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Archaeology - Copy-editing - Proofreading

Land to the south of The Black Horse Pub, Binsted Farn, Binsted Lane, Walberton, West Sussex

Watching Brief Report

For: **Choller Farn**

Project No. **P-00014**

Report No. **R-00014-2**

OASIS No. **promethe1-534612**

Written By: **Parris Stubbings**

Date: **August 2025**

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Summary

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Author(s):	Parris Stubbings
Produced for:	Choller Farm
OASIS number:	promethe1-534612

An archaeological watching brief was undertaken by Prometheus Solutions on the 2nd of August 2025 at Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex, prior to siting of six 'glamping pods' with associated access, car parking and landscaping. The watching brief was commissioned as part of Planning Application WA/21/25/PL.

The site lies within an area of interest, as highlighted by James Kenny, the archaeological advisor for Arun District Council. The site is close to a Medieval parish church, a late prehistoric settlement, a Roman villa located on the other side of the valley of Binsted Rife, and entrenchment that forms the site's western boundary may relate to later Iron Age land division. The watching brief aimed to examine the presence of archaeological remains to these periods.

A single service trench was excavated for the laying of drainage and electrics for the 'glamping pods'. Two shallow potential postholes were uncovered, one containing a single piece of pottery and worked flint and the other undated. No other significant archaeological materials or deposits were uncovered, although there is evidence across the site for significant rooting and evidence of animal burrows.

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1. Introduction

Project Details

1.1. This document sets out details of the results of a watching brief carried out by Prometheus Solutions Limited (ProSol) on the 2nd of August 2025 at Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex (henceforth referred to as 'the Site'), centred at NGR SU 83944 46716 (Fig. 1). The archaeological watching brief was commissioned by Jack Brundle on behalf of Choller Farm, as part of planning application WA/21/25/PL.

1.2. The watching brief was carried out in accordance with a Written Scheme of Investigation (WSI) produced by ProSol (2025), setting out the methodology for archaeological monitoring and recording via a watching brief to be implemented prior to any on-site works, and for all related off-site analyses and reporting. The WSI and the schedule of work proposed were drawn up in consultation with James Kenny, Archaeological Officer, Chichester District Council (CDC), the archaeological advisor for Arun District Council (ADC).

1.3. The application proposes siting of six 'glamping pods', with associated access, carparking and landscaping, located within land to the south of The Black Horse Pub. The Site is immediately south of The Black Horse Pub, approximately 320m north-west of St Mary's Church, *c*.380m north-west of Binsted and *c*.930m north-east of Walberton. (Fig. 1). The development area measures *c*.0.7ha.

1.4. The Site lies within in an area of high archaeological potential. Archaeological works within 1km of the Site have uncovered various remains dating from the prehistoric period to the post-medieval period. The Site's proximity to a medieval church, a prehistoric settlement and a Roman villa means the development may have had the potential to expose or harm buried archaeological and artefactual deposits associated with these periods.

1.5. The watching brief allowed for identification, investigation, and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and the associated post-excavation analysis are presented in either a full illustrative report or an HER entry, and is produced in consultation with James Kenny, Archaeological Officer and archaeological advisor for ADC. The conditions placed upon the application will only be discharged once all elements of the WSI, including the on-site works, post-excavation analysis, reports and publication, and archival work, have been completed.

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1.6. The watching brief was carried out in accordance and guided by *Standard for archaeological monitoring and recording* (Chartered Institute for Archaeologists (CIfA), 2023a), *Universal guidance for archaeological monitoring and recording* (CifA, 2023b), *Code of conduct: professional ethics in archaeology* (CifA, 2022), *Sussex Archaeological Standards* (CDC et al, 2019), *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England, 2015), and in accordance with paragraph 199 of the *National Planning Policy Framework* (NPPF, 2023), and *Policy EN6 (Nationally and Locally Important Archaeological Sites)* which states:

> 'Development that would harm locally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for the development outweighs the need to preserve the remains in situ.' (NPPF, 2023).

1.7. Furthermore, this WSI has been informed and guided by a pre-commencement condition made by James Kenny (Archaeological Officer) ADC's archaeological advisor:

> 'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
>
> The aim would be to secure a suitable investigation, and this might take the form of a watching brief on any groundworks extensive enough to have an impact on deposits of interest that might be present A pre-commencement condition requiring an Archaeological Scheme of investigation would safeguard any archaeology present at the site.' (07 May 2025)

1.8. Additionally, Policy HER DM6 of the Arun Local Plan (2018) states that for sites of archaeological interests:

> 'In all such instances:

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(i) … Where the Planning Authority has reason to believe either from 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 agent or successor in title, is in receipt of a Written Scheme of Investigation that has been approved by the local planning authority.; or

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

(iii) Preservation in situ of archaeological sites or remnant of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that preservation in situ is not justified, conditions may be attached to any permission granted to the 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.' (Arun Local Plan 2018).

The Site

1.9. The development site lies approximately 135m outside of the boundary of the South Downs National Park to the north and 600m north-east of the Walberton Village Conservation Area. The Site is located approximately 380m north-west of Binsted and *c*.930m north-east of Walberton. The Site is located within existing equestrian grazing land of Binsted Farm and is bounded by The Black Horse Pub immediately to the north, Binsted Lane to the east, and an area of trees and hedges to the south and west (Fig. 1).

1.10. The underlying geology is comprised of clay, silt and sand of the London Clay Formation, a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene

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Period (BGS, 2025). Superficial deposits are comprised of gravel, sand and silt of the Head formation, a sedimentary deposit formed between 2.5 million years ago and the present, during the Quaternary Period (BGS, 2025).

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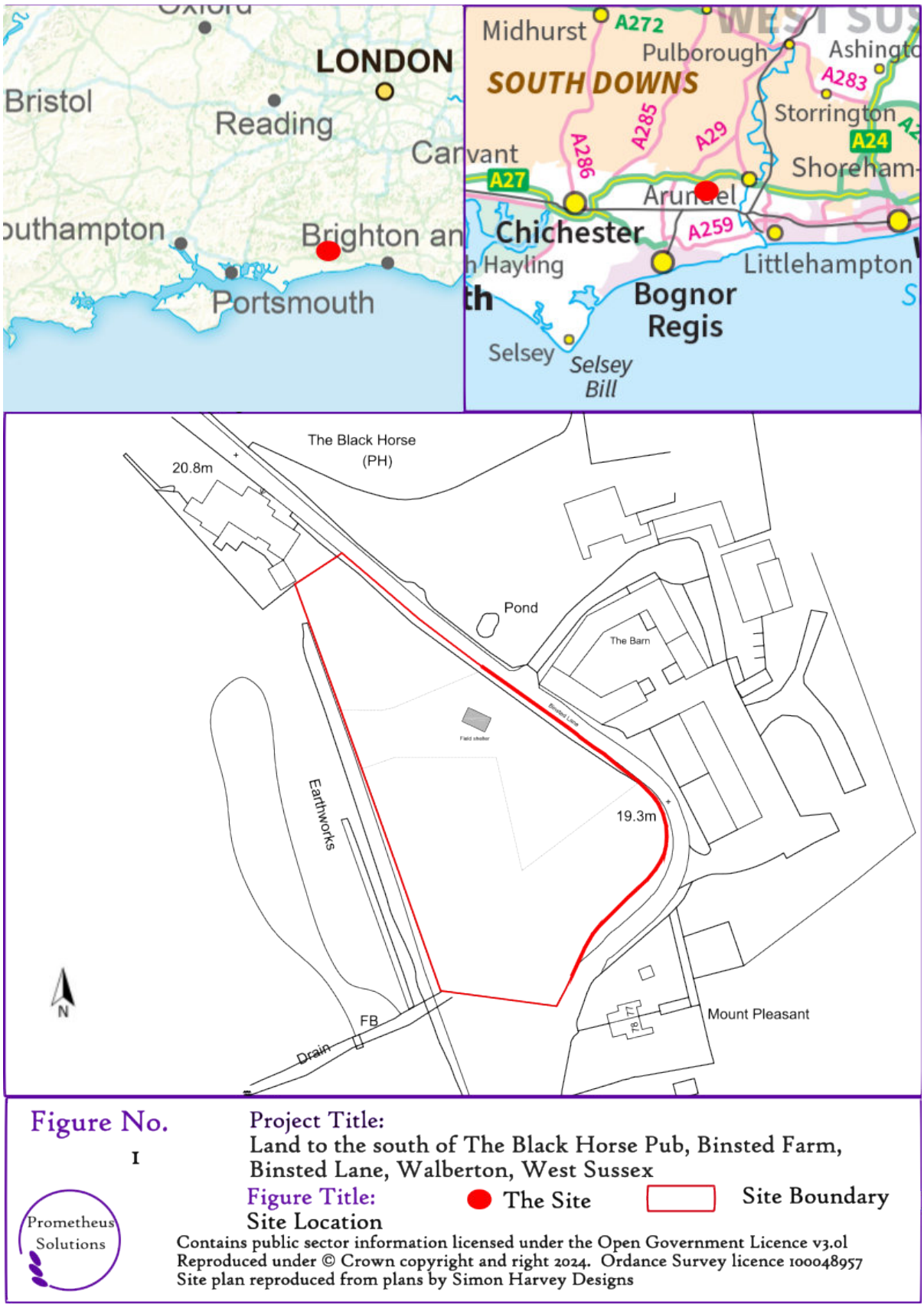
LONDON
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Chichester
A259
Hayling
Littlehampton
Bognor
Regis
Selsey
Selsey
Bill
The Black Horse
(PH)
20.8m
Pond
The Barn
Binsted Lane
Field shelter
Earthworks
19.3m
N
FB
Drain
Mount Pleasant
Figure No.
I
Project Title:
Land to the south of The Black Horse Pub, Binsted Farm,
Binsted Lane, Walberton, West Sussex
Figure Title:
Site Location
The Site
Site Boundary
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Site plan reproduced from plans by Simon Harvey Designs

2. Archaeological and Historical Background

2.1. The following section is a summary of information from the WSI (ProSol, 2025), which utilised information contained within the records of West Sussex Historic Environment Record. The records were provided upon a request for all data within a 1km boundary of the Site (HER Reference: 202526-023). These records should be referred to for full details, as the information below is a summary.

2.2. There were no records found within the Site itself. However, within the 1km boundary, a total of 66 Historic Environment Records (HER) were present, including 18 events/activities and 25 Listed Buildings.

Undated

2.3. A number of undated cropmarks and earthworks have been identified using lidar and aerial photography. Examples of these include a 120m long ditch and bank earthwork in Paine's Wood approximately 900m north-east of the Site, fragmented cropmarks of ditches and irregular enclosures in Binsted Wood *c*.800m east of the Site, a large linear boundary represented by a ditch and bank north of Church Farm *c*.510m north-west of the Site, and a possible ring ditch and associated linear features at Binsted Church *c*.200m east of the Site.

2.4. An archaeological evaluation carried out by Archaeology South-East (ASE) in 2019 at Land East of Tye Lane *c*.430m west of the Site found that 40% of all the features were undated, showing a potential for a background of features without any dateable material.

Palaeolithic – Bronze Age (970,000BC – 700BC)

2.5. There is limited or no evidence from the early prehistoric periods in the area around the Site. The earliest archaeological evidence within 1km of the Site is a record of a possible Mesolithic site (MWS2315) within Avisford Park, *c*.550m west of the Site.

2.6. Evidence from the Neolithic period is slightly more common, if still rare. A findspot of a polished Neolithic Axe (MWS2315) is recorded at Walberton Farm *c*.945m south-east of the Site. Excavations of a 'figure-of-eight' enclosure at Goblestubbs Copse *c*.1.35km north-east of the Site found burnt and worked flints, including two identified as Neolithic scrapers, however these were primarily found within the topsoil (Bolton, 2006).

2.7. An evaluation and later excavation at Land east of Tye Lane *c*.430m west of the Site, recorded Early and Middle Neolithic pits containing pottery and more extensive evidence

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from the Late Neolithic Period, in the form of pits, post-holes and two possible light structures (ASE, 2019 and ASE, 2021). The relatively large assemblage of material from these features included the largest collection of Grooved Ware found in Sussex to date (ASE, 2021).

2.8. The only evidence of Bronze Age activity within the vicinity of the Site comes from the archaeological works at Land east of Tye Lane. During the evaluation two pits and two linears were uncovered, dating to the Middle Bronze Age, while small assemblages of flint-tempered pottery were dated to the Late Bronze Age/Early Iron Age (ASE, 2019). The later excavations uncovered Middle-Late Bronze Age activity in the form of scattered field boundaries, a D-shaped enclosure, a pond, a numbered of small pits and post-holes and an isolated un-urned cremation burial (ASE, 2021).

2.9. These remains show an overall potential for prehistoric remains to be encountered, especially relating the Neolithic and Bronze Age periods.

Iron Age – Romano-British (700BC – 410AD)

2.10. The Iron Age and Romano-British periods are the most prevalent within the HER records. This is particularly important given the strong Roman presence within the south-western region of West Sussex. This is reflected in the nearby Roman city, Chichester (Noviomagus Reginorum), and the two major Roman Villas at Bignor and Fishbourne. There is also the significant Roman Road, Stane Street, which stretches from Chichester to London. The Secret of the High Woods Project identified a different, speculated, Roman road between Chichester and Brighton via lidar; the longest surviving section is a 1.6km stretch within Binsted Wood (MWS14385). The closest part of the project line of this speculated road to the Site is *c*.815m to the north.

2.11. Earthworks found at Goblestubbs Copse *c*.1.2km north-east of the Site, comprised of two rectilinear enclosures denoted by one or more banks, and ditches connected by linear sunken trackways. Traditionally, these were interpreted as Medieval stock enclosures, but unpublished excavations from the 1970s indicate they may be Iron Age or Romano-British in origin. Similarly, slight earthworks at Binsted Wood *c*.800m east of the Site, visible by lidar, may be later prehistoric or Romano-British in date.

2.12. One of the closest and most significant archaeological investigations are those of a Roman villa complex at Blacksmith's Corner, approximately 285m south-west of the Site. The Villa was identified and excavated by Worthing Archaeological Society (WAS) over several

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excavations, recording a floor plan of a five-room corridor villa running north/south (WAS, 2008 and WAS, 2009). Two further rooms were later built into the north-east corner of the villa, and the position of a furnace for the bathhouse was also located (WAS, 2008 and WAS, 2009). Pottery and coins found were dated between the mid-1st century to the 4th century AD (WAS, 2008 and WAS, 2009).

2.13. Archaeological works carried out by ASE in 2019 and 2021 at Land East of Tye Lane *c*.430m west of the Site found evidence of Iron Age and Roman Activity within the site. A Late Iron Age burial was uncovered on site: although there was no human bone presence, there were significant grave goods, including remains of the coffin, and an iron sword with a hilt in preserved organic material, partially drawn from its scabbard (ASE, 2021). The scabbard featured a copper alloy mount with a circular organic motif and finished with amber coloured enamel (ASE, 2021). Alongside these were at least one spear, a vessel or mirror, four ceramic vessels and unidentified copper fragments which may have been shield fittings (ASE, 2021).

2.14. Substantial evidence of human activity during the early Roman period was recorded in the area of the burial, and it remained undisturbed despite the intensive activity. During this period, new enclosures were created, which appear to respect previous Iron Age enclosures (ASE, 2021). No clear evidence for domestic buildings were found, but large quantities of pottery is suggestive of settlement activity. Extensive crop processing activity during the Late Roman period was uncovered, including an area of crop processing, which was recorded on the north-eastern part of site, comprising of pits, postholes and a T-shaped corndryer (ASE, 2021). Several of these features contained tiles and glass from a high-status hypocaust, possibly suggesting a link with the nearby villa at Blacksmith's Corner (ASE, 2021).

2.15. A geophysical survey at Land East of Yapton Lane, *c*.400m south-west of the Site recorded a possible building, likely Roman in origin, and which might relate to the Blacksmith's Corner villa (TVAS, 2021).

2.16. An evaluation was completed by Chichester District Archaeological Unit (CDAU) in 1993, which aimed to examine the Iron Age entrenchments at Land west of Binsted Lane *c*.100m south of the Site. Two trenches were dug across the line of the entrenchment, while a third was found to be within the fill of the ditch and the eastern edge of which was located (CDAU, 1993).

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2.17. A geophysical survey as part of the proposed A27 Arundel bypass covered an area *c*.161.2ha, following the route of the bypass from south of Crossbush, Arundel in the east, to the land north of Clear Springs Farm, Walberton, in the West (Magnitude Surveys, 2022). Activity identified by this shows a multi-phased site, including linear and curvilinear ditches and subcircular enclosures. These features are likely an Iron Age enclosure connected via a probable Romano-British trackway toward a complex of Romano-British enclosures (Magnitude Surveys, 2022).

Early Medieval - Medieval (AD 410 – 1539)

2.18. The Medieval period is also highly represented in the area around the Site, with both Binsted and Walberton potentially having Medieval origins. The Grade II* Church of St Mary (NHLE 1274877) in Binsted *c*.315m, south-east of the Site has a potential 12th century origin. Despite modifications and restorations in the 19th century, significant Medieval fabric remains, including three round-arched windows, a well-carved font piscina and the remains of a section of 12th century wall paintings in the splay of the north chancel window (Williamson et al, 2019).

2.19. Archaeological works at Church Farm by WAS over a number of years *c*.125m north of the Site found evidence of Medieval tile and pottery kilns; uncovering pottery dating from the late 13th and early 14th century, including decorated and glazed jugs classified as West Sussex Ware. Both kilns were located north/south and built back-to-back so the stoke hole for the tile kiln faced north and the pottery kiln faced south (WAS, 2005 and WAS, 2006). Additional features were dated to the 14th century, including several shallow postholes which may have formed a structure (WAS, 2000 and WAS, 2000/1).

2.20. The evaluation at Land west of Binsted Lane *c*.100m south of the Site by CDAU in 1993 recovered evidence of a bell-founding pit possibly related to the nearby church (CDAU, 1993). The archaeological works at Land east of Tye Lane c.430 west of the Site recorded Medieval activity, most likely related to a field system (ASE, 2019).

2.21. Old Hall Cottage *c*.960m south-east of the Site, has a potential origin between 1350-1375 AD. Evidence of bracing and cambered ties, as well as the general layout, suggests it was originally a two-bay hall; numerous architectural remains point to a Medieval origin (Hughes, 2005).

2.22. Lidar shows evidence of Medieval or later ridge and furrow surviving at the Avisford Golf course *c*.740m north-west of the Site (MSW14470). This, alongside other earthwork traces

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such as Hundredhouse Copse (MSW14420, MSW14422) *c*.600m north-west of the Site, and a possible braided Medieval or post-medieval trackway at Goblestubbs Copse (NHLE 1005895) *c*.1.2km north-east of the Site, show a general pattern for Medieval remains related to land division and agricultural use.

Post-Medieval – Modern (1540 - Present)

2.23. Most of the HER records for this period relate to Grade Listed houses or cottages, dating in particular to the 18th and 19th century. Two notable building very close to the Site are Glebe House (NHLE 1221993) a Grade II Listed 18th century or earlier house *c*.105m south-east of the Site, and Church Farmhouse (NHLE 1222198) a Grade II Listed farmhouse *c*.85m north-east of the Site.

2.24. Other notable records include: Avisford Park Hotel (NHLE 1222534) a Grade II Listed early 19th century country house *c*.630m north-west of the Site, built by Admiral George Montague on the site of an earlier building. Beams End (NHLE 1222465) a Grade II Listed 16th century timber-framed building *c*.415m north-west of the Site, and Smugglers Steps (NHLE 1237843), a Grade II Listed late 17th century timber-framed building *c*.730m south-west of the Site. Additional buildings with a wider interest locally and nationally include Walberton House (NHLE 1222531) a Grade II* Listed 18th Regency country house by architect Admiral Robert Smirke *c*.945m south-west of the Site, and The Old Refectory, Stable Cottage and Yard Walls (NHLE 1479079) *c*.360m south-east of the Site, a Grade II Listed former Refectory and stable block by Victorian architect Samuel Sanders Teulon, which is an early example of 'Modern Gothic' architecture.

2.25. There is a larger context of increased exploitation and industrial activity within the wider scope of the area around the Site, with evidence of several quarries and a 17th century tile or lime kiln at West Stubbs Pit (MWS2309) *c*.1km north-west of the Site. There are signs of lime burning at the Gravel Company pits; one cut by a mechanical excavator, and another three identified by proton gradiometers. The excavated kiln's interior is brick-built with a glazed appearance, with evidence of burnt chalk.

3. Aims and Objectives

3.1. The aims and objectives of the watching brief were to establish the potential of the Site via the presence or absence of archaeological deposits and/or remains. If deposits and/or remains were present, to record their location, character, date, level of preservation, and

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record the nature and extent of any pre-existing damage to archaeological deposits and/ or remains.

3.2. The aims and objectives were particularly relevant to the potential of archaeological remains extending in the direction of the Site related to the proximity of a medieval parish church, prehistoric settlement and land divisions, and a Roman Villa. If such remains were uncovered, the post-excavation report would reference the South East Research Framework (SERF) so that they may be placed within their local and regional contexts.

3.3. This information will enable ADC's archaeological advisor, James Kenny (Archaeological Office) and ADC to identify and assess the exact significance of any archaeological heritage assets noted, and to consider the potential impact of the proposed groundworks upon that significance and, if appropriate, develop strategies to avoid or minimise conflict between heritage asset conservation and the development proposal, in line with the *National Planning Policy Framework* (NPPF, 2023).

3.4. ProSol will ensure the construction of a stable, ordered and accessible project archive.

4. Methodology

4.1. The definition of an archaeological monitoring and recording (otherwise known as a watching brief) is:

> ''...a formal programme of observation, investigation and recording conducted during works carried out for non-archaeological reasons, where there is a possibility that archaeological deposits may be disturbed or destroyed. This will be within a specified area or site on land, in an inter-tidal zone or under water.' (CIfA, 2023a).

4.2. And a watching brief will:

> ''...will record and report on the archaeological resource within a specified area, using methods that are described in a project design that is fit for purpose. (CIfA, 2023a).

4.3. The watching brief was designed to satisfy the guidelines set out by CIfA and Chichester et al (2019). The watching brief consisted of monitoring and recording all groundworks intrusive enough to have potential impact on archaeological remains. This comprised of a

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single service trench for drainage and electric cables. This measured 80m x 0.6m and to a max depth of 0.3m (bounded in purple: Fig. 2).

4.4. All works followed the methodology set out within the WSI (ProSol, 2025) and were under constant archaeological supervision. The area was excavated by a 360° tracked excavator equipped with a toothless grading bucket and works ceased when the first archaeological horizon was revealed.

4.5. The area was excavated in a safe manner as work progressed within the Site, and work was stopped if required for short periods while recording was completed or when access became restricted.

4.6. Prior to the watching brief, the client provided information regarding the presence of any below/above ground services, ecological, environmental, and other constraints. All areas were examined by the client by initial visual inspection and scanned with a Cable Avoidance Tool (CAT) to verify the absence of below-ground services prior to excavation.

4.7. Where archaeological features were exposed, excavation was carried out stratigraphically by hand and recorded according to CIfA guidelines and best practice. As a minimum, features and deposits were investigated using hand tools to the following sample levels:

- Full excavation of small discrete features (pits, postholes and stakeholes) until sufficiently characterised. Once characterised a lower representative sample may be considered appropriate with agreement with the Local Planning Authority (LPA) archaeological officer.
- Half-sectioning (50%) of larger discrete features, and along the length of longer linear discrete features
- Long linear features will be samples along their length, to a minimum of 10%.
- Terminals, junctions, and relationships between features will also be investigated.
- Should these percentages not yield sufficient information to understand form and function of archaeological features and/or deposits, then further excavation may be required.
- Additional excavation may be required for the taking of environmental samples and artefact recovery.

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- Features firmly of modern or later post-medieval date may not be excavated.
- Where *in-situ* structural remains are encountered, sufficient excavation will be undertaken to confirm, form, function, sequence, chronology, and construction method.

4.8. Where complex or extensive archaeological features, stratigraphy, or deposits that could have been worthy of preservation *in-situ* were exposed, then excavation would have ceased so as not to compromise the integrity of the archaeological record. The client and the LPA archaeological officer would have been informed and no further works on these features undertaken until a suitable mitigation strategy had been agreed by all parties.

4.9. All archaeological features and/or deposits were recorded at minimum using ProSol pro-forma recording system with written and measured descriptions.

4.10. An adequate digital photographic record of the archaeological works was compiled in both section and plan. All excavation areas, excavated features, and deposits were photographed. A selection of representative feature group/area shots were also taken, along with general working shots to illustrate the general nature of the works. A photographic scale and north arrow were included in detailed photographs.

4.11. All features/deposits were recorded by appropriately scaled drawn sections, drawn plans and/or electronically using a Leica GPS. All scale drawings were undertaken at a scale appropriate to the size and/or significance/complexity of the archaeological features to allow accurate depiction and interpretation (generally 1:10 or 1:20 for sections and 1:20 or 1:50 for plans).

4.12. The archive from the watching brief will be held by ProSol at their office in West Sussex. ProSol will make arrangements with the ADC's archaeological advisor for the deposition of the Site archive and, subject to agreement with the legal landowner(s), the artefact collection. Littlehampton Museum is currently not accepting archives and is not anticipated to for at least two years (June 2025). If the museum does not accept archives, ProSol will consult ADC's archaeological advisor to arrange appropriate deposition with an alternative accredited museum. A digital archive (comprising digital photographs and other relevant born-digital data) will be submitted to the Archaeological Data Service (ADS).

4.13. Following arrangements with ADC's archaeological advisor concerning the deposition of the Site archive and the artefact collection, any material which has been classified as not requiring deposition shall be discarded in a sensitive way. The museum will be offered the

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paper archive, and it will be hardcopy scanned into a digital format and along with any other digital born data, deposited with the ADS. The Site paper archive shall be either held by ProSol at its office in West Sussex or shall be appropriately disposed of after all necessary work is completed. Undeposited artefactual material shall be offered to the legal landowner(s), local museums, universities, and societies who may benefit with the acquisition of such collections. ProSol will keep a record of all discarded materials and the transfer of any artefact collections.

4.14. A summary of information from the Site (Appendix 3) will be entered onto the OASIS online database of archaeological projects in Britain, which will include the OASIS reference number, and the report uploaded.

5. Results

5.1. This section acts as an overview of results from the watching brief. Detailed summaries of each recorded context are presented in Appendix 2.

5.2. Natural geology was observed across the entire service trench during the watching brief. The natural substrate (101) comprised of a light to mid brown-grey friable sandy silt with abundant subangular stones and flints.

5.3. Two potential postholes were observed to be cut within (101). Posthole [102] was observed at the south-eastern end of the service trench, sub-circular in plan and containing a single fill (103) (Fig. 3). Fill (103) was consistent throughout the posthole and comprised of a homogeneous mid to dark brown sandy silt with occasional to frequent subangular stones and flint. (103) also contained a single piece of pottery, possibly Roman in origin and an unspecified piece of flint debitage.

5.4. Posthole [104] was observed in the north-western end of the service trench, sub-circular in plan and containing a single fill (105) (Fig. 4). Fill (105) was consistent throughout the posthole and comprised of a homogeneous mid brown friable sandy silt with occasional subangular stones and flint. No finds or other dateable material was identified within the fill.

5.5. The natural substrate and both postholes were all sealed by topsoil (100), comprising of a mid grey-brown loose sandy silt with occasional sub-angular stones and flints.

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6. Artefactual Evidence

6.1. Both the single piece of pottery and flint debitage found within (103) are consistent with what would be anticipated as background finds for any site, especially given the evidence for bioturbation on-site.

6.2. The flint appears to be a primary flake with original cortex on its outer surface and appears to have been potentially crushed and broken (per comms. Rob Banbury). This fits with the flint likely being debitage from the creation of a flint tool.

7. Environmental Evidence

7.1. No suitable environmental material was uncovered.

8. Discussion

8.1. Limited archaeologically significant deposits were observed in the watching brief area. Significant rooting and evidence of animal burrows were observed throughout the service trench. There was limited evidence of modern disturbances within the service trench; several modern services were observed but were difficult to identify due to being filled by redeposited natural.

8.2. Both postholes, [102] and [104] are isolated being in nearly opposite ends of the service trench. There is significant evidence of rooting and animal burrows across the natural geology, there is an animal burrow within 1m of posthole [102]. Upon full excavation of [102] evidence of rooting and possible animal action was observed, which suggests that the single piece of pottery and flint may be intrusive rather than in-situ.

8.3. There is no evidence of disturbance of posthole [104] but it is incredibly shallow, and no datable material was uncovered. With both postholes being isolated there is no obvious purpose or structure they may be related to.

9. Conclusion

9.1. Limited archaeologically significant remains were uncovered on-site; two shallow isolated potential postholes were identified. Significant evidence of rooting and animal burrows were observed, which has either disturbed or created these postholes. The limited archaeological material, the single piece of pot and a piece of flint debitage found within the

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fill of posthole [102] are likely to be intrusive due to these actions. There is no other dateable material found during the watching brief, making further conclusion difficult.

9.2. The watching brief uncovered very limited archaeological potential during the current groundworks. This does not rule out the potential for additional archaeological remains outside of the service trench, but given what has been uncovered, the potential is low.

10. Personnel and Timetable

10.1. The project was under the management Parris Stubbings. Parris has more than 12 years' experience in commercial archaeology. Other members of the team all have suitable and relevant knowledge and experience of both the archaeological works and the heritage landscape (details available upon request).

10.2. The fieldwork was undertaken by Parris Stubbings, the report and illustrations were prepared by Parris Stubbings and edited by Sarah Stubbings. The project was monitored by James Kenny, archaeological advisor for Arun District Council. Acknowledgements to Jack Brundle of Choller Farm, for commissioning the project and organising the groundworks.

10.3. The watching brief took place at the Site on the 2nd of August 2025.

11. Insurances and Quality Control

11.1. ProSol carries Public Liability Insurance to a limit of £5,000,000 and Professional Indemnity Insurance to a limit of £250,000.

11.2. ProSol is committed to the highest standard of professional ethics and technical standards and adheres to the guidelines provided by CIfA and Historic England.

11.3. ProSol endorses the *Code of Conduct: professional ethics in archaeology* (CIfA, 2022), *Standard and guidance for commissioning work for providing consultancy advice on archaeology and the historic environment* (CIfA, 2020).

11.4. The products and work undertaken are carried out by professional archaeologists of at least ACIfA-level equivalent competence.

12. Monitoring

12.1. James Kenny, ADC's archaeological advisor was notified at least one week prior to the start of work on-site, ensuring opportunities to visit the Site, and check on both quality and progress of the work as required.

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12.2. Throughout the works, ADC's archaeological advisor was kept informed of progress, and once on-site works was complete, a post-fieldwork monitoring meeting (vias email/phone call) took place to discuss the next stages regarding the fieldwork results. Access to site was also facilitated for visits by any specialists where deemed necessary.

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14. Appendix 1 – Figures

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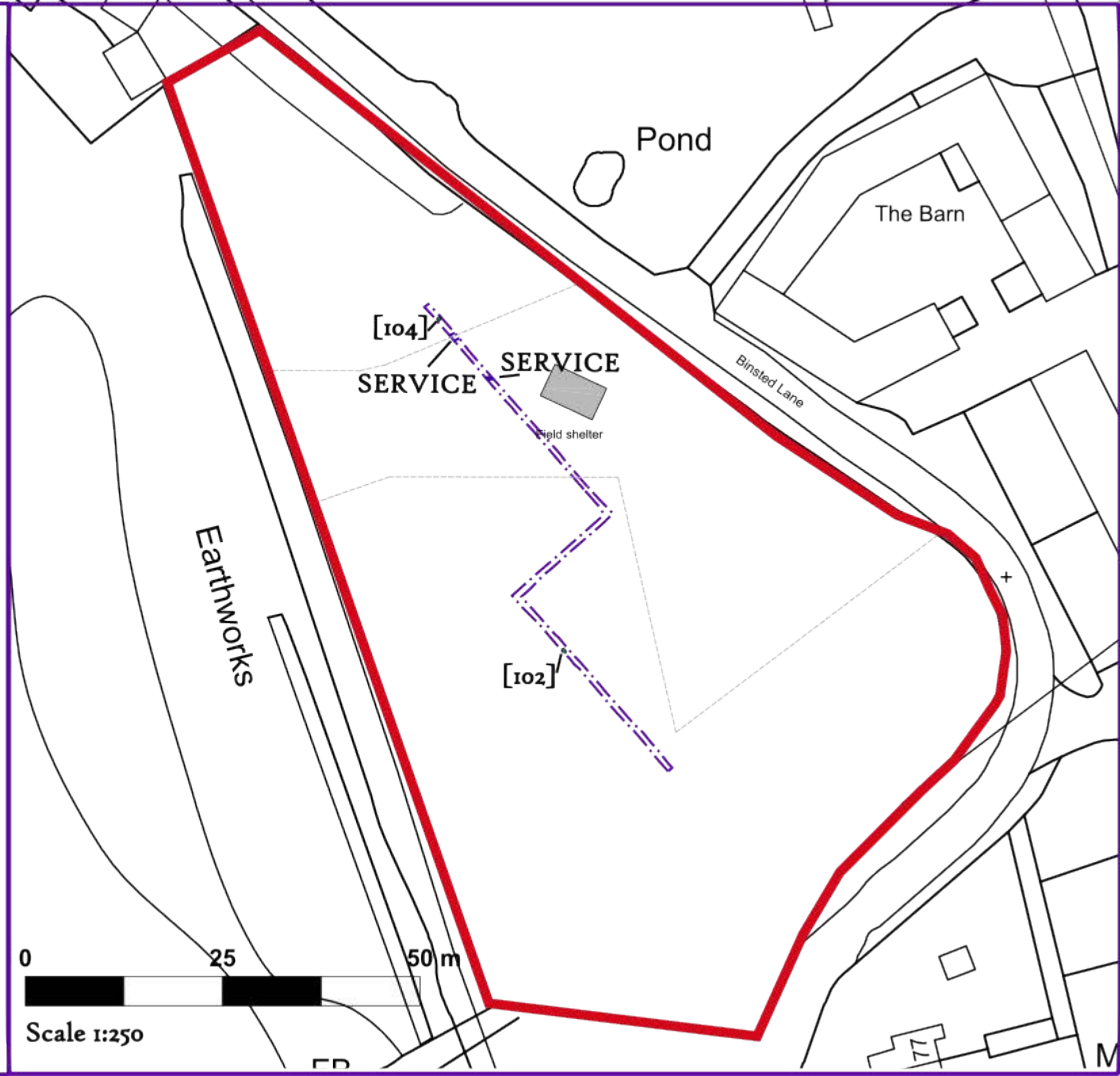
Figure No. 2

Project Title:
Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

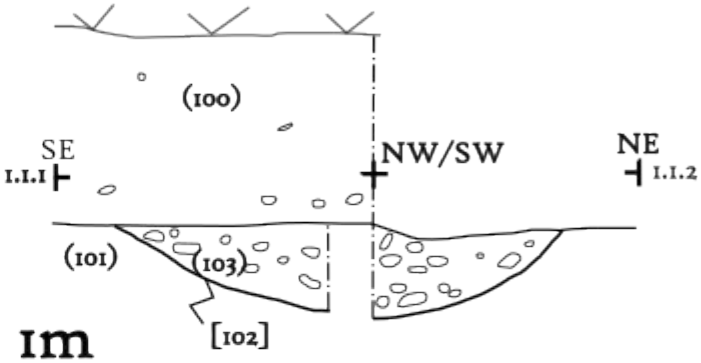
Figure Title:
Watching Brief Area Plan

- Site Boundary
- Limit of excavation
- Cut of Feature
- Base of Feature
- Service



Half-ex posthole [102], looking SW (0.3m scale)

NE and SE facing sections of half-ex posthole [102]
Scale 1:10



0 0.5 1m

Post-ex posthole [102] looking SW (0.3m scale)

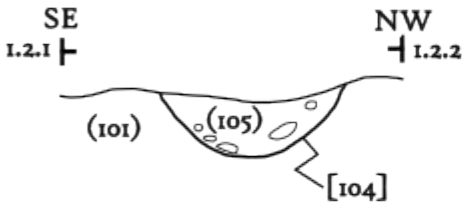
Figure No.
3

Prometheus Solutions

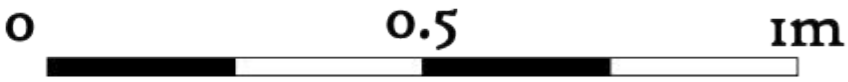
Project Title:
Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

Figure Title:
Sections and Photographs of posthole [102]

Half-ex posthole [104]
looking SW (0.3m scale)



NE facing section of posthole [104[
Scale 1:10



Post-ex posthole [104]
looking NW (0.3m scale)

Figure No.
4

Prometheus Solutions

Project Title:
Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

Figure Title:
Sections and Photographs of posthole [104]

15. Appendix 2 – Context Descriptions

Service Trench – 80m x 0.6m x 0.3m

Context No.	Type	Fill of	Interpretation	Description	L(m)	W(m)	D(m)	Spot-date
100	Layer		Topsoil	Mid grey-brown loose sandy silt with occasional subangular and subrounded stones and flints.	>80	>0.6	0.26	
101	Layer		Natural	Light-mid brown-grey friable silty sand with abundant subangular stones and flint.	>80	>0.6	LOE	
102	Cut		Posthole	Subcircular in plan with a sharp break of top to steady concave sloping sides and a rounded bottom.	0.43	>0.3	0.16	
103	Fill	102	Posthole Fill	Fill of posthole [102]. Mid-dark brown friable sandy silt with occasional to frequent subangular stones and flints.	0.43	>0.3	0.16	
104	Cut		Posthole	Subcircular in plan with a sharp break of top to steep concave sides and a gentle rounded bottom.	0.33	0.26	0.09	
105	Fill	104	Posthole Fill	Fill of posthole [104]. Mid brown friable sandy silt with occasional subangular stones and flint.	0.33	0.26	0.09	

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16. Appendix 3 – OASIS Summary

OASIS ID: – promethe1-534612

Project Name: – Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

Activity Type: – Watching Brief

Site Code: – LSBH25

Project Number: - P-00014

Reason for Investigation: - Planning Condition

Development Type: - Commercial

Funder: - Construction

Planning Reference Number: - WA/21/25/PL

Organisation Responsible for work: - Prometheus Solutions

Project Manager: Parris Stubbings

Project Officer/Supervisor: Parris Stubbings

Project Dates: - 02/08/2025

Location: - Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

NGR: SU 98100 06333

Administrative Area

Country: - England

County/Local Area: - West Sussex

Local Authority/District: - Arun District Council

Parish: - Walberton

HER Identifiers: - N/A

Project Methodology: - An archaeological watching brief monitoring and recording the excavation of all groundworks intrusive enough to impact archaeological remains in relation to the siting of six 'glamping pods', with associated access, parking and landscaping. A single service trench was excavated using a 360° tracked excavator with a toothless grading bucket following the methodology set out in the WSI.

Project Results: - Limited archaeological significant remains were uncovered during the groundworks. Natural substrate was observed across the entire service trench, sealed by topsoil. Two isolated potential postholes were observed towards the south-east and north-west ends of the service trench. Rooting and animal burrows were seen across the natural geology and evidence for this was also seen during the full excavation of posthole [102]: the fill within this posthole contained a single piece of pottery and flint debitage, which are likely intrusive. Given their isolated nature

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there is no evidence for any structures or exact purpose for these postholes. Posthole [104] contained no dateable material.

Monument Type: - N/A

Significant Finds: - N/A

Project Archive

Physical: - Trench sheets, photography register

Digital: - Scanned physical archive, digitised drawings, report

Archive Destination: - OASIS, ADS, Prometheus Solutions

Project Bibliography

Prometheus Solutions, 2025. *Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex: Written Scheme of Investigation for a watching brief*. Report R-00014-1.

Prometheus Solutions, 2025. *Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex: watching brief report*. Report R-00014-2.

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17. Appendix 5 - Written Scheme of Investigation (ProSol, 2025)

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Archaeology - Copy-editing - Proofreading

Land to the South of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

Written Scheme of Investigation for a Watching Brief

For: **Choller Farm**

Project No. **P-00014**

Report No. **R-00014-1**

OASIS No. **promethe1-534612**

Written By: **Parris Stubbings**

Date: June 2025

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Figure 1: Site Location

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Documentation Control						
Version	**Date**	**Author(s)**	**Reviewer**	**Status**	**Reason for Revision**	**Approver**
V.1.0	06/2025	Parris Stubbings	Sarah Stubbings	Draft	Internal Review	Parris Stubbings

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Website: www.prometheus-solutions.uk

Summary

Project Name:	Land to the South of The Black Horse Pub, Binsted Farm, Binsted Lane,
Location:	Walberton, West Sussex
National Grid Reference (NGR):	SU 98100 06333
Document Type:	Written Scheme of Investigation
Project Type:	Watching Brief
Planning Authority:	Arun District Council
Planning Application:	WA/21/25/PL
Proposed Date of Fieldwork:	July 2025
Location of Archive:	Littlehampton Museum/Archaeological Data Service (ADS)
Museum Reference Code:	N/A
Site Code:	LSBH25
Report Number:	R-00014-1
Author(s):	Parris Stubbings
Produced for:	Choller Farm
OASIS number:	promethe1-534612

This Written Scheme of Investigation sets out the methodology for a watching brief at Land to the South of the Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex prior to the siting of six 'glamping pods' with associated access, car parking and landscaping. The watching brief has been commissioned as part of Planning Application WA/21/25/PL.

This Written Scheme of Investigation sets out a proposed methodology for a programme of archaeological works for a watching brief, targeting archaeological monitoring of groundworks extensive enough to impact potential archaeological deposits. The site lies within an area of interest, as highlighted by James Kenny, the archaeological advisor for Arun District Council the site is close to a Medieval parish church, a late prehistoric settlement and Roman villa located on the other side of the valley of Binsted Rife, and entrenchment that forms the site's western boundary may relate to later Iron Age land division. The watching brief will allow for the identification, investigation and recording of potential deposits related to these or any other potential archaeology on site, and ensuring their preservation by record in order to satisfy the planning condition. The results of the fieldwork and any post-excavation analysis undertaken will be presented in a detailed and illustrated report and submitted to both the designated museum and the Archaeological Data Service (ADS).

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1. Introduction

Project Details

1.1. This document sets out details of a Written Scheme of Investigation (WSI) produced by Prometheus Solutions Limited (ProSol) for a watching brief at Land to the South of The Black Horse, Binsted Farm, Binsted Lane, Walberton, West Sussex (henceforth referred to as 'the Site'), centred at SU 98100 06333 (Fig. 1). The watching brief has been commissioned by Jack Brundle, on the behalf of Choller Farm, as part of planning application number WA/21/25/PL. The WSI sets out the methodology for all works associated with targeted archaeological monitoring via a watching brief covering groundworks, and for all related off-site analyses and reporting. The WSI and the schedule of work proposed were drawn up in consultation with James Kenny, Archaeological Officer, Chichester District Council (CDC), the archaeological advisor for Arun District Council (ADC).

1.2. The application proposes the siting of six 'glamping pods, with associated access, carparking and landscaping, located within land to the south of The Black Horse Pub. The Site is immediately south of The Black Horse Pub, approximately 320m north-west of St Mary's Church, *c*.380m north-west of Binsted and *c*.930m north-east of Walberton. (Fig. 1). The development area measures *c*.0.7ha.

1.3. The Site lies within in an area of high archaeological potential. Archaeological works within 1km of the Site have uncovered various remains dating from the prehistoric period to the post-medieval period. The Site's proximity to a medieval church, a prehistoric settlement and a Roman villa means the development may have the potential to expose or harm buried archaeological and artefactual deposits associated with these periods.

1.4. The watching brief will allow for the identification, investigation, and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and the associated post-excavation analysis will be presented in either a full illustrative report or a HER entry as required, and will be produced in consultation with James Kenny, Archaeological Officer and archaeological advisor for ADC. The conditions placed upon the application will only be discharged once all elements of the WSI, including the on-site works, post-excavation analysis, reports and publication, and archival work, have been completed.

1.5. This WSI has been guided in its composition by *Standard for archaeological monitoring and recording* (Chartered Institute for Archaeologists (CIfA), 2023a), *Universal guidance for*

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archaeological monitoring and recording (CIfA, 2023b), *Code of conduct: professional ethics in archaeology* (CIfA, 2022), *Sussex Archaeological Standards* (CDC et al, 2019) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England, 2015), and in accordance with paragraph 199 of the *National Planning Policy Framework* (NPPF, 2023), and *Policy EN6 (Nationally and Locally Important Archaeological Sites)* which states:

> 'Development that would harm locally important archaeological remains or their settings will only be permitted where the need for the development outweighs the damage to the archaeological interest of the site and its setting. There is a presumption in favour of preservation in situ in the case of nationally and locally important remains. Preservation of locally important remains by record will be required where the need for the development outweighs the need to preserve the remains in situ.' (NPPF, 2023).

1.6. Furthermore, this WSI has been informed and guided by a pre-commencement condition made by James Kenny (Archaeological Officer) ADC's archaeological advisor:

> 'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
>
> The aim would be to secure a suitable investigation, and this might take the form of a watching brief on any groundworks extensive enough to have an impact on deposits of interest that might be present A pre-commencement condition requiring an Archaeological Scheme of investigation would safeguard any archaeology present at the site.' (07 May 2025)

1.7. Additionally, Policy HER DM6 of the Arun Local Plan (2018) states that for sites of archaeological interests:

> 'In all such instances:
>
> a. ... Where the Planning Authority has reason to believe either from 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

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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 agent or successor 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 environment record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.

c. Preservation in situ of archaeological sites or remnant of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that preservation in situ is not justified, conditions may be attached to any permission granted to the 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.' (Arun Local Plan 2018).

The Site

1.8. The proposed development site lies approximately 135m outside of the boundary of the South Downs National Park to the north and 600m north-east of the Walberton Village Conservation Area. The Site is located approximately 380m north-west of Binsted and *c*.930m north-east of Walberton. The Site is located within existing equestrian grazing land of Binsted Farm and is bounded by The Black Horse Pub immediately to the north, Binsted Lane to the east, and an area of trees and hedges to the south and west (Fig. 1).

1.9. The underlying geology is comprised of clay, silt and sand of the London Clay Formation, a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene Period (BGS, 2025). Superficial deposits are comprised of gravel, sand and silt of the Head formation, a sedimentary deposit formed between 2.5 million years ago and the present, during the Quaternary Period (BGS, 2025).

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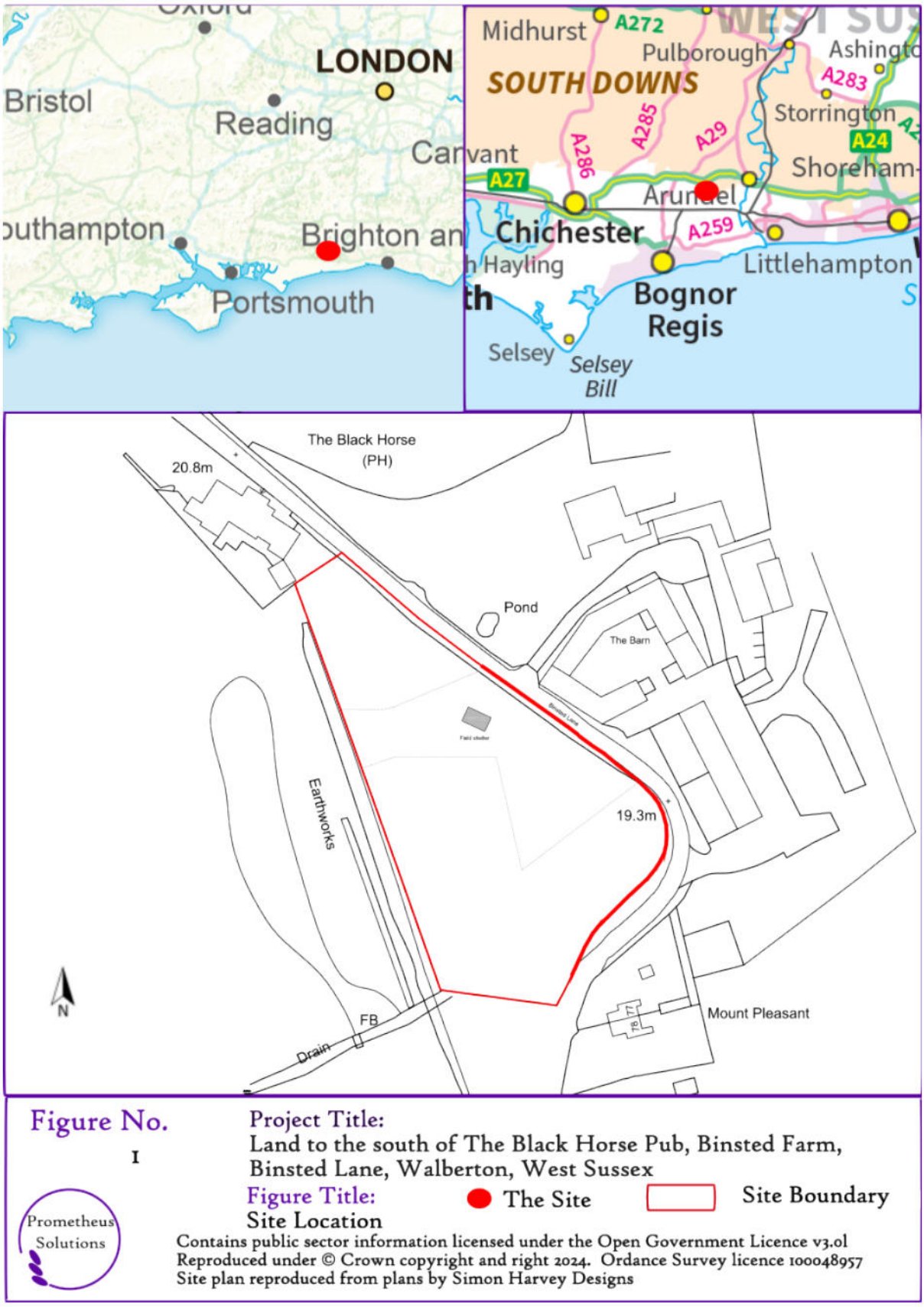

Figure No.
1

Project Title:
Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton, West Sussex

Figure Title:
Site Location

The Site Site Boundary

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Site plan reproduced from plans by Simon Harvey Designs

2. Archaeological and Historical Background

2.1. The following section utilises information contained within the records presented by the West Sussex Historic Environment Record (HER), following a request of all data within a 1km boundary of the Site (HER Reference: 202526-023). These records should be referred to for full details, as the information below is a summary.

2.2. There were no records found within the Site itself. However, within the 1km boundary of the Site, a total of 66 HER records were present, including 18 events/activities and 25 Listed Buildings.

Undated

2.3. There are a number of records of uncertain date and origin within the area around the Site.

2.4. A number of cropmarks and earthworks have been identified using lidar and aerial photography: a 120m long ditch and bank earthwork in Paine's Wood approximately 900m north-east of the Site, fragmented cropmarks of ditches and irregular enclosures in Binsted Wood *c*.800m east of the Site, a large linear boundary represented by a ditch and bank north of Church Farm *c*.510m north-west of the Site, and a possible ring ditch and associated linear features at Binsted Church *c*.200m east of the Site.

2.5. This extends to archaeological investigations as well. An evaluation at Land East of Tye Lane, *c*.430m west of the Site, completed by Archaeology South-East (ASE) in 2019 found that 40% of all features uncovered could not be dated (ASE, 2019).

Palaeolithic – Bronze Age (970,000BC – 700BC)

2.6. There is limited or no evidence from the early prehistoric periods in the area around the Site. The earliest archaeological evidence within 1km of the Site is a record of a possible Mesolithic site (MWS2315) within Avisford Park, *c*.550m west of the Site.

2.7. Evidence from the Neolithic period is slightly more common, if still rare. A findspot of a polished Neolithic Axe (MWS2315) is recorded at Walberton Farm *c*.945m south-east of the Site. Excavations of a 'figure-of-eight' enclosure at Goblestubbs Copse *c*.1.35km north-east of the Site found burnt and worked flints, including two identified as Neolithic scrappers, however these were primarily found within the topsoil (Bolton, 2006).

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2.8. An evaluation and later excavation at Land east of Tye Lane *c*.430m west of the Site, recorded Early and Middle Neolithic pits containing pottery and more extensive evidence from the Late Neolithic Period, in the form of pits, post-holes and two possible light structures (ASE, 2019 and ASE, 2021). The relatively large assemblage of material from these features included the largest collection of Grooved Ware found in Sussex to date (ASE, 2021).

2.9. The only evidence of Bronze Age activity within the vicinity of the Site comes from the evaluation and later excavation at Land east of Tye Lane. During the evaluation two pits and two linears were uncovered dating to the Middle Bronze Age, while small assemblages of flint-tempered pottery were dated to the Late Bronze Age/Early Iron Age (ASE, 2019). The later excavations uncovered Middle-Late Bronze Age activity in the form of scattered field boundaries, a D-shaped enclosure, a pond, a numbered of small pits and post-holes and an isolated un-urned cremation burial (ASE, 2021).

2.10. These remains show an overall potential for prehistoric remains to be encountered, especially relating the Neolithic and Bronze Age periods.

Iron Age – Romano-British (700BC – 410AB)

2.11. The periods with the greatest presence and importance within the area around the Site are related to the Iron Age and Romano-British periods. Tthis is particularly important given the strong Roman presence within the south-western region of West Sussex. This is reflected in the nearby Roman city, Chichester (Noviomagus Reginorum), and the two major Roman Villas at Bignor and Fishbourne. There is also the significant Roman Road, Stane Street, which stretches from Chichester to London. The Secret of the High Woods project identified a different, speculated, Roman road between Chichester and Brighton via lidar; the longest surviving section is a 1.6km stretch within Binsted Wood (MWS14385). The closest part of the project line of this speculated road to the Site is *c*.815m to the north.

2.12. Earthworks at Goblestubbs Copse *c*.1.2km north-east of the Site, comprise of two rectilinear enclosures denoted by one or more bank and ditches connected by linear sunken trackways. Traditionally, these were interpreted as Medieval stock enclosures, but unpublished excavations from the 1970s indicate they may be Iron Age of Romano-British in origin. Similarly, slight earthworks at Binsted Wood *c*.800m east of the Site, visible by lidar, may be later prehistoric or Romano-British in date.

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2.13. Archaeological investigations add further evidence towards Later Iron Age and Roman activity in the area surrounding the Site. One of the closest and most significant of these is a villa complex at Blacksmith's Corner approximately 285m south-west of the Site. The Villa was identified and excavated by Worthing Archaeological Society (WAS) over several excavations, recording a floor plan of a five-room corridor villa running north/south (WAS, 2008 and WAS, 2009). Two further rooms were later built into the north-east corner of the villa, and the position of a furnace for the bathhouse was also located (WAS, 2008 and WAS, 2009). Pottery and coins found were dated between the mid-1st century to the 4th century AD (WAS, 2008 and WAS, 2009).

2.14. Archaeological works carried out by ASE in 2019 and 2021 at Land East of Tye Lane *c*.430m west of the Site found evidence of Iron Age and Roman Activity within the site. A Late Iron Age burial was uncovered on site; although there was no human bone presence, there were significant grave goods, including remains of the coffin, and an iron sword with a hilt in preserved organic material, partially drawn from its scabbard (ASE, 2021). The scabbard featured a copper alloy mount with a circular organic motif and finished with amber coloured enamel (ASE, 2021). Alongside these were at least one spear, a vessel or mirror, four ceramic vessels and unidentified copper fragments which may have been shield fittings (ASE, 2021).

2.15. Substantial evidence of human activity during the early Roman period was recorded in the area of the burial, and it remained undisturbed despite the intensive activity. During this period, new enclosures were created, which appear to respect previous Iron Age enclosures (ASE, 2021). No clear evidence for domestic buildings were found but large quantities of pottery is suggestive of settlement activity. Extensive crop processing activity during the Late Roman period was uncovered, including an area of crop processing, which was recorded on the north-eastern part of site comprising of pits, postholes and a T-shaped corndryer (ASE, 2021). Several of these features contained tiles and glass from a high-status hypocaust, possibly suggesting a link with the nearby villa at Blacksmith's Corner (ASE, 2021).

2.16. A geophysical survey at Land East of Yapton Lane, *c*.400m south-west of the Site recorded a possible building, most likely Roman in origin and which might relate to the Blacksmith's Corner villa (TVAS, 2021).

2.17. Approximately 900m north-west of the Site, Roman occupation debris and a Cist burial were uncovered at Slindon. The Cist burial was found with 18 Roman vessels, with one containing human bone (MWS2200, MSW7700). A second Cist burial is mentioned as being found at

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Avisford house, and possible Roman occupation is identified immediately north of the Cist burial.

2.18. An evaluation was completed by Chichester District Archaeological Unit (CDAU) in 1993 aimed to examine the Iron Age entrenchments at Land west of Binsted Lane *c*.100m south of the Site. Two trenches were dug across the line of the entrenchment, while a third was found to be within the fill of the ditch and the eastern edge of which was located (CDAU, 1993).

2.19. A geophysical survey as part of the proposed A27 Arundel bypass covered an area *c*.161.2ha, following the route of the bypass from south of Crossbush, Arundel in the east, to the land north of Clear Springs Farm, Walberton, in the West (Magnitude Surveys, 2022). Activity identified by this shows a multi-phased site, including linear and curvilinear ditches and subcircular enclosures. These features are likely an Iron Age enclosure connected via a probable Romano-British trackway toward a complex of Romano-British enclosures (Magnitude Surveys, 2022).

Early Medieval - Medieval (AD 410 – 1539)

2.20. The Medieval period is also highly represented in the area around the Site, with both Binsted and Walberton potentially having Medieval origins. The Grade II* Church of St Mary (NHLE 1274877) in Binsted *c*.315m, south-east of the Site has a potential 12th century origin. Despite modifications and restorations in the 19th century, significant Medieval fabric remains, including three round-arched windows, a well-carved font piscina and remains of a section of 12th century wall painting in the splay of the north chancel window (Williamson et al, 2019).

2.21. Archaeological works at Church Farm by WAS over a number of years *c*.125m north of the Site found evidence of Medieval tile and pottery kilns; uncovering pottery dating from the late 13th and early 14th century, including decorated and glazed jugs classified as West Sussex Ware. The 2005 excavation showed the tile kiln was a rectangular structure consisting of walls made from tile fragments, with eight kiln bars supported on a central spine (WAS, 2005, WAS, 2006). Each kiln bar has two inverted V-shaped arches with a stoke hole at the northern end (WAS, 2005, WAS, 2006). Both kilns were located north/south and built back-to-back so the stoke hole for the tile kiln faced north and the pottery kiln faced south (WAS, 2005 and WAS, 2006). Additional features were dated to the 14th century, including several shallow postholes which may have formed a structure (WAS, 2000 and WAS, 2000/1).

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2.22. The evaluation at Land west of Binsted Lane *c.*100m south of the Site by CDAU in 1993 recovered evidence of a bell-founding pit possibly related to the church (CDAU, 1993). The archaeological works at Land east of Tye Lane c.430 west of the Site recorded Medieval activity, most likely related to a field system (ASE, 2019).

2.23. Old Hall Cottage *c.*960m south-east of the Site, has a potential origin between 1350-1375 AD. Evidence of bracing and cambered ties, as well as the general layout, suggests it was originally a two-bay hall; numerous architectural remains point to a Medieval origin (Hughes, 2005).

2.24. Lidar shows evidence of Medieval or later ridge and furrow surviving at the Avisford Golf course *c.*740m north-west of the Site (MSW14470). This alongside other earthwork traces such as Hundredhouse Copse (MSW14420, MSW14422) *c.*600m north-west of the Site and a possible braided Medieval or post-medieval trackway at Goblestubbs Copse (NHLE 1005895) *c.*1.2km north-east of the Site show a general pattern for Medieval remains related to land division and agricultural use.

Post-Medieval – Modern (1540 - Present)

2.25. Most of the HER records for this period relate to Grade Listed houses or cottages, dating in particular to the 18th and 19th century. Two notable building very close to the Site are Glebe House (NHLE 1221993) a Grade II Listed 18th century or earlier house *c.*105m south-east of the Site, and Church Farmhouse (NHLE 1222198) a Grade II Listed farmhouse *c.*85m north-east of the Site.

2.26. Other notable records include: Avisford Park Hotel (NHLE 1222534) a Grade II Listed early 19th century country house built by Admiral George Montague on the site of an earlier building *c.*630m north-west of the Site, Beams End (NHLE 1222465) a Grade II Listed 16th century timber-framed building *c.*415m north-west of the Site, and, Smugglers Steps (NHLE 1237843) a Grade II Listed late 17th century timber-framed building *c.*730m south-west of the Site. Additional buildings with a wider interest locally and nationally include Walberton House (NHLE 1222531) a Grade II* Listed 18th Regency country house by architect Admiral Robert Smirke *c.*945m south-west of the Site, and The Old Refectory, Stable Cottage and Yard Walls (NHLE 1479079) *c.*360m south-east of the Site, a Grade II Listed former Refectory and stable block by Victorian architect Samuel Sanders Teulon, which is an early example of 'Modern Gothic' architecture.

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2.27. There is a larger context of increased exploitation and industrial activity within the wider scope of the area around the Site, with evidence of several quarries and a 17th century tile or lime kiln at West Stubbs Pit (MWS2309) *c*.1km north-west of the Site. There are signs of lime burning at the Gravel Company pits; one is cut by a mechanical excavator, and another three identified by proton gradiometers. The excavated kilns interior is brick-built with a glazed appearance with evidence of burnt chalk.

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3. Aims and Objectives

3.1. The aims and objectives of the watching brief are to establish the potential of the Site via the presence or absence of archaeological deposits and/or remains. If deposits and/or remains are present, to record their location, character, date, and level of preservation, and to record the nature and extent of any pre-existing damage to archaeological deposits and/ or remains.

3.2. The aims and objectives are particularly relevant to the potential of archaeological remains extending in the direction of the Site related to the proximity of a medieval parish church, prehistoric settlement and land divisions, and a Roman Villa. If such remains are uncovered, the post-excavation report will reference the South East Research Framework (SERF) so that they may be placed within their local and regional contexts.

3.3. This information will enable ADC's archaeological advisor, James Kenny (Archaeological Office) and ADC to identify and assess the exact significance of any archaeological heritage assets noted, and to consider the potential impact of the proposed groundworks upon that significance and, if appropriate, develop strategies to avoid or minimise conflict between heritage asset conservation and the development proposal, in line with the *National Planning Policy Framework* (NPPF, 2023).

3.4. ProSol will ensure the construction of a stable, ordered and accessible project archive.

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4. Methodology

4.1. The definition of an archaeological monitoring and recording (otherwise known as a watching brief) is:

> '...a formal programme of observation, investigation and recording conducted during works carried out for non-archaeological reasons, where there is a possibility that archaeological deposits may be disturbed or destroyed. This will be within a specified area or site on land, in an inter-tidal zone or under water.' (CIfA, 2023a).

4.2. An archaeological evaluation will:

> '... will record and report on the archaeological resource within a specified area, using methods that are described in a project design2that is fit for purpose.' (CIfA, 2023a).

4.3. The archaeological evaluation has been designed to satisfy the guidelines set out by CIfA and by Chichester District Council et al (2019).

4.4. The watching brief will include all areas of groundwork substantial enough to impact potential archaeological remains. This will be discussed and agreed with the client and ADC's Archaeological Advisor, James Kenny (Archaeological Officer) based on the construction plan before work begins. All excavation, monitoring and recording will be undertaken in a safe manner under constant archaeological supervision.

4.5. The client shall afford the archaeological contractor sufficient time, space, and resources to investigate any potential archaeological deposits and/or remains to the archaeological contractor's satisfaction and in a safe manner, ensuring the aims and objectives of this document are met.

4.6. If significant archaeological remains are identified within the watching brief, it may be necessary to undertake more extensive archaeological investigation to recover further evidence. Any such work may require an updated project design. Any changes to the WSI proposal or an additional project design would be agreed in conjunction with ADC's archaeological advisor, ADC, ProSol, and the client.

4.7. Where possible, all excavation will be undertaken by a 360° tracked excavator equipped with a toothless grading bucket. All machining will be conducted under constant

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supervision by the archaeological contractor and will cease when the first archaeological horizon is revealed.

4.8. The client will provide information regarding the presence of any below/above ground services, ecological- or environmental- constraints, and any other relevant information. Before excavation begins, the areas will be examined by initial visual inspection and scanned with a Cable Avoidance Tool (CAT) by the client's contractor to verify the absence of below-ground services.

4.9. Where archaeological features are exposed, excavation shall be carried out stratigraphically by hand and recorded according to CIfA and Chichester District Council et al (2019) guidelines and best practice. As a minimum, features and deposits will be investigated using hand tools to the following sample levels:

- Full excavation of small discrete features (pits, postholes and stakeholes) until sufficiently characterised. Once characterised, a lower representative sample may be considered appropriate with agreement with the Local Planning Authority (LPA) archaeological officer.
- Half-sectioning (50%) of larger discrete features, and along the length of longer linear discrete features
- Long linear features will be samples along their length, to a minimum of 10%.
- Terminals, junctions, and relationships between features will also be investigated.
- Should these percentages not yield sufficient information to understand form and function of archaeological features and/or deposits, then further excavation may be required.
- Additional excavation may be required for the taking of environmental samples and artefact recovery.
- Features firmly of modern or later post-medieval date may not be excavated.
- Where *in-situ* structural remains are encountered, sufficient excavation will be undertaken to confirm form, function, sequence, chronology, and construction method.

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4.10. If complex or extensive archaeological features, stratigraphy, or deposits that are worthy of preservation *in-situ* are exposed, then excavation will cease so as not to compromise the integrity of the archaeological record, and the exposed areas will be protected. The client and the LPA archaeological officer will be informed and no further works on these features will be undertaken until a suitable mitigation strategy has been agreed by all parties.

4.11. All archaeological features and/or deposits will be recorded at a minimum using ProSol pro-forma recording system with written and measured descriptions.

4.12. An adequate digital photographic record of the archaeological works will be compiled in both section and plan. All excavated features and deposits will be photographed. A selection of representative feature group/area shots will also be taken, along with general in-progress shots to illustrate the general nature of the works. A photographic scale and north arrow will be included in detailed photographs.

4.13. All features/deposits will be recorded by appropriately scaled drawn sections, drawn plans and/or electronically using a Leica GPS. All scale drawings shall be undertaken at a scale appropriate to the size and/or significance/complexity of the archaeological features to allow accurate depiction and interpretation (generally 1:10 or 1:20 for sections and 1:20 or 1:50 for plans).

Artefacts

4.14. Artefacts recovered and retained for processing and analysis will be done in consultation with the relevant specialists. Artefacts from topsoil, subsoil and unstratified contexts will normally be noted and discarded unless they are of intrinsic interest, or their further examination is considered necessary for the interpretation of a site.

4.15. All artefacts from stratified excavated contexts will be collected, except for large assemblages of post-medieval or modern material. Such material may be noted and discarded or, if appropriate, a representative sample may be retained.

4.16. Spoil will be examined for the recovery of artefacts; a metal detector may be used to enhance the recovery of metal finds as required.

4.17. All metal finds, and other typologically distinct or closely dateable artefacts will be recorded three-dimensionally.

Treasure

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4.18. Upon discovery of treasure, these items will be removed to a safe place and reported to the local coroner within 14 days in accordance with the *Treasure Act 1996* and the Code of Practice referred to therein. Suitable security measures will be taken to protect the finds from theft. The definition of 'Treasure' is provided within the Code of Practice of the above act and primarily refers to items of gold and/or silver.

Environmental Remains

4.19. Due care will be taken to identify deposits which may have environmental potential and, where appropriate, a programme of environmental sampling will be initiated in preparation for scientific assessment/analysis/dating in accordance with English Heritage guidelines (English Heritage, 2011).

4.20. A sampling strategy implementing the use of bulk soil samples (maximum of 100% or 40 litres) for the recovery and examination of diatoms, charcoal, insects, plant macrofossils and molluscs, will be undertaken focusing on appropriate well-sealed and dateable contexts. Priority will be given to features and/or deposits associated with defined activities (e.g. cesspits, hearths, kilns etc.). The sampling strategy may be adapted for the specific circumstances of the Site in liaison with the LPA archaeological officer.

4.21. All samples will be appropriately labelled and fully recorded using ProSol pro-forma systems, including information on sample type, sample size, reason for sampling, context description, sample conditions, spatial location, and provisional dating. Sample locations will be recorded on relevant section drawings and plans and surveyed using a Leica GPS.

4.22. If sealed waterlogged deposits are encountered, a sampling strategy will be considered for the recovery of waterlogged remains. This strategy will be defined in consultation with specialists and the LPA archaeological officer, with site visits afforded if required.

4.23. All sample processing and reporting will be undertaken by relevant specialists.

4.24. Following specialist advice other sampling methods may be undertaken, such as monoliths, column samples, OSL, archaeomagnetic dating and dendrochronology.

Human Remains

4.25. If the presence of potential human remains is encountered (inhumation or cremation), excavation shall cease pending ProSol obtaining a Ministry of Justice Licence.

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4.26. Any remains will be left *in-situ*, covered and protected, pending discussion with the client, ProSol, osteoarchaeological specialists and the LPA archaeological officer to determine the need for excavation/removal and or sampling. Where necessary human remains will be fully recorded, excavated and removed from the Site in compliance with the Ministry of Justice Licence.

4.27. All excavation of human remains and associated post-excavation processes will be in accordance with the standards set out in CIfA Technical Paper *Updated Guidelines to the Standards for recording Human Remains* (CIfA, 2017).

General

4.28. All works will be carried out in accordance with the *Code of Approved Practice* as set out by the Chartered Institute for Archaeologists. Accordingly, the project team will abide by the CIfA's code of approved practice.

4.29. Any variation of the above will be undertaken in consultation with the Local Planning Authority (LPA).

5. Personnel and Timetable

5.1. The project will be under the management Parris Stubbings. Parris has more than 12 years' experience in commercial archaeology. Other members of the team will all have suitable and relevant knowledge and experience of both the archaeological works and the heritage landscape (details available upon request).

5.2. Projects will be organised as follows: a Project Manager will direct the fieldwork throughout the project, day to day responsibility will rest upon a Project Leader, who will be on-site throughout the process, although this may be one and the same. The watching brief will be carried out by staff with suitable experience of this type of investigation and adhering to CIfA's *Code of Conduct: professional ethics in archaeology* (CIfA, 2022).

5.3. The duration of the archaeological evaluation on the Site is currently unknown but anticipated to take a single day. Analysis of the results and subsequent reporting will take up to approximately a month, longer if dictated by specialist reporting, etc.

5.4. Depending upon the nature of the deposits and artefacts encountered it may be necessary to consult a number of local and/or national specialists who will be invited to advise and report on specific aspects of the project. A list of some of these potential specialists is displayed in Table 1.1 below.

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Specialist	*Expertise*	*Period*	*Organisation*
John Allan	Ceramic	Medieval/ Post-medieval	Freelance
Henrietta Quinnell	Ceramic	Prehistoric	Freelance
Imogen Wood	Ceramic	All	Freelance
Ed McSloy	Ceramic and Metalwork	All	Cotswold Archaeology
Gary Saunders	Metalwork	All	Freelance
Jacky Sommerville	Flint	All	Cotswold Archaeology
Andy Clarke	Animal Bone	All	Cotswold Archaeology
Matilda Holmes	Animal Bone	All	Freelance
Kristopher Pool	Animal Bone	All	Freelance
Sharon Clough	Human Remains	All	Cotswold Archaeology
Mike Allen	Environmental Remains/ Geoarchaeology/ Archaeological Science	All	AEA Allen Environmental Archaeology
Stacey Addams	Environmental Remains	All	York Archaeology
Sarah Wyles	Environmental Remains	All	Cotswold Archaeology

Table 1.1 – List of Specialists

6. Post-Excavation, Archiving and Reporting

6.1. Littlehampton Museum is currently not accepting archives and is not expecting to for at least two years (June 2025). Following the completion of the fieldwork, any artefacts and environmental samples will be processed, assessed, conserved, and packaged in accordance with all relevant guidelines. All archive materials will be retained by ProSol until provision for alternative deposition is made.

6.2. The level of reporting will be confirmed with ADC's archaeological advisor and the LPA on completion of the watching brief. If few or no archaeological deposits are exposed, this is likely to restrict its publication value, and it would be anticipated that only a shorter and more focused report will be produced.

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6.3. If an illustrated report is required, then this will be compiled based on the fieldwork results. The extent and nature of this report will be confirmed with ADC's archaeological advisor and the LPA upon completion of the fieldwork. A draft copy of the report will be provided pre-submission to the archaeological officer for informal comment via email correspondence. At the completion of this correspondence, copies of the report (PDF format) will be distributed to the client for submission to the LPA. The report may vary depending on the nature and extent of any archaeological deposits present, but at a minimum will consist of:

- A report number, date, and the OASIS reference number.
- A non-technical summary.
- Project details
- A summary of the archaeological and historical background
- A description of the methodology
- A description of the results and conclusion
- A summary assessment of any artefact/paleoenvironmental analysis undertaken.
- A plan showing the location of the Site.
- Sections and plans and of any archaeology present and a selection of appropriate photographs.
- Archive preparation and deposition arrangements.
- References
- An index of contexts as an appendix.
- Full assessments of any artefacts/paleoenvironmental analysis undertaken, presented as an appendix
- OASIS report as an appendix
- A copy of this WSI as a final appendix

6.4. Once the report has been approved by ADC's archaeological advisor and a copy formally submitted and accepted by the LPA, a summary of information will be entered onto the OASIS online database of archaeological projects in Britain, which will include the OASIS reference number, and the report uploaded. This must be completed before the planning condition will be considered to be discharged.

6.5. The project archive will be held by ProSol at its office in West Sussex until such time as all archaeological works at the Site have been confirmed as completed. ProSol will then notify ADC's archaeological advisor and the LPA and make arrangements for the deposition of the Site archive and, subject to agreement with the legal landowner(s), the artefact collection. Since Littlehampton Museum is not currently accepting such deposition, ProSol will consult with ADC's archaeological advisor to arrange appropriate deposition with an alternative

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accredited museum and will hold the project archive until such an arrangement is made. A digital archive (comprising digital photographs and other relevant digital-born data) will be submitted to the Archaeological Data Service (ADS).

6.6. Following arrangements with ADC's archaeological advisor for the deposition of the Site archive and the artefact collection, any material which has been classified as not requiring deposition shall be discarded in a sensitive way. The museum will be offered the paper archive, and it will be scanned into a digital format and, along with any other digital-born data, deposited with ADS. Any paper archive produced on-site shall be either held by ProSol at its office in West Sussex or shall be appropriately disposed of following the fulfilment of all duties. Undeposited artefactual material shall be offered to the legal landowner(s), local museums, universities, and societies who may benefit with the acquisition of such collections. ProSol will keep a record of all discarded materials and the transfer of any artefact collections.

6.7. The archive will be concluded within 6 months of the completion of the final report.

6.8. If significant results are revealed by the watching brief, further publication may be required in a relevant journal, in agreement with ADC's archaeological advisor.

7. Health and Safety

7.1. All archaeological staff will operate under ProSol's Health and Safety Policy, and any other additional requirements set out by main site contractor. All works will be carried out in accordance with (but not limited to) the *Health and Safety at Work Act 1974* and all subsequent Health and Safety legislation. A site-specific Project Health and Safety Plan will be formulated prior to commencement of fieldwork, setting out the site-specific health and safety policies that will be enforced in order to reduce to a minimum any risks to health and safety.

7.2. In accordance with ProSol's Health and Safety Policy, the archaeological site representative will be responsible for ensuring that all operations under their control are carried out in accordance with all details laid out in this Section.

7.3. All archaeological staff will not work, or be asked to work, in unsafe or unhealthy conditions, even where not to do so may result in the possibility of under-recording the archaeological resource.

7.4. Senior members will have up-to-date first aid qualifications.

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7.5. On-site archaeologists will undertake any site safety induction course provided by ProSol or the client if necessary. The client will also provide any details of all known buried services or other below- and above-ground hazards and provide specific guidance on how works should be undertaken around those hazards. Health and safety requirements will be always observed by all archaeological staff working on site, particularly when working with machinery, deep excavations, standing buildings and any other hazards.

7.6. Appropriate PPE will always be employed. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn. Additional PPE (such as gloves, glasses etc) will be worn as and when required.

7.7. If the depth of any excavations or trenching exceeds either 1.2m or is excavated through unstable ground, a dynamic risk assessment will be undertaken to determine the stability of the excavation. If necessary, excavated sides will be shored or stepped to enable the archaeologists to examine and, if appropriate, record any features. A vigorous risk assessment methodology (shoring, stepping etc.) for work in any deeper excavations will be developed with the client and the groundcrew to ensure only the safest possible working conditions for all on-site personnel, visitors and the public.

8. Insurances and Quality Control

8.1. ProSol carries Public Liability Insurance to a limit of £5,000,000 and Professional Indemnity Insurance to a limit of £250,000.

8.2. ProSol is committed to the highest standard of professional ethics and technical standards and adheres to the guidelines provided by CIfA and Historic England.

8.3. ProSol endorses the *Code of Conduct: professional ethics in archaeology* (CIfA, 2022), *Standard and guidance for commissioning work for providing consultancy advice on archaeology and the historic environment* (CIfA, 2020).

8.4. The products and work undertaken will be carried out by professional archaeologists of at least ACIfA-level equivalent competence.

9. Monitoring

9.1. ADC's archaeological advisor will be notified at least one week prior to the start of work on-site, ensuring opportunities to visit the Site, and to check on both quality and progress of the work as required.

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9.2. Throughout the works, ADC's archaeological advisor will be kept informed of progress, and once on-site works are complete, there will be a post-fieldwork monitoring meeting (via email/phone call) to discuss the next stages regarding the fieldwork results. Access to site will also be facilitated for visits by any specialists if deemed necessary.

9.3. The project is currently anticipated to commence in mid-July 2025.

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