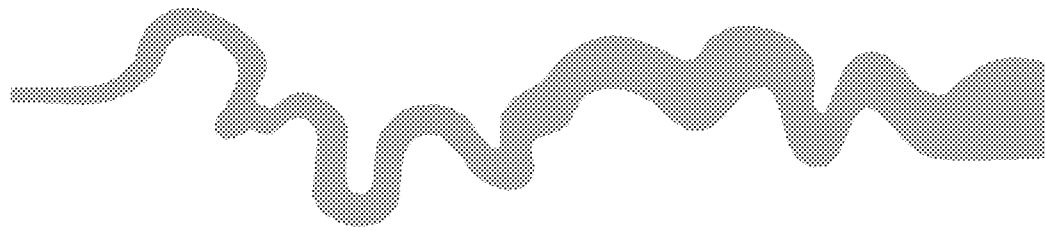


T V A S



SOUTH

**Bonhams and Flints, Hoe Lane, Flansham,
Felpham, West Sussex**

Archaeological Desk-based Assessment

by Gordana Baljkas

**Site Code: BFF17/56
(SU 9616 0107)**

Bonhams and Flints, Hoe Lane, Flansham, Felpham, West Sussex

**Archaeological Desk-based Assessment
for Pallant Homes Ltd**

by Gordana Baljkas
Thames Valley Archaeological Services Ltd

Site Code BFF 17/56

April 2017

Summary

Site name: Bonhams and Flints, Hoe Lane, Flansham, Felpham, West Sussex

Grid reference: SU 9616 0107

Site activity: Archaeological desk-based and heritage Assessment

Project manager: Steve Ford

Site supervisor: Gordana Baljkas

Site code: BFF 17/56

Area of site: 1.9ha

Summary of results: Two historic, though unlisted, buildings, Bonhams and Flints (The Cottage) are located within the proposal site. The proposal site lies within an Archaeological Notification Area and substantial evidence for all periods except the Saxon have been recorded within a radius of 1km around the site. The north-western section of the proposal site confined to the existing residential dwellings and their curtilages was developed since at least the 18th century and the rate of survival of below-ground archaeological deposits and finds might be somewhat compromised here. However, the majority of the proposal site was never developed so that any archaeological features that might be present will have the potential to have survived relatively intact. It is considered that it may be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development. This could be implemented by an appropriately worded condition attached to any consent gained.

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Report edited/checked by: Steve Ford✓ 27.04.17
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Bonhams and Flints, Hoe Lane, Flansham, Felpham, West Sussex

Archaeological Desk-based Assessment

by Gordana Baljkas

Report 17/11

Introduction

This report is an assessment of the archaeological potential of land at Bonhams and Flints, Hoe Lane, Flansham, Felpham, West Sussex PO22 8NP (Fig. 1). The project was commissioned by Mr Edward Van der Wee of Pallant Homes Ltd, Peregrine House, Ford Lane, Ford, Arundel, West Sussex BN18 0DF and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning consent is to be sought from Arun District Council for residential development of land at Bonhams and Flints, Hoe Lane, Flansham, Felpham, West Sussex. This assessment will accompany the application in order to inform the planning process with regard to potential archaeological and heritage implications. This is in accordance with the Department for Communities and Local Government's National Planning Policy Framework (NPPF 2012) and the Council's heritage policies.

Site description, location and geology

The proposal site is located north of Felpham in the hamlet of Flansham to the west of the A259. It comprises an irregular parcel of land covering an area of approximately 1.9ha and is centred on NGR SU 9616 0107 (Fig. 1). The proposal site is bounded by Hoe Lane to the north, the A259 to the east and south and curtilages of the residential properties fronting Hoe Lane to the west. A site visit conducted on 30th March 2017 showed that the north-western part of the proposal site is currently occupied by two residential properties known as Bonhams (formerly a Grade II listed building, now delisted) and Flints (referred to as The Cottage in the West Sussex HER) and their landscaped gardens while to the north-eastern and southern parts the proposal site comprise an area of undeveloped land covered in scrub. Along the western boundary of the proposal site is a range of disused outhouses, possibly stables (Fig. 2, Pls 1-9). The proposal site is located on Aeolian deposits (Brickearth) mainly silts, but in part mixed with gravel (BGS 1996). It lies at a height of approximately 3m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought from Arun District Council for residential development. While no detailed proposal plans were available at the time of the writing of the report, it is understood that the two existing dwellings, Bonhams and Flints, would be retained and up to 34 new dwellings and associated infrastructure constructed.

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2012, 52) as:

'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

Paragraphs 128 and 129 state that

'128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

'129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

A 'heritage asset' is defined (NPPF 2012, 52) as

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

'Designated heritage asset' includes (NPPF 2012, 51) any

'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

'Archaeological interest' is glossed (NPPF 2012, 50) as follows:

'There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with

archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.'

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

'131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

'132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

'133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

'134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

'135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 139 recognizes that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

'139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.'

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

'141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2012, 56) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

while ‘setting’ is defined as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The *Arun District Local Plan* was adopted in 2003, and contains a number of ‘saved’ policies that pertain to the historic environment that may be relevant in this case:

POLICY AREA 16: Ancient Monuments and Sites of National Archaeological Importance

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

POLICY AREA 17: Sites of Archaeological Interest

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

- i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- ii) where the assessment shows that the physical preservation of remains *in situ* is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development; and
- iii) whenever possible, opportunities should be taken for the enhancement and interpretation of archaeological remains left *in situ*’.

Although not yet in force, the new *Arun Local Plan 2011- 2031* has been submitted for independent examination to the Secretary of State for Communities and Local Government on 30th January 2015 and is expected to be adopted shortly and its principles may also need to be taken into account. The submitted version of the new local plan (October 2014) contains the following policies that relate to the heritage assets and archaeology:

Policy HER SP1: The historic environment

‘The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;
- b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;
- c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and
- d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;

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 Council.

The Council 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 Council 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 Council 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 adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed'.

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 (1) above)'.

The proposal site does not lie within a Conservation Area. It does, however, fall within an Archaeological Notification Area (ANA). Prehistoric Flint Working Area, Felpham and Yapton (DWS8461) has been designated following the excavation of the Bognor Regis to Littlehampton pipelines the results of which indicate a substantial flint working site and possible occupation. A Late Bronze Age founders hoard and Roman coins have also been found (WSHER 2017). The West Sussex Historic Landscape Characterisation classes the proposal site as historic core - settlement (the area of Bonhams, HWS25600, medieval 1066-1499), informal fieldscapes (area of Flints, HWS25610, post-medieval to modern 1845 to 2010) and formal enclosure (planned/private) (remainder of the proposal site, HWS25609, post-medieval to modern 1800 to 1913) (WSHER 2017).

Methodology

The assessment of the proposal site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper '*Standards in British Archaeology*' covering desk-based studies (CIFA 2014). These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

As with most areas of the country, West Sussex has a wide range of evidence for settlement and activity for both prehistoric and historic times. The proposal site is situated on the coastal plain south-west of Arundel in an area generally noted for its rich archaeological heritage, with a particular concentration of important sites dating to the Bronze and Iron Ages. This part of the coastal plain will have been submerged until the Upper Palaeolithic and was almost certainly periodically re-submerged during the Mesolithic and into the Neolithic: the changing coastline would have proved very attractive to the hunter-gatherer populations of this time (Woodcock 2003). Despite this only a handful of Mesolithic and Neolithic sites are known on the coastal plain compared to dozens on the South Downs and Weald (Gardiner 1984, fig 3.1; Holgate 2003, figs 3.2, 3.3; Drewett 2003, fig 4.1).

Recent research has increased the number of Bronze Age sites known on the coastal plain (Hamilton 2003) including important sites at Yapton (Aldsworth 1983; Rudling 1987) and North Bersted (Taylor *et al.* 2014),

while further afield, Selsey for example, has produced several recent finds (Seager Thomas 1998; Kenny 1989; Hammond and Preston 2006).

By the Iron Age, permanent settlement on the coastal plain is well attested, and by the late Iron Age, the area had become a focus of regional power and wealth, with clear evidence of the early Romanizing of the local elites at the *oppidum* of Chichester, and especially the palace at Fishbourne, and the recently excavated rich ‘warrior’ burial at North Bersted (Taylor *et al.* 2014). This wealth continues into the Roman period, with numerous villas and more minor sites represented in the area, the *civitas* of the Regni (Rudling 2003, fig. 9.1). It is difficult to pinpoint Saxon settlement in the area and a period of decline and withdrawal can perhaps be posited, but only cautiously, as the sites may simply be invisible for a variety of reasons. Perhaps poverty, rather than depopulation, will have played a role in reducing the visibility of sites of this period, although the accumulating evidence from large-scale excavations suggests that the apparent population shift might be real (e.g., Taylor *et al.* 2014).

By medieval times, there is little question but that the area was again densely settled and prosperous. Recent large-scale excavations on the coastal plain, to the north and west of the proposal site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Wallis and Ford 2014; Taylor *et al.* 2014). To the east, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Wallis 2010). A Roman villa site has also been recorded to the west of Angmering (Gilkes 1999). In Felpham and Flansham, the excavation of the Bognor Regis to Littlehampton Pipelines revealed significant evidence for later prehistoric flint working and the area has been designated Archaeological Notification Area. A Late Bronze Age founder’s hoard from Hoe Lane possibly indicates occupation and there is evidence for Roman settlement. Furthermore, Roman pottery found near Outerwick Farmhouse may indicate an earlier settlement in the area and there was a Romano-British farmstead east of Flansham Lane (VCH 1997).

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER) on 4th April 2017 for a radius of 1km around the proposal site. This revealed 41 entries relating to monuments, eight entries relating to listed buildings and a five entries relating to archaeological ‘events’ i.e. archaeological investigations carried out within the study area. The HER entries were then collated to take into account duplicates, sites which are quite

close together or sites which have more than one entry and to exclude desk-based assessments. The resulting 46 entries are summarised as Appendix 1 and their locations are plotted on Figure 1.

Prehistoric

A watching brief carried out during the works on Bognor Regis and Littlehampton pipelines revealed a number of later prehistoric flint working sites to the south-west [Fig. 1:1, 2, 3], west [4], north-east [5] and north-east [6, 7] of the proposal site which led to the creation of Prehistoric Flint Working Area, Felpham and Yapton (WSHER 2017). One of these sites [5] is located immediately to the north-east of the proposal site.

Palaeolithic

There are no entries that relate the Palaeolithic period recorded in the HER within the study area.

Mesolithic

Mesolithic fire cracked flint and worked flints, including flakes and cores [8] were identified during a field walking exercise at Sheepwash Barn, Middleton-on-Sea to the east of the proposal site.

Neolithic

There are no entries that relate the Neolithic period recorded in the HER within the study area.

Bronze Age

Significant evidence for Bronze Age occupation of the study area is recorded in the HER. A late Bronze Age founder's hoard [9] was found in 1936 during the works at North Bank, Hoe Lane, Flansham to the north-west of the proposal site. The hoard consisted of two socketed celts, two socketed gouges, a ferrule, a copper cake, 25 metal lumps, fragments of five socketed celts, three swords, a spearhead and a socketed knife. The hoard may be dated to 100-750 BC. To the south-east of the proposal site at Middleton-on-Sea, middle Bronze Age pottery [10] was found while two body sherds of late Bronze Age to early Iron Age pottery [11] were recovered from excavation of a Romano-British settlement at Moraunt Drive. An archaeological trial trench evaluation undertaken at Ivy Cottage Nursery, Flansham Lane, Felpham to the south of the proposal site discovered middle to late Bronze Age pottery and a pit [12], while an evaluation of land between Felpham and Flansham to the west of the proposal site revealed a number of Bronze Age features possibly suggesting a settlement as well as a large quantity of contemporaneous pottery [13].

Iron Age

A single sherd of Iron Age pottery [1] was found to the south-west of the proposal during the watching brief carried out during the works on Bognor Regis and Littlehampton pipelines. Middle and Late Iron Age pottery sherds [11] were recovered from the excavation of a Romano-British settlement at Moraunt Drive, Middleton-

on-Sea to the south-east of the proposal site. An evaluation of land adjacent to Flansham Lane, Felpham to the east of the proposal site revealed a ditch containing Iron Age pottery [14].

Roman

A single sherd of Roman pottery [8] was found to the east of the proposal site during a field walking exercise at Sheepwash Barn, Middleton-on-Sea. A Roman settlement [11] was excavated at Moraunt Drive to the south-east of the proposal site. The main occupation spanned the 1st and 2nd centuries, with a continuation, perhaps less intensely, into the 3rd and 4th centuries. A ditch, pits, post-holes and many stake-holes were recorded. A rectangular post-hole building, *c.* 7.5m x 3m, was abandoned before or during the 2nd century. Finds included pottery, a quern fragment, cattle and sheep bones, and charred plant remains (crops including wheat, barley, pea and possibly oats). This may be part of a larger site extending westwards and southwards. A Romano-British ditch containing pottery dated to the 1st century [12] was found during the evaluation at Ivy Cottage Nursery, Flansham Lane to the south of the proposal site. A series of features of Roman date suggestive of a farming settlement [13] were identified during the evaluation of land between Felpham and Flansham to the west of the proposal site. Roman findspots are recorded to the west and south-east of the proposal site. To the west, three Roman coins dating to the 3rd and 4th centuries [15] were found, while a pottery fragment [16] was recorded to the south-east. Two Roman occupation sites are also recorded to the south-west [17] and north [18] of the proposal site.

Saxon

There are no entries that relate the Saxon period recorded in the HER within the study area.

Medieval

A sherd of medieval pottery and a 14th-15th century peg tile [5] were found during the watching brief carried out during the works on Bognor Regis and Littlehampton pipelines immediately to the north-east of the proposal site. A single pottery sherd of a 13th/14th century date [12] was found during the evaluation at Ivy Cottage Nursery, Flansham Lane to the south of the proposal site. A medieval ditch and a small quantity of pottery [13] were identified during the evaluation of land between Felpham and Flansham to the west of the proposal site. A 15th century English jetton [19] was found to the south-west of the proposal site while a single sherd of internally green-glazed earthenware [21] was found during the assessment excavation of the Romano-British site at Marlowe Close to the south-west of the proposal site. Lastly, a medieval historic farmstead of Innerwick Farm [20] was identified during the Historic Farmsteads and Landscape Character in West Sussex Project.

Post-medieval

Post-medieval pottery sherds [2], pottery and tile fragments and a drain [3] and a rubbish pit [5] were found during the watching brief carried out during the works on Bognor Regis and Littlehampton pipelines. Post-medieval pottery, brick and tile [8] was recovered during a field walking exercise at Sheepwash Barn, Middleton-on-Sea to the east of the proposal site. A post-medieval ditch [21] was found during the assessment excavation of the Romano-British site at Marlowe Close to the south-west of the proposal site. A possible post-medieval ditch [22] was identified during the watching brief carried out at Bilsham Solar Farm, Yapton to the north of the proposal site (Strachan and Porter 2015).

Five Grade II listed buildings are also recorded in the HER within the study area. Four of the buildings are sited on Hoe Lane to the north-east of the proposal site: Flansham Farmhouse (18th and early 19th century) [23]; Flansham Manor (18th century) and North Manor (1704) [24]; Oak Bay (18th century or earlier) [25]; and Old Barn House (18th century) [26]. The remaining listed building also bears a Grade II designation and is located on Felpham Way to the south of the proposal site. No 127 also known as Whyke Cottage and adjoining wall [27] date to the early 19th century.

The HER also records three delisted buildings: barn to south-west of Innerwick Manor, Innerwick Close (17th century or earlier) [28], Old Manor House and wall to road (c. 1800) [29] and Bonhams (late 17th or early 18th century, extended in the 1930s) [30] which is located within the proposal site. Bonhams is said to 'remain to be of a local interest' although it is unclear if it has been officially designated a locally listed building. Also recorded in the HER is The Cottage (Flints, 1930s) [31] which also lies within the proposal site (see below).

A large number of historic farmsteads and outfarms are located within the study area, all of which were identified during the Historic Farmsteads and Landscape Character in West Sussex Project which aimed to represent all farmsteads shown on the Second Edition Ordnance Survey map of 1895. Historic farmsteads include Chessels Farm (19th century) [32], farmstead on Hoe Lane (18th century) [33], Flansham Farm (18th century) [34], Hoe Farm (19th century) [35], Outerwick Farm (late 19th century) [36] and White House (19th century) [37]. All of the farmsteads are still extant although they have undergone more or less significant changes since 1895. Outfarms, on the other hand, have fared less well. With the exception of Sheepwash Barn (19th century) [38] which survived although significantly altered, the remainder of the outfarms recorded in the HER within the study area have been completely demolished. These include Clap Barn (19th century) [39], New Barn (19th century) [40] and Wick Barn (19th century) [41].

Modern, undated

A number of undated features, mostly ditches that may have also indicated a field system associated with the postulated Bronze Age settlement [13] were identified during the evaluation of land between Felpham and Flansham to the west of the proposal site. An evaluation of land adjacent to Flansham Lane, Felpham to the east of the proposal site revealed a number of undated features [14] thought to be contemporary with the Iron Age ditch although this could not be confirmed. Undated features [12] were identified during the evaluation at Ivy Cottage Nursery, Flansham Lane while an undated possible burnt mound [46] was identified to the east of the proposal site.

A possible modern trackway and three undated features (a pit/post hole, a gully and a post hole) [22] were identified during the watching brief carried out at Bilsham Solar Farm, Yapton to the north of the proposal site (Strachan and Porter 2015).

The HER also records a brickfield between Flansham Lane and Middleton Road (in operation from 1927 to the 1960s) [42] to the south of the proposal site, brickworks at the junction of Hoe Lane and Stanover Lane (in operation in the 1930s) [43] to the west of the proposal and another brickworks on west side of Flansham Lane (in operation from 1926 to 1939) [44] to the south of the proposal site. The remaining modern monument recorded in the HER is Felpham and Middleton War Memorial Cottage [45] located to the south of the proposal site. It commemorates the men of the two parishes who died in the WWI. It was erected in 1920.

Scheduled Ancient Monuments

There are no Scheduled Ancient Monument recorded in the close proximity of the proposal site.

Cartographic and documentary sources

The proposal site is located within the hamlet of Flansham which had been historically located within the parish of Felpham. The hamlet was transferred to the civil parish of Yapton in 1933 (VCH 1997, 160-82).

The meaning of the toponym Flansham is somewhat obscure as the origin of the first element of the compound is unknown though it is believed to probably have developed from a personal name. The second element of the toponym derives either from Old English nouns *hām* meaning ‘a homestead, manor, village, estate’ or *ham* denoting ‘an enclosure, land hemmed in by water or marsh of higher ground, land in a river-bend, river-meadow’ (Mills 2011, 190). However, given the fact that Flansham occupies a slightly rising ground and the nearness of brookland suggests that the second element of the name is *ham* rather than *hām* (VCH 1997, 160-82). Flansham was first recorded as *Flennesham* in 1220 (Mills 2011, 190). Felpham derives from Old

English nouns *felh/fealu* and *hamm* giving the composite meaning of ‘Enclosure with fallow land’. It was first recorded as *Felhham* in c. 880 while in Domesday Book of 1086 it is recorded as *Falcheham* (Mills 2011, 186).

An estate at Felpham was granted by King Alfred (d. 899) to Osferth, a relative, and in 953 King Eadred granted what may have been the same, described as 30 hides, to his mother Eadgifu (VCH 1997, 160-82). By 1066 *Falchenam* (Felpham) in the hundred of *Benestede* had passed to the Abbey of Saint Edward of Shaftesbury with which it remained until the Dissolution. In 1066 it was assessed at 21 hides, but in 1086 it comprised 15 ½ hides. There was land for 12 ploughs one of which was on the demesne. There were 48 villagers and 19 cottagers with 15 ploughs. There was a church, a fishery worth 5 shillings, 8 acres of meadow and woodland worth 30 pigs. Also belonging to this manor were 6 burgesses (haws) in Chichester yielding 7 shillings. The worth of the manor increased to £20 in 1086 from £10 in 1066 (VCH 1905, 395).

In 1574, the manor of Felpham was granted by the Crown to Robert Dudley, Earl of Leicester, who sold it just ten years later, to Sir Henry Goring of Burton. Although the original grant did not include the manor house and demesne, the Gorings acquired both by 1614. The manor was sold by 1623 to Nicholas Thompson. Subsequently, the manor passed through many owners without much history of note (VCH 1997, 160-82).

In 1844, the hamlet of Flansham comprised twelve dwellings loosely scattered around a junction of three lanes and in 1898 it comprised two farms, Flansham Farm and Chessels, and fourteen cottages. Several new houses and bungalows were built after 1910, chiefly at the west end of the hamlet. Brickfields were worked for short periods in the early 20th century at Flansham. In spite of the proximity of the major Bognor-London road and Bognor’s built-up area, Flansham was notable for its seclusion and rural aspect by the mid-20th century. Two working farms remained in the hamlet in 1992, though some outbuildings had been converted by then to residential use or offices (*ibid.*).

A range of Ordnance Survey and other historical maps of the area were consulted at West Sussex Record Office and online in order to ascertain what activity had been taking place throughout the site’s later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The first available map of the area is Saxton’s map of Sussex from 1575 (Fig. 3). While the map does not show the hamlet of Flansham, the approximate location of the proposal site can be identified due to the presence of the neighbouring settlements. The area between *Felshm* (Felpham) to the south, *Middleton* (Middleton-on-Sea)

to the east and *Yapton* to the north is the likely location of the proposal site. All three settlements appear similar in size and rather small while the largest settlement in the vicinity is *Arundel* to the north-east.

Speed's map of 1610 (not illustrated) and Morden's map from 1695 (Fig. 4) are very similar in their depiction of the area. *Flansham* is shown to the north of *Felsehm/Felphm* (Felpham) and west of *Midleton* (Middleton-on-Sea). A number of smaller settlements are now depicted between Flansham and *Yapton* to the north.

Budgen's 1723 map of Sussex (Fig. 5) names *Flansham* although there are no buildings that represent the hamlet. *Felpham* is shown to the south-west, *Middleton* to the south-east, *Barnham* and *Barnham Wind(mill)* to the north and *Yapton* and *Yapton Place* to the north-east. A stream, presumably Felpham Brooks, is shown to the west of Flansham. The hundred is named *Avisford*

Yeakell and Gardiner's 2 inch to mile map of Sussex from 1778-83 (Fig. 6) shows the hamlet of *Flansham* as a small settlement concentrated around a road that corresponds to the modern Hoe Lane. The proposal site can be identified at the very south-eastern extent of the settlement as comprising a plot that contains two structures and, likely a part of, an agricultural field to the south. As Bonhams, one of the present structures within the proposal site, has been dated to the late 17th/early 18th century it is likely that one of the structures shown on Yeakell and Gardner's map represents this building. The Ordnance Survey drawing of Arundel and its surroundings from 1805 (Fig. 7) shows a very similar layout with the two buildings present within the presumed location of the proposal site. Other 18th and 19th century county maps of Sussex including those of Kitchin (1750 and 1763), Bowen (1756), Cooper (1808), Cole (1808), Moule (1837), Dugdale (1840) were also consulted but neither provided additional detail regarding the proposal site or its immediate surroundings.

The Flansham Tithe map from 1844 (Fig. 8) is the first map to allow for a precise identification of the proposal site. The proposal site comprises plot 320 that contains two buildings and a large part of agricultural plot 321. The buildings shown in plot 320 comprise a single range house aligned roughly north-south with the gable to the road, with a range, presumably of farm buildings, to the west forming an open sided yard. The proposal site is bounded by a road (Hoe Lane) to the north, plot 321 to the east and south and plots 319 and 313 to the east. In the mid-19th century it is likely that house was part of the estate of Thomas Sanctuary (WSHER 2017).

The First Edition Ordnance Survey map from 1876 (Fig. 9) shows a similar layout of the proposal site. It consists of plot 197 and part of plot 192. It would appear house was subdivided into two cottages, the southern section with a smaller added bay or outshut beyond the south gable wall and a small addition, probably a porch, to the north-west of the northern section. To the east of the cottages is what appears to be a landscaped garden.

The farm building to the south has been demolished. The remainder of the proposal site consists of a part of the undeveloped plot 192. The proposal site is bounded by the road to the north, plot 192 to the east and south and plots 198 and 111 to the west.

The Second Edition Ordnance Survey map of 1898 (Fig. 10) shows some minor changes to the proposal site including renumbering of plots. It now comprises plot 131 containing the unchanged buildings with a garden to the east. The majority of the proposal site is made up of a part of undeveloped plot 139. A footpath runs along the length of the proposal site's western boundary.

The Ordnance Survey maps from 1912 (Fig. 11) most notably suggests that the house had reverted to a single dwelling. Documentary evidence shows that in 1901 the estate bailiff and his family lived here (WSHER 2017). No other changes are shown on the proposal site.

The Ordnance survey map from 1933 (Fig. 12) shows that some subdivision of fields has taken place within the area of the proposal site. Plot 131 has been enlarged and while still containing the buildings shown on the earlier maps it also contains two small rectangular buildings along the western boundary. A line of coniferous and deciduous trees runs along the southern and eastern boundaries of plot 131, and rectangular structure to the west of the house is most likely a sunken rose garden enclosed by stone parapet walls and shallow piers (WSHER 2017). To the south of plot 131, the proposal site comprises a part of plot 139a which is undeveloped and to the east the proposal site comprises part of undeveloped plot 139. By 1939 (Fig. 13), the house had doubled in size and is named *Flansham Cottage*, the outshuts to the west have been removed and The Cottage, now known as Flints has been constructed to the south of the main building. Now in separate curtilage, it served as a garage and chauffeur's accommodation (WSHER 2017). Another building is visible to the south along the western boundary of the proposal site and likely represents one of the range of existing disused stables.

The 1976 Ordnance Survey map (Fig.14) shows that the house was further remodelled by this time (WSHER suggests that this has taken place in the 1960s but no Ordnance Survey maps are available for that period). The sunken rose garden is no longer depicted and a large driveway is shown coming from Hoe Lane from the north-eastern corner of the proposal site to the house which is now named *Bonhams* and the southern building which is now named as *The Cottage*. To the north and north-east of The Cottage is a range of small buildings, presumably outhouses. Further buildings are visible to the south of *The Cottage* and include the building shown on the previous map and another long, rectangular building to the north of it all along the proposal site's western boundary. The village has grown in the intervening period to the west, north and east of the proposal site. The last available Ordnance Survey map dates from 1994 (Fig. 15) shows no changes to the proposal site.

Listed buildings

Five Grade II listed buildings dated to the 18th and 19th centuries are located within a radius of 1km around the proposal site. Four are sited on Hoe Lane while one sits on Felpham Way to the north-east and south of the proposal site respectively. These listed buildings will not be negatively affected by the proposed development on site due to distance and densely built-up intervening areas.

However, it is worth noting that the proposal site contains two historic buildings, Bonhams and The Cottage (Flints). Bonhams was originally Grade II listed as a late 17th/early 18th century farmhouse. However, extensive remodelling that took place in the 1930s resulted in the house doubling in size and the erosion of its external features while the 2008 refurbishment of the house removed the majority of internal features. The house was, therefore, no longer deemed to be of a special architectural or historic interest (WSHER 2017). While the HER states that it ‘remains of local interest’ (*ibid.*), Arun District Council’s *Supplementary Planning Document - Buildings or Structures of Character* which records locally listed buildings does not contain any mention of Bonhams (ADC 2005). The Cottage, or Flints, was never listed. It is historically associated with Bonhams as it was originally built as a garage and chauffeur's accommodation in the 1930s. Today, it lies in separate curtilage and has been fully converted to domestic use and while the upper floor retains its original disposal of windows and the back door remains in place, the garage has been enclosed and refitted as living space.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens nor registered battlefields within close proximity of the proposal site.

Historic Hedgerows

There are no hedgerows on the site that would qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997.

Aerial Photographs

A search was made on the Historic England Archive’s database of aerial photographs on 30th March 2017. This revealed 60 vertical prints from 35 sorties flown between February 1944 and May 2004 (Appendix 3). No

specialist (oblique) photographs were taken. As the site also lies on a geological outcrop which is unresponsive to the formation of cropmarks, no photographic collections have been consulted specifically for this study.

LIDAR

Lidar data files su9600_DTM_50CM and su9601_DTM_50CM were downloaded from the Environment Agency website (EA 2017) and added to a Geographical Information System programme, QGIS. The files gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the 'hillshade' function. Virtual shade plot files with a vertical angle of 15° from the earth's surface were created at every 45° from azimuth 0° to 315° with vertical settings varying from z=1 to z=3. A selection of the most informative plots is shown on Fig. 16. It should be noted that the mapping of features is not precise as the pseudo light source creates a 'shadow' which displaces them in a direction opposite to it. The results were compared with modern ordnance survey data to ensure that extant features were not represented wrongly as of potential archaeological significance.

The eastern and south-eastern peripheries of the proposal site have been much altered in recent decades by radical revisions to the road system. Upcast from the A259 has impinged on that part of the site. In the north of the site google imagery shows that recent landscaping of the grounds in which two houses are set fully accounts for all features showing in that area (Fig. 17, A). The same imagery shows that the ground to the south is covered in scrub cut by heavy vehicular use with breaks for piles of sand and other materials; it is likely that all of a group of linear features including an area of disturbance butting onto an old fence line result from this ephemeral activity, as may the curvilinear feature C and weak linear feature D. The weak rectangular anomaly, E, is visible from only a restricted range of azimuths (Fig. 16d) but has sufficient regularity of shape to have archaeological potential. The broad linear trend, F, coincides with a boundary including trees shown on maps of 1933 and 1939 but not before or after. A second linear trend, G, appears to continue the former route of Worms Lane although it is not marked on any Ordnance Survey maps.

Discussion

Two historic buildings, Bonhams and Flints (recorded in the HER as The Cottage) are located within the proposal site. While originally Grade II listed, Bonhams has been extensively remodelled both externally and internally and was subsequently delisted. Flints, on the other hand, was never listed. Neither of the buildings appear to be locally listed either and are to be retained and incorporated within the proposed development.

It remains, further, to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The search of the West Sussex Historic Environment Record revealed significant evidence for prehistoric, Roman, medieval, post-medieval occupation in the study area. The proposal site lies within an Archaeological Notification Area. Prehistoric Flint Working Area, Felpham and Yapton was designated following the archaeological investigations carried out on the route of the Bognor Regis to Littlehampton pipelines which revealed numerous flint working sites dated to the later prehistoric period. One such site is located immediately to the north-east of the proposal site and in addition to prehistoric flintwork it also yielded medieval and post-medieval deposits and finds. Bronze and Iron Age features and finds are well documented within the study area along with a Roman farmstead. More limited evidence for medieval occupation is attested and a historic farmstead is also recorded.

Cartographic and documentary evidence indicate that the north-western section of the proposal site was developed from at least the 18th century. Bonhams has been identified as a farmhouse dating from the late 17th or early 18th century. While having undergone some minor alternations before the 20th century, it was significantly extended in the 1930s. Flints was built to the south of it in the 1930s. A range of outbuildings, possibly stables, are located along the proposal site's western boundary and were erected between the 1930s and 1970s. The rate of survival of below-ground archaeological deposits and finds might be somewhat compromised in the vicinity of the existing buildings. However, the majority of the proposal site was never developed and it is assumed that the use of this land was agricultural throughout the post-medieval period which is unlikely to have led to much disturbance below topsoil level, so that any archaeological features that might be present will have the potential to have survived relatively intact. Furthermore, The proposed development would undoubtedly carry the potential to damage or destroy archaeological deposits, if present, in areas of building footprints, landscaping and service trenches.

It is considered that it may be necessary to provide further information about the potential of the proposal site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. If requested, a scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition to any consent gained.

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

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	MWS6761	95302 00886	Lithic working site	Prehistoric Iron Age	17 worked flints of late prehistoric date, including two retouched flakes, a scraper and a small core, also 11 burnt flints and a sherd of Late Iron Age pottery found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segment 11.
2	MWS6762	95541 00977	Site	Prehistoric Post-medieval	8 flints, including 3 retouched, and 6 burnt flints, also oyster shells and two post-medieval sherds found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segment 12.
3	MWS6763	95688 01028	Site Drain	Prehistoric Post-medieval	5 worked flints, including a scraper, and 5 burnt flints, 2 oyster shells and fragments of post-medieval pottery and tile and a linear feature thought to be a post-medieval drain found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segment 13.
4	MWS6764	95934 01043	Site	Prehistoric	2 retouched flint flakes and a large core found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segment 14.
5	MWS6765	96239 01103	Site Rubbish pit	Prehistoric Medieval Post-medieval	11 worked flints including an awl and an end scraper, a fragment of burnt flint, a sherd of medieval pottery and several oyster shells and post-medieval rubbish dump including 5 sherds of 16 th c. (Tudor) pottery, a 14 th -15 th c. peg tile fragment, oyster shells and bone fragments including cattle and pig teeth found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segment 15.
6	MWS6766	96365 01168	Site	Prehistoric	Single retouched hard hammer flake and two fragments of burnt flint found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segments 16 & 17.
7	MWS6767	96668 01280	Site	Prehistoric	3 flint flakes and 4 burnt flints found during watching brief on Bognor Regis & Littlehampton Transfer Pipelines - Segments 18 & 19.
8	MWS6962	96965 01095	Findspot	Mesolithic Roman Post-medieval	Mesolithic flints, a Roman pottery sherd and post-medieval pottery, brick and tile found during a field walking exercise at Sheepwash Barn, Middleton-on-Sea.
9	MWS2393	9580 0135	Findspot	Bronze Age	A late Bronze Age founder's hoard found in 1936 at Hoe Lane, Flansham. Dated to 100-750 BC.
10	MWS2414	968 005	Findspot	Bronze Age	Middle Bronze Age pottery sherds found north-east of Middleton-on-Sea.
11	MWS3758 MWS3759 MWS5842	9701 0061	Findspot Farmstead	Bronze Age Iron Age Roman	Excavation at Moraunt Drive, Middleton-on-Sea revealed two body sherds of late Bronze Age/early Iron Age pottery, three sherds of middle to late Iron Age pottery and a Roman farmstead (main occupation 1 st -2 nd c. continued less intensely into 3 rd and 4 th c.). A rectangular post hole building, a ditch, pits, post holes and stake holes were recorded. Finds include pottery, a quern fragment, cattle and sheep bones, and charred plant remains.
12	MWS11298 EWS1261	9630 0053 963 005	Ditch Pit Evaluation	Bronze Age Roman Medieval Undated	Evaluation of Ivy Cottage Nursery, Flansham Lane, Felpham revealed a middle to late Bronze Age pit and pottery, a Roman ditch and 1st c. pottery, a single sherd of 13th/14th c. pottery and several undated features (ditches).
13	MWS12237 EWS1559	9531 0129 9531 0128	Liner feature Pit Ditch Post hole Settlement Farmstead Evaluation Borehole survey	Bronze Age Roman Medieval Undated Modern	Evaluation of land between Felpham and Flansham identified Bronze Age features and pottery (poss. suggesting a settlement and field system), a series of Roman features (poss. a farming settlement), a medieval ditch and pottery and a number of undated features.
14	MWS12169 EWS1538	9652 0117	Ditch Evaluation	Iron Age Undated Modern	Evaluation of land adjacent to Flansham Lane, Felpham found a ditch which containing a single sherd of Iron Age pottery and a number of undated features (poss. also Iron Age).
15	MWS2395	960 010	Findspot	Roman	Three Roman coins found in a garden at Flansham, two 3 rd c. radiates and a 4 th c. Constantinopolis.

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
16	MWS2409	9636 0037	Findspot	Roman	A handle from a Roman jar found in 1956 in the back garden of 3 Perryfields, Bognor.
17	MWS2408	9559 0032	Occupation site Documentary	Roman	Roman occupation debris and grey ware pottery found at 6 Firs Avenue West, Bognor.
18	MWS2419	963 016	Occupation site Documentary	Roman	A Roman occupation site indicated north of Flansham by a scatter of coarse and colour-coated wares, several late bronze coins and lead loom weights.
19	MWS5208	952 007	Findspot	Medieval	15 th c. English jetton found at Bourne's Garden.
20	MWS11842	95596 00264	Farmstead Building Documentary	Medieval	Innerwick Farm Historic Farmstead, Felpham. Three sided loose courtyard farmstead with additional detached elements to the main plan. Suffered significant loss.
21	MWS3760	9700 0071	Ditch Documentary	Medieval Post-medieval	Post-medieval ditch containing a single sherd of medieval internally green-glazed earthenware found at Marlowe Close.
22	MWS12921 EWS1648	96066 02420 96067 02421	Gully Pit Post hole Ditch Trackway Watching brief	Post-medieval Modern Undated	Watching brief at Bilsham Solar Farm, Yapton identified a poss. post-medieval ditch, a modern trackway and three undated features (a pit/post hole, a gully and a post hole). No finds were identified.
23	DWS1074	96136 01312	Listed building	Post-medieval	Flansham Farmhouse, Hoe Lane. 18 th c. (west range) & e. 19 th c. (east range).
24	DWS1061	96054 01341	Listed building	Post-medieval	Flansham Manor (18 th c.) and North Manor (1704), Hoe Lane. One building.
25	DWS1234	96018 01305	Listed building	Post-medieval	Oak Bay, Hoe Lane. 18 th c. or earlier.
26	DWS1062	95960 01357	Listed building	Post-medieval	Old Barn House, Hoe Lane. 18 th c.
27	DWS765	95967 00276	Listed building	Post-medieval	Whyke Cottage including wall to road, 127 Felpham Way. E. 19 th c.
28	DWS729	95626 00323	Building	Post-medieval	Barn to south-west of Innerwick Manor, Innerwick Close. 17 th c. or earlier. Delisted.
29	DWS740	95763 00184	Building	Post-medieval	Old Manor House including wall to road. C. 1800. Delisted.
30	MWS10090 DWS1244	96149 01172	Building	Post-medieval	Bonhams, Hoe Lane, Flansham. L. 17 th /e. 18 th c, extended in the 1930s. Delisted, but remains of local interest.
31	MWS10092	96114 01100	Building	Post-medieval	The Cottage, Hoe Lane, Flansham. Cottage, former garage and chauffeur accommodation to Bonhams, built in c.1930.
32	MWS9728	96024 01148	Farmstead Building Documentary	Post-medieval	Chessels Farm Historic Farmstead, Yapton. 19 th c. three sided L-plan loose courtyard farmstead with a detached farmhouse. Partial loss.
33	MWS10362	95993 01327	Farmstead Building Documentary	Post-medieval	Historic Farmstead on Hoe Lane, Yapton. 18 th c. dispersed multi-yard farmstead. Partial loss.
34	MWS10582	96085 01357	Farmstead Building Documentary	Post-medieval	Flansham Farm Historic Farmstead, Yapton. 18 th c. four sided L-plan loose courtyard farmstead with a detached farmhouse set away from the yard. Partial loss.
35	MWS11542	9553 0162	Farmstead Building Documentary	Post-medieval	Hoe Farm, Historic Farmstead, Yapton. 19 th c. three sided L-plan loose courtyard farmstead with a detached farmhouse side on to the yard. No apparent alteration.
36	MWS12738	95586 00203	Farmstead Building Documentary	Post-medieval	Outerwick Farm Historic Farmstead, Felpham. L. 19 th c. three sided L-plan loose courtyard farmstead with additional detached elements to the main plan. Suffered significant loss.
37	MWS13980	96064 01437	Farmstead Building Documentary	Post-medieval	White House Historic Farmstead, Yapton. 19 th c. L-plan regular courtyard farmstead with a detached farmhouse. Partial loss.
38	MWS13536	96702 01089	Outfarm Documentary	Post-medieval	Sheepwash Barn Historic Outfarm, Middleton-on-Sea. 19 th c. Suffered significant loss.
39	MWS9815	95173 00807	Documentary	Post-medieval	Site of Clap Barn Historic Outfarm, Felpham. 19 th c.
40	MWS12471	9584 0060	Documentary	Post-medieval	Site of New Barn Historic Outfarm, Felpham. 19 th c.
41	MWS13994	95968 00327	Documentary	Post-medieval	Site of Wick Barn Historic Outfarm, Felpham. 19 th c.
42	MWS4712	963 004	Brickworks Documentary	Modern	Brickfield between Flansham Lane and Middleton Road. In operation from 1927 to the 1960s.
43	MWS4713	956 013	Brickworks Documentary	Modern	Brickworks at the junction of Hoe Lane and Stanover Lane. In operation in the 1930s.
44	MWS5687	961 004	Brickworks Documentary	Modern	Brickworks on west side of Flansham Lane. In operation from 1926 to 1939.
45	MWS9132	9623 0050	War memorial	Modern	Felpham and Middleton War Memorial Cottages.

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (SU)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
					Felpham. WWI, erected 1920.
46	MWS7404	96927 00923	Burnt mound?	Undated	Poss. burnt mound, Sheepwash Barn, Middleton-on-Sea.

Listed Buildings Grade II unless stated.

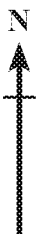
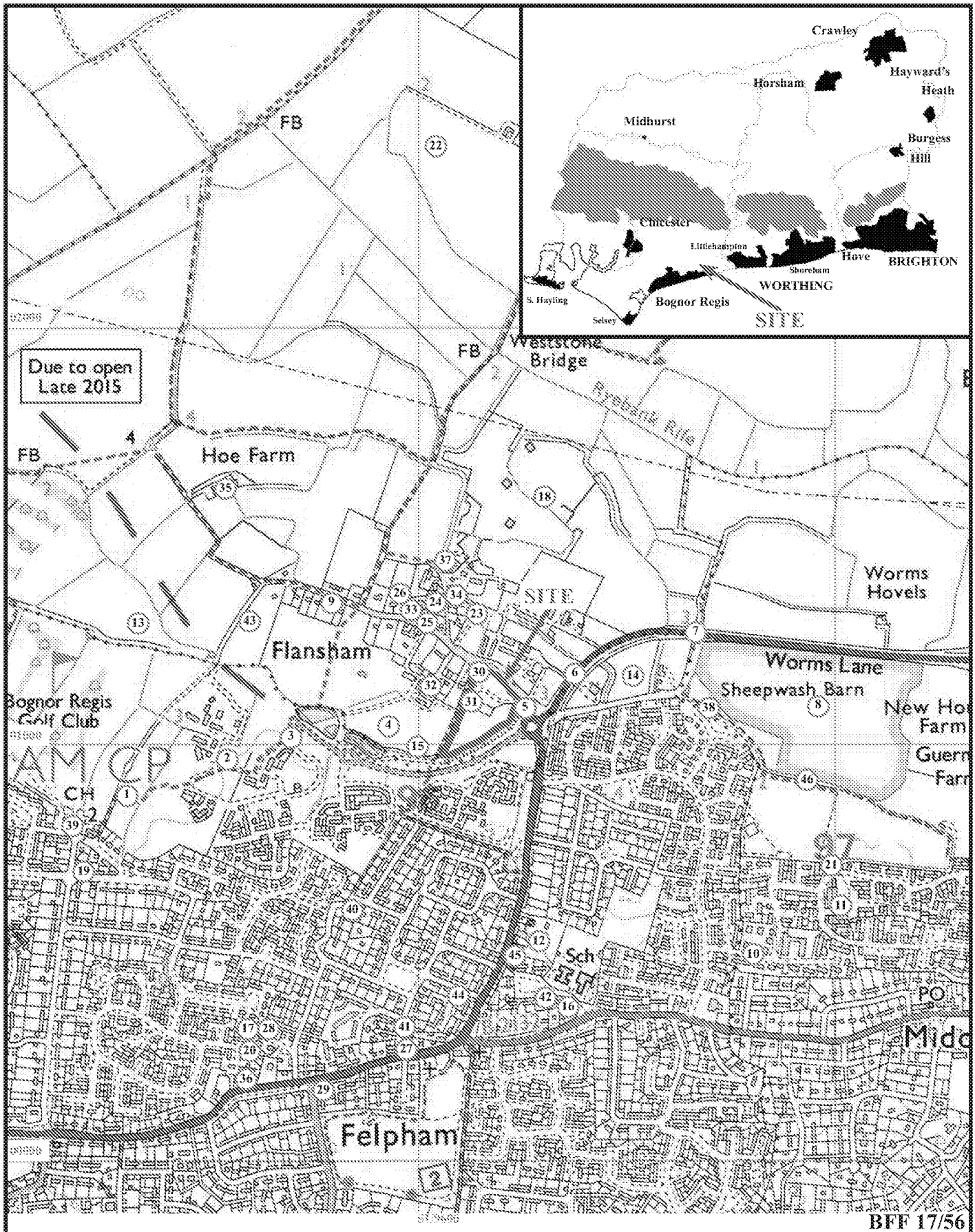
APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1610	Speed's map of Sussex (not illustrated)
1695	Morden's map of Sussex (Fig. 4)
1723	Budgen's map of Sussex (Fig. 5)
1750	Kitchin's map of Sussex (not illustrated)
1756	Bowen's map of Sussex (not illustrated)
1763	Kitchin's map of Sussex (not illustrated)
1778-83	Yeakell and Gardner's map of Sussex (Fig. 6)
1805	Ordnance Survey drawing of Arundel (Fig. 7)
1808	Cooper's map of Sussex (not illustrated)
1808	Cole's map of Sussex (not illustrated)
1837	Moule's map of Sussex (not illustrated)
1840	Dugdale's map of Sussex (not illustrated)
1844	Flansham Tithe map (Fig. 8)
1876	First Edition Ordnance Survey (Fig. 9)
18978	Second Edition Ordnance Survey (Fig. 10)
1912	Ordnance Survey (Fig. 11)
1933	Ordnance Survey (Fig. 12)
1939	Ordnance Survey (Fig. 13)
1976	Ordnance Survey (Fig. 14)
1994	Ordnance Survey (Fig. 15, Fig. 17)
2016	Ordnance Survey – Explorer digital edition at 1:12,500 (Fig. 1)

APPENDIX 3: Aerial Photographs consulted

No	Year taken	Sortie number	Frame number	Grid ref (SU)	Comment
1	10 FEB 1944	US/7PH/GP/LOC178	5014	966 026	
2	20 APR 1946	RAF/3G/TUD/UK/162	5147-9	956 011	
3	16 SEP 1946	RAF/106G/UK/1740	4019-20	963 014	
4	22 JAN 1947	RAF/CPE/UK/1947	1066-7	964 013	
5	01 MAR 1950	RAF/541/446	4314-5	958 006	
6	14 MAY 1950	RAF/541/529	3003-4	955 017	
7	21 MAR 1951	RAF/58/605	5017, 5041	962 009	
8	05 APR 1951	RAF/58/614	3345	963 011	
9	11 APR 1951	RAF/540/456	4118-9	963 010	
10	18 APR 1951	RAF/540/460	4316-7	962 013	
11	12 MAY 1951	RAF/58/678	3229, 4195	961 007	
12	14 MAY 1959	RAF/58/2860	24-5	964 003	
13	04 NOV 1960	RAF/543/1105	49	961 009	
14	05 NOV 1960	RAF/543/1107	39-40	954 006	
15	15 JAN 1961	MAL/61450	86541	961 012	
16	18 JAN 1961	MAL/61451	86762-3	961 010	
17	26 JAN 1961	MAL/61452	86962-3	960 011	
18	31 JAN 1961	MAL/61453	87211, 87243	959 014	
19	26 FEB 1963	MAL/63567	107660-1	966 010	
20	06 OCT 1964	MAL/64695	129781	960 010	
21	12 MAR 1965	MAL/65007	166	965 003	
22	12 MAR 1965	MAL/65008	33	962 020	
23	21 JUN 1967	OS/67245	4	964 998	
24	16 SEP 1971	MAL/71136	172-3	959 000	
25	11 MAY 1973	OS/73151	35-6	956 012	
26	27 MAY 1973	MAL/73025	63-4	962 010	
27	30 DEC 1978	MAL/78031	77-8	963 009	
28	05 MAR 1979	MAL/79006	242-3	957 011	
29	07 MAY 1981	MAL/81012	242-3	954 012	
30	06 MAR 1989	OS/89026	92	961 007	
31	01 APR 1990	OS/90035	187-8	962 011	
32	16 JUN 1999	OS/99576	344-5	965 005	
33	10 JUN 2000	OS/00571	44	957 010	
34	04 OCT 2002	OS/02227	162-3	955 013	
35	19 MAY 2004	OS/04040	214	960 013	

NB: Grid reference given is for start of run; multiple frames may offer wide coverage.



**Bonhams and Flints, Hoe Lane, Flansham, Felpham,
West Sussex, 2017**

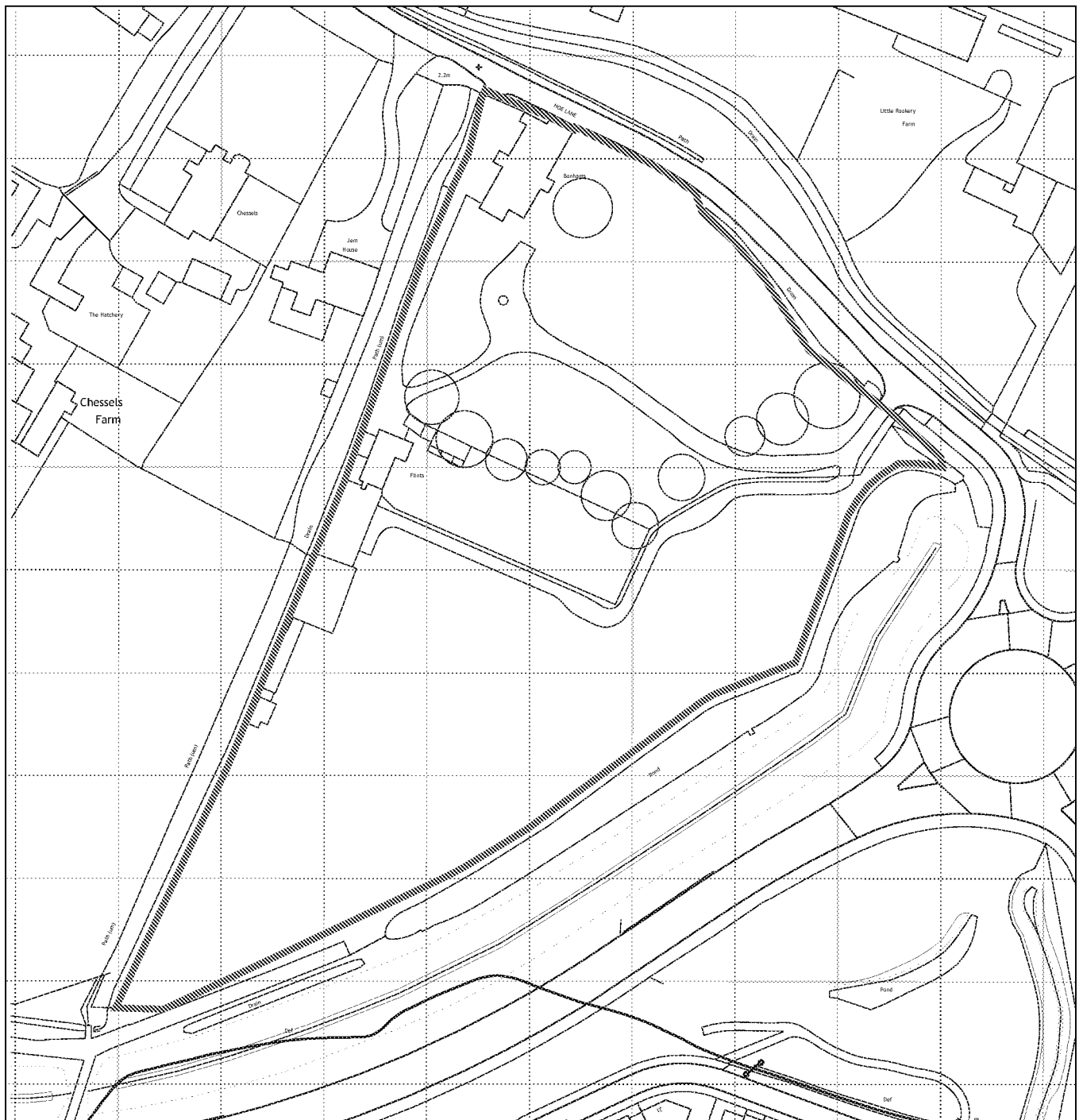
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Figure 1. Location of site within Felpham and
West Sussex showing HER records

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Figure 2. Current site layout

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Figure 3. Saxton's map of Sussex 1575

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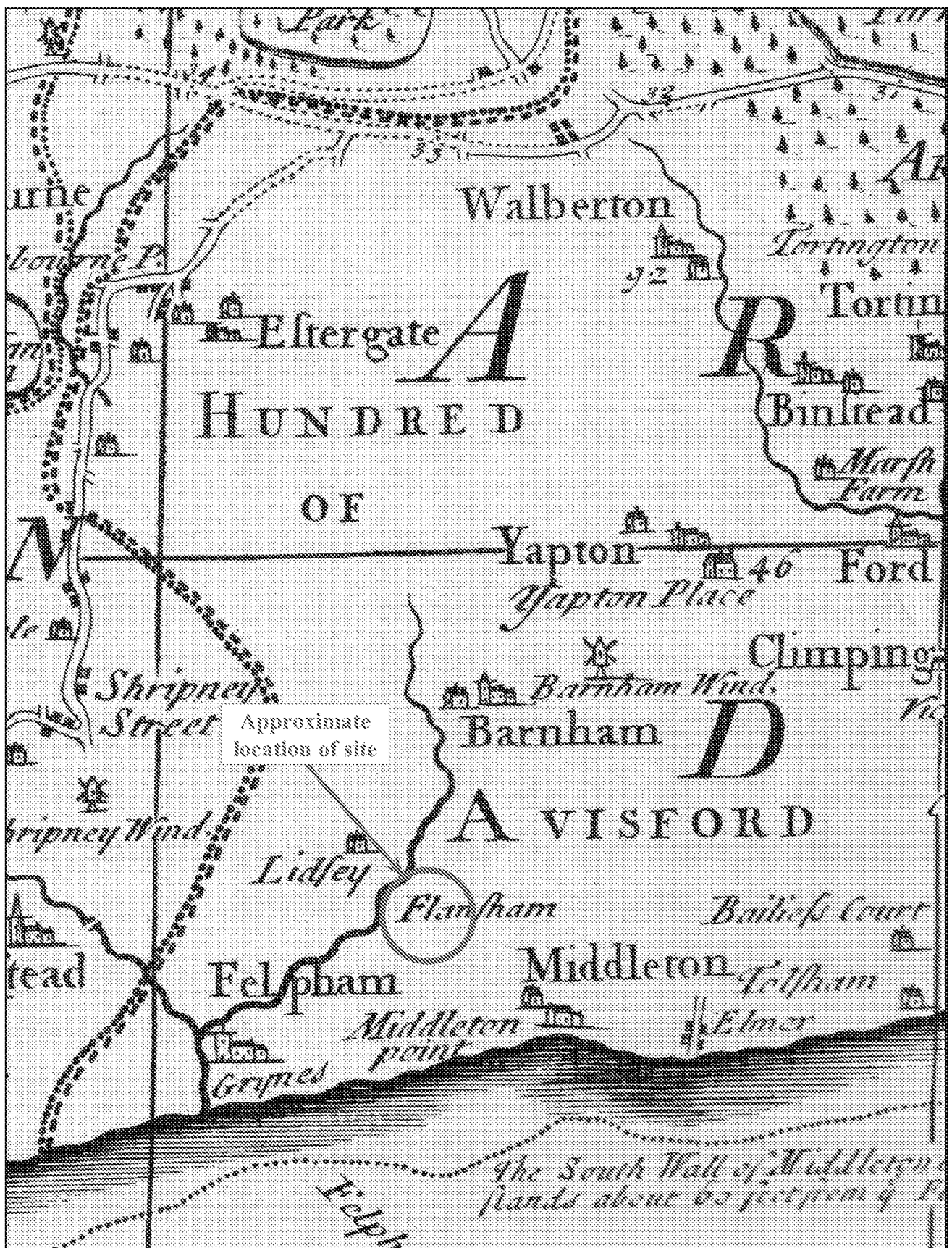


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West Sussex, 2017

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Figure 4. Morden's map of Sussex 1695

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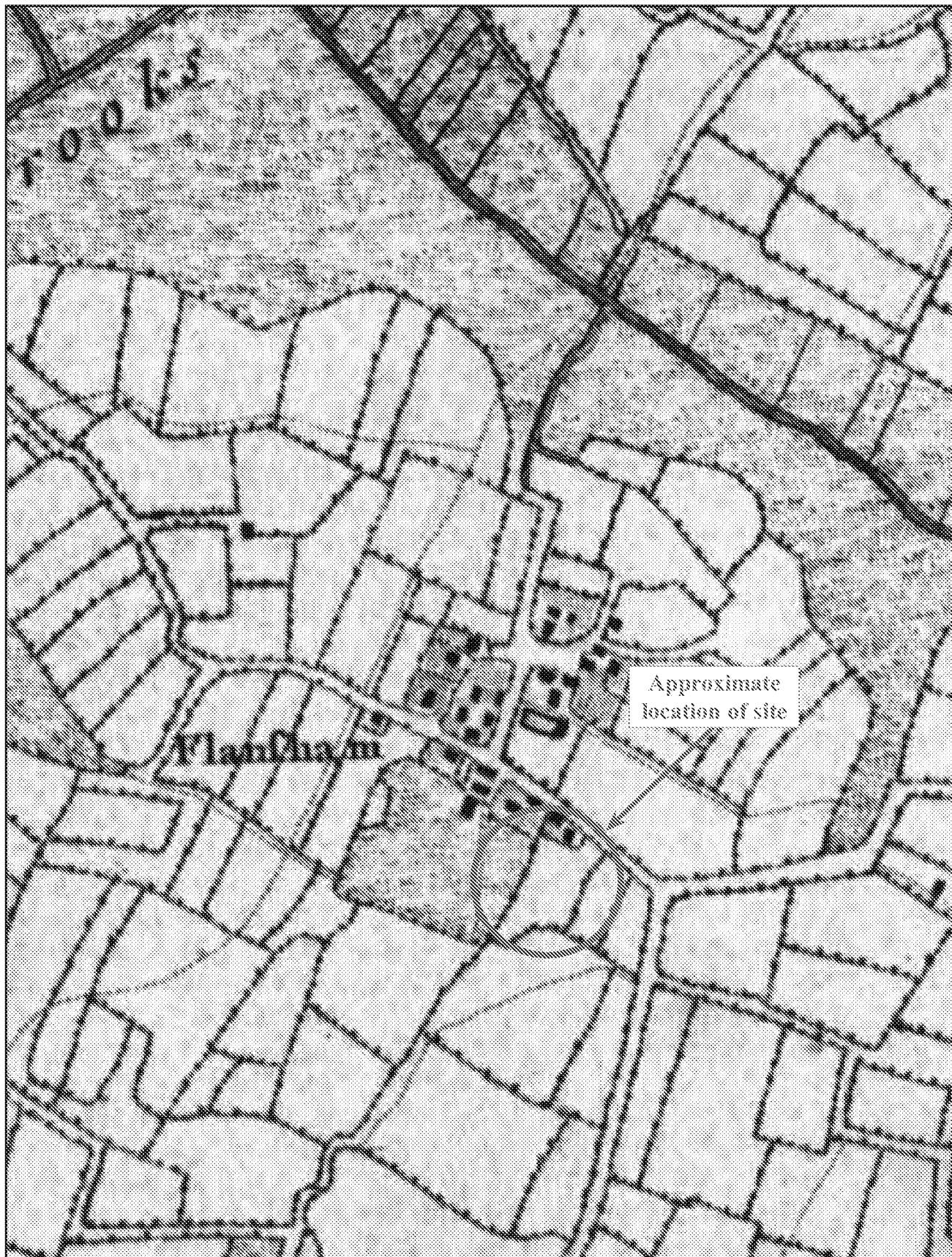
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Figure 5. Budgen's map of Sussex 1723

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Figure 6. Yeakell and Gardner's map of Sussex 1778-83

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Figure 7. Ordnance Survey drawing of Arundel 1805

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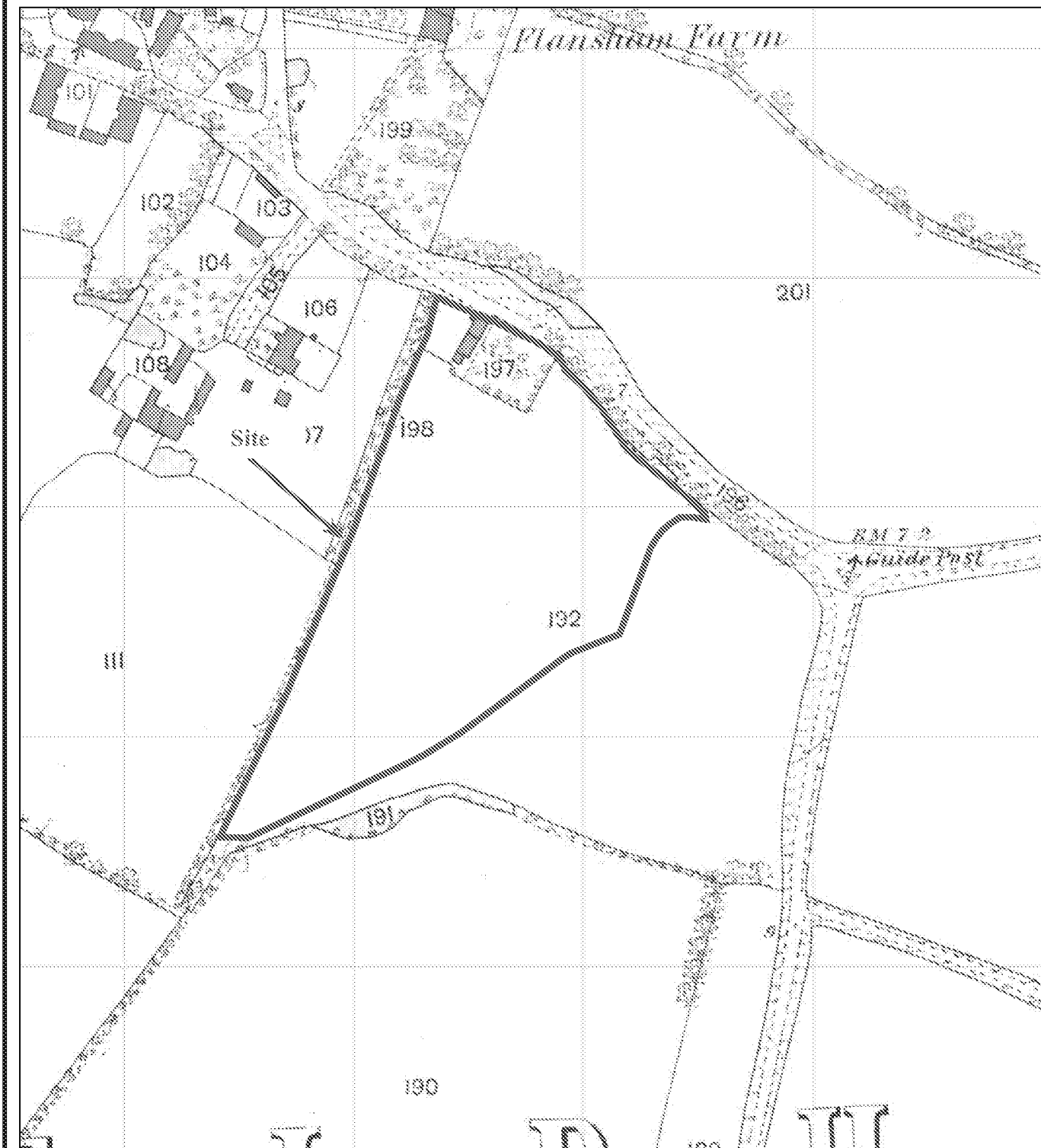


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**Bonhams and Flints, Hoe Lane, Flansham, Felpham,
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Archaeological Desk-based Assessment
 Figure 8. Flansham Tithe map 1844





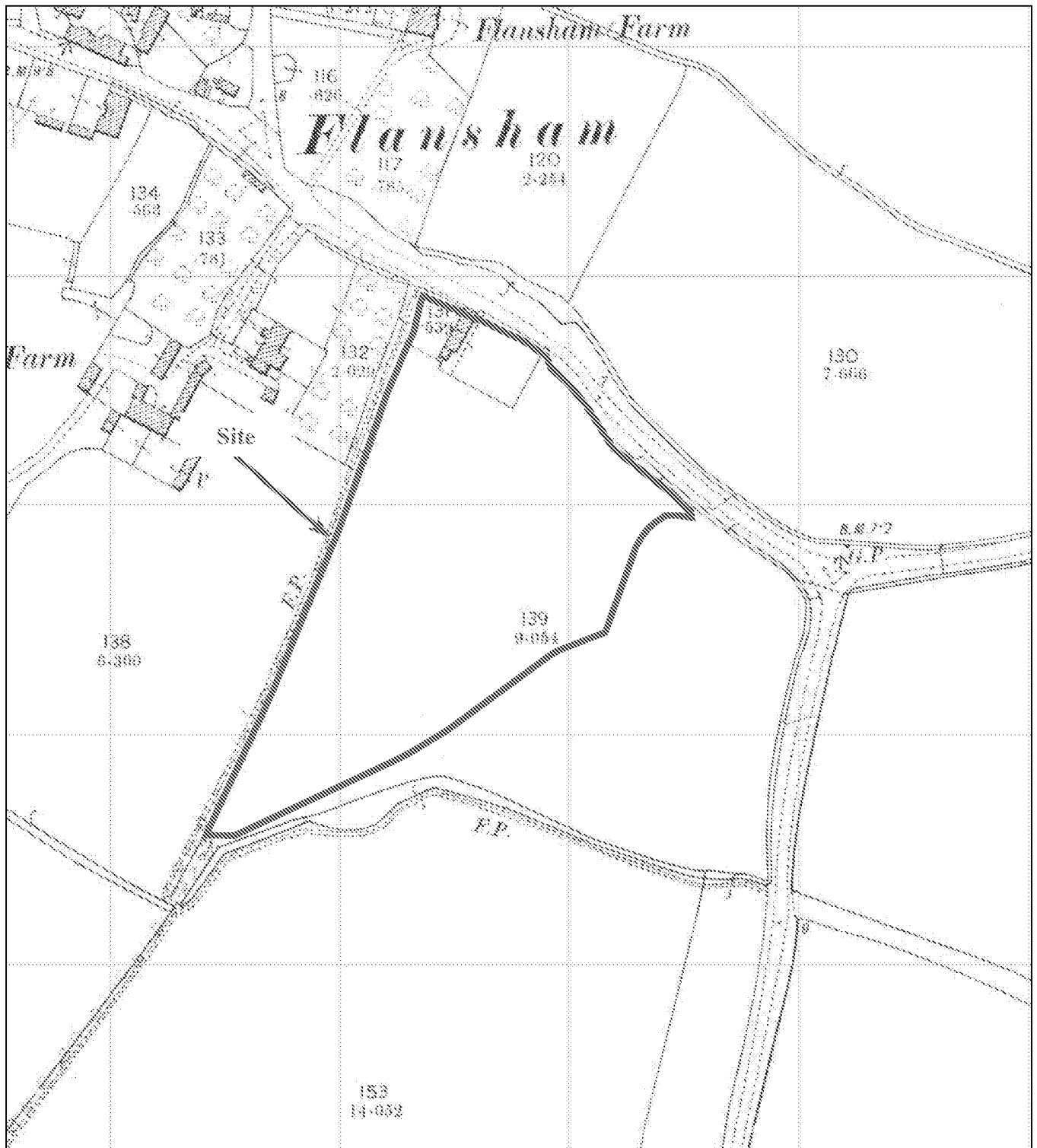
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Figure 9. Ordnance Survey 1876

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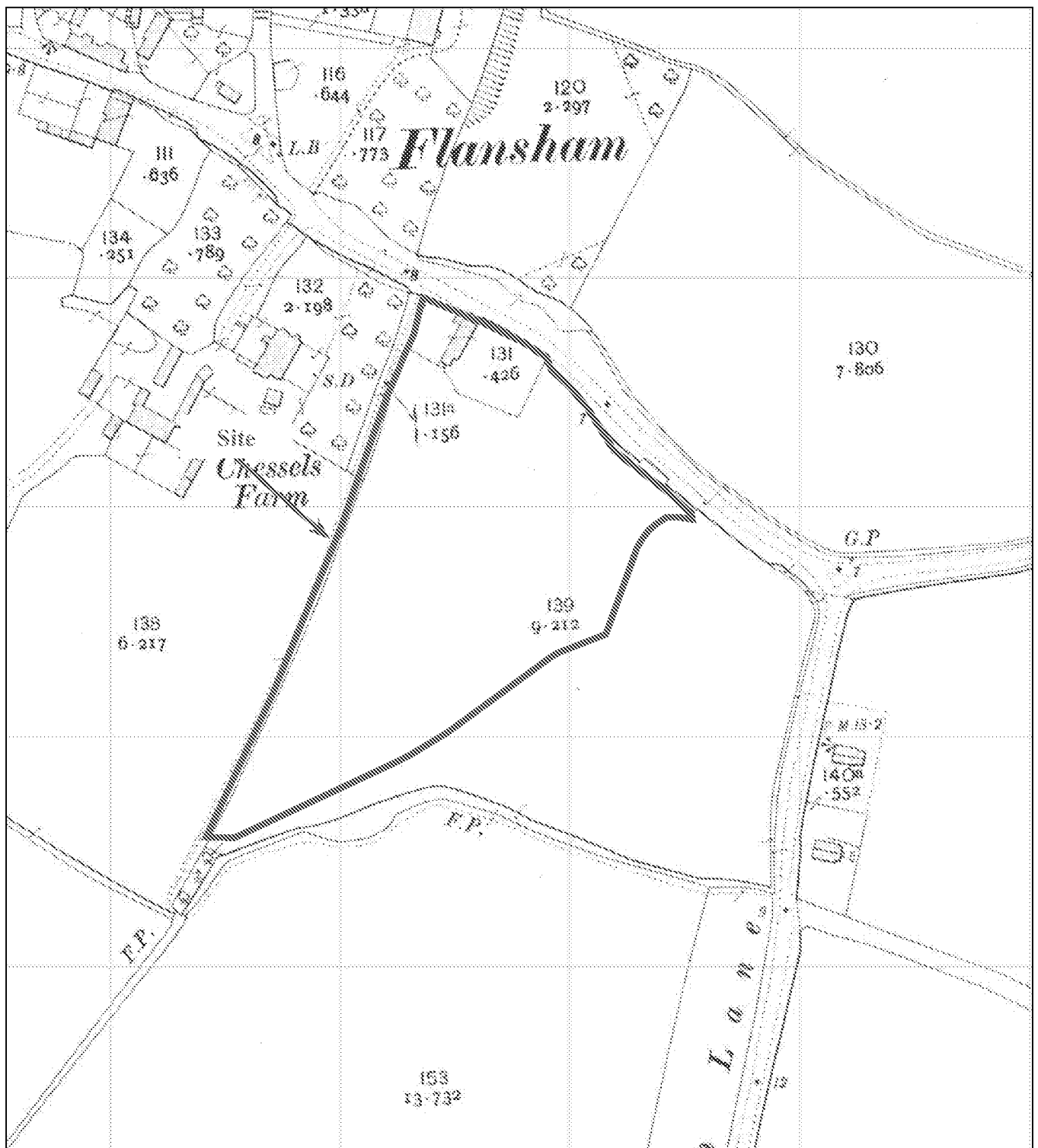
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 Figure 10. Ordnance Survey 1898

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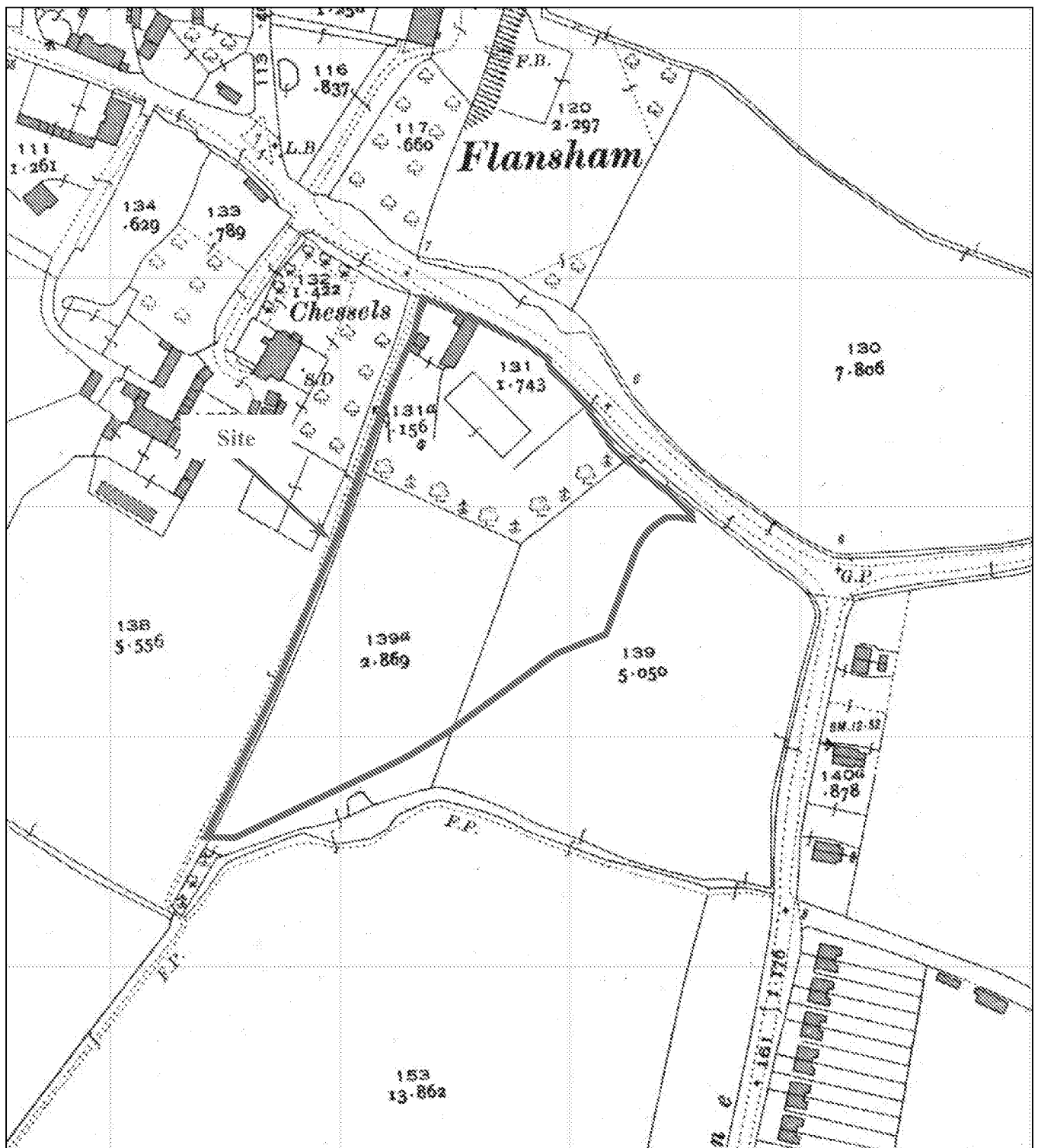
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Figure 11. Ordnance Survey 1912

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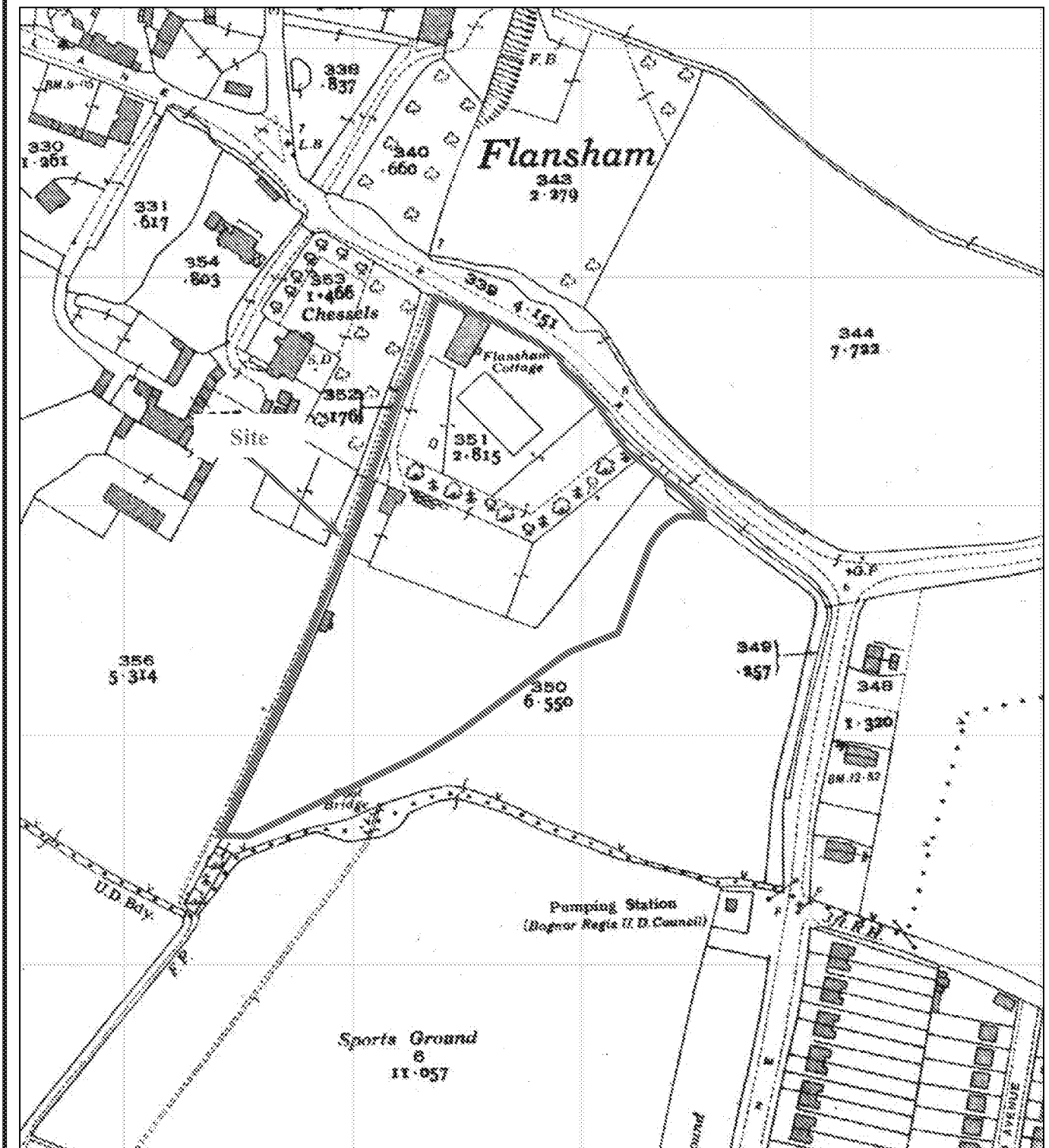
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Figure 12. Ordnance Survey 1933

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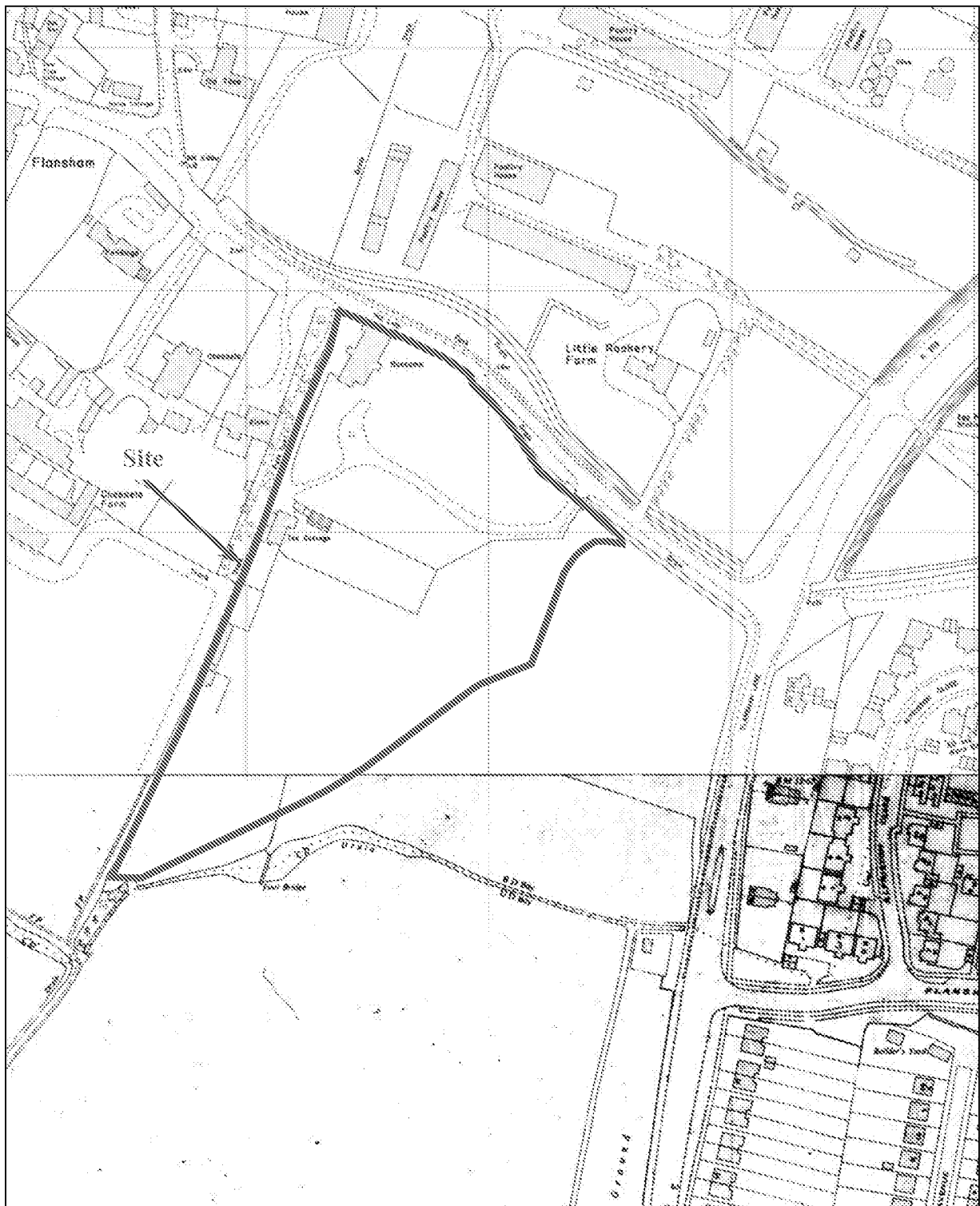
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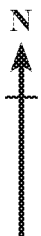
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West Sussex, 2017
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Figure 13. Ordnance Survey 1939

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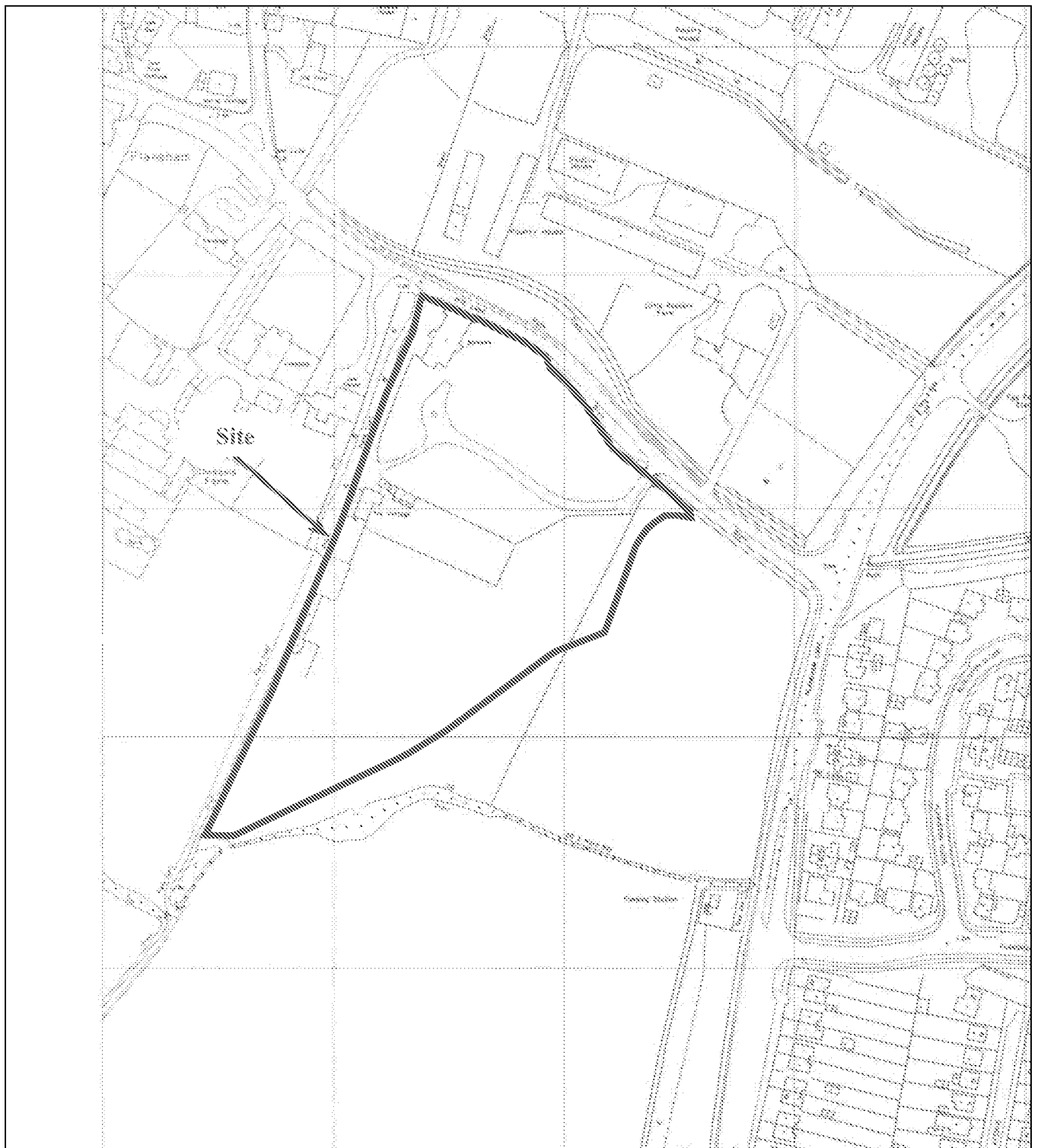
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Figure 14. Ordnance Survey 1976

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Figure 15. Ordnance Survey 1994

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a. Azimuth 0°, vertical angle 15°.



b. Azimuth 135°, vertical angle 15°.



c. Azimuth 180°, vertical angle 15°.



d. Azimuth 225°, vertical angle 15°.

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Figure 16. Lidar 'hillshade' gray scale plots.

Not to scale

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Figure 17. Interpretation of Lidar images,
Superimposed on Ordnance Survey map, 1994.

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Plate 1. Site looking south south-west towards stables from west



Plate 2. Site looking north north-east from south towards Flints

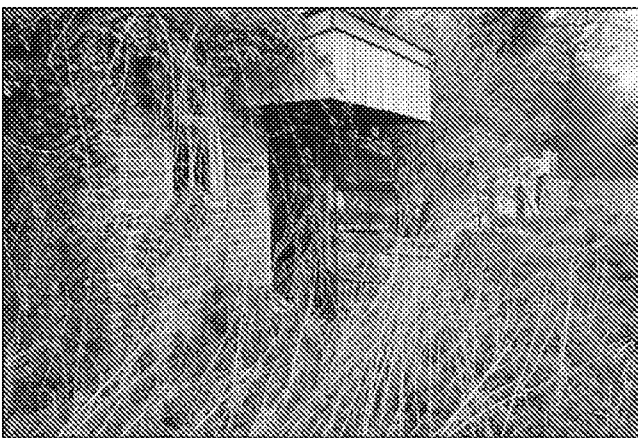


Plate 3. Site looking north-west towards stables

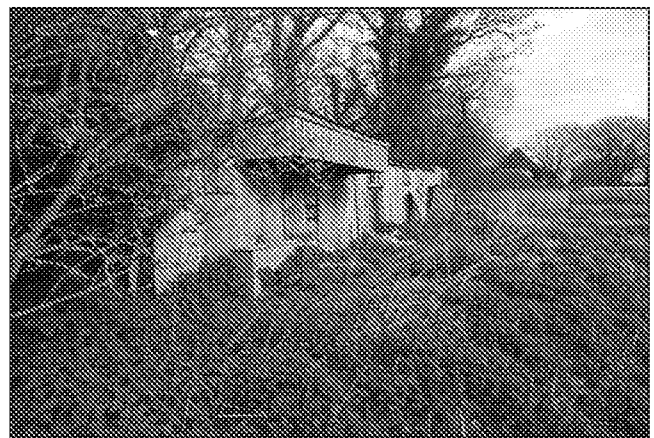


Plate 4. Site looking north-west towards stables and Flints



Plate 5. Site looking south south-east from west

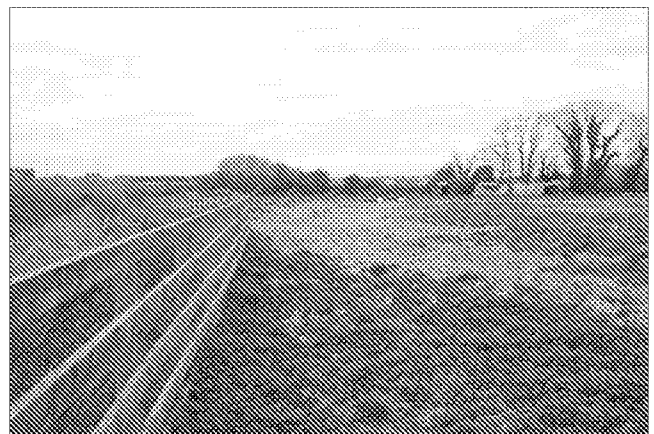


Plate 6. Site looking south south-east along the southern boundary from north-east

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**Bonhams and Flints, Hoe Lane, Flansham, Felpham,
West Sussex, 2017
Archaeological Desk-based Assessment**

Plates 1 to 6

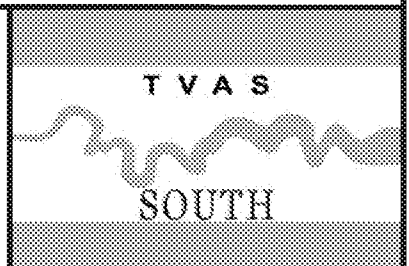




Plate 7. Site looking south south-west along the northern boundary from west



Plate 8. Site looking north north-west from north-east



Plate 9. Site looking north-west towards Flints

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West Sussex, 2017
Archaeological Desk-based Assessment**

Plates 7 to 9

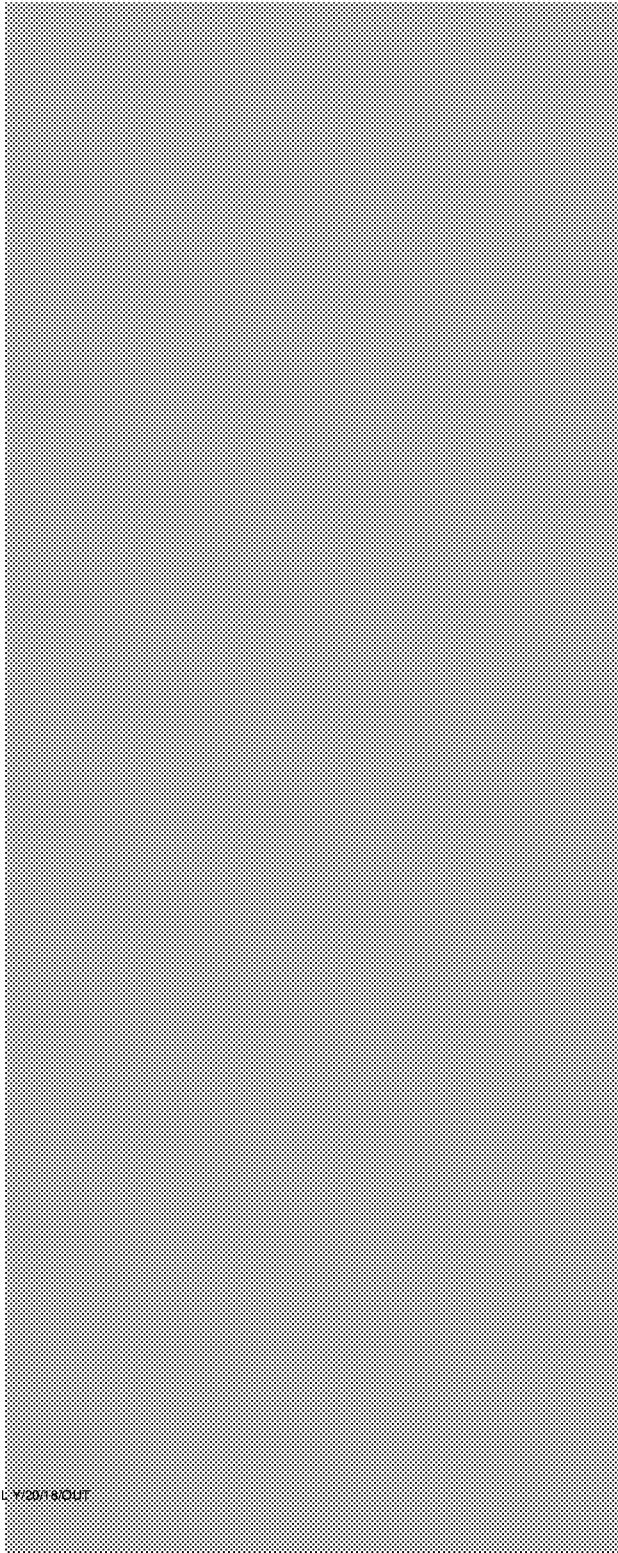
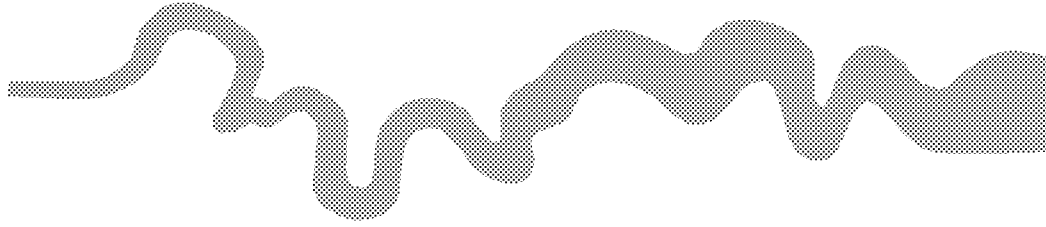
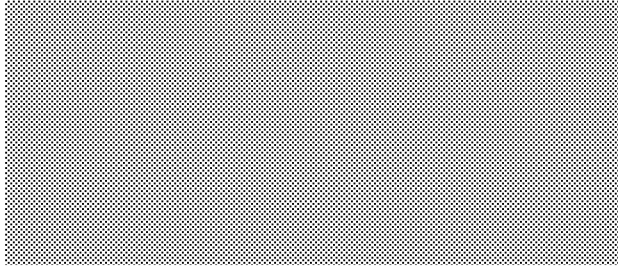
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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
 Bronze Age: Late _____	 1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
 Neolithic: Late	 3300 BC
Neolithic: Early	4300 BC
 Mesolithic: Late	 6000 BC
Mesolithic: Early	10000 BC
 Palaeolithic: Upper	 30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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



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