

Land west of Tye Lane, Walberton, West Sussex

**Historic Environment Desk-Based Assessment
(Heritage Statement)**

Prepared for David Wilson Homes

**Richard James
BA, MCIfA**

NGR 496848 106305

**Project No. 171197
ASE Report No. 2018044**

WSHER Ref. 2020-119

September 2020

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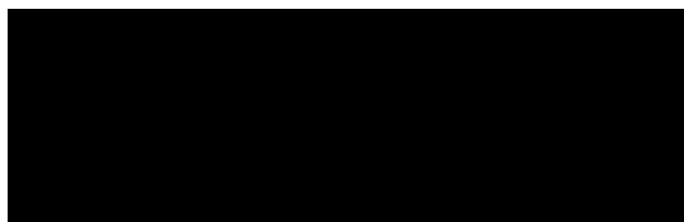
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Date of Issue:	September 2020		
Issue:	4		

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Summary

This Desk-Based Assessment has been prepared for a proposed residential development within farmland at Walberton, West Sussex.

The assessment has concluded that:

- *The Site lies within a modern fieldscape, and is not covered by any heritage designations;*
- *A high potential for buried archaeological deposits of prehistoric and Romano-British date has been identified, with a similar potential for former post-medieval field boundary ditches;*
- *The Site contains several earthworks of minor significance, and an isolated historic hedgerow;*
- *Historic and ongoing arable cultivation is likely to have impacted on any buried archaeological deposits to some extent;*
- *The proposed groundworks will impact any buried archaeological deposits that are present;*
- *No adverse setting issues have been identified in relation to designated heritage assets.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) has been commissioned by David Wilson Homes to carry out an archaeological and heritage appraisal in relation to a proposed outline planning application on land west of Tye Lane, Walberton, West Sussex (Fig. 1). The appraisal comprises a desk-based assessment (DBA) and walkover survey. The development comprises a residential development with associated landscaping and services (Fig. 17).
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their Standards and Guidance for historic environment desk-based assessment (CIfA 2017). 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 identify any known or potential heritage assets within and around the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them, both in terms of physical impacts in relation to buried archaeological deposits and extant historic landscape features, and impacts on the setting of designated heritage assets.
- 1.3 The Site is centred on National Grid Reference (NGR) 496848 106305 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the outline plan provided by the client (Fig. 3). A wider Study Area of 1 km radius has been considered to place the Site within its wider context (Figs 1 & 2). Information beyond this limit has been included where considered relevant.
- 1.4 The Site lies in the parish of Walberton within Arun District. It comprises agricultural land (arable and pasture) on the north-western edge of the village.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by West Sussex County Council (WSHER) as well as from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Arun District Council. 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. Other material may be held in other collections.
- 1.6 It should 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 LOCATION, TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

2.1.1 The Site comprises one large arable field and four smaller pasture fields used as horse paddocks. Modern wooden stables are located in the south-eastern corner of the Site. Boundaries are a mix of hedgerows and fencing. The ground slopes gently down towards the south, extending from 17.26m aOD in the north-west corner, 20.21m aOD in the north-east and 14.3m aOD along the southern edge. The Site is bounded to the east by Tye Lane, to the south by private gardens of properties lining The Street, North Pound, Field Close and Mill Lane, to the west by private gardens of properties lining Long Mead and Copse Lane, and to the north by further agricultural land and the concrete access track to the Hooe Farm industrial estate. The Site boundary kicks in at the north-east corner to exclude a private dwelling, Harvest House.

2.1.2 Drainage ditches extend along all of the internal boundaries.

2.2 Geology

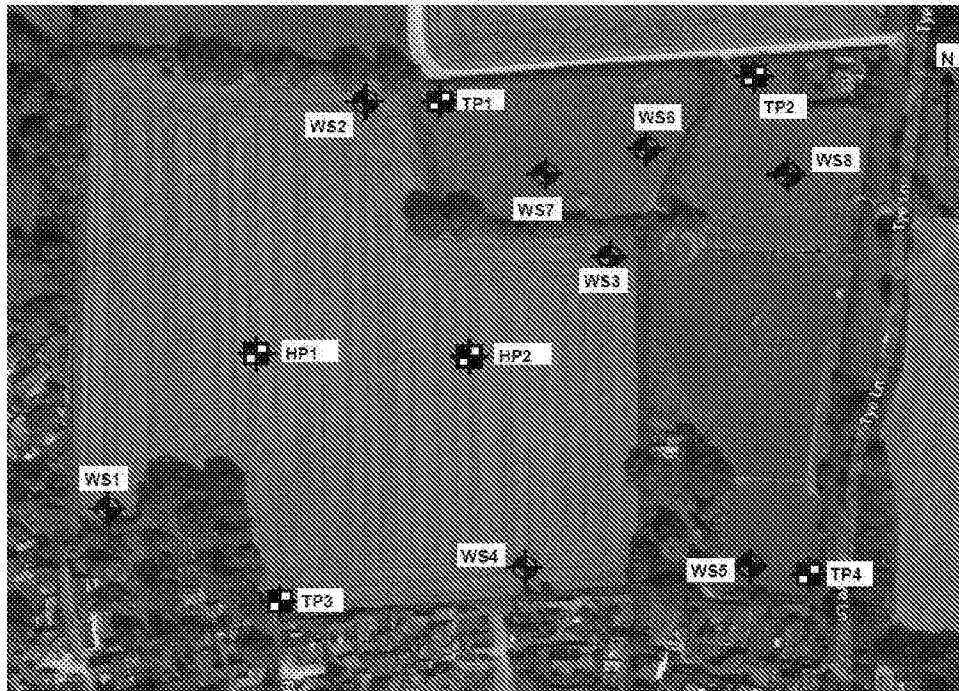
2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the Site is located on London Clay overlain with superficial deposits of undifferentiated river terrace deposits and a narrow band of raised beach deposits along the northern edge.

2.2.2 A geotechnical assessment of the Site has been carried out.² Four machine excavated trial pits and eight window(less) sampler boreholes were excavated across the Site, with the following stratigraphy encountered (figures refer to the thickness of the deposit):

	Topsoil	Raised Beach	River Terrace
TP1	0.6m	>1.7m	
TP2	0.2m	>1.25m	
TP3	0.7m		>2.3m
TP4	0.4m		>2.7m
WS1	0.4m		>3.6m
WS2	0.4m	>3.6m	
WS3	0.3m		>3.7m
WS4	0.4m		2.75m
WS5	0.25m		>3.75m
WS6	0.35m		2.05m
WS7	0.35m		0.65m
WS8	0.2m		2m

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

² *Ground Appraisal Report for land to the west of Tye Lane, Walberton, West Sussex, BN18 0PS.* Geo-Environmental Services Ltd Report GE17029-GAR-180313 (March 2018).



- 2.2.3 Topsoil varied between 0.2 and 0.7m, but was generally around 0.4m in depth. The underlying London Clay was only reached in four boreholes (WS4, WS6-8), suggesting some localised buried topography thinning out the gravels. Elsewhere, the topsoil was underlain by significant depths of gravel deposits, presenting as clayey gravels, with sand evident in the raised beach deposits. The raised beach was only found in three samples along the northern edge of the Site.

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.3.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. Section 16 (paragraphs 184 – 202) of the NPPF (*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.
- 3.3.2 The NPPF 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' (Section 16, paragraphs 184-185)³.
- 3.3.3 The NPPF requires that planning applicants should 'describe the significance of any heritage assets affected' by their application, 'including any contribution made by their setting' (Section 16, paragraph 189)².
- 3.3.4 The NPPF is supported by Planning Practice Guidance: Conserving and enhancing the historic environment, launched in April 2014⁴. 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 Forum⁵.

Local Planning Policy

- 3.2 The current development plan within Arun District comprises 'saved' policies from the adopted Arun District Local Plan 2003 and the adopted neighbourhood plan.

Arun Local Plan 2011-2031

- 3.3 The Local Plan was adopted in July 2018 and contains the following heritage policies relevant to the Site

:

³

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

⁴ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁵ <http://historicengland.org.uk/advice/planning/planning-system/>

Policy HER SP1 The historic environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

Policy HER DM1 Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*

- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.*

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- h. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.*

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

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

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

- it will materially harm the significance of the heritage asset or its setting;*
- it will avoid detrimental fragmentation of management of the heritage asset;*
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;*

- *it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;*
- *there is a source of funding that might support the heritage asset without the need for enabling development; and*
- *the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.*

Policy HER DM2 Locally Listed Buildings or Structures of Character

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

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

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

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

Policy HER DM3 Conservation Areas

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

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;*
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;*
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- d. Unsympathetic features are removed and missing features are restored or reinstated;*
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;*
- f. It does not harm important views into, out of or within the Conservation Area.*

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

- g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,*
- h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or*
- i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and*
- j. Permission has been granted for the redevelopment of the site.*

Policy HER DM6 Sites of Archaeological Interest

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

In all such instances:

- a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual*

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

or

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

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

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

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

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

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

Walberton Neighbourhood Development Plan 2015-2035

3.4 The neighbourhood plan contains two policies relating to heritage:

- **Policy VE4: Conservation Areas and Areas of Special Character**

Proposals that adversely affect the setting of the two Conservation Areas will not be supported. New development must protect the open/rural character of the Conservation Area's setting and sustain or enhance the visual connections between the village's core and its rural hinterland, including longer views to the South Downs, which contribute to the character of the Conservation Area.

- **Policy VE5: Buildings and Structures of Character**

Buildings and Structures of Special Character as designated by ADC (Source ADC – SPD – Buildings and Structures of Character. Adopted September 2005) are of significant local interest and contribute to the Parish's distinctiveness: development proposals relating to them will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.

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 1.5 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 Figs 1 & 2.

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include both buildings and archaeological sites. Some heritage assets can be nationally designated, by legislation, or locally listed by the local planning authority. Many heritage assets are 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 lessen the significance of any potential heritage asset.
- 4.2.2 Designated heritage assets are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. Nationally designated heritage assets comprise World Heritage Sites, Scheduled Monuments (SM), Conservation Areas, Listed Buildings, Registered Historic Parks and Gardens, Registered Historic Battlefields and Protected Wrecks. These designations are detailed on the National Heritage List.

Designated Heritage Assets

Conservation Areas

- 4.2.3 The Site does not lie within a conservation area. There is one conservation area within the Study Area, divided into two areas (Fig. 1):

- Walberton Village & Village Green Conservation Area (**1**).

Listed Buildings

- 4.2.4 There are no listed buildings within the Site. Thirty-one listed buildings are recorded within the Study Area, mostly clustered along The Street to the south-east of the Site (Fig. 1):

- Parish Church of St Mary, Grade I (**2**);
- Walberton House, Grade II* (**3**);
- Dovecote at the South End, Grade II (**4**);
- Mill Cottage, Grade II (**5**);
- Old Hall Cottage, Grade II (**6**);
- Forge Cottages, Grade II (**7**);
- Remains of the Village Pound, Grade II (**8**);
- Jessamine Cottage, Grade II (**9**);

- Magnolia Cottage, Grade II (10);
- Beam Ends, Grade II (11);
- Holly Tree Cottage, Grade II (12);
- Fernleigh, Grade II (13);
- 15-20, the Street, Grade II (14);
- Ingleside and Walberton Post Office, Grade II (15);
- Stables and Coach House north of Walberton Stores, Grade II (16);
- The Dower House, Grade II (17);
- Manor Lodge and the West Wing, Grade II (18);
- Brewery Cottage, Grade II (19);
- Friars Oak and Friars Oak Cottage, Grade II (20);
- Avisford Park Hotel, Grade II (21);
- Swiss Cottage, Grade II (22);
- The Old Vicarage, Grade II (23);
- The Old Malt House, Grade II (24);
- Smugglers Steps, Grade II (25);
- Monument to Charles Cook, Grade II (26);
- Lodge of Avisford Park Hotel, Grade II (27);
- Royal Oak Inn, Grade II (28);
- Gatepiers and Boundary Wall of Walberton House, Grade II (29);
- Firgrove, Grade II (30);
- Pear Tree Cottage, Grade II (31); and
- Myrtle Cottage, Grade II (32).

4.2.5 There are no examples of the following designated heritage assets within the Study Area:

- World Heritage Sites;
- Scheduled Monuments;
- Registered Historic Parks and Gardens;
- Registered Historic Battlefields; and
- Protected Wrecks.

Non-designated Heritage Assets

Archaeological Notification Areas

4.2.6 West Sussex County Council, who until recently advised the local planning authorities on archaeological matters, identified various Archaeological Notification Areas 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.

4.2.7 The Site is not located within or close to an Archaeological Notification Area, but six ANAs are located within the Study Area (Fig. 2):

- Arun 032: The Parish Church of St Mary, Walberton;
- Arun 033: Roman Villa Complex at Blacksmith's Corner, Walberton;
- SDNPA 011: Roman Occupation Debris and Cist Burial, Slindon;
- SDNPA 013: Earthworks within Gobblestubs Copse, Dalesdown Wood, Rewell Wood, Fairmile Bottom Park Farm, Arundel Medieval Park and the 'War Dyke', Arundel;
- SDNPA 096 / Arun 062: Section of the Chichester to Arundel Roman Road running through Binsted Wood; and
- SDNPA 098: Multi-Period Earthworks and Possible Settlement within Hundredhouse Copse, Walberton.

Ancient Woodland

- 4.2.8 Ancient Woodland is defined as woodland known to have existed since 1600, and, whilst technically an ecological designation, may therefore contain archaeological features relating to historic woodland management. A number of areas of Ancient Woodland are located around the Study Area, but none lie within or close to the Site.

Buildings and Structures of Character

- 4.2.9 Arun District Council maintains a 'local list' of buildings considered to be of local interest. None are located within the Site, and only three are located close to it (Fig. 2):

- Ivy Cottage (**68**);
- Pipers Cottage⁶ (**69**); and
- Fir Tree Cottage (**70**).

4.3 Archaeological Periods

- 4.3.1 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 non-designated sites are plotted on Fig. 2.

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)

⁶ Wrongly located on the list as being in Yapton Lane, although the only Pipers Cottage evident in the village lies at the southern end of Mill Lane, opposite Ivy Cottage.

4.4 Historic Landscape Character (HLC)

- 4.4.1 According to the Sussex Historic Landscape Characterisation database, most of the Site is classified as ‘formal enclosure (planned/private)’ of 16th century date (WSHER Ref. HWS25147). The two small paddocks in the north-east corner are classified as ‘regular piecemeal enclosure’ of similar date (WSHER Ref. HWS25155). In other words, the Site is derived from fields enclosed in the 16th century from early medieval open fields cultivated on a strip basis. However, the source for this is the 2-inch ‘Great Survey’ of 1778-83 by Thomas Yeakell and William Gardner, who recorded the Site occupied by a series of small and vaguely rectangular fields (as would be expected with fields enclosed on a furlong by furlong basis). This field pattern survived up until the late 20th century (see section 5 below), but has now been significantly modified by boundary loss and field amalgamation, with only one partial hedgerow of historic character surviving (Fig. 16). Consequently, the present character of the Site is of a large arable field flanked by modern horse paddocks.
- 4.4.2 It is important to understand that the HLC database is not definitive. The characterisation was based on high-level desk-based analysis of a necessarily limited selection of sources, and is not derived from detailed site-specific research or field survey, and there is an element of generalisation of the results. The user guide⁷ advises that it is less useful at a field-by-field scale and is neither definitive nor intended to be so.

4.5 Previous Archaeological Investigations

- 4.5.1 There are no records of any previous archaeological work within the Site. However, recent work in 2019 by ASE in advance of archaeological work in the fields immediately east of the Site (across Tye Lane) has recorded numerous archaeological features of prehistoric and Romano-British date (Vieira 2019). Post-excavation analysis is ongoing, but preliminary results include Neolithic and early Bronze Age pits suggesting settlement, mid-late Bronze Age scattered features including an urned cremation burial, mid-late Iron Age enclosures and field systems, Roman field systems and two late Roman kiln structures possibly associated with the villa site to the east of the Study Area. The most significant discovery was an isolated Late Iron Age warrior burial, similar to recent examples from North Bersted and, further afield, Ashford (Kent).

4.6 Prehistoric and Romano-British

Palaeolithic

- 4.6.1 The south-east of England is rich in evidence for the earliest human communities to inhabit Britain, with the region including internationally important sites of Lower Palaeolithic date such as Boxgrove (a few miles to the north). Traditionally these discoveries have concentrated within the gravel terrace deposits associated with many of the region’s rivers, or from the raised beach deposits situated along the base of the dip slope of the South Downs, and largely comprise isolated finds of artefacts, notably handaxes, manufactured by

⁷ https://www.westsussex.gov.uk/media/1773/sussex_hlc_volume_1.pdf, page 1.

hominid groups. The Site includes both of these gravel units, lying across a belt of gravels associated with the Arun, which overlie a narrow band of raised beach deposits in the northern edge of the Site, one of a series that extend up the coastal plain towards the downland and charting successive phases of marine regression. Although no Palaeolithic records are known from the Study Area (apart from an anomalous handaxe found at Avisford in 1929 in a load of gravel brought from Aldingbourne – **33**), several handaxes have been recovered from stream beds in the same band of beach deposits just to the west at Fontwell (*pers. comm.* Dr Matt Pope, Principal Research Associate in Palaeolithic Archaeology, UCL Institute of Archaeology), representing heavily rolled examples within a secondary context.

- 4.6.2 Later material, generally comprising deposits considered as residual (not in situ) in nature and essentially of Upper Palaeolithic date (relating to anatomically modern humans) (Wenban-Smith 2007, 62), is also found, often derived from the aeolian sediments capping the higher parts of the Greensand north of the Downs. Recent work on sand fissures within the Lower Greensand at Beedings near Pulborough, West Sussex has located evidence for not only some of the earliest Upper (i.e. later) Palaeolithic material from northern Europe but also stone tools of Middle Palaeolithic character representing two phases of Neanderthal activity (Pope & Wells 2008).

Mesolithic

- 4.6.3 The Mesolithic saw the return of human communities to the region in response to improving post-glacial climatic conditions at the end of the last (Devensian) Ice Age. A succession of woodland types spread across the landscape, from a hardy forest landscape of juniper, birch and pine by c. 9700BC culminating by c. 6000 BC in a mixed broad-leaved forest dominated by oak but including elm, ash, alder, lime and hazel. Prehistoric 'wildwoods' probably had the character of woodland pasture rather than dense high forest, due to the actions of large woodland-dwelling herbivores such as aurochs and possibly some modification by human groups (Bannister 2007; Short 2006). Hunter-gatherer groups exploited the rich resources of the woodland and the river valleys and coastal plain, operating from semi-permanent basecamps and a series of seasonal hunting camps. The bulk of the evidence for these communities comprises flint scatters.

- 4.6.4 In terms of the material culture of the period, this is mainly restricted to flint and other stone artefacts and limited structural and domestic evidence of an insubstantial nature. Dwellings are likely to have comprised wooden framed shelters roofed in animal skins and vegetation, leaving behind just a scatter of stake and post holes. While a number of sites are known from the coastal plain, including a later Mesolithic hunting camp beneath the Westhampnett bypass (Butler 2008), the only record in the Study Area is a poorly understood site in Avisford Park (**34**), although undated artefacts such as a failed tranche axe found during fieldwalking in Walberton Park (**38**) could be of this date.

Neolithic

- 4.6.5 The Neolithic period saw the development of agriculture and the first significant evidence for large-scale communal activity, while older traditions of hunting and

gathering continued. New ideas relating to the domestication of animals and, probably later, the cultivation of cereals, were adopted by indigenous human communities, together with new technologies such as pottery. Environmental evidence indicates a major phase of woodland clearance taking place at this time, as land was opened up to provide fields and sacred spaces. Communal monuments such as causewayed camps and long barrows began to appear in the landscape. However, most of the known Neolithic material, particularly in terms of ritual monuments, is found on the chalk (e.g. a causewayed enclosure beneath the later hillfort on The Trundle above Goodwood, long barrows such as Bevis' Thumb and flint extraction pits on Long Down) and in areas such as river valleys. Neolithic material on the coastal plain is scarcer, generally pits (such as Copse Farm, Oving and on the Westhampnett bypass) and lithic scatters (Drewett 2008). WSHER contains no specific Neolithic records within the Study Area, although some of the prehistoric artefacts found around the village are likely to be of this period (36-38) and Neolithic pits have recently been excavated east of Tye Lane (71).

Bronze Age

- 4.6.6 The Bronze Age is characterised by the introduction of metals; gold, copper and bronze, culminating at the very end of the period with iron. The Early Bronze Age is known primarily from ritual monuments, notably burial mounds (tumuli or barrows), representing a change in society as communal burials were replaced by those of the individual, probably linked to the emergence of social elites. The barrows are found all along the chalk and Greensand, often forming linear cemeteries on ridges (e.g. the Devil's Jumps on Bow Hill), with some rarer examples known from the coastal plain as ploughed-out ring ditches (Westhampnett). Other evidence from this sub-period comprises flintwork scatters, Beaker pottery and metalwork, all known from the coastal plain. From the Middle Bronze Age (after c.1500 BC) a change in emphasis is recognised in the archaeological record, away from ceremonial and monumental landscapes towards the more prosaic landscapes of domestic settlements and agriculture (although there is much debate amongst archaeologists regarding the extent of 'ritual' practice within daily life). Again, most of the best evidence from the region is derived from the chalk, and included settlements of roundhouses, both enclosed and unenclosed, set within extensive systems of arable fields and pastoral 'ranches', although a high status occupation focus has emerged in recent years at Selsey, with other activity/settlement evidence from North Bersted, Yapton and Westergate (Dunkin & Yates 2008). The end of the period saw the development of defended enclosed sites, traditionally known as hillforts although now considered to be multi-functional sites as much concerned with display and economy as straightforward defence. WSHER contains no specific Bronze Age records within the Study Area, although again some of the prehistoric artefacts found around the village are likely to be of this period (36-38). Recent work east of Tye Lane has identified a range of Bronze Age features including a cremation burial and field ditches (71).

Iron Age

- 4.6.7 The Early and Middle Iron Age (up to c. 100BC) saw a continuation of trends developed in the Late Bronze Age, with increasing numbers of unenclosed agricultural settlements and defended enclosures, to the extent that many

prehistorians now consider the transitional Late Bronze Age/Early Iron Age to be a period in its own right. Hillforts developed during the period, becoming larger and more strongly defended, with concentric rings of ramparts and ditches (multivallation). Power began to be centralised, with large sites on the chalk such as The Trundle dominating blocks of downland. During the late Iron Age, hillforts began to decrease in number, and were eventually replaced by high status open sites called oppida, situated in the lowlands and bounded by extensive stretches of bank and ditch (such as the Chichester Dykes). A number of settlement sites on the coastal plain (e.g. Copse Farm, Oving and Old Place Farm, Westhampnett) are recorded, often associated with finds of imported Roman pottery indicating exchange networks with the encroaching Roman Empire (Manley, Rudkin & Kenny 2008). One Iron Age recorded is noted on WSHER within the Study Area, a sherd of early Iron Age pottery found in woodland somewhere near Walberton in 1929 (35). This record has been expanded by the recent work east of Tye Lane which identified Iron Age field systems and a rare warrior burial (71).

Romano-British (AD43 – AD410)

- 4.6.8 The Roman invasion of AD43 saw little immediate change to the landscape of the region. The military presence in the area was slight, and the local tribes were generally pro-Roman, which spared them the brutal assault suffered by tribes further west at the hands of the 2nd Legion – Fishbourne may have served as a supply base supporting those troops. A town was established at Chichester (*Noviomagus Reginorum*), later walled with artillery bastions that formed the basis of the later medieval defences. The field systems, roundhouses and farmsteads of the ordinary population continued in use. The process of Romanisation manifested itself as a lifestyle ‘package’ further up the social scale, with elements of Roman and local British culture merging to form a comfortable Romano-British hybrid. This is evident in the landscape as a series of villas, rectangular multi-roomed buildings at the centre of large agricultural estates, of which there are a number positioned along the coastal plain, not to mention the unique and vast ‘palace’ at Fishbourne.
- 4.6.9 A villa existed just east of the village (the main WSHER data points are located just beyond the Study Area, but the wider Archaeological Notification Area encompassing it extends as far as Yapton Road – Fig. 2). 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-1st-4th 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 – evidence for field ditches and two later Roman kiln structures were recently excavated east of Tye Lane (71). Re-used Roman bricks in St. Mary’s Church are likely to have been robbed from the villa ruins (39). Many of the villa estates were positioned to exploit a number of different resource zones, and formed the basis of the later medieval manorial and parish systems. Other significant Roman activity is recorded from the northern edge of the Study Area, with a cist burial including glass bottles found north of what is

now the A24 in 1817 (40), an area identified as a possible occupation site (41) and linear earthworks representing a Roman road (42).

4.7 Early Medieval and Medieval

- 4.7.1 The decline of Roman authority led to a power vacuum in which local Romanised elites competed for power. This coincided with the movement of people from Germanic lands to the east (Germany and Denmark) who settled in increasing numbers along the southern and eastern seaboard of England. Early Anglo-Saxon settlement in Sussex was limited to the coastal plain and lower reaches of the main river valleys, with expansion into the interior after c.600. These primary settlements later spawned secondary phases of settlement shift onto the less amenable wooded landscapes of the Weald, used as pasture and creating a north-south aligned network of tracks and droveways. Tye Lane may have originated at this date, providing access to Walberton and Slindon Commons (the place-name element 'Tye' derives from OE *teag*, and is used in Sussex to denote an open common, although the earliest record of the name in relation to Tye Lane is 12th century – Mawer & Stenton 1929).
- 4.7.2 The Site lies within Walberton, a settlement with early medieval origins, although the name is first recorded in the post-Conquest Domesday Book (*Walburgetone*: 'farm of a woman called *Wealdburh*') – two records on WSHR of a 10th century gravestone and a gable cross are anomalous, as both were imported as curios (43 & 44). It was the possession of Roger de Montgomery, Earl of Arundel and Shrewsbury, and lay on the edge of his hunting park. The bulk of the manor was held from him by William (11 hides with land for 6 ploughs, a church, 14 acres of meadow and woodland for 4 pigs, with 19 villans, 13 cottars and 6 slaves), with smaller plots held by Roland and Acard the priest (Williams & Martin 2003). The manor subsequently descended with Halnaker, and was given to the Crown in 1540.
- 4.7.3 The medieval settlement focus was far more nucleated than the present linear form, clustered around the church (2), with a secondary possible settlement around Walberton Green – this is first recorded in 1545, although surnames listed in 1327 may hint at settlement in this location (Hudson 1997). A further settlement is known at Avisford (recorded as *Anesford* in 1253). These areas were surrounded by open fields, under arable cultivation as strips. The Site appears to have lain within part of one of these fields located near the common. Common meadow lay to the south of the parish, with common pasture on the heathland to the north. WSHR records a generic reference to a park in Walberton in 1086 (45) – this appears to relate to Arundel Park (see 4.7.2) and the quoted grid reference is vague. Free warren was granted to the manor in 1253 (Hudson 1997), allowing the lord to hunt small game (but not deer) within his land. Earthwork evidence for a hollow-way and ridge and furrow has been recorded to the north-east (47 & 48).

4.8 Post-Medieval

- 4.8.1 The village remained largely agricultural during the post-medieval period, with gradual expansion and infill along The Street to the east and west. Parkland developed at Walberton Park (the manorial centre) to the south (**51**) and at Avisford Park to the north (east of the Site across Tye Lane), first recorded in the 18th century (**50**). Walberton Green remained a separate entity (known as West Walberton in 1740) until the early 20th century. A windmill formerly stood in Mill Lane (**49**), demolished by the end of the 19th century. A reference to the surname Westmill in 1565 suggests at least a 16th century origin. The open fields had been partly enclosed by 1543, a process that continued in subsequent centuries, with some conversion to pasture. The parish was mostly arable in 1819, but changing economics prompted a gradual expansion of grazing from the later 19th century. The common was enclosed in 1769. Walberton Park was requisitioned for military use in the Second World War, initially by the Canadian Army and then by US soldiers from the 118th Field Artillery Group, North Dakota National Guard, in 1944. The latter carved graffiti on the gate piers which still survives (**58 & 59**). A Royal Artillery searchlight battery was located around the village in 1940, although the location is unknown – field evidence for these sites often survives as circular cropmarks c.10m in diameter, and are often mistaken for ploughed out Bronze Age barrows.
- 4.8.2 The remaining WSHER entries comprise public buildings such as the former poorhouse (**54**) and the original school (**57**), brickyards (**52 & 53**), a former brewery (**56**), the lychgate of the church (built in 1921 as a war memorial (**60**)), various extant and demolished historic farmsteads of mostly 19th century date (**55 & 61-67**) and graves excavated near the church in 1992 (**46**).

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest map showing the study area in any detail is an estate map by Thomas Kingston, drawn in 1630 (Fig. 4). This shows the Site divided into a number of irregularly-sized units, with the symbols relating to different tenants. The plots are of different sizes and shapes, suggesting this reflects a post-enclosure phase where the original medieval strips, distributed around the fields with tenants allocated strips across the manor, have been bundled together to form more efficient units. However, it is clear from the distribution of the symbols across the map that individuals still held land scattered across the landscape, so this map appears to show a snapshot of a long-term process. It is unknown whether the lines reflect physical boundaries on the ground, although there is some correlation with later field patterns. The complex and intricate field patterns are very striking when compared with the more open and regular field patterns on the modern map. Only one of these boundaries is still visible, forming a sinuous hedgerow (the eastern end of which has been grubbed to leave an earthen hedgebank crossing the north-eastern field) (Fig. 16).
- 5.2 The pattern of lanes is recognisable, with Tye Lane leading northwards towards the open East Heath. Walberton Green was larger, extending further towards the south-east than it now does. The full extent of settlement at this time is unclear, as he didn't show buildings, but the listed buildings in this end of the village are generally 18th and 19th century date, although Pear Tree Cottage (31) has a core of 16th century date.
- 5.3 An estate map of 1756 by Edward Eyre (Fig. 5) shows a broadly similar picture, albeit with a few hedgerows removed. The land use in the Site was a mix of arable (yellow) and pasture (green). Hedgerows are shown as green blobby lines with occasional trees. The boundary along the eastern edge of arable plot 219 appears to be a dotted line, so the boundary here may have been a fenceline or even unmarked. A stream is shown running down the length of the Site, from a spring located just to the north, and feeding a pond shown on the southern side of The Street. Buildings are shown on this map, and demonstrate the separation of the two settlement areas at this time, with a cluster of structures around the eastern edge of the green (including some encroachment of its south-eastern edge), with the village proper starting around the bottom of Tye Lane. The buildings labelled 'D' represent the former farmstead of Old Farm.
- 5.4 Thomas Yeakell and William Gardner's 2-inch 'Great Survey' of 1778 shows a similar picture, although in less detail. They also mark a path crossing the north-east corner of the Site (Fig. 6).
- 5.5 The Walberton Tithe map of 1846 shows the Site in detail (Fig. 7). It lay within six fields, retaining the irregular field junctions visible on the 1630 map. It lay within two separate holdings at this time. Plot 107 was a pasture field called 'Water Meadow' and plots 168 and 169 were arable fields called Tye Field and Pages Field, all held by the owner of Walberton Park, Richard Prime and leased to Rev. Thomas Vogan. Plots 147, 148 and 149 were un-named arable fields owned and kept in hand by Lady Elizabeth Reynell of Avisford Park.

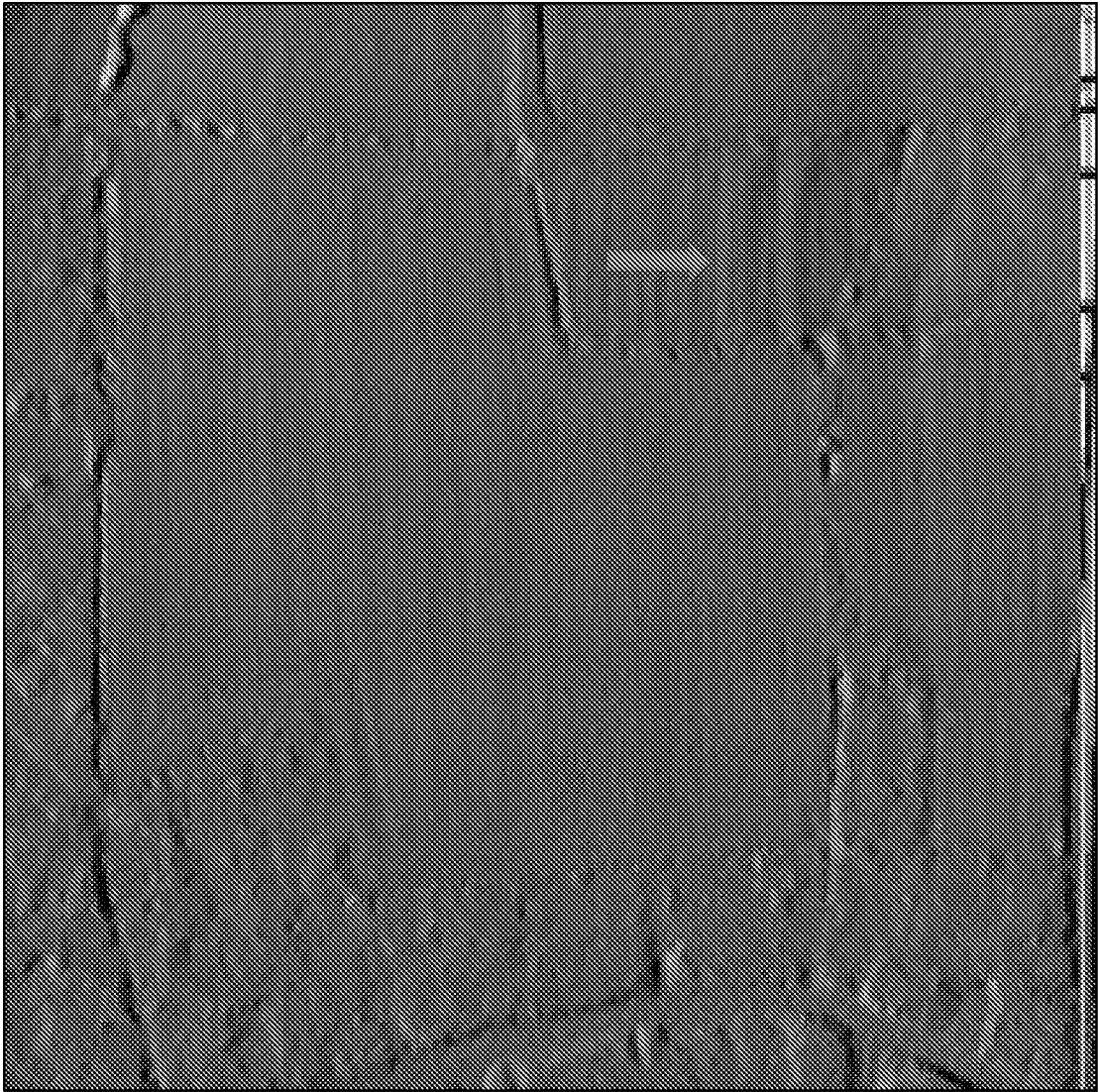
- 5.6 By the time the Ordnance Survey 25-inch map of 1875-76 was compiled (Fig. 8), hedgerow removal had reduced the fields to four. The windmill in Mill Lane was still in operation, with an orchard to its east, and a further small orchard existed in the south-east corner of the Site. The mill had been demolished by 1897 (Fig. 9), and the farmyard west of Pear Tree Lane expanded, and progressive infill is evident along The Street to the south-east, but no other significant changes.
- 5.7 By 1912 (Fig. 10), the diagonal boundary in the western field had been re-established (probably as a fence by this date). The additional fenceline had been removed again by 1938-39, but no other changes are evident within the Site (Fig. 11). However, residential developments had appeared along Copse Lane to the west of the Site, and adjacent to the south-western corner of the Site, and further infill along Barnham and Dairy Lanes. The 1951 map (Fig. 12) shows a similar picture, with the addition of a path through the Site together with the access track to what is now the industrial estate immediately north of the Site. The industrial estate and the house next to the north-east corner of the Site had been constructed by 1961, and residential developments along the southern edge of the Site (Fig. 13). North Pound and Field Close had been completed by 1974 (Fig. 14), the farmyard west of Pear Tree Cottage replaced by residential properties, and a further house constructed immediately to its north. Old Farm, south of The Street, had been demolished and its site redeveloped, and significant amounts of infill had linked the village core with Walberton Green as one linear settlement. Changes within the Site were limited to the creation of a new hedgerow bisecting the north-eastern field, and a re-alignment of the hedgerow at its western end, truncating the western end of this field. No significant changes are visible on the 1989-90 map (Fig. 15).
- 5.8 At some point between 1990 and 2001, a hedgerow in the central part of the Site was removed to create one large arable field. This, and the grubbed-out hedgerow forming the western end of the northern field, are visible as cropmarks on a 2001 satellite image (below) (red arrows), together with an earlier hedgeline visible on the 1630 and 1756 mapping (the removal of which explains the strange little dogleg bend in the hedgerows) (yellow arrows). The eastern half of the hedgerow bounding the northern field had also been removed, leaving just a remnant hedge bank crossing the field (blue arrow).



Google Earth, 2001

Aerial photographs

- 5.9 Aerial photographs held at the West Sussex Record Office (WSRO APH) were consulted, together with online satellite imagery. With the exception of the former hedgerows in the 2001 image, no features of archaeological interest were observed in any of the images.
- 5.10 In addition, Lidar imagery sourced from the Environment Agency and processed in ArcGIS was examined (1m resolution DTM, azimuth 270°, altitude 15°). With the exception of ephemeral hints of former hedgerows, the only evident features are N-S aligned corrugations in the northern field. These are visible on the ground as faint earthen banks, and resemble the ridge and furrow earthworks created by ploughing – they are cut by the diagonal hedgerow separating the two northernmost fields, but are not evident in the field to the south (either on Lidar or on the ground). An alternative interpretation is that they represent a drainage system – the field was called ‘Water Meadow’ on the 1846 Tithe map, and the features resemble earthworks often found in floated watermeadow systems of 17th-19th century date. However, these are usually found in valley bottoms (rather than the present location at the top of a slope), and there is no evidence of any in the wider landscape beyond this field. It is probable that the field name just reflects the wet nature of the ground.



Lidar

6.0 WALKOVER SURVEY

- 6.1 A walkover survey by the author was undertaken on 7th March 2018. The conditions were dry and bright and visibility was good.
- 6.2 The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, 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.
- 6.3 The Site comprises a large arable field (Plate 1), with four smaller pasture fields forming an inverted 'L' along the eastern and part of the northern side. The Site boundaries are a mix of ditched hedgerows and garden fencing. The arable field is flat, with no visible earthworks or other features. A rapid visual examination of the surface for artefacts produced nothing of interest.
- 6.4 The pasture fields are used for grazing horses, sub-divided into paddocks by electric fencing. A circular 'enclosure' has been created with 'Heras' fencing opposite the north-eastern corner of the arable field, perhaps for horse training – this is on the site of a former pond, though it appears to have been backfilled with no visible traces. A collection of single-storey wooden stables and concrete hardstanding are located in the south-western corner of the paddocks – these are of modern construction and are of no heritage significance.
- 6.5 The westernmost pasture field contains a series of low ridges visible in the grass, aligned N-S (i.e., running downslope) (Fig. 16 – A) (Plate 2). They are ephemeral and there is a degree of merging of one ridge into another, making it difficult to distinguish individual features, but they are approximately 5-10m across and less than 0.2m high. They extend across into the western end of the next pasture field to the east (bisected by the modern hedgerow), but are not visible in the arable field to the south. They are likely to be the remains of plough ridges, probably of 18th-19th century date given the width (medieval ridges are up to 20m wide), and reflect the ploughing phases shown on the 1756 map. They are of minor significance.
- 6.6 A linear bank is evident running along the southern edge of the north-eastern field on a E-W alignment towards the field gate (Fig. 16 – B) (Plate 3). This is an extension of the hedgerow to the west, which has been grubbed out leaving the hedgebank and associated ditch (now dry) as earthworks. Further earthworks are evident in this field to the north of the hedgebank, comprising two areas of irregular low mounds, one immediately west of the garden of Harvest House, the other to its south-west (Fig. 16 – C) (Plates 4 & 5). Neither are extensive enough to show on the Lidar plot. They are likely to be dumps of modern material, probably arising from scouring of the nearby pond and ditches, particularly as historic mapping shows this area having been subject to ploughing. None of these earthworks are of any significance, although the hedgebank may retain dating evidence for the formation of the hedgerow.

- 6.7 The Site has experienced considerable boundary modifications in recent decades, consequently only one hedgerow can be considered with some confidence to be 'Important' under the archaeology/history criteria of the Hedgerows Regulations 1997 (Fig. 16) (Plate 6). This hedgerow forms the north-eastern boundary of the arable field, and is covered by criterium 5a (*'is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts'*). This is generally taken to predate 1845⁸, and in this case, the boundary is visible on the 1630 and 1756 maps (and in the landscape context of the coastal plain at those dates would be a hedgerow rather than a stone wall or fence). The hedgerow also has a sinuous alignment, characteristic of older hedgerows laid out to follow earlier plough headlands, in stark contrast to the other hedgerows which are dead straight and laid out by professional surveyors. It comprises a running ditch with a thick thorn hedge, with large (but relatively young) oak trees towards the western end. There are no significant earthworks (i.e. hedgebanks) visible.
- 6.8 In conclusion, therefore, the Site contains a hedgerow and a scatter of low earthworks associated with later agricultural use of the Site, but no visible archaeological features predating the post-medieval period.

8

http://www.hedgeline.org.uk/cms/cms_content/files/94_hedgerows_regs_1997_guide_law_%26_good_practice.pdf

7.0 ASSESSMENT OF SETTING ISSUES RELATING TO HERITAGE ASSETS

- 7.1 An assessment was made of the potential impact of the proposed development in relation to heritage assets and their settings. This assessment was carried out in accordance with Historic England guidance relating to assessing the significance and setting of heritage assets (*Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*; *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*). The key issue to bear in mind when assessing potential impacts on the setting of heritage assets (as defined in the guidance) is that the setting of a heritage asset ('the surroundings in which an asset is experienced') has no intrinsic importance or value in itself, only the extent to which it contributes to the significance of the heritage asset in question. A proposed development does not necessarily have to be visible from a heritage asset to affect its setting or significance. Similarly, a proposed development can be fully visible from or even directly adjacent to an asset but will not have a significant impact if the setting does not contribute to the significance of the asset, or if the development does not fall within that setting if it does contribute. Consequently, general issues of visual impact and views are not directly relevant to this assessment unless they have heritage significance.

Identifying affected heritage assets

Conservation Area

- 7.2 The Site does not lie within or bordering either of the two parts of the conservation area (Fig. 1). However, it lies close to both, with Pear Tree Cottage lying within the north-western extremity of the village sector and the north-eastern corner of the Walberton Green sector separated from the Site by gardens.

Listed Buildings

- 7.3 There are no listed buildings within the Site (Fig. 1). Most of the listed buildings within the Study Area lie along The Street to the east of the junction with Tye Lane and have no intervisibility with any part of the Site due to intervening existing residential developments, so these have been scoped out of this assessment as there will be no impact on their heritage significance from the proposed development. Consequently, the listed buildings to be assessed are those west of Tye Lane:

- Remains of the Village Pound, Grade II (8);
- 15-20 The Street, Grade II (14);
- Friars Oak and Friars Oak Cottage, Grade II (20); and
- Pear Tree Cottage, Grade II (31).

Buildings and Structures of Character

- 7.4 Most of the Buildings and Structures of Character identified by Arun District Council lie along The Street east of the Site or along Yapton Lane and have no intervisibility with any part of the Site due to intervening existing residential developments, so these have been scoped out of this assessment as there will be no impact on their heritage significance from the proposed development. Consequently, only the following will be assessed:

- Ivy Cottage (68);
- Pipers Cottage (69); and
- Fir Tree Cottage (70).

Assessing contribution of setting to significance

Conservation Area

- 7.5 There is no conservation area appraisal available for Walberton⁹. The village sector was designated in 1985, and the Walberton Green sector added in 1990. There is a description in the supplementary planning guidance¹⁰:

It is an attractive village with no distinct centre, although the Conservation Areas are based on two areas with distinct identities, one around the pond and Village Green at the west end and the other at the eastern end based around The Street, Church and Walberton House.

There are impressive individual buildings and groups, of a mixture of age and type, and the two areas are further enhanced by attractive boundary walling (including long sections in flint) and hedges.

Walberton Village

- 7.6 The village sector of the conservation area is linear in nature, following the line of The Street from the junction with Tye Lane at the west towards the junction with Yapton Lane at the east, with an extension towards the south-west along Church Lane as far as the parish church. The boundaries of the conservation area in this area are primarily the rear boundaries of the roadside plots, often with further modern development beyond. The character of The Street is of a narrow lane lined with a mix of historic and modern properties, some set back from the road with others set closer, reflecting its historic development as a linear settlement along a routeway. There is little visibility to the rear, and the setting is primarily focussed along this attractive streetscape (Plate 7). At the western end, the conservation area follows the garden boundary of Pear Tree Cottage, with no significant view of the Site, either from the listed building or from the point where the conservation area boundary crosses Tye Lane (Plate

⁹ Email correspondence with Clare Dales, Principal Conservation Officer, Arun District Council.

¹⁰ <https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n1722.pdf&ver=1371>

8). The main setting is focused south-east down The Street, with Pear Tree Cottage forming a landmark building at the western end of the conservation area (Plate 9). The conservation area is separated from the Site by two layers of modern residential properties and their gardens.

Walberton Green

- 7.7 Walberton Green is focussed on the village green and pond, set at the meeting point of four historic routeways. A number of houses front onto this space, with the boundary drawn along their rear property lines. The setting of this sector is very much inward-focussed, with the central green and the road junction as the focal point (Plates 10 & 11). The conservation area is separated from the Site by two layers of modern residential properties and their gardens.
- 7.8 The Site is separated from both parts of the conservation area by a buffer of modern residential development and mature gardens, with several screening layers of buildings, hedges, trees and walls (Plates 12-14). Both parts of the conservation area are focussed away from the Site, which only makes a minor contribution to their setting as part of the generic rural landscape around the village.

Listed Buildings

Remains of the Village Pound (8)

- 7.9 This is a small flint walled enclosure of 19th century date (it first appears on the 1875-76 map – a pound is mentioned in the village from 1596, but there is no clear evidence that it was in this location) (Plate 15). The south and east walls are complete, the west wall less so, while the north wall is a low modern replacement. Pounds (or pinfolds) were places where stray animals could be kept (impounded) in a secure place until reclaimed by their owners. They were basic in form, comprising enclosing walls high enough to stop animals climbing out (or being lifted), with a secure lockable gate. It was used as a rubbish tip between 1925 and 1936, and then as a council storage area until 1976¹¹. It is now used as a community garden. Pounds were often located close to areas of green or common waste. The original setting of this feature was next to the farmstead of Old Farm, on the trackway between Walberton village and Walberton Green. The farmstead has now been demolished and replaced with 20th century residential properties, the green has receded as modern development has encroached, and The Street now has a suburban character, lined with modern housing and with the pound itself partly buried within a grass verge. There is a direct view of part of the main arable field within the Site across the road and along North Pound (which references the feature in its name), framed by modern development (Plate 16). Nevertheless, the setting of the asset is primarily modern and contributes little to its heritage significance, which is primarily related to the archaeological evidential value of its surviving historic fabric.

¹¹ According to a plaque on site.

15-20 The Street (14)

- 7.10 This asset comprises a brick terrace of six cottages built in the early 19th century, set back slightly from the roadside with small front gardens and located on the eastern edge of the Walberton Green part of the conservation area. The setting of this asset comprises The Street, with a view across to Mill Lane, Ivy Cottage and Pipers Cottage, with the green to the left, reflecting its location within the historic settlement focus around Walberton Green (Plate 17). Consequently, the setting contributes to the significance of the buildings in heritage terms. However, the Site is not visible from the cottages due to intervening historic and modern development, and forms no part of the setting.

Friars Oak and Friars Oak Cottage (20)

- 7.11 This comprises two thatched brick cottages of 18th century or earlier date, located within the southern part of the Walberton Green sector of the conservation area. The cottages were originally built on the edge of the green, with agricultural land to the east and south. Historic mapping shows other historic buildings lay between the cottages and the Site, limiting views in that direction, and the setting has always been focussed towards the green. The cottages are now surrounded by modern developments, with a view north along Birch Grove towards then road junction at the eastern end of the green, with Ivy Cottage beyond. This view is the key element of the setting of the cottages that contributes to their significance, preserving the historic link between them and the green. There is no intervisibility with the Site due to intervening historic and modern development, and the Site forms no part of their setting.

Pear Tree Cottage

- 7.12 This comprises a red brick building with a thatched hipped roof, of largely 18th century date with possible 16th century origins. It is located on the junction of The Street with Tye Lane, facing south and south-east. It is hemmed in to the north and west by later development, with two layers of modern residential properties to the north between it and the Site. It commands the road junction, which comprises its setting. It has no significant intervisibility with the Site.

Buildings and Structures of Character

- 7.13 Three Buildings and Structures of Character are located close to the Site: Ivy Cottage (68), Pipers Cottage (69) and Fir Tree Cottage (70) (Plate 17). They are brick and flint properties of 18th-19th century date, located on both sides of the junction between Mill Lane and The Street. They lie within the eastern end of the Walberton Green sector of the conservation area, and are focussed south towards the road at the point where it enters the village green. There is no intervisibility with the Site, which lies behind several layers of modern residential development and mature gardens. Consequently, the Site forms no part of their setting.

8.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 8.1 The Site has historically been used as agricultural land since at least the medieval period (when it lay within one of the large open fields around the village), and probably since prehistory. Much of this use has been arable – although the large field has been under arable cultivation in recent years, the remaining areas currently under pasture have been cultivated at various times in the past. Consequently, some truncation of archaeological deposits from historic ploughing would be expected, and will be actively continuing in the arable part of the Site. The survival of possible plough ridges as earthworks under pasture in the northern field is evidence of former arable cultivation in this field, but also indicates an absence of deep modern ploughing, so truncation may be less in this part of the Site.
- 8.2 The removal of many of the historic hedgerows has reduced the historic character of the Site, although traces of these boundaries survive as a visible bank in one case and as cropmarks for the remainder, indicating buried ditches.
- 8.3 The only known services within the Site are a LV electric cable along the eastern boundary and sewers running along the western, southern and eastern boundaries. The original excavations for any trenches associated with these utilities will have damaged or truncated any archaeological deposits within the footprint of the groundworks, although this comprises a negligible proportion of the site as a whole.

9.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

- 9.1 A review of the cultural heritage evidence detailed earlier indicates that the Site is not covered by any heritage designations and contains no previously recorded designated or non-designated heritage assets.
- 9.2 It is considered that there is the 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 high potential for deposits of prehistoric to Romano-British date across the Site;
 - A low-moderate potential for isolated artefacts of Lower Palaeolithic date to survive within the underlying gravels; and
 - A high potential for medieval or post-medieval former field boundaries or similar evidence of past agricultural activity.
- 9.3 Several post-medieval earthworks of minor significance were identified during the walkover, namely the former plough ridges, hedgebank and mounds.
- 9.4 One of the internal hedgerows meets the historical criteria to be considered 'Important' under the Hedgerow Regulations 1997¹².
- 9.5 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.
- 9.6 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 regional significance.

¹² <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the heritage asset and the likely degree of impact (e.g. how much of the heritage asset will be destroyed). Although presence/absence and significance of any heritage assets on the Site is undetermined there is potential for such heritage assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.
- 10.2 The Site is currently being considered for a residential development (Fig. 17). The key impacts are:
- Ground disturbance from the excavation of foundation trenches and associated ground reduction;
 - Ground reduction from the excavation of new utilities;
 - Landscaping; and
 - Construction of access roads and paths.

Impacts on Buried Archaeological Deposits

- 10.3 The proposed works will impact any buried archaeological deposits. These will be truncated or removed by any groundworks that reach sufficient depth (i.e. below the topsoil and any subsoil overlying archaeological deposits). Palaeolithic artefacts may be discovered at greater depths where excavations extend down into the underlying gravels. This will be a major impact on any affected archaeological deposits, but can be mitigated through appropriate conditioned evaluation and recording (see section 11).

Impacts on Extant Historic Landscape Features

- 10.4 The earthworks identified during the walkover are likely to be destroyed during the construction works. They are of minor significance, and any impact can be mitigated through appropriate conditioned evaluation and recording

Impacts on Important Hedgerows

- 10.5 It is proposed to retain the existing hedgerows within the development. However, it is possible that any new breaches, or widening of existing breaches, required for providing access, drainage etc may impact on archaeological deposits where earthwork elements of the hedgerows survive (hedgebanks and associated ditches, although the impact will be less on the ditches where they are maintained as any archaeologically-significant silts will have been removed). The impact will be minor as only a small proportion of a linear feature will be disturbed, and can be mitigated through appropriate conditioned evaluation and recording.

Impacts on Historic Landscape Character

- 10.6 The existing historic landscape character of the Site is of modern agricultural fields retaining few elements of an older field system. There will be an impact from the loss of open farmland and its replacement by residential development. However, the historic character has been degraded by the loss of historic boundaries in the 20th century, and those boundaries that survive will be retained, preserving the 'readability' of the landscape. Consequently, the impact will be minor.

Impacts on the Setting of Designated Heritage Assets

- 10.7 An assessment has been made to identify the setting of a number of designated heritage assets (conservation area and Grade II listed buildings), and determine the extent to which that setting contributes to the overall heritage significance of those assets.
- 10.8 The assessment identified one asset (Village Pound – 8) where the proposed development will be visible within its setting, but where that setting does not contribute to its significance. Consequently, there will be no impact on the heritage significance of that asset.
- 10.9 The assessment of the remaining assets concluded that the proposed development does not lie within the setting of the assets, due to the screening effect of modern development, but also in some cases because the setting is historically defined away from the Site. Consequently, regardless of the extent to which their settings contribute to their overall significance, there will be no impact on that heritage significance from the proposed development.

11.0 MITIGATION

- 11.1 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. A site assessed as having low potential may still contain unsuspected archaeological deposits. The assessment identified no buried heritage assets of national significance within the Site that may require preservation *in situ*, to the extent that this can be predicted from available information, although the presence of unsuspected deposits of this importance cannot be ruled out. However, there is potential for impacts on buried archaeological deposits and other heritage assets of lesser significance which can be mitigated by an appropriate condition attached to any planning consent. The following 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 It is recommended that a programme of archaeological evaluation is carried out prior to the commencement of construction works. Archaeological machine trial trenching equating to an appropriate sample size of the developable area will establish with greater certainty the presence or absence of archaeological deposits, and will inform appropriate further mitigation should significant archaeological deposits be present. The trenching should also examine the earthworks identified during the walkover. The Palaeolithic potential can be assessed and modelled at the same time by excavating deeper sondages into the gravel substrate at the ends of selected trenches, under the supervision of a specialist geoarchaeologist.
- 11.3 It is recommended that the excavation of new breaches through the identified important hedgerow is avoided if at all possible. Where new breaches are necessary, it is recommended that the breaching works are carried out under archaeological supervision (watching brief).
- 11.4 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 may be required to ensure the preservation by record of any threatened remains.

ACKNOWLEDGMENTS

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

Peter Cleveland, Henry Adams LLP
Rachel Salter, West Sussex HER
West Sussex Record Office

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APPENDIX 1: Summary Table of Heritage Assets (refer to Fig. 1)
(designated heritage assets are shown in bold)

Site No.	HER/NHLE No.	NGR	Description	Period
1	-	-	Walberton Village & Walberton Green Conservation Area	-
2	1274629	497143 105732	The Parish Church of St Mary. <i>Grade I Listed Building</i>	Medieval & Post-Medieval
3	1222531	497346 105781	Walberton House. <i>Grade II* Listed Building</i>	Post-Medieval
4	1221998	496934 105841	Dovecote at the South End. <i>Grade II Listed Building</i>	Post-Medieval
5	1221999	497048 107113	Mill Cottage. <i>Grade II Listed Building</i>	Post-Medieval
6	1222000	497203 106027	Old Hall Cottage. <i>Grade II Listed Building</i>	Post-Medieval
7	1222001	497637 105804	Forge Cottages. <i>Grade II Listed Building</i>	Post-Medieval
8	1222002	496863 106127	The Remains of the Village Pound. <i>Grade II Listed Building</i>	Post-Medieval
9	1222003	497233 105961	Jessamine Cottage. <i>Grade II Listed Building</i>	Post-Medieval
10	1222004	497236 105862	Magnolia Cottage. <i>Grade II Listed Building</i>	Post-Medieval
11	1222465	497743 106443	Beam Ends. <i>Grade II Listed Building</i>	Post-Medieval
12	1222494	497180 106056	Holly Tree Cottage. <i>Grade II Listed Building</i>	Post-Medieval
13	1222506	497204 106010	Fernleigh. <i>Grade II Listed Building</i>	Post-Medieval
14	1222510	496697 106076	15-20, The Street. <i>Grade II Listed Building</i>	Post-Medieval
15	1222525	497163 106022	Ingleside and Walberton Post Office. <i>Grade II Listed Building</i>	Post-Medieval

Site No.	HER/NHLE No.	NGR	Description	Period
16	1222527	497244 105888	The Stables and Coach House to the North of Walberton Stores. <i>Grade II Listed Building</i>	Post-Medieval
17	1222529	497173 105861	The Dower House. <i>Grade II Listed Building</i>	Post-Medieval
18	1222530	497271 105839	Manor Lodge and the West Wing. <i>Grade II Listed Building</i>	Post-Medieval
19	1222532	497538 105794	Brewery Cottage. <i>Grade II Listed Building</i>	Post-Medieval
20	1222533	496640 106043	Friars Oak and Friars Oak Cottage. <i>Grade II Listed Building</i>	Post-Medieval
21	1222534	497513 106513	Avisford Park Hotel. <i>Grade II Listed Building</i>	Post-Medieval
22	1222535	497716 106428	Swiss Cottage. <i>Grade II Listed Building</i>	Post-Medieval
23	1237619	497409 105769	The Old Vicarage. <i>Grade II Listed Building</i>	Post-Medieval
24	1237622	497567 105798	The Old Malt House. <i>Grade II Listed Building</i>	Post-Medieval
25	1237843	497482 105817	Smugglers Steps. <i>Grade II Listed Building</i>	Post-Medieval
26	1237844	497139 105757	Monument to Charles Cook in St Mary's Churchyard. <i>Grade II Listed Building</i>	Post-Medieval
27	1274555	497618 106584	The Lodge of Avisford Park Hotel. <i>Grade II Listed Building</i>	Post-Medieval
28	1274588	497482 106786	The Royal Oak Inn. <i>Grade II Listed Building</i>	Post-Medieval
29	1274630	497316 105823	The Gatepiers and Boundary Wall of Walberton House to the North East of the House and adjoining Manor Lodge on the East. <i>Grade II Listed Building</i>	Post-Medieval
30	1274881	497049 106878	Firgrove.	Post-Medieval

Site No.	HER/NHLE No.	NGR	Description	Period
			<i>Grade II Listed Building</i>	
31	1274882	496983 106121	Pear Tree Cottage. <i>Grade II Listed Building</i>	Post-Medieval
32	1274883	497266 105864	Myrtle Cottage. <i>Grade II Listed Building</i>	Post-Medieval
33	MWS2308	497000 106000	Late Acheulian palaeolith found in the road by Avisford in gravel brought from Aldingbourne, 1929.	Palaeolithic
34	MWS2339	497570 106390	Mesolithic site in Avisford Park.	Mesolithic
35	MWS2305	497000 106000	Large sherd of early Iron Age pottery found in woodland 'near Walberton' beneath a layer of burnt flints (from a modern charcoal-burning camp) prior to 1928.	Iron Age
36	MWS2306	497000 106000	Flint knife and scraper found with [35].	Prehistoric
37	MWS2307	497000 106000	Undiagnostic flint arrowhead found at Walberton prior to 1936.	Prehistoric
38	MWS7315	497090 105630	Assorted prehistoric flints, including failed tranche axe, leaf point, scraper, core, handaxe roughout and retouched flakes, found during fieldwalking in 2004.	Prehistoric
39	MWS1288	497140 105730	Roman bricks re-used in the walls of St Mary's Church.	Roman
40	MWS2200	497190 107050	Roman cist burial found 'north of the road opposite Avisford House' in 1817. A rectangular sandstone cist containing 18 glass and pottery vessels, one filled with cremated bones, also a pair of shoes and two earthenware lamps.	Roman
41	MWS7700	497200 107200	Possible occupation site.	Roman
42	MWS14385	-	Slight earthwork and cropmark traces of the linear embankment and side ditches of the Roman road from Chichester to Brighton seen in sections on aerial photographs and lidar images.	Roman
43	MWS3269	497070 105990	Possible 10 th century gravestone or coffin slab embedded in the rear wall of a building, removed from Arundel Castle in the 19 th century.	Early Medieval

Site No.	HER/NHLE No.	NGR	Description	Period
44	MWS3270	497400 105750	Pre-Conquest gable cross, found in the vicarage garden in 1903 but now lost (since 1962).	Early Medieval
45	MWS2351	497000 106000	Medieval park mentioned at Walberton in 1086, owned by Roger de Montgomery, Earl of Arundel.	Medieval
46	MWS4234	497100 105700	Fifteen graves exposed during excavations for a septic tank near the church in 1992. Probably 19 th century, cut into earlier deposits.	Medieval/Post-Medieval
47	MWS14422	497727 106755	A possible hollow way or trackway of uncertain (possibly medieval) date visible as an earthwork in Hundredhouse Copse and Little Danes Wood.	Medieval
48	MWS14470	497475 106660	Earthwork traces of an area of possible medieval or later ridge and furrow visible on lidar images.	Medieval
49	MWS2347	496680 106180	Windmill shown in Mill Lane on 19 th century maps.	Post-Medieval
50	MWS2352	497400 106400	19 th century parkscape shown on 19 th century mapping at Avisford House. Now a golf course and arable fields.	Post-Medieval
51	MWS2353	497500 105600	Parkscape at Walberton House shown on 19 th century maps.	Post-Medieval
52	MWS5162	496800 107200	19 th century brickfield on Woodlands Farm.	Post-Medieval
53	MWS5680	497500 105700	Brickyard near Walberton Place, recorded in field names in 1756 and 1846.	Post-Medieval
54	MWS7074	496616 106048	Site of the parish poor house south of Walberton Green. Subsequently demolished.	Post-Medieval
55	MWS7075	496882 106119	Site of Old Farm, a 19 th century regular courtyard farmhouse, now demolished.	Post-Medieval
56	MWS7076	497552 105792	Site of former brewery.	Post-Medieval
57	MWS7078	497133 106084	Site of the old village school, now demolished.	Post-Medieval
58	MWS7079	497239 105728	Graffiti on two gatepiers at Walberton Park, carved by US soldiers of the 188 th Field Artillery Group, stationed there in 1944.	Post-Medieval

Site No.	HER/NHLE No.	NGR	Description	Period
59	MWS8224	497643 105712	Graffiti on gatepiers at Walberton Place – names and addresses of US soldiers stationed there in 1944.	Post-Medieval
60	MWS10322	497171 105787	Lychgate to St Mary's Church, built c.1921.	Post-Medieval
61	MWS12358	496480 105820	Site of Meads Barn, a 19 th century outfarm now demolished.	Post-Medieval
62	MWS13079	496155 106475	Site of 19 th century outfarm on Walberton Lane, now demolished.	Post-Medieval
63	MWS13099	496844 105428	19 th century outfarm south of Pigeonhouse Farm, partly demolished.	Post-Medieval
64	MWS13234	496120 106138	19 th century outfarm (Brookfield Farm).	Post-Medieval
65	MWS13327	496927 105856	Pigeonhouse Farm, a farmstead of 18 th century origin.	Post-Medieval
66	MWS14031	496646 106886	Site of Woodlands, a 19 th century farmstead, now demolished.	Post-Medieval
67	MWS14088	496542 106105	Yard in Walberton Green, a 19 th century outfarm.	Post-Medieval
68	-	496676 106115	Ivy Cottage. <i>Building or Structure of Character</i>	Post-Medieval
69	-	496693 106118	Pipers Cottage. <i>Building or Structure of Character</i>	Post-Medieval
70	-	496718 106121	Fir Tree Cottage. <i>Building or Structure of Character</i>	Post-Medieval
71	-	497304 106214	Land east of Tye Lane – multi-period archaeological remains found during archaeological works in 2019: Neolithic pits, Bronze Age cremation burial, Iron Age enclosures and a warrior burial, and Roman enclosures and agricultural processing features (corn-drying kilns).	Prehistoric & Romano-British



Plate 1: Arable field, looking SE towards village



Plate 2: Northern field showing former plough ridges (earthworks A), looking W



Plate 3: Hedgebank (earthwork B), looking E



Plate 4: Earthwork C (north), looking NE



Plate 5: Earthwork C (south), looking N



Plate 6: 'Important' hedgerow, looking E



Plate 7: View E from Pear Tree Cottage into conservation area (Google)



Plate 8: View N towards Site from conservation area boundary in Tye Lane

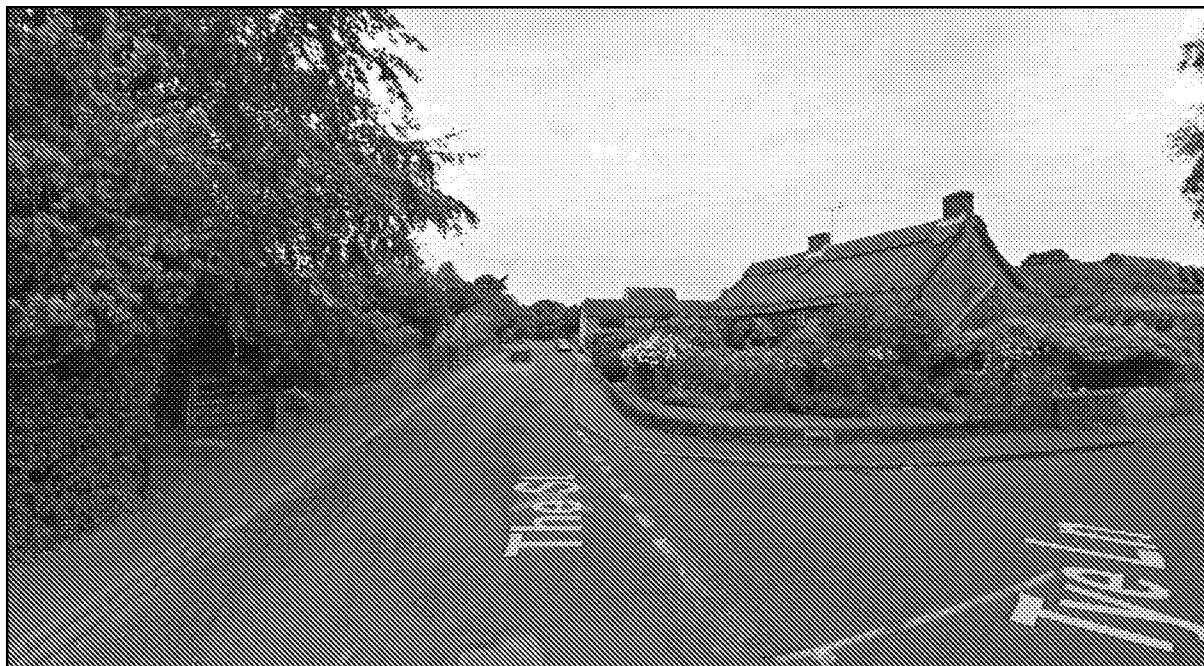


Plate 9: View W from Pear Tree Cottage (Google)



Plate 10: View W into Walberton Green conservation area from eastern boundary (Google)



Plate 11: View E from Walberton Green conservation area



Plate 12: View towards Walberton Green conservation area from SW corner of the Site, looking S (conservation area lies beyond the white house)



Plate 13: view towards Walberton Green conservation area from the Site next to Field Close
(conservation area lies beyond the buildings)



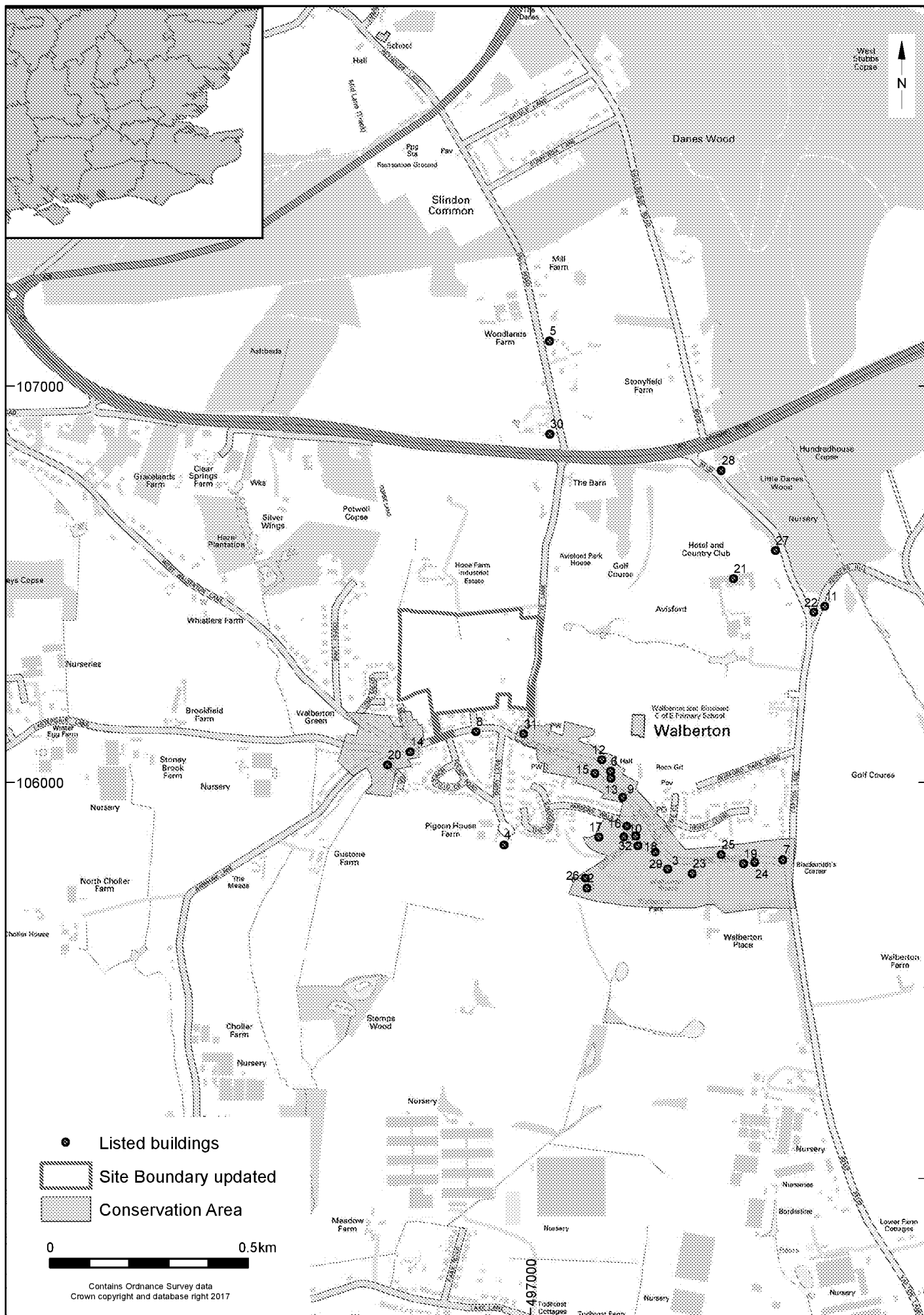
Plate 14: View towards Walberton Village conservation area from SE corner of the Site, looking S
(conservation area lies behind the building with the white gable)



Plate 15: Pound, looking SE (Google)



Plate 16: View towards Ivy and Pipers Cottages (left and right of the lane) from 15-20 The Street., looking N. Conservation area boundary lies just behind these buildings, with further properties beyond (Google)



© Archaeology South-East		Land west of Tye Lane, Walberton	Fig. 1
Project Ref: 171197	Sept 2020	Site location and Designated Heritage Assets	
Report Ref: 2018044	Drawn by: JR/FG		

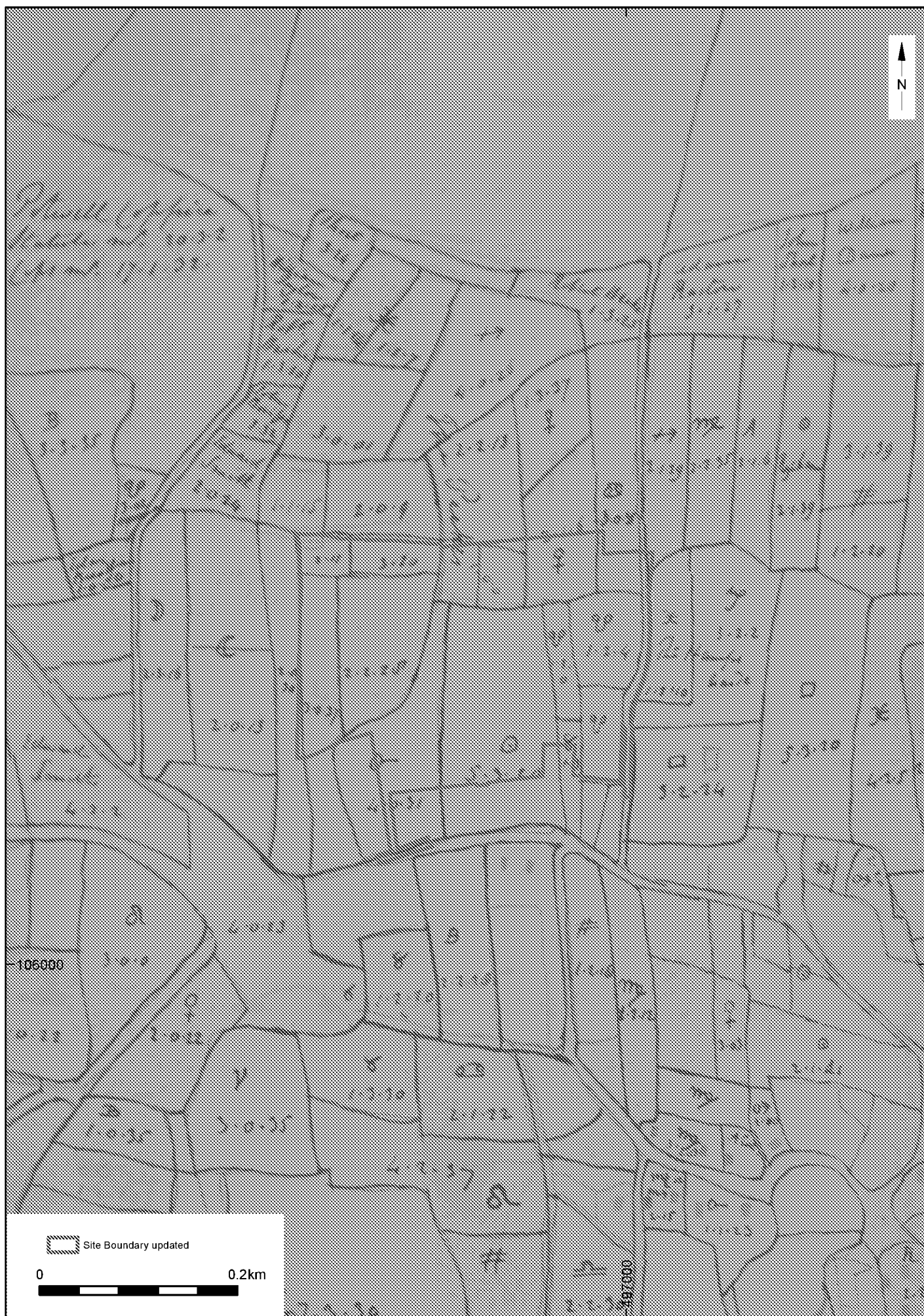




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Project Ref: 171197	Sept 2020	Existing Site Plan	
Report Ref: 2018044	Drawn by: JLR		



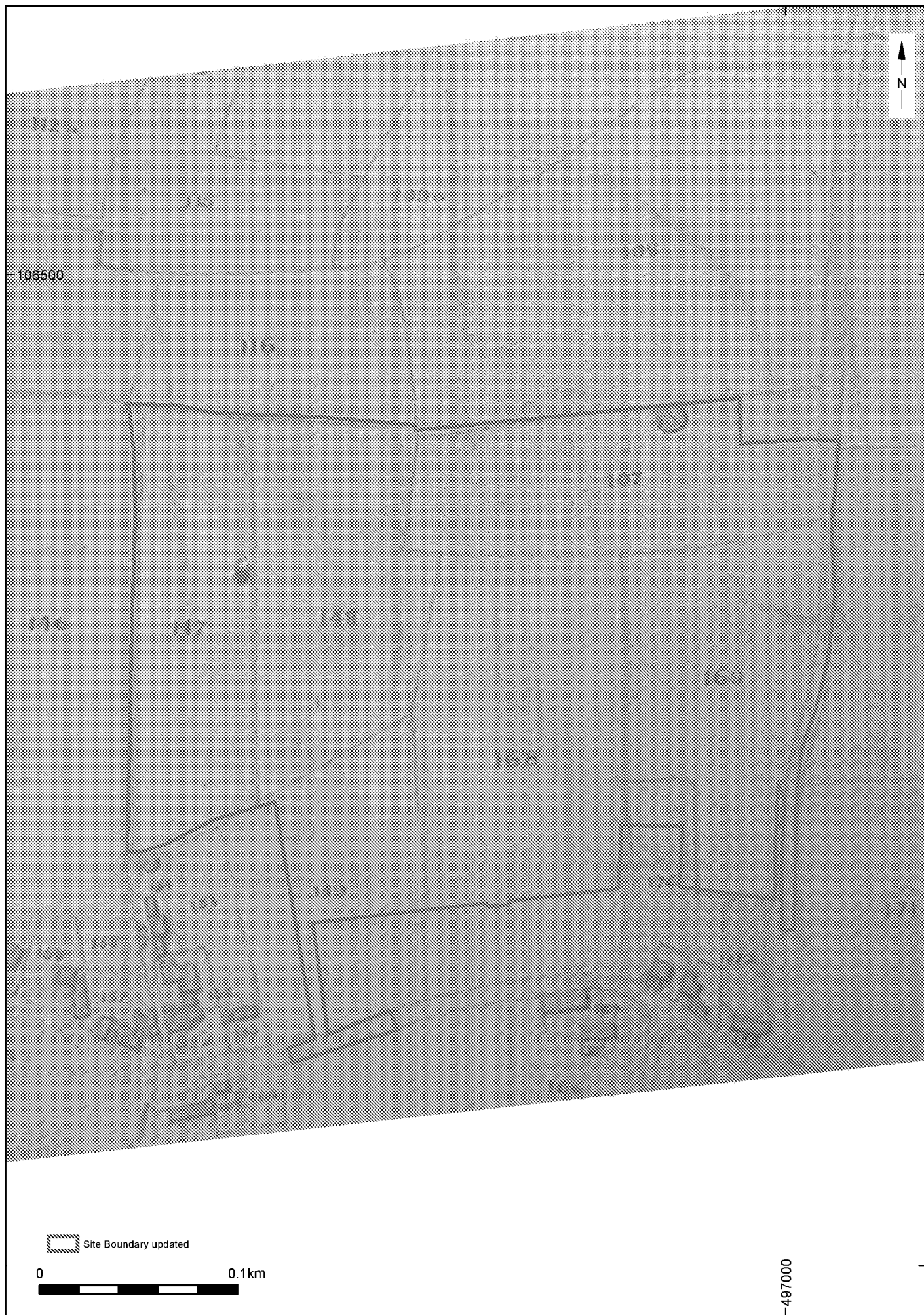
© Archaeology South-East		Land west of Tye Lane, Walberton	Fig. 4
Project Ref: 171197	Sept 2020	Thomas Kingston's: True Plott and [?] of the Manor of Walberton	
Report Ref: 2018044	Drawn by: JLR	belonging to Thomas Bennett Esquire, 1630 - parish copy dated 1852	

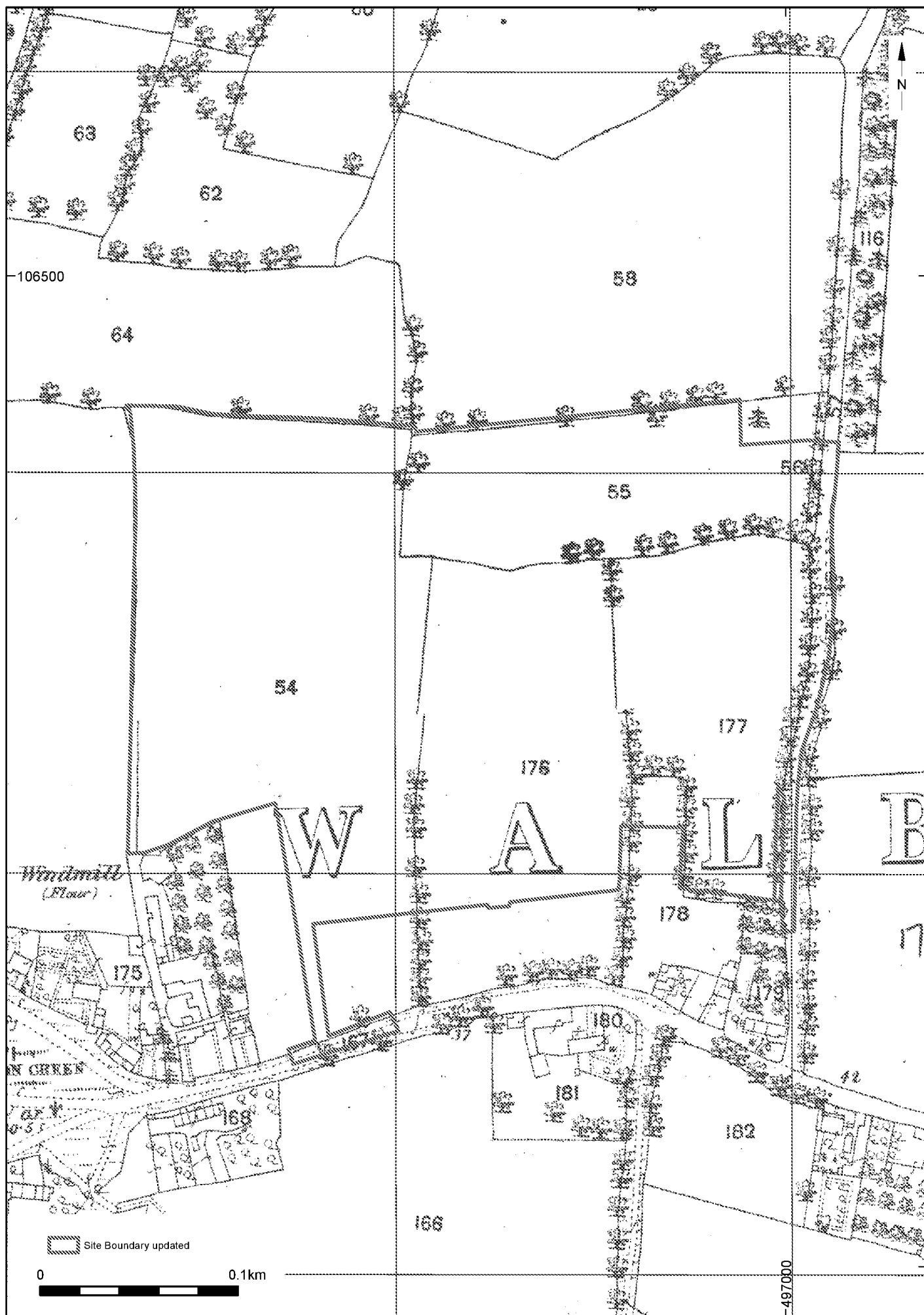


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Project Ref: 171197	Sept 2020	Estate Map, 1765 (WSRO Add MS 1802)	
Report Ref: 2018044	Drawn by: JLR		

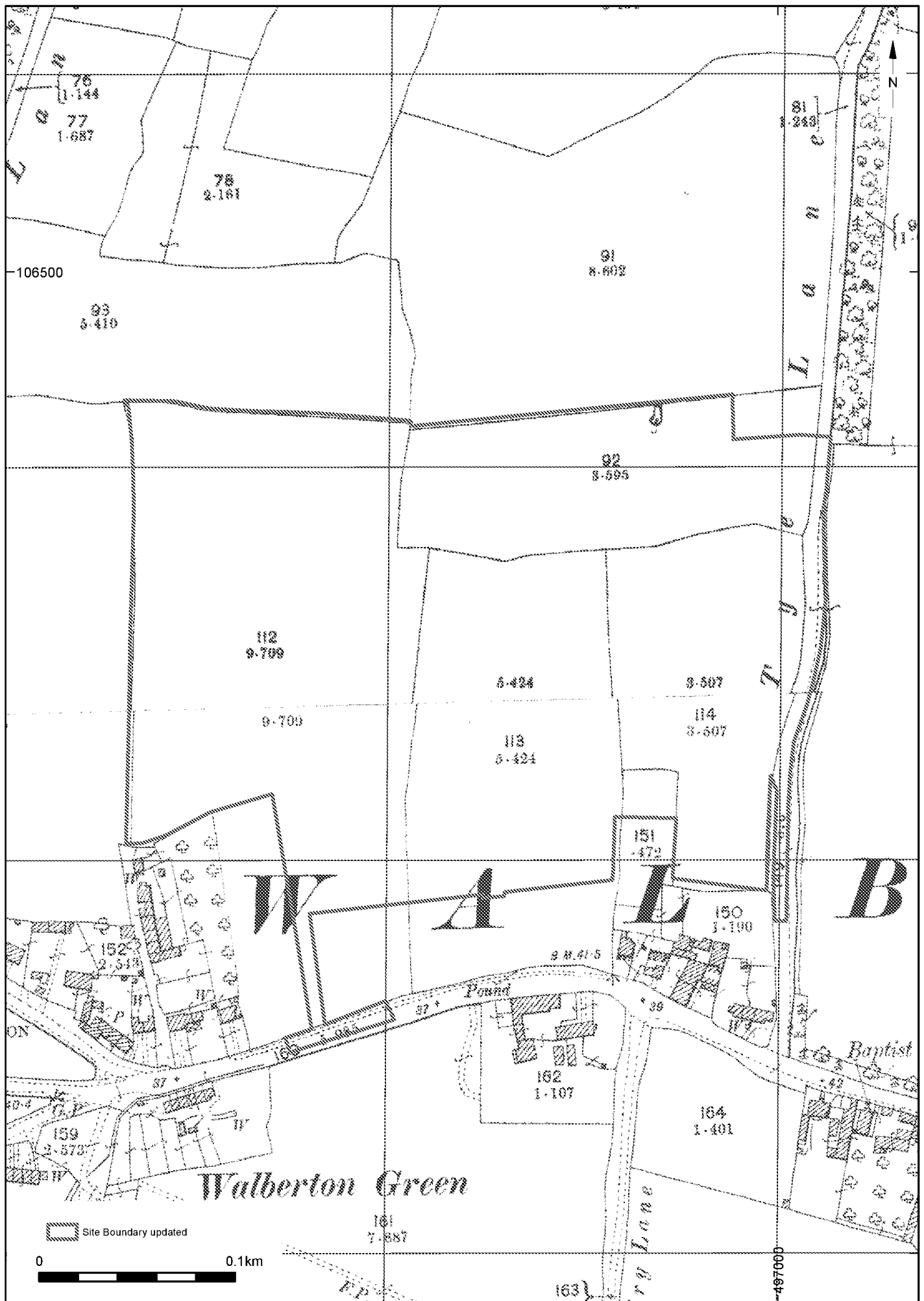


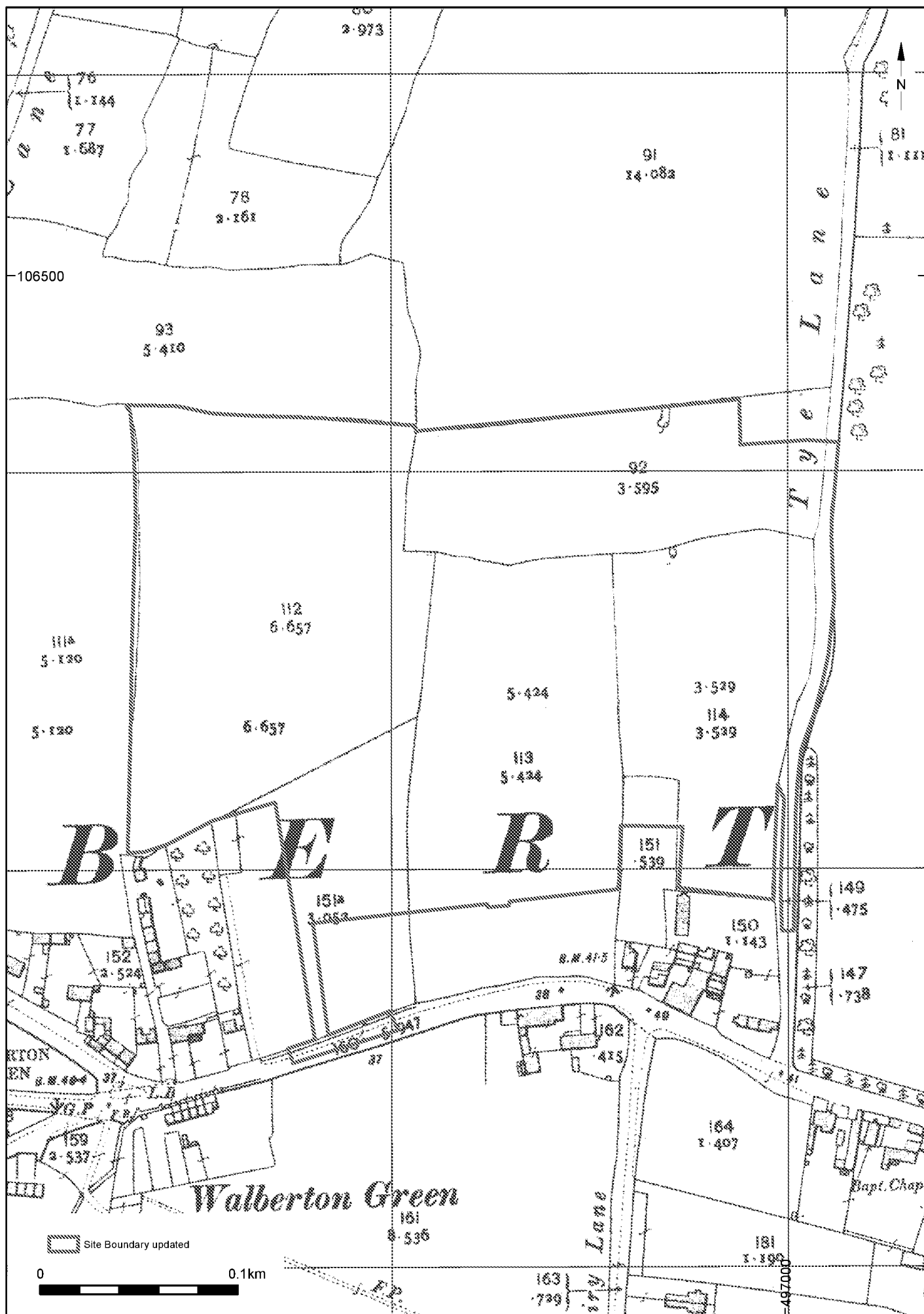
© Archaeology South-East		Land west of Tye Lane, Walberton	Fig. 6
Project Ref: 171197	Sept 2020	Yeakell and Gardner's Map of Sussex, 1778	
Report Ref: 2018044	Drawn by: JLR		



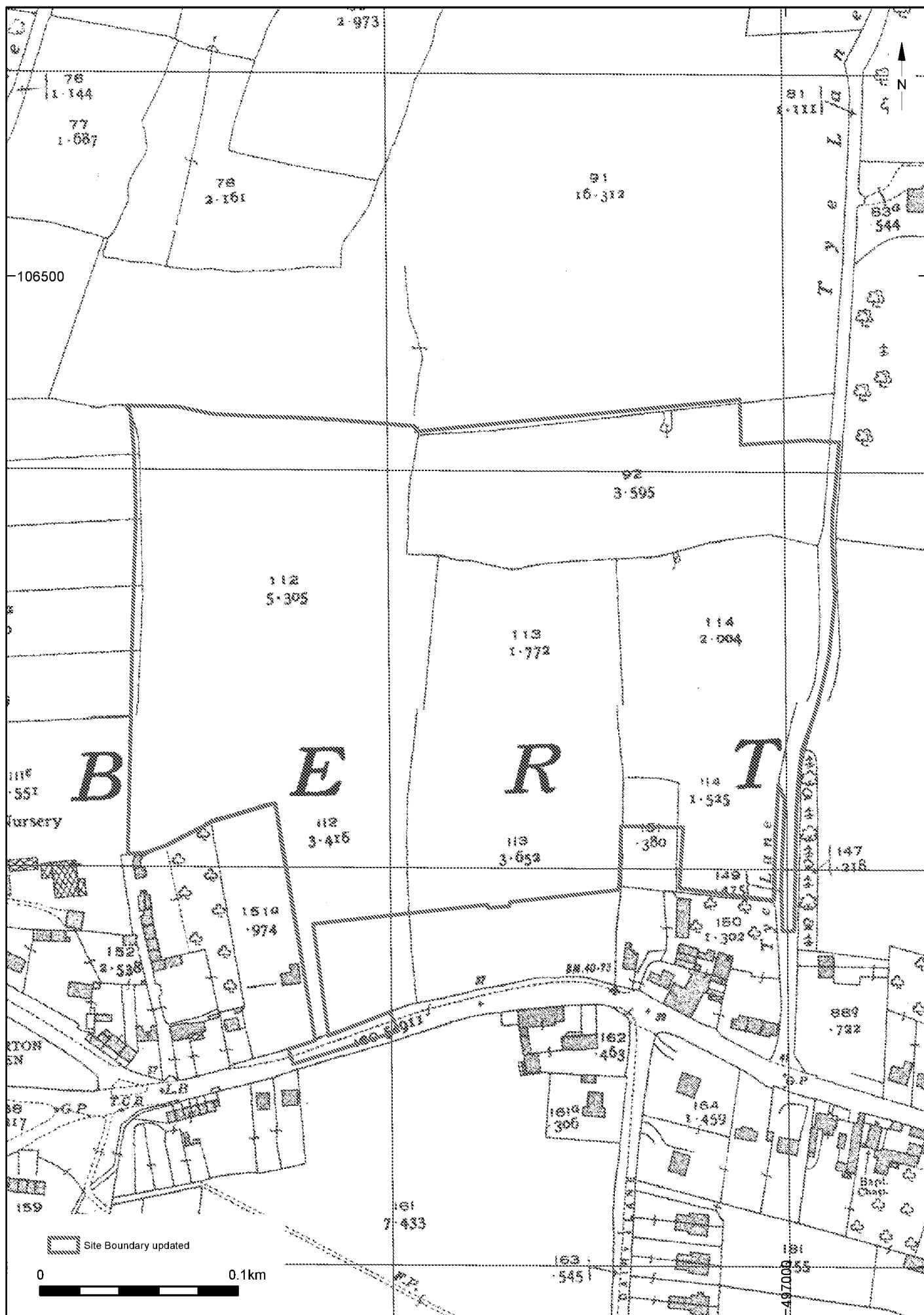


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Project Ref: 171197	Sept 2020		
Report Ref: 2018044	Drawn by: JLR	Ordnance Survey Map, 1975-76	

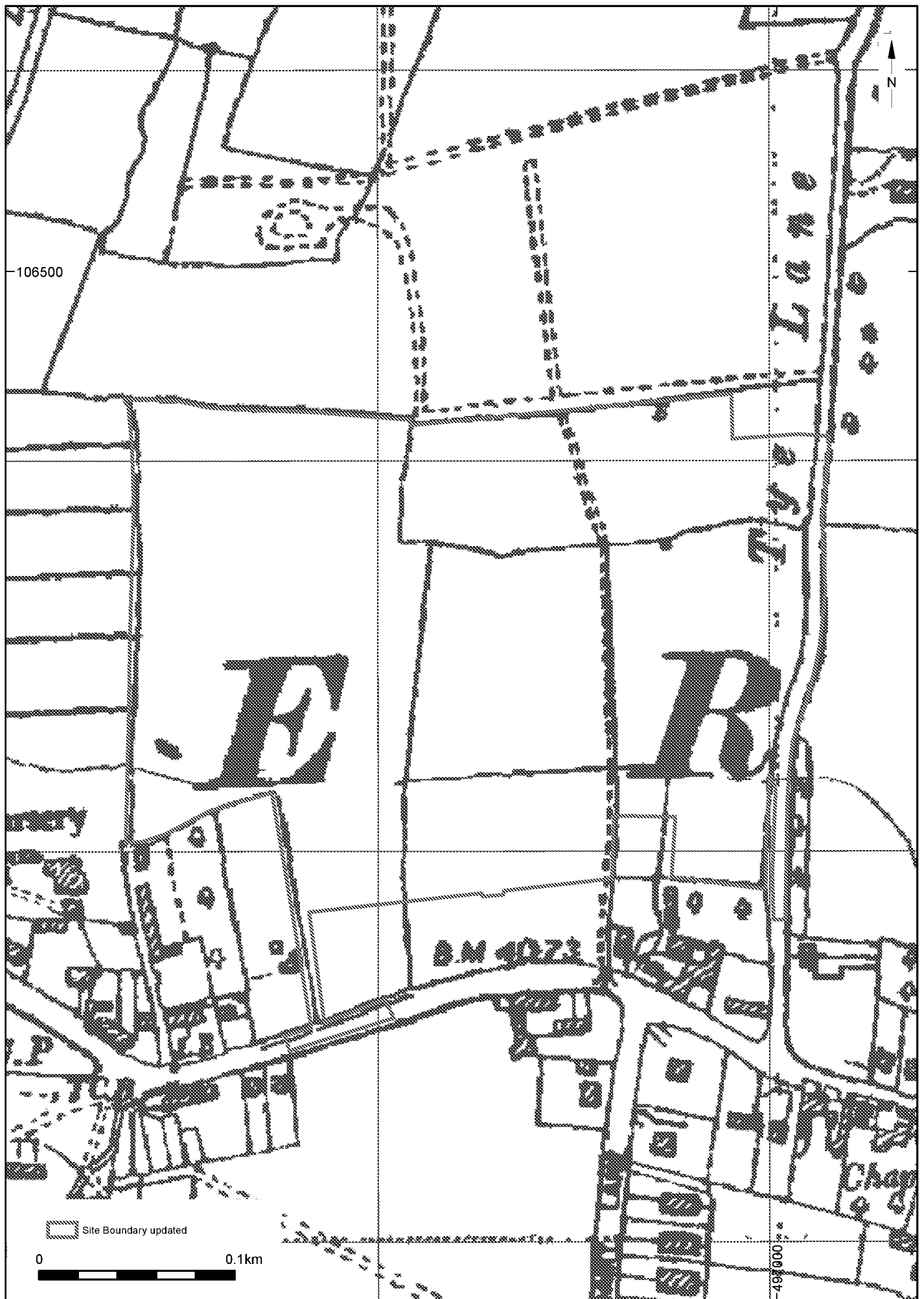




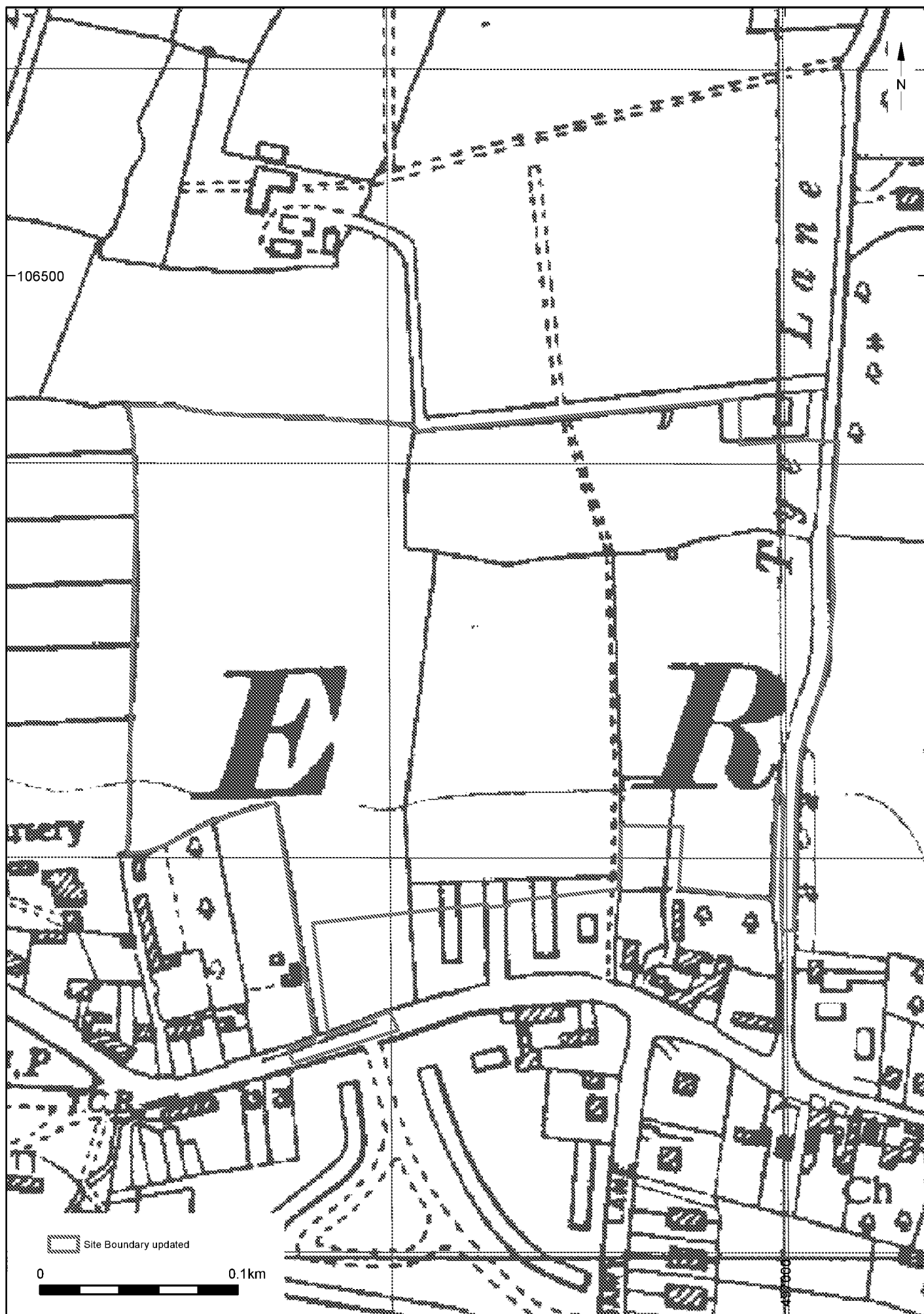
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Project Ref: 171197	Sept 2020	Ordnance Survey Map, 1912	
Report Ref: 2018044	Drawn by: JLR		



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Project Ref: 171197	Sept 2020	Ordnance Survey Map, 1938-39	
Report Ref: 2018044	Drawn by: JLR		



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Project Ref: 171197	Sept 2020	Ordnance Survey Map, 1951	
Report Ref: 2018044	Drawn by: JLR		



© Archaeology South-East		Land west of Tye Lane, Walberton	Fig. 13
Project Ref: 171197	Sept 2020	Ordnance Survey Map, 1961	
Report Ref: 2018044	Drawn by: JLR		



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