

**Land East of Tye Lane, Walberton, Arun District
West Sussex, BN18 0PF**

Archaeological Desk-Based Assessment



Seth Price, BA

**Project No. 170302
Report No. 2017153
HER no. 68568-17-029**

June 2017

**Land east of Tye Lane, Walberton, Arun District
West Sussex, BN18 0PF**

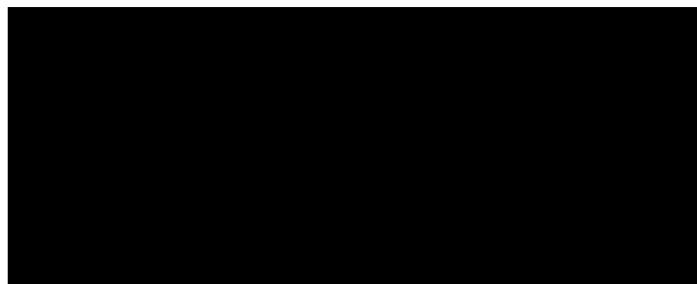
Archaeological Desk-Based Assessment

**Prepared for
Wates Developments**

**Project No. 170302
Report No. 2017153
HER no. 68568-17-029**

Prepared by:	Seth Price	Archaeologist	
Reviewed and approved by:	Richard James	Senior Archaeologist	
Date of Issue:	June 2017		
Revision:	2		

**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**



Summary

Archaeology South-East (ASE), a division of the Centre for Applied Archaeology, University College London, was commissioned by Wates Developments to carry out an archaeological assessment of the Land at Walberton, Arun District, West Sussex, BN18 0PF (NGR 497321 106228). The Site comprises a large field to the north of Walberton, as well as a small section to the north-east to provide access. The proposed development entails a residential development, with associated circulation, hard and soft landscaping, and services.

- The Site has a hypothetical moderate to high potential for deposits of prehistoric to Romano-British date, and a high potential for medieval and post-medieval former field boundaries.*
- These archaeological deposits are likely to be of relatively minor significance.*
- The Site has been exposed to truncation from ongoing agricultural activity – namely ploughing and field amalgamation.*
- The proposed works are likely to have an impact upon any surviving archaeological deposits within the Site.*
- Any impact on archaeological deposits can be mitigated through a programme of pre-commencement field evaluation attached as a condition to any planning consent, to be agreed with the local planning authority and their archaeological advisor.*

CONTENTS

1.0	Introduction
2.0	Site Topography and Geology
3.0	Planning Background
4.0	Archaeological and Historical Background
5.0	Cartographic Evidence
6.0	Walkover Survey
7.0	Assessment of Heritage Potential and Significance
8.0	Previous Impacts on Heritage Potential
9.0	Impact of Proposed Development
10.0	Conclusions
11.0	Acknowledgments
	References
	Appendix 1: Summary Tables of Heritage Assets
	Plates
	Figures

LIST OF FIGURES

- Fig. 1 Site Location and Heritage Assets
- Fig. 2 Site Location Plan
- Fig. 3 LiDAR Composite DTM - 1m resolution, Hillshape model.
- Fig. 4 Thomas Kingston's: True Plott and [blank] of the Manor of Walberton
belonging to Thomas Bennett Esquire, 1630 - parish copy dated 1852
- Fig. 5 Yeakell and Gardner's Map of Sussex, 1778
- Fig. 6 Walberton Tithe Map, 1846
- Fig. 7 Ordnance Survey Map, 1875
- Fig. 8 Ordnance Survey Map, 1897
- Fig. 9 Ordnance Survey Map, 1912
- Fig. 10 Ordnance Survey Map, 1938-9
- Fig. 11 Ordnance Survey Map, 1974
- Fig. 12 Ordnance Survey Map, 1989-90
- Fig. 13 Proposed Site Plan

LIST OF PLATES

- Plate 1: Overview of the large field, facing south-west
- Plate 2: Overview of the large field, facing south-east
- Plate 3: Overview of the north-east corner of the Site within the golf club, facing south-west
- Plate 4: Overview of the north-east corner of the Site within the golf club, facing north-east
- Plate 5: Estate fencing along the west end of the northern Site margin, facing west
- Plate 6: Modern fencing to the school, facing east
- Plate 7: Post-and-wire fencing along the north Site boundary, facing west
- Plate 8: Rear curtilage of buildings to the east of the Site, facing north
- Plate 9: Post-and-wire fencing along the north Site boundary, facing west
- Plate 10: Fencing along Avisford Park Road, facing west

1.0 INTRODUCTION

- 1.1 Archaeology South-East (ASE), a division of the Centre for Applied Archaeology, University College London, was commissioned by Wates Developments to carry out an archaeological assessment of the Land at Walberton, Arun District, West Sussex, BN18 0PF (Fig. 1: NGR 497321 106228). The Site comprises a single large arable field. The proposed development entails a residential development, with associated circulation, hard and soft landscaping, and services.
- 1.2 The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs in order to determine the archaeological significance of the Site, and to consider the likely impact of the proposed development on heritage assets of archaeological interest that may be present. This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for Archaeological Desk-Based Assessments* (CIfA 2014). This assessment focuses on the archaeological issues, i.e. below-ground heritage assets of archaeological interest. A separate heritage assessment will be prepared for the proposal dealing with built heritage and setting issues.
- 1.3 The Site is centred on NGR 497321 106228 (Fig. 2). For the purposes of this report the Site boundaries have been taken to be those provided by the client. The Site is bound by sections of historic tree-line, mixed fencing, residential development, and Walberton and Binsted Church of England Primary School. Avisford Park Golf Club is situated to the north of the site. Tye Lane runs along the west side of the Site, Avisford Park Road to the south-east, and Yapton Lane beyond a row of residences to the east. For the purposes of the archaeological assessment a 1km radius Study Area from the centre of the Site has been considered to place the Site within its wider context (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 In drawing up this desk-based assessment, cartographic sources and archaeological data relating to the Study Area were obtained from the West Sussex Historic Environment Record (WSHER) and the West Sussex Record Office (WSRO). Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections
- 1.5 It should also be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be

needed to conclusively define the presence/absence, character and quality of any archaeological remains.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

- 2.1.1 The Site is situated to the north of Walberton, and south of the Avisford Park Golf Club. The Site, with the exception of the small plot within the golf course to the north-east, comprises a single large agricultural field. The Site has been extensively ploughed. Historic ribbon development along The Street/Maple Road at the core of Walberton runs to the south of the Site, including a number of listed properties. The general landscape is one of mixed recreational, educational and residential development, excepting the Site which comprises an isolated agricultural landscape. LiDAR survey data for the Site demonstrates a near featureless expanse, excepting some very slight ploughed-out linears delineating early post-medieval field boundaries (Fig. 3).
- 2.1.2 The Site comprises an irregular plot of 11.3ha. The Site slopes gently downhill to the south, and south-west, with an average height of c.17.5mAOD, descending to 14.0mAOD to its south-western corner. The north-east of the Site, within the golf course, is situated at c.20.5mAOD.

2.2 Geology and Geotechnical Investigations

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹ the Site geology comprises London Clay Formation clay, silt and sand overlain by superficial River Terrace Deposits (sand, silt, and clay).
- 2.2.2 Geotechnical investigations conducted within the Site by Geo-Environmental in January 2017 revealed a firm dark orangish brown gravelly silty clay overlain by a variable depth (c.0.55m – 1.90m) of a similar silty clay, immediately overlain by 150mm of dark brown sandy clay topsoil and grass.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. Accessed 27/03/2017

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 12 (paragraphs 126 – 141) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities '*should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.
- 3.1.4 The NPPF is supported by Planning Policy Guidance, launched in March 2014 (<http://planningguidance.planningportal.gov.uk/>). In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum.
(<http://historicengland.org.uk/advice/planning/planning-system/>).

Local Planning Policy

3.2 Arun District Local Plan 2003 - 2011

- 3.2.1 The Arun District Local Plan, adopted in March 2003, also contains a number of policies relating to the historic environment. Of relevance to the Site are:

- *Policy AREA 16 - Ancient Monuments and Sites of National Archaeological Importance*

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.

Reason: To preserve archaeological heritage.

- *Policy AREA 17 - Sites of Archaeological Interest*

Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- (i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;*
- (ii) where the assessment shows that the physical preservation of 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. The programme will be carried out prior to the commencement of the development;*

and

- (iii) whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.*

Reason: To preserve the archaeological heritage

- *Policy DEV11 - Setting of Listed Buildings*

Proposals which adversely affect the setting of a Listed Building, or group of Listed Buildings, will be resisted. Where the principle of development in the grounds of, or near to Listed Buildings is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older buildings remain unimpaired. Where relevant, appropriate space about the building or buildings must be retained. Proposals for more distant buildings and tall structures, including pylons and masts, will be carefully assessed in respect of their effect on the settings of Listed Buildings.

Reason: To protect the setting of Listed Buildings from inappropriate and damaging development.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.4 and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig. 1.

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Listed Buildings

- 4.2.2 No listed buildings are located within the Site. A total of 34 listed buildings are located within the study area (**1 – 34**).

Conservation Areas

- 4.2.3 The Site does not lie within the Walberton Village and Walberton Green Conservation Area, as defined by the historic core of Walberton along The Street/Maple Road, although it abuts it for a short distance at its south-western corner.
- 4.2.4 There are no examples of the following designated heritage assets within the Study Area: Scheduled Monuments, Registered Historic Parks and Gardens or Historic Battlefields.

Non-Designated Heritage Assets

Archaeological Notification Areas

- 4.2.5 West Sussex County Council, through WSHER, has identified various Archaeological Notification Areas (ANA) throughout the County. These areas have no statutory status or protection, but are intended to be treated as a

material consideration during the processing of planning applications. It must be stressed that these areas are not exclusive. Sites outside them can contain archaeological remains of major importance that may be presently unknown. Conversely not every part of these areas will inevitably contain archaeological remains. Their boundaries are not necessarily precise.

- 4.2.6 The Site does not lie within an Archaeological Notification Area (ANA). Six ANAs lie with the study area (Fig. 1), the most significant of which comprises the Roman Villa Complex at Blacksmith's Corner, located south-east of the Site to the east of Yapton Lane. The ANAs refer to a number of high potential areas surrounding the Site primarily of Roman and Medieval date. Further afield are further ANAs of similar date, including a range of significant prehistoric sites.

Locally Listed Buildings

- 4.2.7 These are local designations with no statutory protection identified in Arun District Council *Buildings or Structures of Character List* (2005). No locally listed buildings lie within the Site although 30 are located within the study area, located primarily along The Street with outliers in Mill Lane and Yapton Lane.

Historic Buildings

- 4.2.8 These are non-designated buildings which are not identified on Arun District Council *Buildings or Structures of Character List* (2005), but have been recorded as being of historic interest in the WSHR. One such building (35) is recorded in the study area.

4.3 Historic Landscape Character

- 4.3.1 According to the Historic Landscape Characterisation (HLC) database curated by WSHR, the Site is characterised as a modern field amalgamation, replacing an historic informal fieldscape. The surrounding landscape is modern in character, with the later 20th-century school to the south, earlier 20th-century infill to south-east, south-west, and east, and the golf course to the north.

4.4 Previous Archaeological Investigations

- 4.4.1 No recorded archaeological work has previously taken place within the boundaries of the Site. Major archaeological excavations have taken place east of the Site at Blacksmith's Corner, unearthing a Roman villa of first to fourth-century date (EWS1613) (47). The excavations, which were conducted by Worthing Archaeological Society, took place between 2007 and 2009 and examined the main buildings and their immediate context.
- 4.4.2 Three other partial excavations took place further to the east of the Site. One, conducted in 1966 by Con Ainsworth found evidence of medieval pottery and tile kilns (EWS162) (52). Further tile kiln excavations were conducted

in 2005 by Worthing Archaeological Society, uncovering a rectangular structure with eight kiln bars (**57**). The third excavation, conducted by Chichester District Archaeological Unit in 1993, found evidence of Iron Age earthworks (**44**), a medieval bell pit (**55**), and the former Binsted parish offices (**72**) (EWS238) to the east of the Site.

4.5 Archaeological Periods

- 4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Fig. 1.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.6 Prehistoric

- 4.6.1 Few finds of Palaeolithic date have been found in the Claygate Member/London Clay. Most archaeological deposits of this age are usually associated with disturbed geological contexts, most especially along the coastal plain, and from buried river terrace gravels. Sussex has a number of sites where relatively large areas of undisturbed Palaeolithic land-surfaces have been preserved. The oldest and most important of these beaches is the Goodwood-Slindon Raised Beach. This geological sequence of glacial and interglacial deposits has been partially exposed, excavated and recorded at the seminal site of Boxgrove near Earham, north-west of the study area. Boxgrove is a site which provides clear evidence of Hominid activity, with undisturbed Palaeolithic floor surfaces, and a large number of *in situ* Palaeolithic finds, up to 500,000 years old (see Pitts and Roberts 1998).
- 4.6.2 The Mesolithic period is quite elusive in the archaeological record. Significant environmental changes in the south-east from about 8,000 BC may have led to a rise in population, and by 6,000 BC much of Sussex had recovered from the effects of glaciation and was densely forested. Many Mesolithic sites in Sussex are identified through concentrations of flintwork and isolated pits, rather than by a series of diagnostic archaeological features relating to an inferred settlement site. Early Mesolithic sites are rare, and where they exist, are situated predominantly on the lower greensand belts. Late Mesolithic sites are more frequent in Sussex, and along with open-air sites, a number of rock shelters have been discovered in the High Weald such as at Hermitage Rocks, High Hurstwood. Many of these sites have been interpreted as temporary hunting camps indicative of a broad spectrum subsistence strategy (Holgate 2003, Drewett 1999). A Mesolithic site is noted a short way north of the Site at Avisford House (41) – though the HER does not elaborate on its nature.

- 4.6.3 The Neolithic was a period of increasing temperatures and more settled human occupation, allowing the development of more permanent farming systems and the construction of monuments. Sussex has provided a significant amount of archaeological evidence relating to the Neolithic period. Causewayed enclosures, long barrows, and flint mines are all found in a variety of downland locations, and whilst settlement data is sparse, this is seen to reflect a broader geographical pattern relating to lowland Britain, rather than a localised anomaly specific to Sussex. Stray finds of flint axes and isolated concentrations of diagnostic flint scatters are also common.
- 4.6.4 The transition to the Bronze Age is marked by a significant increase in the number of round barrows constructed, often with associated single inhumations and/or cremation burials. In Sussex, the vast majority of these are located on the South Downs, overlooking the Weald, river valleys and coastal environments. As with the preceding Neolithic, Early Bronze Age settlement sites are poorly represented in Sussex as a whole. By the Middle and Later Bronze Age, the use of bronze tools and weapons is more common, and there is a significant change of focus in the archaeological record toward more visibly sedentary settlement patterns, and increasingly developed agricultural exploitation.
- 4.6.5 The Iron Age is characterised by increasing evidence for field systems, the development of defended sites and stronger influences from the Continent, with evidence in the later Iron Age for contact with Belgic tribes in Gaul. Social and economic growth was very rapid during this period leading to an expanding population and increasing exploitation of what had previously been more marginal environments. Therefore, this period is characterised by changes in the entire archaeological record from pottery types to settlement and funerary practices. The most typical type of monument for this period is the hillfort, a number of which are located in prominent locations across the South Downs. By the Middle Iron Age strong regionalisation can be demonstrated and by the Late Iron Age the production of coins had developed along with the rapidly growing influence of the Roman Empire. Iron Age earthworks have been recorded in the study area to the east of the Site.
- 4.6.6 Eight prehistoric sites are located within the study area:
- **37** Iron Age pottery – Walberton;
 - **38** Worked flint – Walberton;
 - **39** Flint arrowhead – Walberton;
 - **40** Flintwork, Walberton;
 - **41** Mesolithic Site - Avisford Park;
 - **42** Neolithic Axe - Walberton Farm;
 - **43** Iron Age - Romano British Pottery – Binsted; and
 - **44** Iron Age – Romano British Earthworks, Binsted Lane.

4.7 Romano-British

4.7.1 The Roman invasion of AD 43 had a dramatic impact on the British Isles, with major changes in social, economic and technological spheres. Thus, this period is dominated by the introduction of Roman culture in all its forms. In archaeological terms this has meant a dramatically increased visibility in the archaeological resource, with large numbers of excavations revealing Roman field systems, villas, roads, settlements, cemeteries, and material culture. It is considered that following the invasion, parts of Sussex became a client kingdom and elements of Roman culture were introduced rapidly as indicated by finds from some of the large early villas which are a distinctive feature during the 1st century. These villas tend to be confined to the South Downs and Sussex coastal plain. Reused Roman tile (50) has been noted at the church in Walberton (Baggs and Warne 1997). A Roman villa (47) was excavated to the south-east of the Site (Roman Villa Complex at Blacksmith's Corner ANA - Fig. 1). The excavations revealed a floor plan of a five-room corridor villa, orientated north-south, with coinage setting a date range of occupancy from the mid-first century to fourth century AD; the main core of the Roman occupation area is defined by the limits of the Archaeological Notification Area, although elements of the wider agricultural landscape associated with it, such as field boundaries and trackways, may extend beyond this. Further significant Roman activity is located to the north of the study area, within the area identified as the Roman Occupation Debris and Cist Burial ANA (Fig. 1) – here a cist burial (46) was unearthed in 1817 containing a single cremation and grave goods.

4.7.2 Five Romano-British sites have been recorded within the study area:

- **43** Iron Age - Romano British Pottery – Binsted;
- **44** Iron Age – Romano British Earthworks, Binsted Lane;
- **45** Roman Brick, Walberton Church;
- **46** Roman cist burial – Avisford; and
- **47** Roman Villa site at Blacksmith's Corner, Walberton.

4.8 Early Medieval

4.8.1 The Anglo-Saxon Chronicle, commissioned in the 9th century, states that Ælle, the first king of the South Saxons, landed at *Cymensora* with his sons in AD 477. *Cymensora* is generally thought to be Selsey, but it has recently been suggested that an East Sussex estuary may in fact have been the landing point.

4.8.2 Earlier Anglo-Saxon finds in the area are confined to the South Downs and adjacent landscapes (White 1999). Few settlement sites have been identified and most archaeological information comes from cemeteries. The Late Saxon period seems appears to have been a time of great change. By the mid-11th century a network of towns and other centres had developed, performing administrative, commercial and Christian religious functions.

4.8.3 Land divisions in the Kingdom of Sussex were often different from other Anglo-Saxon kingdoms and regions, and by the Late Saxon period, the main administrative unit of Sussex was the district known as the rape. Their origins may be earlier, possibly originating in the Romano-British period. The rapes were sub-divided into hundreds, which served as taxation and administrative districts. The Site lay within the Rape of Arundel, within the Hundred of Binsted. The Manor of Walberton was owned by three free men in 1066, the land being valued at £10. The manorial centre was located to the south of the village, in the vicinity of Walberton House.

4.8.4 Three early medieval sites area recorded within the study area:

- **48** Pre-Conquest gable cross – Walberton;
- **49** Pre-Conquest grave slab – Walberton; and
- **50** 15 Graves, St Mary's Church.

4.9 Medieval

4.9.1 The Norman conquest of 1066 saw the establishment of a new land tenurial system, closely based on the former Saxon estates. The divisions of land known as 'rapes' were held and administered by Norman lords.

4.9.2 The settlement at Walberton was a large one, comprising 45 households, of 22 villagers, 17 cottagers, and 6 slaves with land for 6 ploughlands worked by 3 lord's plough teams and 6 men's teams. The manor was also associated with 14 acres of meadow, 4 of woodland swine render, and a church. The manor was possessed in 1086 by Earl Roger of Shrewsbury, in lieu of the lords Roland, Willand and Acard the Priest. The parish was situated to the south of the medieval Arundel Great Park, sections of which remain extant to the north-east of the area. Old Hall Cottage (**13**), to the south of the Site, is likely the oldest secular building in Walberton, comprising a former two-bayed late medieval hall house (Baggs and Warne 1997). Both St Mary's Church and the Parish Church of St Mary (**9** and **34**) are of medieval origin. The Site formed part of an open field system.

4.9.3 Nine medieval sites are recorded within the study area:

- **49** Pre-Conquest grave slab – Walberton;
- **50** 15 Graves, St Mary's Church;
- **51** Medieval Park – Walberton;
- **52** Medieval Pottery and Tile Kilns – Binsted;
- **53** Wall and Medieval Pottery, Church Farm, Binsted;
- **54** House Platforms – Binsted;
- **55** Medieval Bell Pit, Binsted Lane;
- **56** Medieval Pottery - Church Farm; and
- **57** Binsted Tile Kiln (2005 excavation).

4.10 Post Medieval and Modern

4.10.1 The post-medieval period saw Walberton expand along The Street east and west. Pear Tree Cottage, to the south-west of the Site on the corner of Tye Lane is likely of 16th- or 17th-century date, with other buildings along The Street being of 17th-, 18th-, 19th- and 20th-century date. By the late 18th-century the Yeakell and Gardner map shows fairly dense settlement along The Street with the church away to the south. The historic mapping (see below) shows a general trend through the later 19th century into the 20th century of accelerating infill development and subdivision along The Street and Yapton Lane.

4.10.2 The Site is shown on historic mapping to have been enclosed from an early date, as early as 1630. The field system shown on the mapping suggests how earlier medieval open field strips were enclosed and gradually amalgamated through the post-medieval period, resulting in the existing modern, amalgamated field system.

4.10.3 In addition to the thirty-four listed buildings, and single historic building recorded on the HER in the study area, eighteen post-medieval sites are also recorded – primarily historic structures or farms shown on historic mapping and since lost:

- **36** Former parkscape at Avisford;
- **50** 15 Graves, St Mary's Church;
- **57** Binsted Tile Kiln (2005 excavation);
- **58** Historic Outfarm South of Pigeonhouse Farm, Walberton;
- **59** Site of Meads Barn Historic Outfarm, Walberton;
- **60** Yard in Walburton Green, Walberton;
- **61** Old Poor House, Walberton;
- **62** Site of Woodlands Historic Farmstead, Slindon;
- **63** Windmill - Mill Lane;
- **64** Site of Old Farm, Walberton;
- **65** The Old Walberton Village School;
- **66** Lychgate to St Mary's Church, Walberton;
- **67** Park - Walberton House;
- **68** Brickyard
- **69** Brewery, Walberton;
- **70** WWII American graffiti – Walberton;
- **71** Walberton Farm Historic Farmstead, Walberton; and
- **72** Binsted Parish Offices.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest map consulted depicts a relatively detailed layout of the area. This is the 1852 parish draft of the 1630 *True Plott and [blank] of the Manor of Walberton* by Thomas Kingston (Fig. 4). The mapping shows the Site comprising a series of irregular fields, already seeming to have been enclosed, marking a shift from the medieval open field system. The mapping is labelled with plot sizes (acres, rods, and perches), and tenants, often demarcated by a system of characters. The Manor of Walberton at the time belonged to Thomas Bennett, though it had belonged to the Racton family from 1580 (Mason 1828: 166) – Adam Racton was listed as tenant of two of the fields within the Site boundaries at that time. The map does not depict structures.
- 5.2 By 1778 the Yeakell and Gardner Map of Sussex demonstrates little immediate change to the Site – with some minor variation in field systems, and some field amalgamation at the Site, and particularly to its north where Avisford House was now situated within landscaped gardens in place of former fields (Fig. 5). The extent of development along The Street within Walberton is shown on the map. The field boundaries as shown on the 1778 mapping are comparable with the faint linears seen crossing the Site in places on the LiDAR mapping (Fig. 3).
- 5.3 The Walberton Tithe Map of 1846 depicts the Site comprising a part of seven amalgamated fields (Fig. 6). Avisford House is shown, with associated farm structures, to the north-east, with Walberton to the south. The majority of the Site formed a part of the Avisford Estate, belonging to Lady Elizabeth Reynell. The western three fields however belonged to Richard Prime, under the tenancy of William Halstead. With the exception of plots 205 and 210 to the east of the Site, which were grassed at the time, the land was arable in nature.
- 5.4 The Ordnance Survey (OS) mapping from 1875 to 1990 (Figs. 7 – 12) show the continued amalgamation of the land within the Site, with some variations, including the incorporation of the Site within the park of Avisford House between 1875 and 1938, but resulting by 1989-90 in a Site comprising two large fields, and a part of a smaller field to the north-east. The 1875 map shows lines of trees fossilising the former field boundaries, now largely gone apart from a handful of survivors in the south-east corner. The OS mapping also shows the development of Walberton to the south, with the addition of housing along Avisford Park Road by 1938-9, the Walberton and Binstead CofE School by 1974, and late 20th-century infilling along The Street. Between 1897 and 1912 a trackway is shown running north-east across the Site from Walberton to Avisford House.
- 5.5 A review of Google Earth from 2001 to 2016 show that the Site finally amalgamated into its present form, with the Golf Course having been constructed to the north of the Site, and the school having been rebuilt between 2005 and 2012.

6.0 WALKOVER SURVEY

- 6.1 A walkover survey was carried out on the 30th March 2017. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid and was not intended as a detailed survey.
- 6.2 The Site comprises a large open arable field (Plates 1 and 2), with a small area of grass to the north-east (Plates 3 and 4). The Site is irregular in plan, wrapping around the northern limits of Walberton. The Site boundaries are defined by historic cast-iron estate fencing (Plate 5) alongside modern mesh fencing (to the school) (Plate 6), post-and-wire fencing (Plate 7), mixed treelines and hedgerows, and the rear curtilages of 20th-century properties abutting the Site (Plate 8). The sections of hedgerow and treeline, as well as the extant sections of estate fencing, along the west boundary of the Site (Plate 9) coincide with historic field boundaries shown on the historic mapping. Four large mature oaks situated within the Site (three to the east in a line, and one in the centre north of the school) also coincide with historic field boundaries. The estate fencing is pertinent to the historic ownership of the land within the Site, and is found along a small part of the west side of the northern boundary, west boundary, and south boundary as far as the school. Similar spiked cast-iron fencing delineates the Site along Avisford Park Road, and contributes to the road's early 20th-century character (Plate 10).
- 6.3 The Site has been heavily ploughed, with evidence of upturned angular natural flint as well as ceramic building material (CBM) and tile seen across the Site, though particularly concentrated along its northern edge. Ground visibility was minimised by crop growth – no sign of past field boundaries, the trackway, nor any other archaeological features were seen during the Site visit. The CBM and tile may pertain to historic buildings formerly located to the north of the Site (as shown on historic mapping), or past manuring activity. The geology was generally clayey with frequent gravelly flint inclusions. Ground conditions were dryer to the north side of the Site and increasingly damp downhill to the south.

7.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

- 7.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there is, despite intrusive ploughing, potential for deposits or features of all dates. Any such remains are likely to be truncated or ephemeral, due to invasive agricultural activities at the site. Early enclosure field boundaries (medieval to post-medieval) may survive as buried ditches, as indicated by the historic mapping and LiDAR data. Prehistoric finds are likely to comprise isolated findspots or pits. Any Romano British to early medieval archaeology is likely to pertain to agricultural activity, comprising field boundaries, drainage, or manuring spreads.
- 7.2 It is considered that there is the hypothetical potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. This comprises:
- A **moderate to high** potential for deposits of prehistoric to Romano-British date, including isolated finds, pits, or postholes and associated artefacts, field boundaries and other evidence of past agricultural activity (based on the Site's proximity to Mesolithic site **41** and the Romano-British villa and ANA **47**);
 - A **high** potential for medieval or post-medieval former field boundaries or similar evidence of past agricultural activity.
- 7.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 7.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or at most regional significance.

8.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

8.1 The Site has never been developed. However it has been subject to long-term agricultural activity, including ploughing which is likely to have had a moderate to substantial impact upon the archaeological resource at the Site. The impact of ploughing appears to have been more substantial towards the north (uphill) end of the Site where topsoil may be thinner. The creation and subsequent removal of historic field boundaries within the Site, as seen on historic mapping, may have had a localised impact upon buried archaeological deposits. Any landscaping within the north-east corner of the Site, during the creation of the golf course, may have had a localised impact upon buried assets. Key impacts are as follows:

- Invasive agricultural activity (ploughing);
- Possible past levelling and landscaping activity (localised to the north-east of the Site); and
- Creation and subsequent removal of field boundaries within the Site.

9.0 IMPACT OF PROPOSED DEVELOPMENT

- 9.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact.
- 9.2 The proposed development comprises a residential development for up to 176 dwellings of mixed size and tenure (Fig. 13). The scheme will include associated green space, a green buffer, new vehicular and pedestrian circulation, landscaping, services, and drainage.

Physical Impacts on designated heritage assets

- 9.3 No physical impacts are anticipated on any designated heritage assets.

Physical Impacts on non-designated heritage assets

- 9.4 Based on the proposed scheme the following impacts are expected, all of which may damage any buried archaeological deposits present on the Site:
- Excavation of footings;
 - Excavation of services and drainage; and
 - Any required clearance and landscaping activities.

10.0 CONCLUSIONS

- The Site has a hypothetical moderate to high potential for deposits of prehistoric to Romano-British date, and a high potential for medieval and post-medieval former field boundaries.
- These archaeological deposits are likely to be of relatively minor significance.
- The Site has been exposed to truncation from ongoing agricultural activity – namely ploughing and field amalgamation.
- The proposed works are likely to have an impact upon any surviving archaeological deposits within the Site.
- Any impact on archaeological deposits can be mitigated through a programme of pre-commencement field evaluation attached as a condition to any planning consent, to be agreed with the local planning authority and their archaeological advisor.

11.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK AND ARCHAEOLOGICAL CONSULTATION

- 11.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Arun District Council) and their archaeological advisors.
- 11.2 Despite the likely truncation due to ploughing of areas of the Site, the Site is situated within an area of moderate to high potential. A scheme of archaeological trial trenching carried out under condition attached to any planning consent help to establish with a greater degree of certainty the presence or absence of any archaeological deposits. The information thus garnered would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present.
- 11.3 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works, such as a programme of archaeological excavation and recording, are likely to be required to ensure the preservation by record of any threatened remains.

12.0 ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Jordan van Laun, Wates Developments
Melanie Dickenson, Historic Environment Record, (WSCC)
Searchroom Staff, West Sussex Record Office

REFERENCES

Arun District Council., 2005. *Buildings or Structures of Character List*.

Baggs, A., Warne, H., 1997. 'Climping', in *A History of the County of Sussex: Volume 5, Part 1, Arundel Rape: South-Western Part, Including Arundel, The Victoria History of the Counties of England*, ed. T P Hudson, pp. 126-147.

ClfA, 2014 (revised ed.). *Standards and Guidance for archaeological desk-based assessment*. Chartered Institute for Archaeologists.

Department for Communities and Local Government 2012. *National Planning Policy Framework*.

Drewett, P. 1999. Later Hunter Gatherers, in Leslie, K. & Short, B. (eds.), *An Historical Atlas of Sussex*. Chichester: Phillimore.

GEA., 2017. *Ground Investigation and Basement Impact Assessment Report: Jack Straws Castle PH, North End Way, London, NW3*.

Historic England, 2015. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3*.

Holgate, R. 2003. Late Glacial and Post-Glacial Hunter-Gatherers in Sussex, in, Rudling, D. (ed.), *The Archaeology of Sussex to AD2000*. King's Lynn: Heritage Marketing and Publications Ltd.

Mason, W., 1828. *The Bognor, Arundell, and Littlehampton Guide*. Chichester.

Pitts, M., Roberts, M., 1998. *Fairweather Eden: Life in Britain Half a Million Years Ago as revealed by the Excavations at Boxgrove*. Arrow Books.

Walford, E., 1878. [online] 'Hampstead: The Heath' In: *Old and New London: Volume 5*. London, pp.449-462. Available at: <http://www.british-history.ac.uk/old-new-london/vol5/pp449-462> [accessed 07-03-2017]

White, S. 1999. Early Saxon Sussex c.410-650, in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex*. Chichester: Phillimore.

Appendix 1 – HER Summary

No.	HER No.	Name	Date	Easting	Northing
1	DWS1049	FRIARS OAK AND FRIARS OAK COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	496640	106043
2	DWS1042	15 - 20 THE STREET <i>Listed Building Grade II</i>	Post-Medieval	496697	106076
3	DWS1029	THE REMAINS OF THE VILLAGE POND <i>Listed Building Grade II</i>	Post-Medieval	496806	106116
4	DWS1025	DOVECOTE AT THE SOUTH END <i>Listed Building Grade II</i>	Post-Medieval	496934	105841
5	DWS1264	PEAR TREE COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	496983	106121
6	DWS1026	MILL COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497048	107113
7	DWS1263	FIRGROVE <i>Listed Building Grade II</i>	Post-Medieval	497049	106878
8	DWS1083	MONUMENT TO CHARLES COOK IN ST MARY'S CHURCHYARD <i>Listed Building Grade II</i>	Post-Medieval	497139	105757
9	DWS1249	THE PARISH CHURCH OF ST MARY <i>Listed Building Grade I</i>	Medieval - Post-Medieval	497143	105732
10	DWS1043	INGLESIDE AND WALBERTON POST OFFICE <i>Listed Building Grade II</i>	Post-Medieval	497163	106022
11	DWS1045	THE DOWER HOUSE <i>Listed Building Grade II</i>	Post-Medieval	497173	105861
12	DWS1040	HOLLY TREE COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497180	106056
13	DWS1027	OLD HALL COTTAGE <i>Listed Building Grade II</i>	Medieval - Post-Medieval	497203	106027
14	DWS1031	MAGNOLIA COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497236	105862
15	DWS1044	THE STABLES AND COACH HOUSE TO THE NORTH OF WALBERTON STORES <i>Listed Building Grade II</i>	Post-Medieval	497244	105888
16	DWS1041	FERNLEIGH <i>Listed Building Grade II</i>	Post-Medieval	497251	105726
17	DWS1030	JESSAMINE COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497261	105795
18	DWS1265	MYRTLE COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497266	105864
19	DWS1046	MANOR LODGE AND THE WEST WING <i>Listed Building Grade II</i>	Post-Medieval	497271	105839
20	DWS1250	THE GATEPIERS AND BOUNDARY WALL OF WALBERTON HOUSE TO THE NORTH EAST OF THE HOUSE AND ADJOINING MANOR LODGE ON THE EAST <i>Listed Building Grade II</i>	Post-Medieval	497316	105823
21	DWS1047	WALBERTON HOUSE <i>Listed Building Grade II*</i>	Post-Medieval	497346	105781
22	DWS1065	THE OLD VICARAGE <i>Listed Building Grade II</i>	Post-Medieval	497409	105769
23	DWS1082	SMUGGLERS STEPS <i>Listed Building Grade II</i>	Post-Medieval	497482	105817
24	DWS1239	THE ROYAL OAK INN <i>Listed Building Grade II</i>	Post-Medieval	497482	106786
25	DWS1050	AVISFORD PARK HOTEL <i>Listed Building Grade II</i>	Post-Medieval	497513	106513

26	DWS1048	BREWERY COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497538	105794
27	DWS1066	THE OLD MALT HOUSE <i>Listed Building Grade II</i>	Post-Medieval	497567	105798
28	DWS1238	THE LODGE OF AVISFORD PARK HOTEL <i>Listed Building Grade II</i>	Post-Medieval	497618	106584
29	DWS1028	FORGE COTTAGES <i>Listed Building Grade II</i>	Post-Medieval	497637	105804
30	DWS1051	SWISS COTTAGE <i>Listed Building Grade II</i>	Post-Medieval	497716	106428
31	DWS1039	BEAM ENDS <i>Listed Building Grade II</i>	Post-Medieval	497743	106443
32	DWS1033	CHURCH FARMHOUSE <i>Listed Building Grade II</i>	Post-Medieval	498132	106407
33	DWS1021	THE GLEBE HOUSE <i>Listed Building Grade II</i>	Post-Medieval	498144	106204
34	DWS1259	ST MARY'S CHURCH <i>Listed Building Grade II</i>	Medieval - Post-Medieval	498231	106020
35	MWS13879	Laurel Cottage, Walberton - <i>Historic Building</i>	Post-Medieval	497249	105975
36	MWS2352	Avisford Park – <i>Park and Garden</i>	Post-Medieval	497400	106400
37	MWS2305	Iron Age pottery - Walberton	Prehistoric	497000	106000
38	MWS2306	Worked flint - Walberton	Prehistoric	497000	106000
39	MWS2307	Flint arrowhead - Walberton	Prehistoric	497000	106000
40	MWS7315	Flintwork, Walberton	Prehistoric	497090	105630
41	MWS2339	Mesolithic Site - Avisford Park	Prehistoric	497570	106390
42	MWS2315	Neolithic Axe - Walberton Farm	Prehistoric	497890	105400
43	MWS2316	Iron Age - Romano British Pottery - Binsted	Prehistoric - Romano-British	497760	106970
44	MWS4189	Iron Age Earthworks, Binsted Lane	Prehistoric - Romano-British	498000	106100
45	MWS1288	Roman Brick, Walberton Church	Romano-British	497140	105730
46	MWS2200	Roman cist burial - Avisford	Romano-British	497190	107050
47	MWS8590	Roman Villa site at Blacksmith's Corner, Walberton	Romano-British	497798	105720
48	MWS3270	Pre-Conquest gable cross - Walberton	Early Medieval	497400	105750
49	MWS3269	Pre-Conquest grave slab - Walberton	Early Medieval - Medieval	497070	105990
50	MWS4234	15 Graves, St Mary's Church	Early Medieval - Post-Medieval	497100	105700
51	MWS2351	Medieval Park - Walberton	Medieval	497000	106000
52	MWS5937	Medieval Pottery and Tile Kilns - Binsted	Medieval	497910	106550
53	MWS6978	Wall and Medieval Pottery, Church Farm, Binsted	Medieval	497951	106545
54	MWS2338	House Platforms - Binsted	Medieval	498000	106500
55	MWS4190	Medieval Bell Pit, Binsted Lane	Medieval	498000	106100
56	MWS2313	Medieval Pottery - Church Farm	Medieval	498100	106470
57	MWS8594	Binsted Tile Kiln (2005 excavation)	Medieval - Post-Medieval	498013	106618

Archaeology South-East
Land at Walberton, Arun District

58	MWS13099	Historic Outfarm South of Pigeonhouse Farm, Walberton	Post-Medieval	496844	105428
59	MWS12358	Site of Meads Barn Historic Outfarm, Walberton	Post-Medieval	496480	105820
60	MWS14088	Yard in Walburton Green, Walberton	Post-Medieval	496542	106105
61	MWS7074	Old Poor House, Walberton	Post-Medieval	496616	106048
62	MWS14031	Site of Woodlands Historic Farmstead, Slindon	Post-Medieval	496646	106886
63	MWS2347	Windmill - Mill Lane	Post-Medieval	496680	106180
64	MWS7075	Site of Old Farm, Walberton	Post-Medieval	496882	106119
65	MWS7078	The Old Walberton Village School	Post-Medieval	497133	106084
66	MWS10322	Lychgate to St Mary's Church, Walberton	Post-Medieval	497171	105787
67	MWS2353	Park - Walberton House	Post-Medieval	497500	105600
68	MWS5680	Brickyard South of The Street	Post-Medieval	497500	105700
69	MWS7076	Brewery, Walberton	Post-Medieval	497552	105792
70	MWS8224	WWII American graffiti - Walberton	Post-Medieval	497643	105712
71	MWS13889	Walberton Farm Historic Farmstead, Walberton	Post-Medieval	497947	105495
72	MWS4347	Binsted Parish Offices	Post-Medieval	498000	106100

PLATES



Plate 1: Overview of the large field, facing south-west



Plate 2: Overview of the large field, facing south-east



Plate 3: Overview of the north-east corner of the Site (access land), facing south-west



Plate 4: Overview of the north-east corner of the Site within the golf club, facing north-east



Plate 5: Estate fencing along the west end of the northern Site margin, facing west



Plate 6: Modern fencing to the school, facing east



Plate 7: Post-and-wire fencing along the north Site boundary, facing west



Plate 8: Rear curtilage of buildings to the east of the Site, facing north



Plate 9: Post-and-wire fencing along the north Site boundary, facing west



Plate 10: Fencing along Avisford Park Road, facing west