population consisted of 39 villagers (heads of households) and 6 slaves. The whole estate was worth £12 20s (Williams and Martin 1992).

The ancient parish of Walberton was roughly square in shape, and lay on the south-western edge of the medieval Arundel Great Park. Woodlands were clearly important from medieval times as coppicing is mentioned in documents dating from 1362, and there are further references to woodlands in the early post-medieval period. Parkland was also a major feature within the parish, and the formal parks around Avisford House and Walberton House appear to have been established by the end of the 18th century (VCH 1997).

The Roman road from Chichester to Brighton crossed the northern part of the parish, roughly on the line of the modern Chichester to Arundel road. However, the village itself developed near the centre of the parish, away from this main road. The main part of the village has built up over the years on either side of The Street. The parish was historically largely dependent on agriculture, and the crops grown in 1341 included hemp, flax, apples and pears. By the 18th century wheat had become the most prominent crop, although barley, oats, peas, beans, hemp, tares and vetch were also common. Market gardening became an important part of the area's economy throughout the 19th and 20th centuries, and numerous nurseries and greenhouses were built, particularly in the southern part of the parish (VCH 1997).

A range of Ordnance Survey and other historical maps of the area were consulted 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 Christopher Saxton's, large scale map drawn in 1575 (Fig. 3). It shows no detail for the area but Walberton is marked as a village with a church, as are the surrounding villages of Slindon, Binsted, Tortington, Ford, Yapton and Eastergate. The map also shows Arundel and its Great Park, along with the River Arun. Speed's map of 1610 (not illustrated) shows no further detail.

Budgen's 1723 map of Sussex shows a bit more detail, including the developing road network in the area (Fig. 4). Walberton church is shown along with one house, which may represent Walberton House, and the map also shows the stream which forms part of the parish boundary with Binsted. However, the relative positions of Walberton and Binsted suggest that the map is not particularly accurate, and nothing is shown in the area of the proposed site itself. Yeakell and Gardner's map of Sussex from 1778-1783 shows the area in far more detail (Fig. 5), including individual houses and fields. The proposed site lies within the eastern part of Walberton Park,

which seems to be depicted as an area of grassland with occasional trees. Interestingly there are three buildings shown along Yapton Road which no longer exist.

Due to Covid 19 restrictions it was not possible to visit the West Sussex Records Office to view the 1840s tithe map of Walberton parish. As a result, the next available map is the First Edition Ordnance Survey of 1876 (Fig. 6). This map shows the area in detail, including the track which heads west from Yapton Road towards Walberton House. This track is situated at the far northern end of the proposed site. Most of the proposed site is within a large field (plot 234) that contains a few clumps of trees. The copse areas which still run along the northern and eastern edges of the site are also shown, much as they are now, whilst a field boundary is shown in the western part of the proposed site. Very little appears to have changed by the time the Second Edition Ordnance Survey was produced in 1897 (Fig. 7), although a 'pump' is shown in the south-west corner of the field (well south of the proposed development). This pump is not shown on the Third Edition Ordnance Survey from 1912 (Fig. 8), although there appears to have been some major reorganisation of the fields in the period from 1897 to 1912. The previous field boundary close to the western edge of the proposed site was realigned slightly. The new fenceline actually follows the western edge of the proposed site. The large field also appears to have been subdivided into three smaller plots (142, 197a and 197b). A new building is shown immediately to the north-west of the proposed site, along with another one in the rectangular area now occupied by The Keep business estate. By the time the next edition of the Ordnance Survey was produced in 1938-39 (Fig. 9) all of the field boundaries first depicted in 1912 had disappeared. Once again, the proposed site occupies the eastern part of a much larger field, with wooded areas running along its northern and eastern boundaries.

The only changes to proposed site visible on the next available Ordnance Survey from 1974 (Fig. 10) appear to be the re-instatement of the field boundary along the western edge of the site, and the loss of some of the mature trees within the field. Elsewhere, a business park (now known as The Keep) appears in the rectangular area enclosed by the north-east corner of the site, and an access road to it was created through the northern copse. The initial phase of Walberton Place Nursing Home was built immediately to the north-west of the proposed site between 1938 and 1974. The 1994 edition of the Ordnance Survey (Fig. 11) indicates that the western fenceline was removed once again. Outside of the proposed site there are changes visible to The Keep business park and Walberton Place Nursing Home. Further changes to these properties are apparent on the modern Ordnance Survey (Fig. 2) but there is no change within the proposed development area.

Listed buildings

There are 27 Listed Buildings recorded in the HER within the 1km study area, and these are all described in Appendix 1 and shown on Figure 1. The vast majority of the Listed Buildings are situated within the historic core of Walberton, close to the High Street, to the north and north-west of the proposed site. The closest to the site are the Old Malt House and Brewery Cottage to the north [Fig. 1: 26]. However, due to the distance of the site from Walberton High Street, and the presence of numerous mature trees, it is unlikely that the setting of any of the Listed Buildings will be adversely affected. The site visit was carried out in February, when most of the trees were still without leaves, but it was still difficult to see much beyond the trees to the north and north-west of the site. The only structures noted in the HER (though not Listed) which may be affected by the proposed development are the gate piers to Walberton Place, just within the north-east corner of the site. However, this is an unusual entry, as it actually relates to some of the surviving graffiti written by US servicemen during the Second World War rather than the structures themselves.

Registered Parks and Gardens; Registered Battlefields

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

Aerial Photographs

Historic England's air photo services are currently suspended due to the corona virus and a search of the Historic England Archive's database of aerial photographs could not be made. A number of other online sources were consulted including the *Britain from above* website which contained no photos of the area, and historic Google imagery between 2001 and 2020. This showed no features.

LIDAR

Lidar data tile SU90ne_DTM_1M was downloaded from the Department for Environment, Food and Rural Affairs website (DEFRA 2021) and added to a Geographical Information System programme, QGIS. The tile gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files with a vertical angle of 15° from the earth's surface were created at every 45° from azimuth 0° to 315° with vertical settings varying from z=1 to z=3. A selection of the most informative plots is shown in Figure 12. It should be noted that the mapping of features is not precise as the pseudo light source creates a 'shadow' which displaces

them in a direction opposite to it. The results were compared with modern ordnance survey data to ensure that extant features were not represented wrongly as of potential archaeological significance.

The site is dominated by very regular south to north modern cultivation trends (Fig. 12). Several very weak, mainly differently-oriented linear and other anomalies are also discernible, a few of which can be related to historic maps. A pronounced area of disturbance in the south of the field beyond the red-line boundary (Fig. 13, A) appears to correspond with an extant tree. A north-north-west to south-south-east oriented line, B, to its north may be a related former boundary, possibly incorporating a tree or other feature represented by disturbed area, C. A slightly dog legged line may also be part of B. Two arcs D, north of A, are probably traces of a tree clump shown on maps from 1876 until 1939. A wavy line, E, and an arc, F, are unlikely to be more than traces of ephemeral modern activity but the length and straightness of the doglegged line, G, may be of more substance, although possibly no more than a service trench or land drain. Two parallel lines, H, across the middle of the field are of broadly similar orientations to plot boundaries south of the site and may relate to post-medieval land-division.

Discussion

The proposed site lies within an area which has been designated as a historic parkscape and there are several Listed structures not far from the site's northern edge. There is also an HER entry for WWII graffiti on the gate piers to Walberton Place just by the north-east corner of the site, which is of local historic interest. The settings of these heritage assets will be liable to be affected by the proposed development which will need to be designed to be sympathetic to their character

There is also the possibility for previously unknown heritage assets, that is, below-ground archaeological remains, surviving on the site. 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. Mapping shows the site to have remained largely undeveloped since at least the late 18th century. It is therefore likely that any archaeological deposits which may have been present on the site would have survived beneath the ground, although some damage from ploughing might be expected.

Although there have been a few stray finds of artefacts in the area, recent archaeological fieldwork has revealed evidence of settlement activity dating from as far back as the Iron Age and Roman periods. Most of these discoveries have been made to the east of Yapton Road, and the Roman villa found at Blacksmith's Corner

is of particular relevance to the proposed site due to its close proximity. If similar archaeological deposits were to survive within the proposed site they would undoubtedly be destroyed or damaged by the new house footings, service runs and access roads.

It may be necessary to provide further information about the archaeological 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 Arun District Council and implemented by a competent archaeological contractor.

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

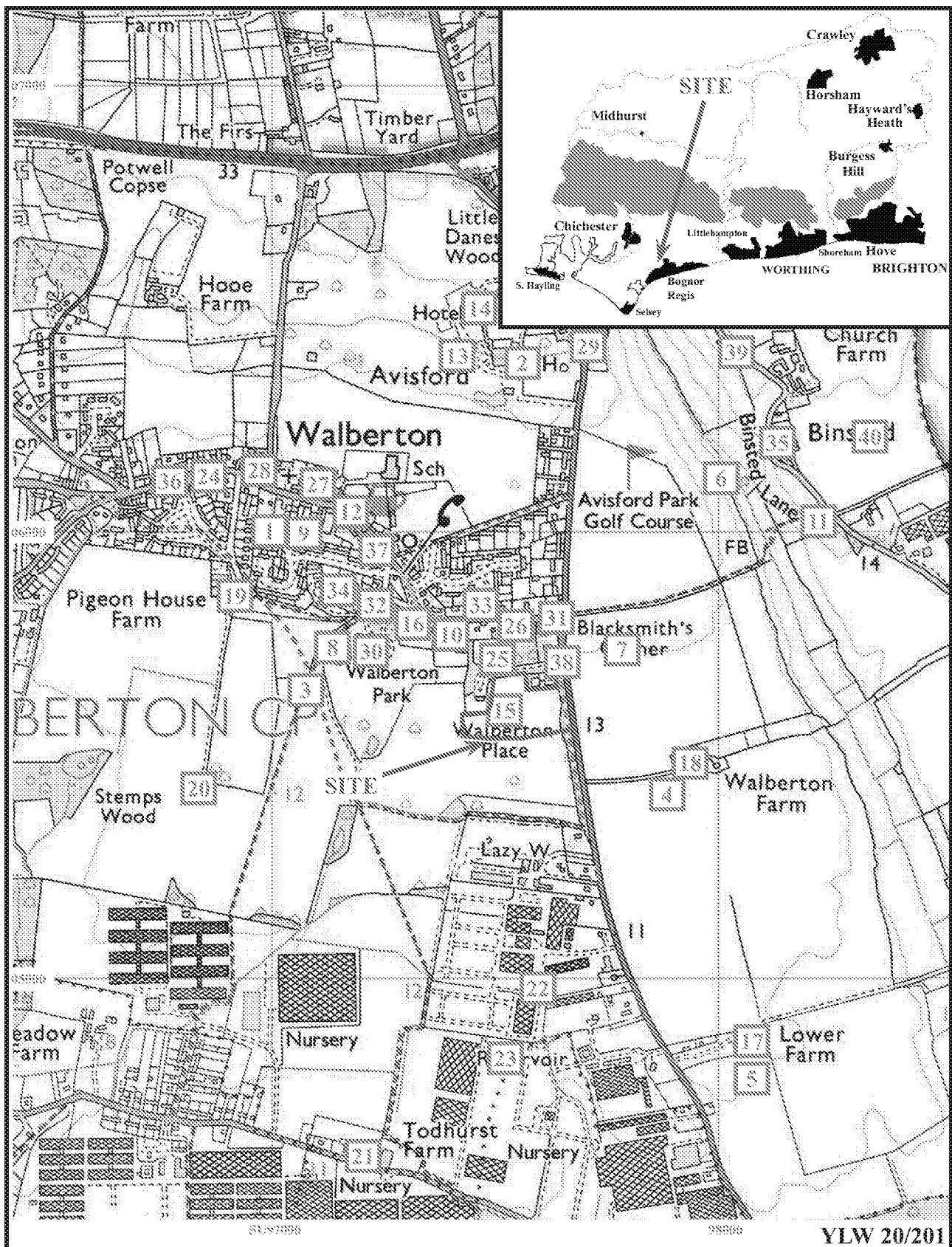
No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	MWS2308 MWS2306 MWS2307 MWS2305 MWS2351	9700 0600	Findspots Documentary	Palaeolithic Prehistoric Medieval	There have been a number of archaeological finds recorded in Walberton, for which the exact location is not known. These include an Acheulian palaeolith, prehistoric flintwork, and Iron Age pottery. A medieval park at Walberton was mentioned in 1086.
2	MWS2339	9757 0639	Findspot	Mesolithic	A Mesolithic site was discovered at Avisford Park.
3	MWS7315 EWS618	9709 0563	Fieldwalking	Prehistoric	A small assemblage of prehistoric flintwork was recovered during fieldwalking.
4	MWS2315	9789 0540	Findspot	Neolithic	A polished flint axe was found in a ploughed field in Walberton in 1969.
5	MWS13106 EWS1664	9831 0477	Geophysics Evaluation	Iron Age Roman	A geophysical survey followed by trial trench evaluation, near Lower Farm, recorded mostly linear features from the Iron Age and Roman periods.
6	MWS4189 MWS4190 MWS4347 EWS238	9800 0610	Earthworks Geophysics Evaluation	Iron Age Medieval Post-medieval	Iron Age earthworks were investigated during archaeological work close to Binsted Lane. The project also recorded a probable medieval bell-founding pit, along with the remains of a pair of post-medieval cottages.
7	MWS8590 EWS1613	9779 0572 9779 0571	Excavation	Roman	A Roman villa was discovered close to Blacksmith's Corner in 2006, and has subsequently been partially excavated by the Worthing Archaeological Society.
8	MWS1288 MWS5870 DWS1249 MWS4234 EWS487 DWS1083 MWS10322	9714 0573 9710 0570 9713 0575 9717 0578	Excavation Listed building War memorial	Roman Saxon Medieval Post-medieval Modern	Walberton parish church is dedicated to St Mary, and has late Saxon origins. The walls of the original building contained a large number of re-used Roman bricks. The church was almost completely rebuilt in 1945. It is a Grade I Listed Building. An archaeological excavation in the churchyard recorded fifteen graves believed to be post-medieval burials, which had disturbed earlier Saxon and medieval graves. The 18th century monument to Charles Cook is Listed. The church's lynch-gate dates from the 20th century, and is also a war memorial.
9	MWS3269	9707 0599	Findspot	Saxon	A probable late Saxon gravestone or coffin slab embedded in a wall. It is thought that the stone was removed from a wall at Arundel Castle in the late 19th century.
10	MWS3270 DWS1065	9740 0575 9740 0576	Findspot Listed Building	Saxon	A late Saxon gable cross, found in 1903, was recorded in the vicarage gardens. It had been lost by 1962. The Old Vicarage, 18th century, is a Listed Building.
11	MWS2300 DWS1259	9823 0601 9823 0602	Listed Building	Medieval	Binsted parish church, dedicated to St Mary Magdelene, largely dates from the 12th century. It is a Listed Building.
12	MWS14179 DWS1027 EWS1776 DWS1040 DWS1043 MWS13881 EWS1758	9720 0602 9718 0605 9716 0602 9716 0606	Listed Buildings Building	Medieval Post-medieval	Old Hall Cottage is a Listed Building. The listing states that it dates from the 18th century or earlier, but the results of a historic building recording in 2005 suggest that it may date from 1350-1375, making it the oldest secular building in Walberton. Holly Tree Cottage is Listed, dating from the 18th century. Ingleside and Walberton Post Office now one building, were built as a pair of cottages in 1887. It is a Listed Building. A historic building recording was carried out at Rosslyn Cottage, which appears to have been built in the late 17th century or early 18th century. The cottage is not Listed.
13	MWS2352	9740 0640	Cartographic	Post-medieval	A parkscape is shown at Avisford House on late 19th century maps.
14	DWS1050	9751 0651	Listed Building	Post-medieval	Avisford Park Hotel (formerly Avisford House) dates from the early 19th century, and probably replaced an earlier building. It is Listed Building.
15	MWS2353	9700 0600	Cartographic	Post-medieval	A parkscape is shown at Walberton House on late 19th century maps.
16	DWS1047 DWS1250	9734 0578 9731 0582	Listed Building	Post-medieval	Walberton House was built in about 1817, and is regarded as one of the finest Regency country houses in Sussex. It is a Grade II* Listed Building. The gatepiers and boundary wall of Walberton House are Grade II Listed.
17	MWS12219	9808 0485	Cartographic	Post-medieval	Lower Farm has been identified as a historic farmstead dating from the 19th century.
18	MWS13889	9794 0549	Cartographic	Post-medieval	Walberton Farm has been identified as a historic farmstead dating from the 19th century.
19	MWS13327 DWS1025	9692 0585 9683 0584	Cartographic Listed building	Post-medieval	Pigeonhouse Farm has been identified as a historic farmstead dating from the 18th century. An 18th century dovecote is Listed.
20	MWS13099	9684 0542	Cartographic	Post-medieval	An building to the south of Pigeonhouse Farm has been identified as an outfarm, dating from the 19th century.
21	MWS13783	9721 0459	Cartographic	Post-medieval	Todhurst Farm has been identified as a historic farmstead dating to the 19th century.

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
22	MWS13782	9761 0497	Cartographic	Post-medieval	Todhurst Barn has been identified as a historic outfarm dating from the 19th century.
23	MWS13209	9753 0482	Cartographic	Post-medieval	A building to the south-west of Todhurst Barn, identified as a 19th-century outfarm dating, now demolished
24	MWS7075	9688 0611	Cartographic	Post-medieval	Old Farm, now destroyed, has been identified as a historic farmstead dating from the 19th century.
25	MWS5680	9750 0570	Brickyard	Post-medieval	A brick kiln field is shown on a map dating from 1756, to the south of The Street, Walberton.
26	MWS7076 DWS1066 DWS1048	9755 0579 9756 0579 9753 0579	Cartographic Listed Building	Post-medieval	A brewery was situated to the south of The Street, . Some of the buildings were demolished when it closed. The former brewery malthouse probably dates from the early 19th century, and was converted into a dwelling known as The Old Malt House. It is a Listed Building, as is Brewery Cottage, 18th century.
27	MWS7078	9713 0608	Documentary	Post-medieval	Walberton School was demolished when the school moved.
28	MWS14174 EWS1773 DWS1264	9698 0612	Listed Building	Post-medieval	Pear Tree Cottage is a Listed Building, dating from the early 16th century. It was originally built as three cottages, but subsequently converted into a single dwelling. A historic building recording of the property was carried out in 2005.
29	DWS1051 DWS1039	9771 0642 9774 0644	Listed Buildings	Post-medieval	Swiss Cottage is a Listed Building dating from the mid 19th century. Beams Ends is a Listed Building dating from the 16th century.
30	DWS1041 MWS7079	9725 0572 9723 0578	Listed Building Graffiti	Post-medieval Modern	Fernleigh is a Listed Building dating from the 18th century. American soldiers stationed in Walberton during the Second World War inscribed their names and addresses on the gate piers of Walberton Park (house).
31	DWS1028	9763 0580	Listed Building	Post-medieval	Forge Cottages, originally built as two cottages is a Listed Building dating from the 18th century.
32	DWS1030 DWS1031 DWS1046 DWS1265 DWS1044	9726 0579 9723 0586 9727 0583 9726 0586 9724 0588	Listed Buildings	Post-medieval	Jessamine Cottage is a Listed Building dating from the early 19th century. Magnolia Cottage is a Listed Building dating from the 18th century. Manor Lodge and The West Wing (one building), was originally the stables for Walberton House, before being converted into two dwellings. It dates from the early 19th century, and is a Listed Building, as are Myrtle Cottage, The Stables and Coach-house.
33	DWS1082	9748 0581	Listed Building	Post-medieval	Smugglers Steps has elements from the late 17th century.
34	DWS1045	9717 0586	Listed Building	Post-medieval	The Dower House, 18th century.
35	DWS1021	9814 0620	Listed Building	Post-medieval	The Glebe House, 18th century or earlier.
36	DWS1029	9680 0611	Listed Building	Post-medieval	The remains of the village pound consists of a small enclosure of flint walls, dating from the 19th century.
37	MWS13879 EWS1754	9724 0597	Building	Post-medieval	Laurel Cottage dates from the late 17th century. A historic building recording was carried out in 2005. The building is not Listed.
38	MWS8224	9764 0571	Graffiti	Modern	American soldiers stationed in Walberton during the Second World War inscribed their names and addresses on the gate piers of what is now Walberton Place Nursing Home.
39	MWS14420 EWS1762	9790 0666	Earthworks LiDAR survey	Undated	The earthworks of a linear bank and ditch of uncertain date are visible on aerial photographs and LiDAR images.
40	MWS15137	9833 0621	Cropmarks	Undated	A possible ring ditch was identified from cropmarks in a field close to Binsted Church.

Listed Buildings Grade II unless noted otherwise

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1610	Speed's map of Sussex
1723	Budgen's map of Sussex (Fig. 4)
1778-83	Yeakell and Gardner's map of Sussex (Fig. 5)
1876	First edition Ordnance Survey (Fig. 6)
1897	Second edition Ordnance Survey (Fig. 7)
1912	Third edition Ordnance Survey (Fig. 8)
1938-39	Ordnance Survey (Fig. 9)
1974	Ordnance Survey (Fig. 10)
1994	Ordnance Survey (Fig. 11)
2019	Ordnance Survey - Explorer at 1:12500 (Fig. 1)
2019	Ordnance Survey (Fig. 2)



**Land to the west of Yapton Lane, Walberton,
West Sussex, 2021**

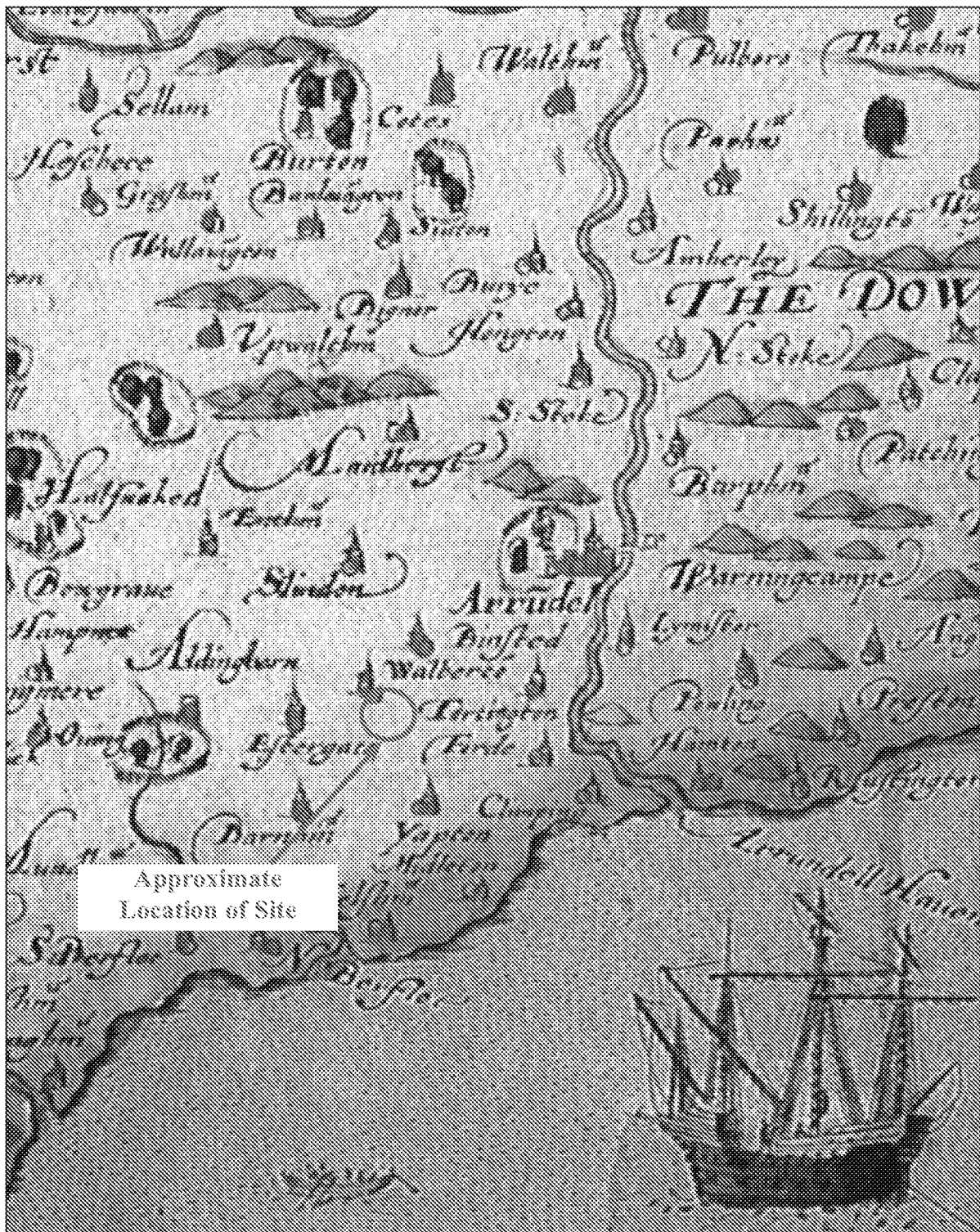
Archaeological Desk-based Assessment

**Figure 1. Location of site within Walberton and West Sussex,
showing locations of HER entries.**

Reproduced under licence from Ordnance Survey Explorer Digital mapping at 1:12500
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Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 3. Saxton's map of Sussex, 1575.

T V A S

SOUTH



YLW 20/201



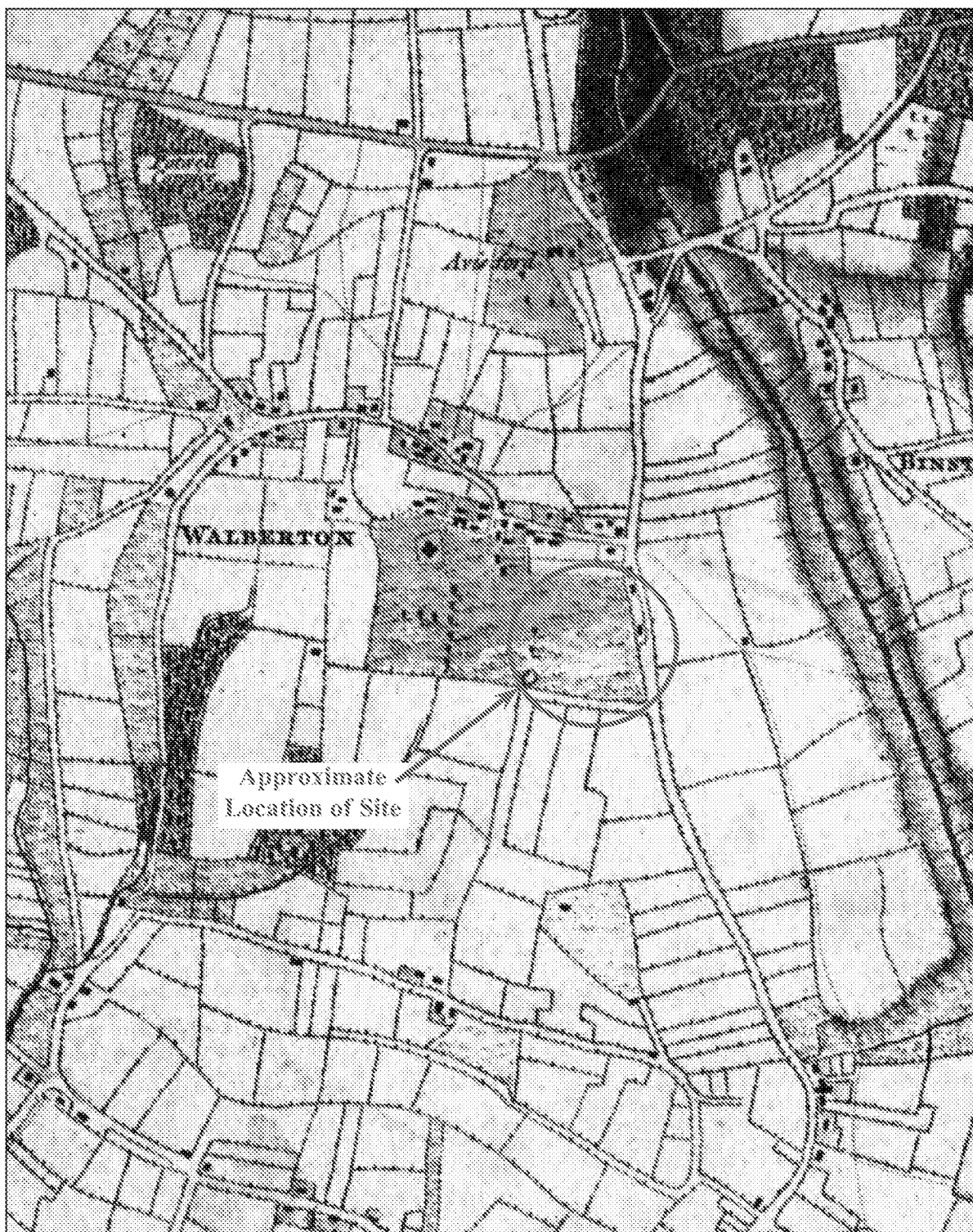
Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 4. Budgen's map of Sussex, 1723.

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YLW 20/201



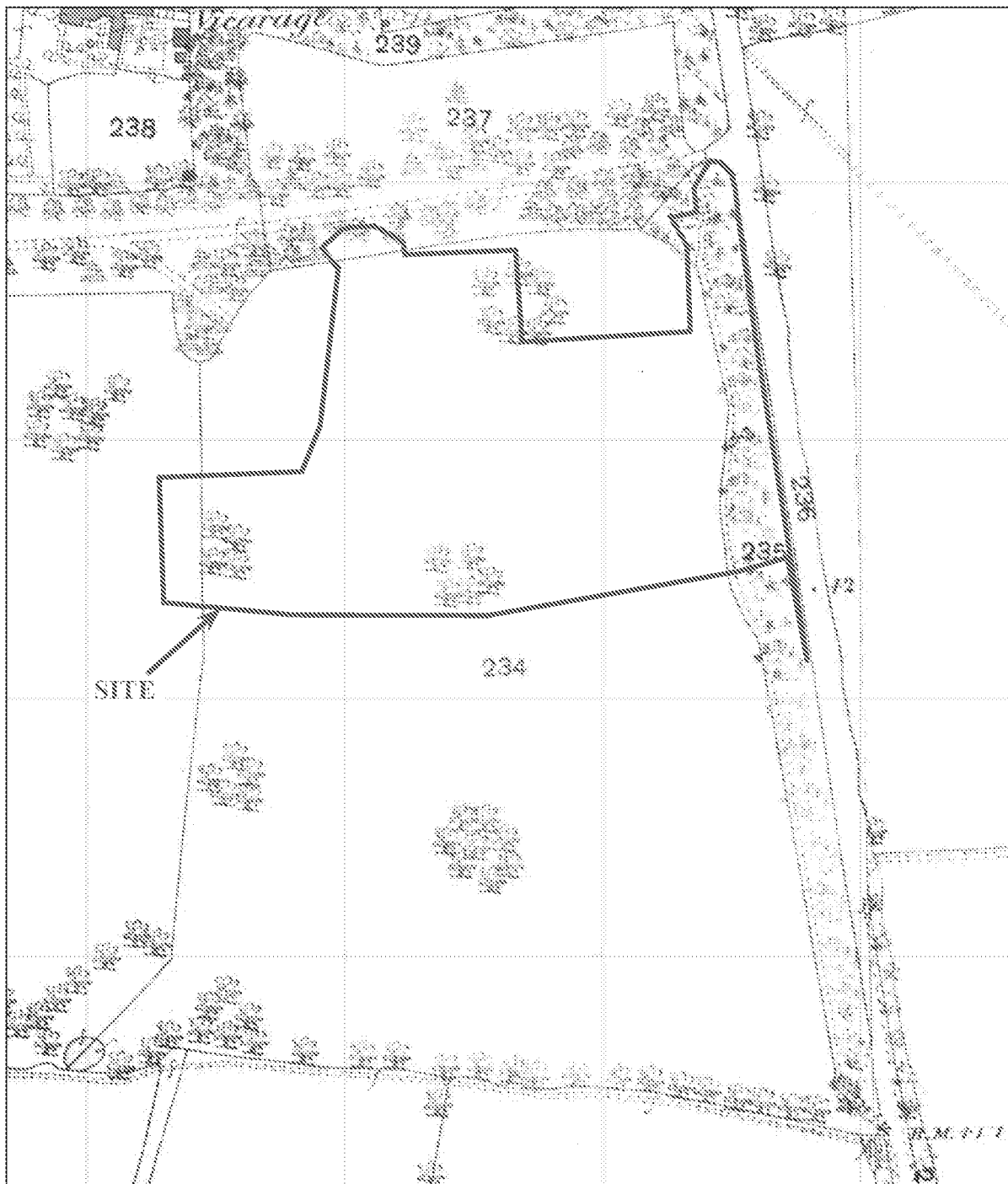
**Land to the west of Yapton Lane, Walberton,
West Sussex, 2021**

Archaeological Desk-based Assessment

Figure 5. Yeakell and Gardner's map of Sussex, 1778-1783.

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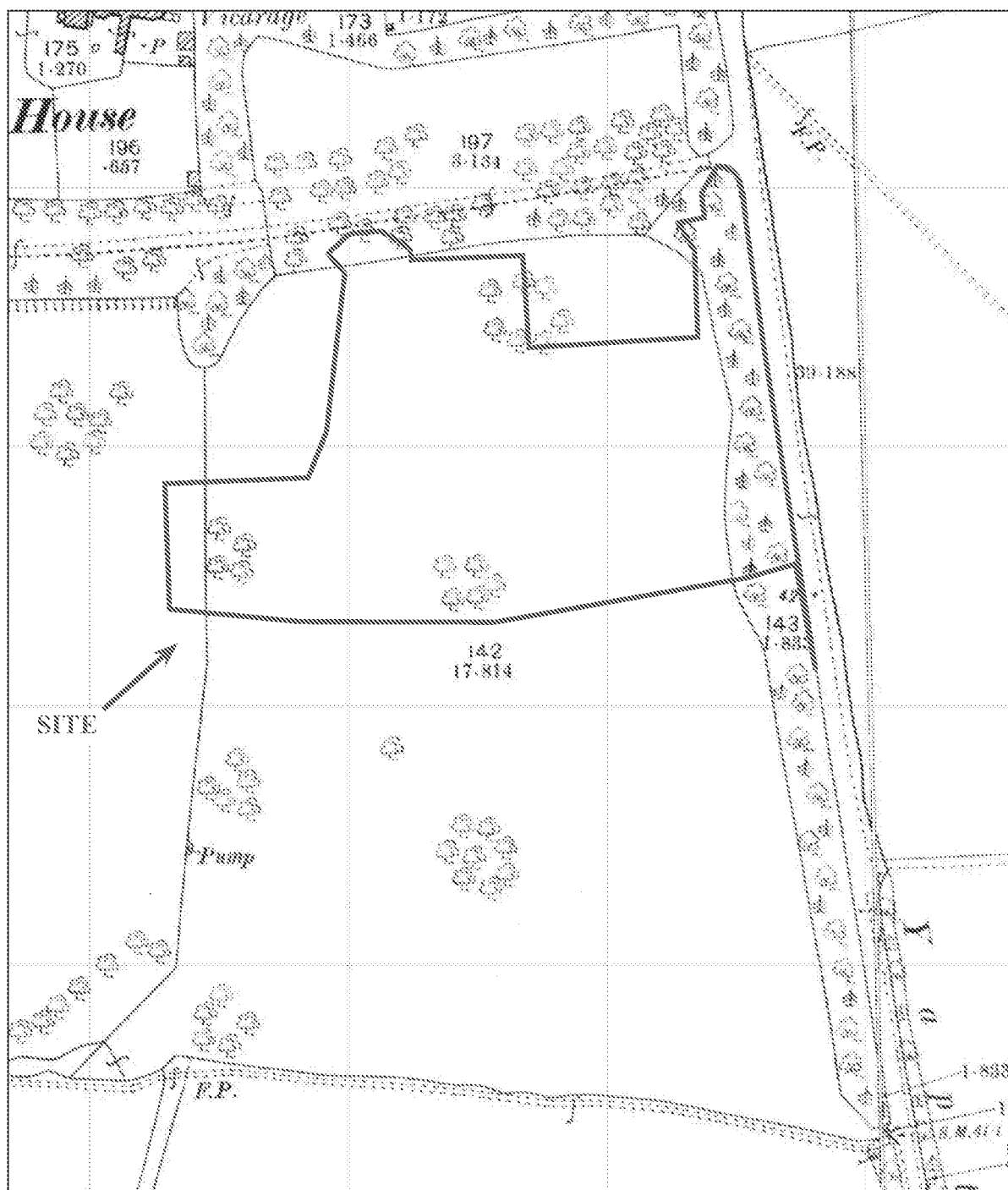
Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 6. Ordnance Survey, 1876.

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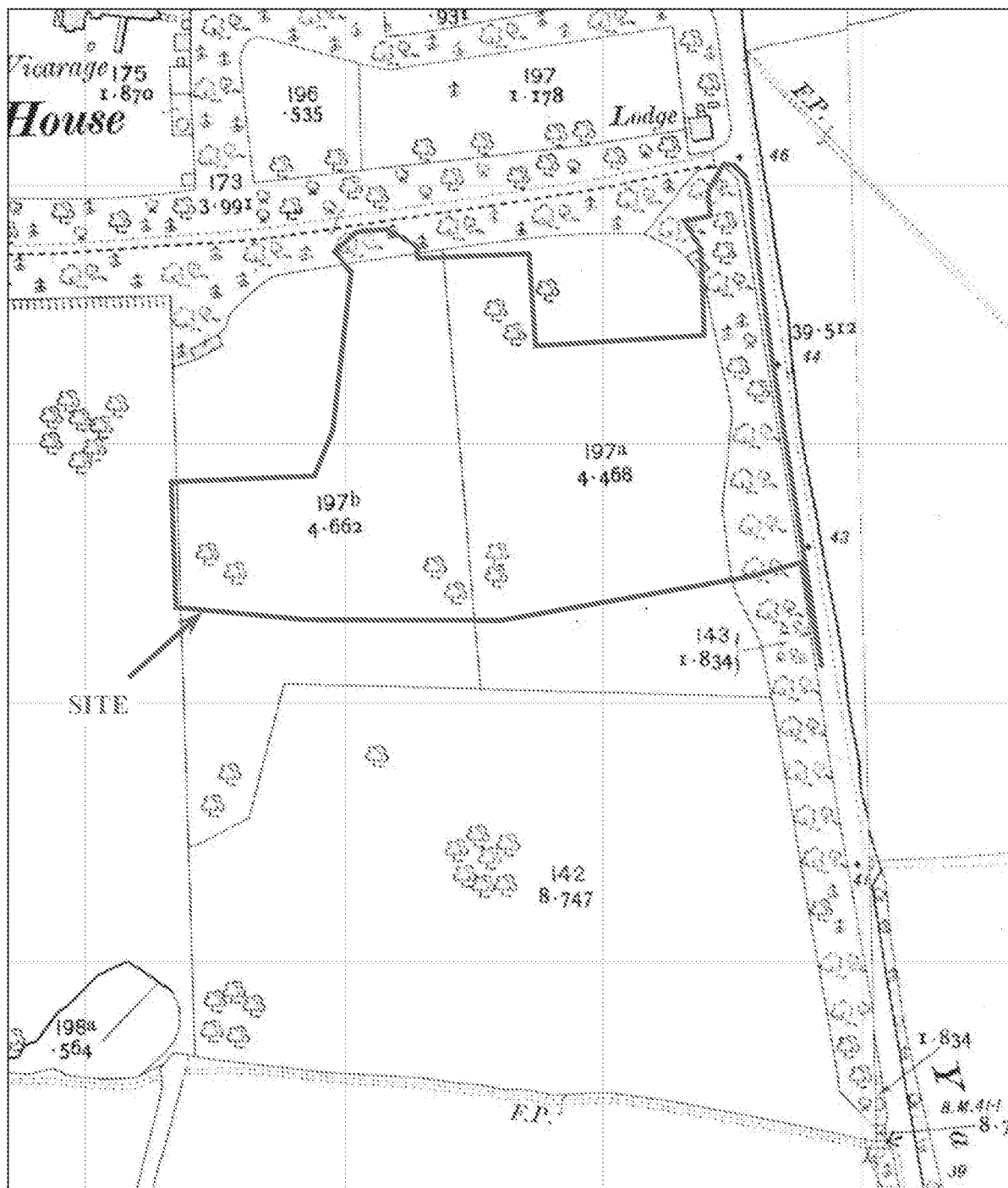
Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 7. Ordnance Survey, 1897.

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Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 8. Ordnance Survey, 1912.

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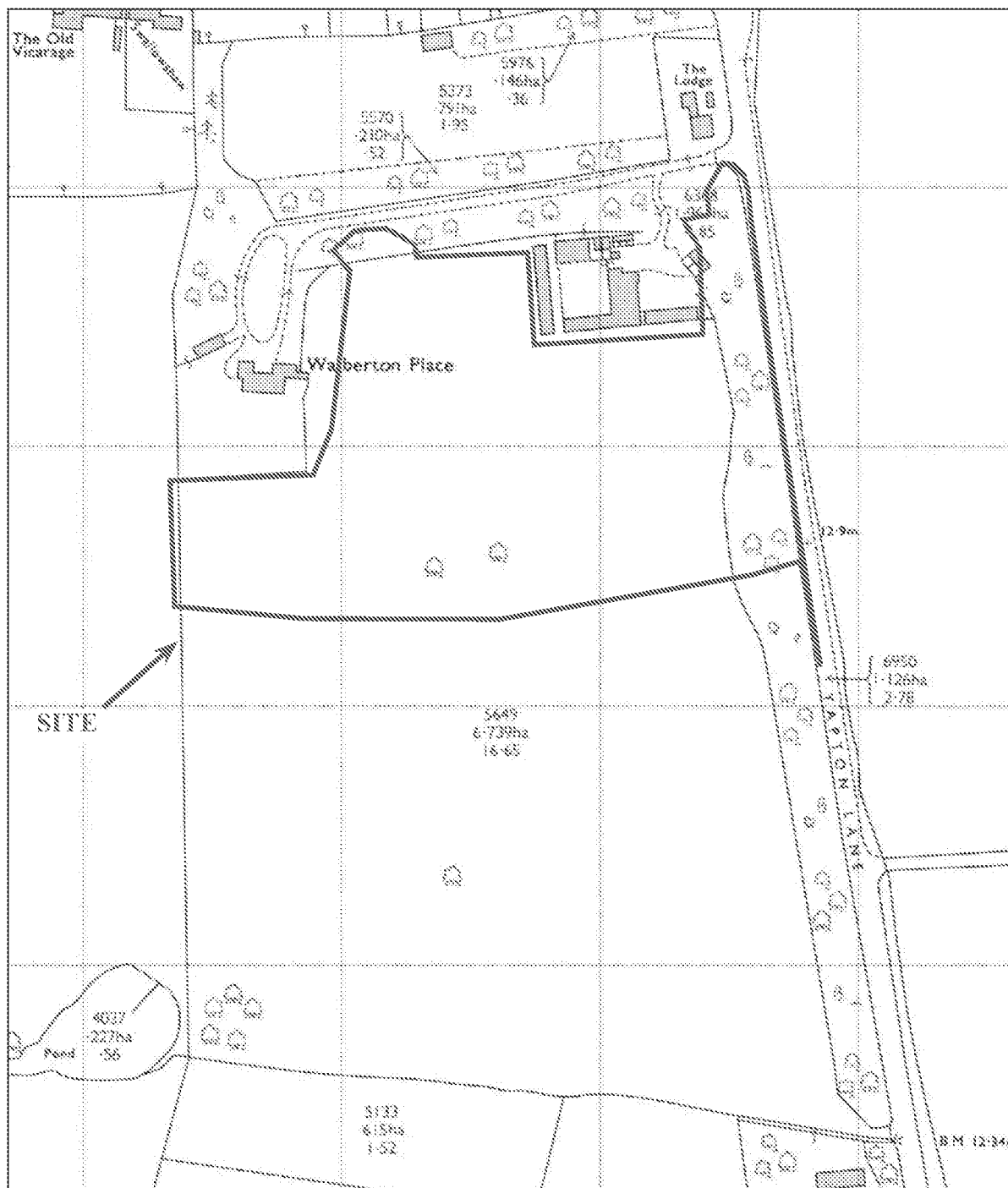
Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 9. Ordnance Survey, 1938-39.

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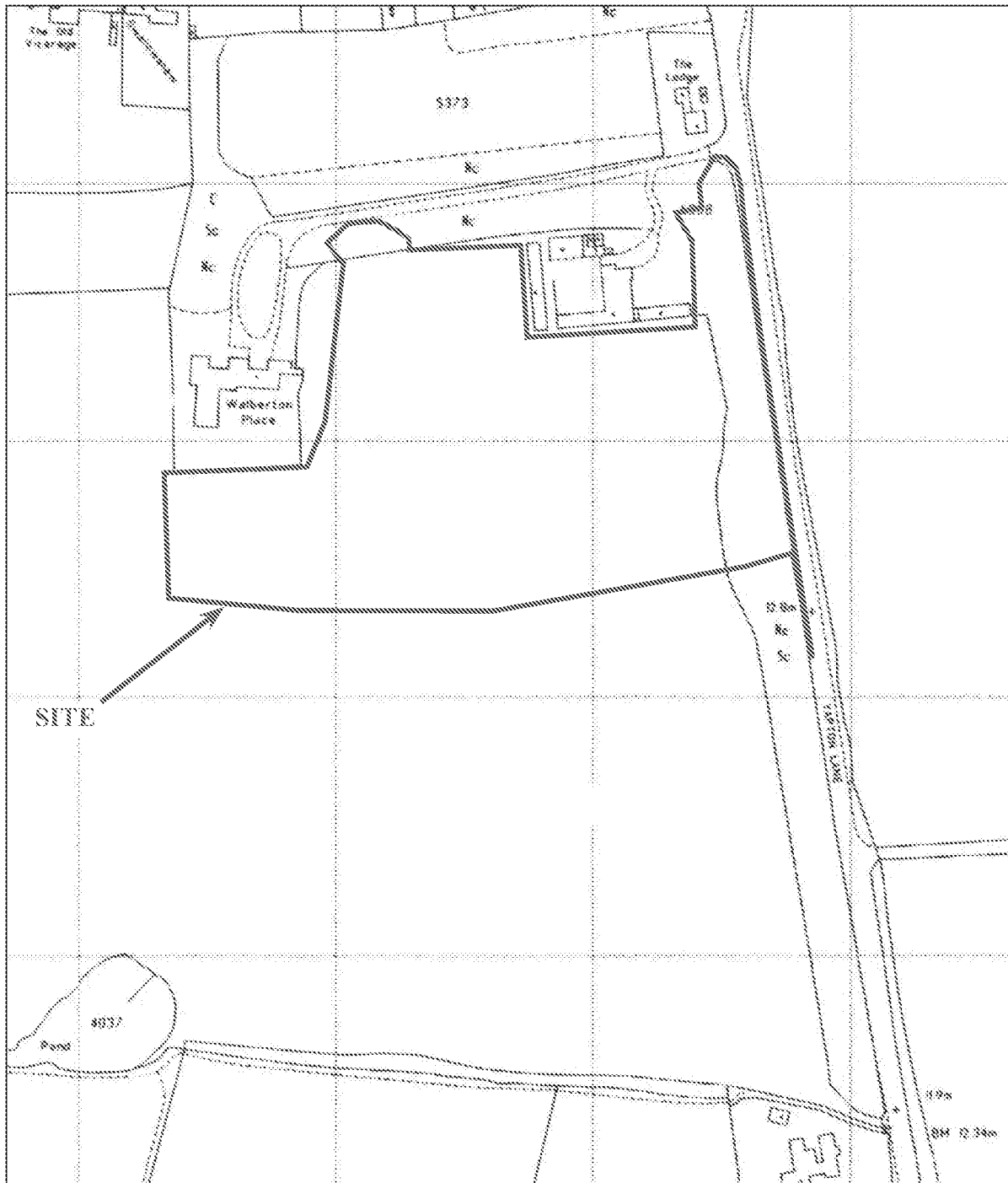
Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 10. Ordnance Survey, 1974.

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Land to the west of Yapton Lane, Walberton,
West Sussex, 2021

Archaeological Desk-based Assessment

Figure 11. Ordnance Survey, 1994.

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a. Azimuth 0°, vertical angle 15°.



b. Azimuth 180°, vertical angle 15°.



c. Azimuth 225°, vertical angle 15°.



d. Azimuth 315°, vertical angle 15°.

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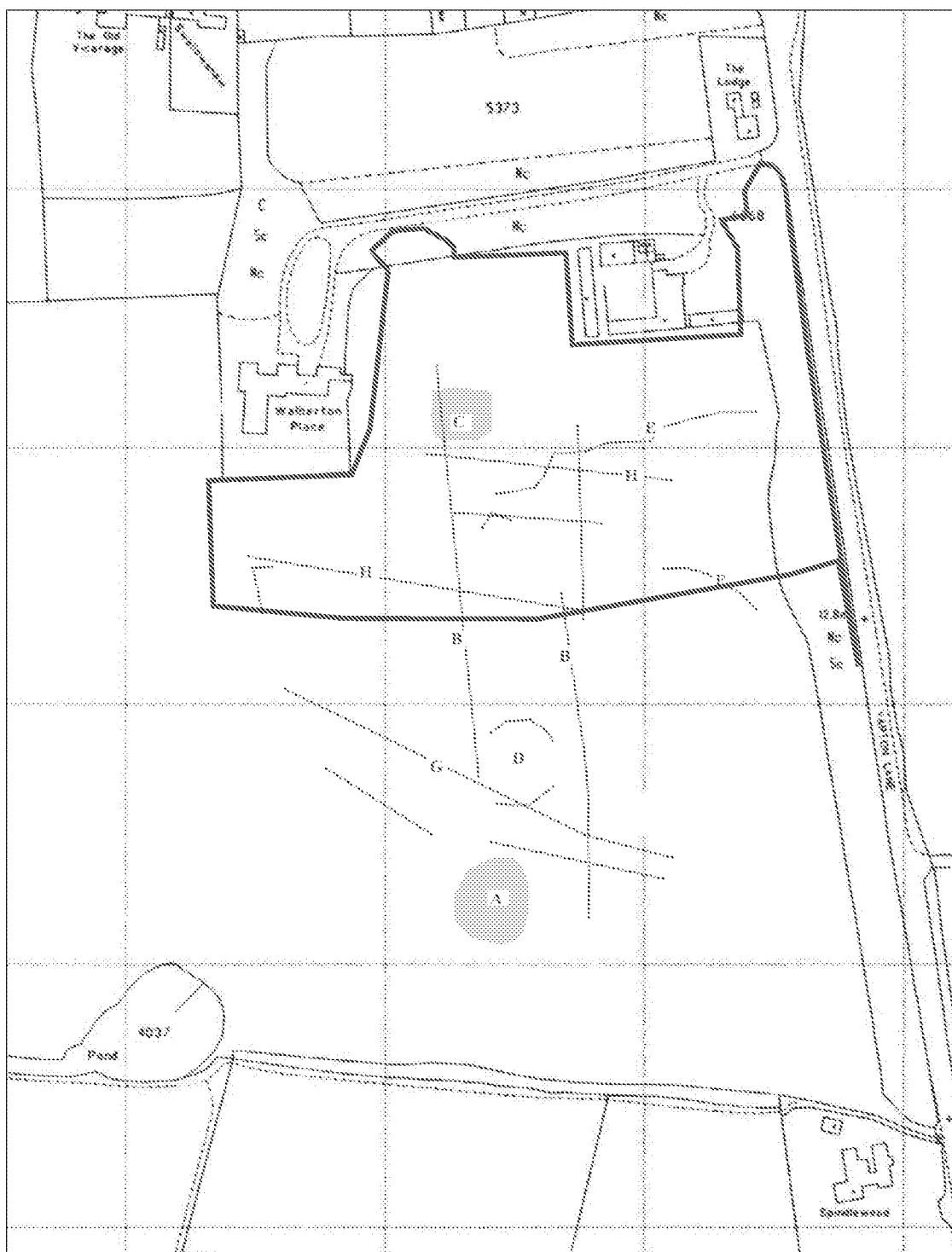


**Land to the west of Yaptan Lane, Walberton,
West Sussex, 2021**

Archaeological Desk-based Assessment
Figure 12. Lidar 'hillshade' gray scale plots.
Not to scale

T V A S

SOUTH



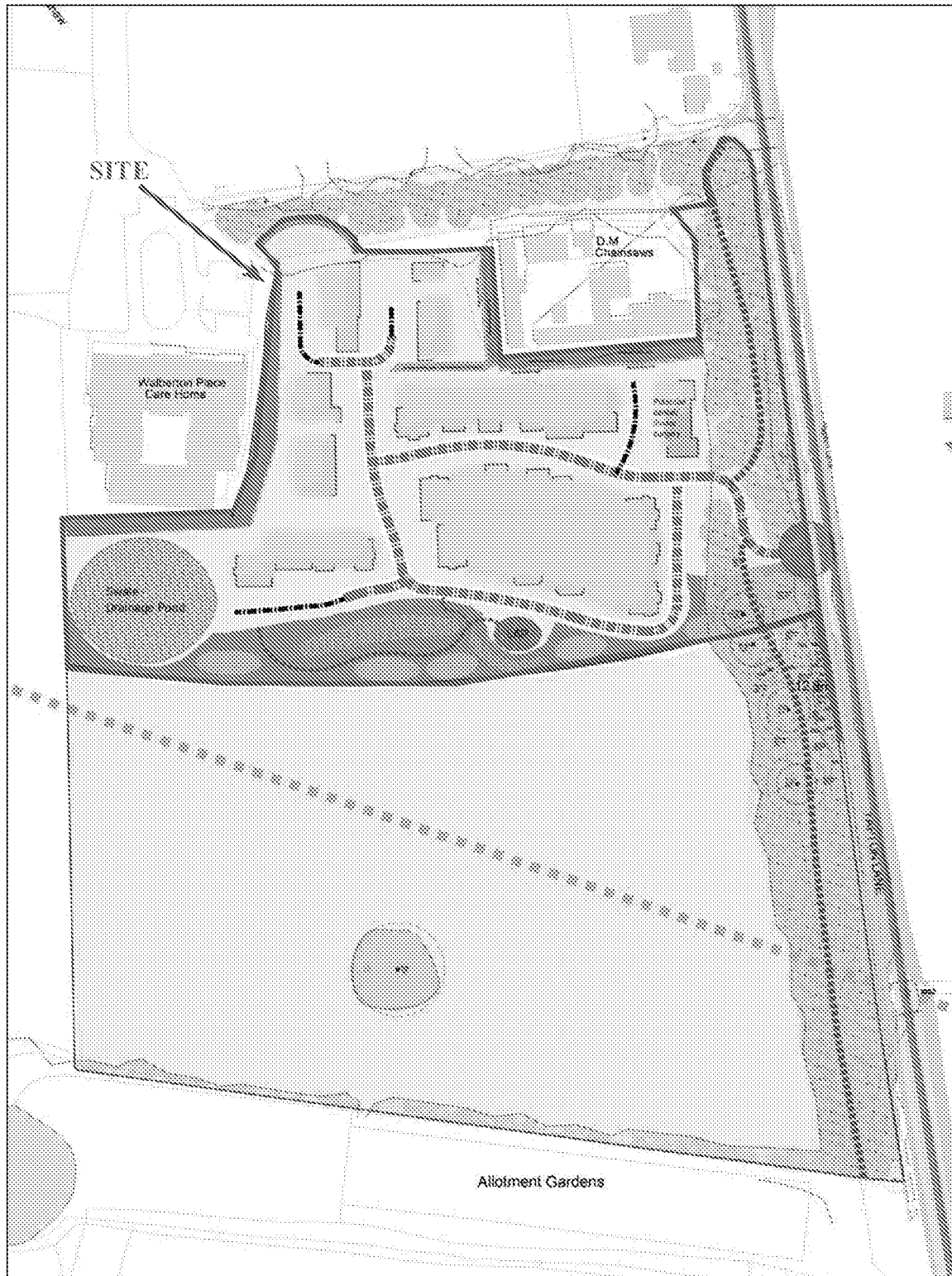
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**Land to the west of Yapton Lane, Walberton,
West Sussex, 2021**
Archaeological Desk-based Assessment
Figure 13. Interpretation of Lidar images,
Superimposed on Ordnance Survey map, 1994.

T V A S

SOUTH



YLW 20/201



**Land to the west of Yapton Lane, Walberton,
West Sussex, 2021**

Archaeological Desk-based Assessment

Figure 14. Plan showing the proposed development.
Not to scale.

T V A S

SOUTH

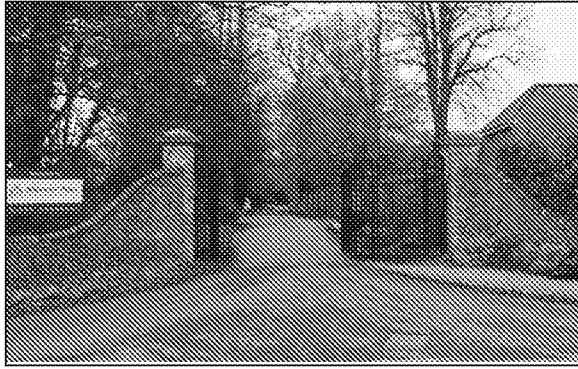


Plate 1. Gate piers of Walberton Place,
looking West from Yapton Lane.



Plate 2. General view of eastern boundary of site
(Yapton Lane), looking South-south-west..



Plate 3. General view of northern part of site
showing Walberton Place and The Keep Business
Park, looking West.



Plate 4. General view of the site, looking South.



Plate 5. General view of woodland copse,
looking
South.

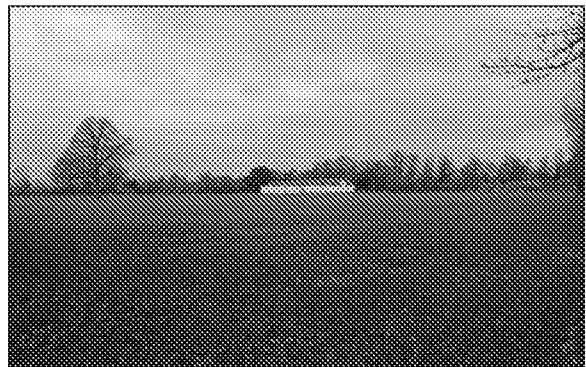
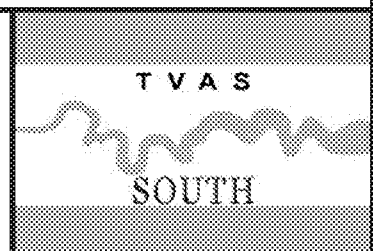


Plate 6. General view of site, looking
North-north-west from South-east corner.

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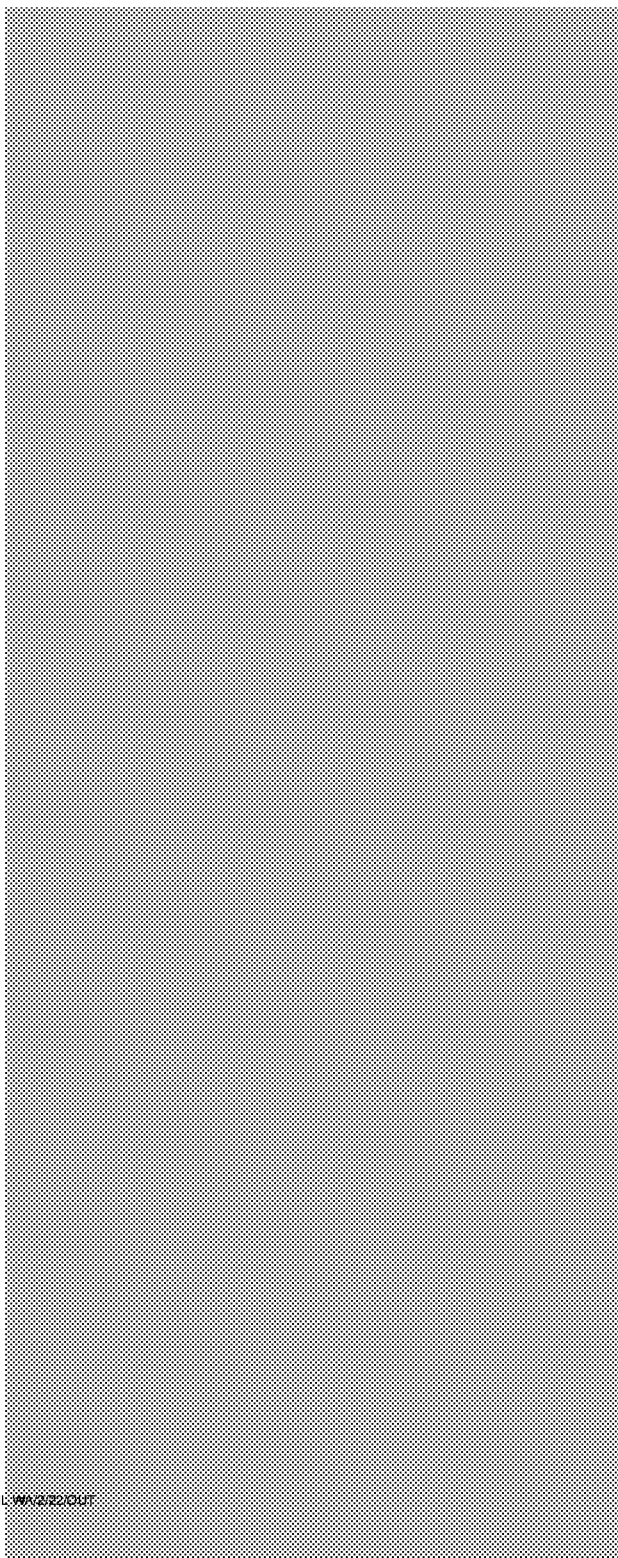
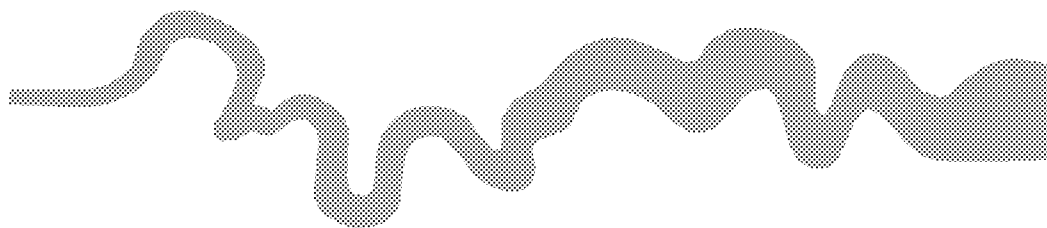
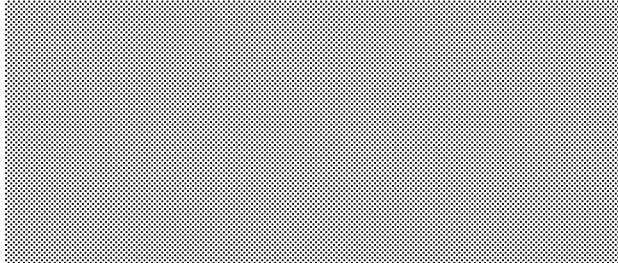
**Land to the west of Yapton Lane, Walberton,
West Sussex, 2021
Archaeological Desk-based Assessment
Plates 1 to 6.**



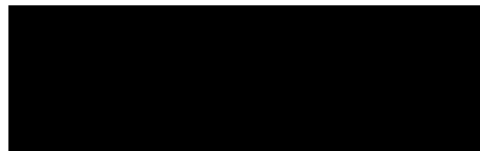
TIME CHART

	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





**TVAS (South),
77a Hollingdean Terrace
Brighton, BN1 7HB**



*Offices in:
Reading, Taunton, Stoke-on-Trent, Wellingborough
and Ennis (Ireland)*