

Y/49/17/OUT: Archaeology condition (11)

I contend that there is good reason to suggest that this site has the potential to contain archaeological interest whose significance would be likely to be lost through development and that it is appropriate that the developer should be required to record and advance understanding of its significance. I consider that this would be best achieved through the implementation of an evaluation of the site by trial trenching, ahead of development, in order to ensure that any structures or deposits of archaeological interest that it might contain may be identified and suitable measures may then be put in place to ensure appropriate recording ahead of their loss. I consider that this process would be most effectively, and efficiently, achieved following the imposition of a standard archaeology condition and that condition 11 should therefore not be removed.

As I have stated, the site lies on a part of the coastal plain that has been demonstrated to have been relatively densely settled since the neolithic period. To be more specific: the site lies on silty drift (brickearth) deposits beside an east-west tributary of the Binsted stream that flows into the Arun further east. These areas of fertile brickearth subsoil have been demonstrated to have been the most favoured for agriculture and settlement throughout the last four millennia, especially those close to reliable sources of fresh water and the other natural resources associated with them. Many of the major developments in geologically and topographically similar areas that have taken place in recent years have revealed high concentrations of archaeological interest, for example at Ford wastewater treatment works site (2003), Lidsey Landfill site (2005-8), and housing developments at Courtwick Lane, Littlehampton (2013-14), Toddington Lane, Littlehampton (current), North Bersted (2007-10) and Oldlands Farm Bognor Regis (2014). Recently (2016) a site at Burndell Road, Yapton, has revealed rare and extremely significant evidence of earlier neolithic occupation.

James Kenny
Archaeology Officer, Chichester District Council
(Archaeology adviser to Arun District Council)
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