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ARCHAEOLOGICAL  
DESK-BASED  
ASSESSMENT

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Land north west of  
Goring Station,  
Ferring, West Sussex,  
BN12 6NS

October 2018  
(revised August 2020)

Planning Authority:  
Worthing Borough  
Council

Site centred at:  
TQ 10058 03405

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## EXECUTIVE SUMMARY

- Land north west of Goring Station, Ferring, West Sussex, BN12 6NS, has been reviewed for its below ground archaeological potential.
- The site does not contain any relevant designated heritage assets. However, the HER records a number of non-designated archaeological assets on and in close proximity to the study **site**.
- These comprise an extensive flint assemblage and two Palstave axes recovered from the study site. Moreover, a number of multi-period occupation sites, spanning from the prehistoric periods up until the present period.
- The study site is located within the Archaeological Notification Area: Multi-period Settlement Activity Northbrook College, Worthing (DWS8644) as defined by Worthing Borough Council. The red designation signifies the ANA has a high archaeological potential.
- This assessment has considered the potential for other yet to be discovered archaeological assets within the site, and concludes that there is a high potential for prehistoric archaeology and a moderate potential for all other periods
- Agricultural and horticultural use over the past centuries can be seen to have had a moderate negative impact on any sub-surface archaeological remains that may exist.
- The proposed development comprises mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.
- The site is perceived to have high archaeological potential for the late prehistoric periods, a moderate potential for the Roman period, a moderate potential for the Medieval period, and a low potential for all other periods. A late Post-Medieval farm was present within the site.
- As a result of this, and the location of the site within an Archaeological Notification Area, with high archaeological potential, further mitigation measure will be needed in advance of development.

## 1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by George Stewart-Phillips and Edited by Duncan Hawkins of CgMs Heritage (part of the RPS Group) on behalf of Persimmon Homes Thames Valley.
- 1.2 The subject of this assessment, also known as the study site, is Land at Goring Street, Ferring, West Sussex, BN12 6NS. The site is approximately 19.96ha in extent TQ 10058 03405 (Fig. 1) in the Borough of Worthing.
- 1.3 In terms of relevant designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate vicinity.
- 1.4 The study site is located within the (Red) Archaeological Notification Area: Multi-period Settlement Activity Northbrook College, Worthing (DWS8644) as defined by Worthing Borough Council. The red designation signifies the ANA has a high archaeological potential.
- 1.5 Persimmon Homes Thames Valley has therefore commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the '**Standard and Guidance for Historic Environment Desk-Based Assessments**' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.7 This desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER) and other sources. The report also includes the results of a comprehensive map regression exercise.
- 1.8 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives **not only from a heritage asset's physical presence, but also from its setting.**
- 2.10 *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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of **the asset's** significance and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether **the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest**. Additionally, it is the degree of harm, rather than the **scale of development, that is to be assessed. The level of 'substantial harm' is considered** to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Planning Policy

2.14 The site is located within the Borough of Worthing, which has produced the Worthing Borough Council Draft Local Plan 2016-2033 Regulation 18, October 2018, and contains the following policy relating to the historic environment:

- a) THE COUNCIL WILL CONSERVE AND ENHANCE THE HISTORIC ENVIRONMENT AND CHARACTER OF WORTHING, WHICH INCLUDES HISTORIC AREAS, BUILDINGS, FEATURES, ARCHAEOLOGICAL ASSETS AND THEIR SETTINGS, IMPORTANT VIEWS AND RELATIONSHIPS BETWEEN SETTLEMENTS AND LANDSCAPES/SEASCAPES.
- b) THE COUNCIL WILL SEEK TO:
  - i. **UPDATE WORTHING'S CONSERVATION AND HERITAGE GUIDE**
  - ii. **REVIEW WORTHING'S HERITAGE ASSETS**



- iii. **REVIEW WORTHING'S CONSERVATION AREAS (UPDATING THEIR CHARACTER APPRAISALS AND PRODUCING MANAGEMENT PLANS) AND SEEK OPPORTUNITIES TO ENHANCE THEIR CHARACTER AND APPEARANCE IN ACCORDANCE WITH THEIR CHARACTER APPRAISALS AND MANAGEMENT PLANS;**
- iv. TAKE OPPORTUNITIES TO SEEK IMPROVEMENTS TO LISTED BUILDINGS AND BUILDINGS WITHIN CONSERVATION AREAS WHEN THEIR CONDITION HAS DETERIORATED. WHERE REQUESTS ARE NOT COMPLIED WITH THE COUNCIL MAY USE ITS STATUTORY POWERS TO ENFORCE POSITIVE CHANGE;
- v. IDENTIFY AND PROTECT IMPORTANT VIEWS BETWEEN SETTLEMENTS, ACROSS CHARACTER AREAS, AND CAPTURING TRANSITIONS BETWEEN LANDSCAPE, TOWNSCAPE AND SEASCAPE. THIS WILL INCLUDE **CONSIDERING THE RELATIONSHIP BETWEEN 'VIEWS' AND THE 'FUNCTION'** SUCH VIEWS SERVE;
- vi. RECOGNISE THE ROLE OF AND ENCOURAGE THE BEST USE OF HERITAGE ASSETS IN REGENERATION, DESIGN, TOURISM AND EDUCATION;
- vii. USE ARTICLE 4 DIRECTIONS WHERE IMPORTANT HERITAGE ASSETS ARE UNDER THREAT;
- viii. WORK WITH OTHERS, INCLUDING THE LOCAL COMMUNITY WHERE APPROPRIATE, TO ADDRESS HOW BEST TO CONSERVE ANY ASSETS LISTED **ON HISTORIC ENGLAND'S HERITAGE AT RISK REGISTER**, OR ANY OTHER ASSETS AT RISK OF LOSS, AND TO UNDERSTAND THE SIGNIFICANCE OF THE **HISTORIC ENVIRONMENT IN WORTHING'S CHARACTER AND SENSE OF PLACE;** AND
- ix. **HAVE REGARD TO HISTORIC ENGLAND'S RANGE OF PUBLISHED INFORMATION, GUIDANCE AND ADVICE, AND WILL WORK WITH OTHERS TOWARDS IMPLEMENTING BEST PRACTICE**

2.15 In terms of relevant nationally designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified on the study site or within its immediate vicinity.

2.16 In terms of relevant local designations, the study site is located within an Archaeological Notification Area: Multi-periods Settlement Activity Northbrook College, Worthing (DWS8644), as defined by Worthing Borough Council.

2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks **to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.**

### 3.0 GEOLOGY AND TOPOGRAPHY

#### Geology

- 3.1 The British Geological Survey (2017) indicates that the bedrock geology comprises Seaford Chalk Formation on the north east of the study site; Lewes Nodular Chalk Formation on the south east of the study site; New Pit Chalk Formation on the south west and undifferentiated chalk on the north west of the study site. Superficial deposits are River Terrace Deposits across the majority of the study site, with Alluvium along the course of the Ferring Rife.
- 3.2 No site investigation works, as indicated on the British Geological Survey Bore Hole Viewer (online) have been undertaken within or near the study site.

#### Topography

- 3.3 The site is generally flat both north to south and east to west at c. 8m Above Ordnance Survey Datum (AOD), but slopes down to 6m (AOD) where the Ferring Rife bisects the study site.
- 3.4 The nearest water course in the Ferring Rife River, which flows from east to west across the study site.

#### 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

##### Timescales used in this report:

##### Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

##### Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

##### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 22) also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until present day.
- 4.3 In terms of relevant designated heritage assets, as defined above at paragraph 2.3.4 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate vicinity.

- 4.4 The study site is located within the Archaeological Priority Area: Multi-period Settlement Activity Northbrook College, Worthing (DWS8644) as defined by Worthing Borough Council.
- 4.5 The map regression, together with an examination of secondary sources, demonstrates that the site has been agricultural land for the majority of its documented history.
- 4.6 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

#### Previous Archaeological Work

- 4.7 Previous archaeological work has taken place within the study site, in the form of a fieldwalking exercise. During the winter/spring of 1998-1999 a fieldwalking exercise identified extensive evidence of Bronze Age Activity. During the exercise a large flint assemblage (MWS6960, TQ 10134 03542) was recovered, this consisted of: 93 scrapers; 30 piercers/awls; 20 multi-purpose tools; 2 knives; 7 notched tools and 1 smoother (FWS6584). A high concentration of fire cracked flint was also recovered from the centre of the site. A small amount of medieval and post-medieval pottery was recovered as well.
- 4.8 In addition to this several other finds have been recovered from the study site. A Late Bronze Age Palstave (FWS2770) was found by workmen in c.1960 on the South side of Littlehampton Road, West of Titnore Lane (MWS1148, TQ 103 036). This was thought have been part of a hoard, which was retained by the workmen.
- 4.9 Another Palstave, a trident Palstave (FWS70) was recovered from the same area (MWS5287, TQ103 036).

#### Early Prehistoric

- 4.10 A number of Early Prehistoric sites and finds have been recorded in close proximity to the study site.
- 4.11 The earliest finds to have been recovered from the study area date from the Palaeolithic. During evaluation (EWS1097, TQ 1080 0383) at Yeoman Way, approximately 540m north-east of the study site, raised beach deposits were found (MWS8020, TQ 10805 03852), thought to have been of pre-Devensian age. Evidence of early human activity

was recovered, in the form of a single flint core (FWS5188) dated between the Upper Palaeolithic and Early Mesolithic (40000 BC – 7001 BC).

- 4.12 During fieldwalking at Hightiten field, approximately 400m north of the northern boundary of the study site, a flint scatter (MWS5628, TQ 1030 0410) was recovered and dated between the Late Mesolithic and Early Neolithic.
- 4.13 Fieldwork at Northbrook farm, approximately 400m north-east of the northern boundary of the study site, revealed evidence of Mesolithic occupation (MWS8010 TQ 10475 04020). Residual flints, a moderately sized flint assemblage containing several cores, a small end scraper, bladelets, and a broken microlith, and a possible ditch were discovered during several phases of archaeological works (EWS984, EWS966 & EWS1079, TQ 1047 0402).
- 4.14 During archaeological evaluation at St Barnabas Hospice (EWS1227, TQ 10456 03844), approximately 250m north east of the study site, worked flints were recovered and assigned a general prehistoric date (FWS5830).
- 4.15 While no certain Neolithic activity has been recorded on the study site, evidence of Neolithic activity has been recorded within the study area and in close proximity to the study site.
- 4.16 Several isolated Neolithic finds have been recovered from within the study area. In a Garden at Ardingley Drive (MWS332, TQ 1096 0311), a Neolithic flint chisel (FWS2730) was recovered, approximately 500m south-east of the eastern boundary of the study site. A late Neolithic polished axe-head (FWS1887) and a fragment of a sandstone shafthole adze was recovered (MWS3131, TQ 0956 0334) from a nursery located approximately 350m west of the western boundary of the study site.
- 4.17 A Neolithic axe (FWS85) was recovered in the area of The Strand (MWS5285, TQ 105 035), approximately 500m east of the eastern boundary of the study site. At Thakeham Drive, a partly polished Neolithic axe-head (FWS2727) was recovered from a garden (MWS5621, TQ 1014 0278), approximately 500m east of the eastern boundary of the study site. A further Neolithic stone axe (FWS2755) was recovered from 77 Acres Building Site (MWS5625, TQ 105 035), approximately 410m south of the southern boundary of the study site.
- 4.18 During a watching brief carried out at St Barnabus Hopsice and Lower Northbrook farm (EWS1227, TQ 10456 03844), approximately 190m north east of the study site, a series

of archaeological features were recorded, with some dating from the Neolithic (MWS11051, TQ 10458 03844). A small quantity of worked flint (FWS5830) was recovered which may have dated from the Neolithic but has been assigned a general Prehistoric date.

- 4.19 Possible Neolithic activity (MWS12266, TQ 1050 0384) was identified during a watching brief at Northbrook College (EWS1567, TQ 1050 0384), approximately 240m north east of the study site. Some burnt flint (FWS6520) and some worked flint dated between the Early Neolithic and Late Bronze Age was recovered.
- 4.20 At Lower Northbrook Farm (MWS11454, TQ 1059 0409), approximately 490m north east of the study site, a small number of worked flints (FWS6052) were recovered during evaluation and historic building recording (EWS1289, TQ 1059 0409). These have been dated between the Early Neolithic and Late Bronze Age.
- 4.21 A series of archaeological works (EWS984, EWS996 and EWS1079, TQ 10475 04020) undertaken at Northbrook Farm, approximately 390m north east of the study site, revealed Neolithic activity within a multi period site (MWS8010, 10475 04020). A series of pits, a stakehole cluster, a stone axe (FWS5185), a curved shallow gully and Early Neolithic flintwork and pottery were discovered.
- 4.22 Overall the study site can reasonably be defined as having a low archaeological potential for the early prehistoric periods.

### Bronze Age

- 4.23 For the Bronze Age, there is extensive evidence on the study site and in close proximity to the study site, for this period.
- 4.24 Two Bronze Age Palstave axes have been recovered from the study site itself (MWS1148 & MWS5287, TQ 103 036). The first of these was a Trident Palstave (FWS70). The second (FWS2770) was found by workmen and is thought to have been part of a hoard that was retained by them.
- 4.25 During fieldwalking on the study site, a large and complete flint assemblage was recovered (MWS6960, TQ 10134 03542). The assemblage comprised of: 93 scrapers; 30 piercers/ Awls; 20 multi-purpose tools; 2 knives; 7 notched tools and 1 smoother (FWS6584).

- 4.26 Evaluation at Northbrook College (EWS792, TQ 10533 03772) revealed evidence of a Late prehistoric occupation site (MWS6700, TQ 10533 03772), approximately 230m north east of the study site, in use from the Early Bronze Age to Late Iron Age. This was evidenced by post holes and pottery sherds dating from the Early Bronze Age – Late Iron Age (FWS4922).
- 4.27 At Northbrook College, approximately 310m north east of the study site, evidence of Bronze Age occupation was discovered as a result of archaeological evaluation (EWS650, TQ 1053 0389). Evidence for this came in the form of two post holes dating from the Late Bronze Age to Early Iron Age and worked flint (FWS4609) and pottery (FWS610) dating from the same period.
- 4.28 During evaluation and geoarchaeological test pitting (EWS682, TQ 10658 03967), approximately 480m north east of the study site, several probable Bronze Age features were identified (MWS7403). In addition to this pottery (FWS4708), plant macro remains (FWS4709) and burnt flint (FWS7411) were recovered and dated to between the Late Bronze Age and Late Iron Age.
- 4.29 Archaeological evaluation (EWS1097, TQ 1080 0383) at Yeoman way, approximately 530m north east of the study site, revealed finds of a Bronze Age date. These comprised Late Bronze Age pottery (FWS5189) and a single Late Bronze Age retouched flint flake (FWS5190).
- 4.30 Evidence for Bronze Age occupation was revealed during archaeological evaluation at Northbrook College (EWS1120, TQ 1067 0391), approximately 440m north east of the study site. A number of features were identified, along with associated finds (MWS9142, TQ 1067 0391). The features consisted of: a Late Bronze Age gully, two Late Bronze Age post holes; two ditches in use from the Late Bronze Age to Early Iron Age; an unidentified feature in use from the Late Bronze Age to Early Iron Age; three post holes in use from the Late Bronze age to Early Iron Age and two ditches in use from the Late Bronze Age to the Roman period. Burnt flint was recovered (FWS6046) and pottery sherds dated from the Early Bronze Age – Late Iron Age (FWS6051).
- 4.31 At Northbrook Farm, approximately 400m north east of the study site, during a series of archaeological works (EWS984, EWS996 & EWS1079, TQ 1047 0402) a multi-period occupation site was discovered (MWS8010, TQ 10475 04020). Here, a number of features that were in use throughout the Bronze Age were identified. These were several possible boundary ditches and ditches of varying sites; ten roundhouses and a further

possible five; numerous pits and postholes; a trackway; a ring ditch; a possible animal enclosure represented by stakeholes and postholes and a structure represented by fourteen postholes with an entrance. Finds included: a bronze ring possibly from a harness; a large assemblage of pottery consisting with some sherds of shouldered bowls and jars; fragments of triangular loom weight; a sharpening/ polishing stone and a Late Bronze Age bowl (FWS5186).

- 4.32 During evaluation at The Northbrook Site (EWS1224, TQ 10418 03883), approximately 250m north east of the study site, features dating from the Late Bronze Age to the Late Iron Age were identified. These were a ditch, possible farmstead and a gully (MWS11038, TQ 10418 03883).
- 4.33 Archaeological evaluation and building recording at Lower Northbrook Farm (EWS1289, TQ 1059 0409), approximately 500m north east of the study site, revealed a ditch that had been in use between the Early Bronze Age and Late Iron Age (MWS11545, TQ 1059 0409). Furthermore, worked flints (FWS6052) and pottery sherds (FWS6057) were recovered. The Former has been assigned a date of Early Neolithic – Late Bronze Age, while the latter contains sherds as early as the Early Bronze Age and as late as the medieval period.
- 4.34 During an archaeological watching brief at Northbrook College (EWS1567, TQ 1050 0384), worked flint (FWS6520) dating from the Early Neolithic to Late Bronze Age was recovered, along with a large quantity of pottery (FWS6523) dating between the Early Bronze Age and Roman period.
- 4.35 Overall the study site must be defined as having a high archaeological potential for the Bronze Age.

#### Iron Age and Roman

- 4.36 No Iron Age features or finds have been recovered from the study site, however there is widespread evidence for Iron Age activity within the 1km search area.
- 4.37 The most extensive evidence for Iron Age archaeology comes from the Multi-Period Site at Northbrook Farm (MWS8010, TQ 10475 04020), approximately 400m north east of the study site. During several phases of archaeological works (EWS984, EWS996 & EWS1079), extensive evidence for Iron Age activity was unearthed. Three distinctive phases of activity were represented. The first phase is represented by three possibly four roundhouses, with associated internal and external ditches. In the second phase



three further roundhouses were identified alongside replacement boundary ditches and possible evidence for industrial activity. The most important development during this phase was the creation of an artificial pond in the central area of the site. The third phase of activity is represented by the creation of a large roundhouse and possible livestock enclosure towards the centre of the site and possible rubbish pits.

- 4.38 At Singleton Crescent, approximately 67m from the study site, a number of Early Iron Age – Roman finds were recovered (MWS333, TQ 1012 0311). These comprised a pottery sherd (FWS2731) and fragments of a quern (FWS2732).
- 4.39 **A Late Bronze Age coin (FWS4565) was recovered 50m east of Miller’s Tomb (MWS7327, TQ 0967 0422), approximately 650m north of the study site.**
- 4.40 During an archaeological evaluation at Northbrook College (EWS1120), approximately 440m north east of the study site, a multi period site was discovered with extensive evidence for Iron Age activity (MWS9142, TQ 1067 0391). thirteen ditches, seven post holes, four pits and two non-descript features were recorded, in use between Late Bronze Age to Late Iron Age at varying intervals. Several pieces of burnt clay (FWS6049) dating from the Late Iron Age, a large quantity of pottery (FWS6050) dating from the Early Iron Age to Roman period and a medium quantity of pottery (FWS6051) dating from the Early Bronze Age to Late Iron Age were also recovered.
- 4.41 Archaeological evaluation at the Northbrook site (EWS1224), approximately 240m north east of the study site, revealed several features that are thought to have related to Late Bronze Age to Late Iron Age farmstead (MWS11038, TQ 10418 03883). Features consisted of a number of ditches and gullies. Pottery dating from the Late Bronze Age, Early Iron Age, Middle Iron Age and Late Iron Age was also recovered.
- 4.42 An archaeological watching brief (EWS1227) at St Barnabus Hospice, approximately 235m north east of the study site, revealed remains of an Early Iron Age date (MWS11051, TQ 10458 03844). These consisted of pits, ditches and gullies.
- 4.43 At Lower Northbrook Farm, approximately 510m north east of the study site, during archaeological evaluation and historic building recording (EWS1289), a number of linear features dating from the Iron Age – Roman periods were recorded (MWS11454, TQ 1059 0409). The only associated finds was a large quantity of burnt flint (FWS6054).
- 4.44 Archaeological evaluation at Northbrook College (EWS677 & EWS650), approximately 510m north east of the study site, produced evidence for use of the site during the Late

Bronze Age – Early Iron Age (MWS7347, TQ 10537 03894), as a number of postholes were recorded. Additionally, associated pottery was recovered (FWS4610), along with a flint flake. Furthermore, evaluation and geoarchaeological testpitting (EWS682), approximately 470m north east of the study site, revealed a number of pits and ditches of Iron Age and Romano-British date (MWS7403, TQ 10658 03967). A number of features contained quantities of Iron Age and Roman Pottery. Pottery (FWS4708) dating from the Late Bronze Age – Late Iron Age, plant macro remains (FWS4709) dating from the same period, burnt flint from the same period and Iron Age slag were also recovered.

- 4.45 While no Roman features or finds have been recorded on the study site there is widespread evidence for Roman settlement and activity within the 1km search area.
- 4.46 Several Roman pottery sherds (FWS2728) were recovered near Goring Street in 1959 (MWS331, TQ 1045 0271), approximately 487m south of the study site. Similarly, Roman pottery (FWS2731) and a quern (FWS2732) were recovered from a garden at Singleton Crescent (MWS333, TQ 1012 0311), approximately 70m south of the study site. During fieldwalking (MWS3868, TQ 1030 0410) at Hightiten Barn Field, approximately 420m north of the study site, Roman tile and pottery were recovered.
- 4.47 During work at Boxgrove Road (MWS358, TQ 108 036), approximately 440m east of the study site, sherds of Romano-British pottery (FWS2763) were recovered. Similarly, some 100m south-east of Highdown Towers (MWS373, TQ 1045 0340), approximately 42m east of the study site, a collection of Roman pottery (FWS2778), including samian ware was recovered. Roman pottery (FWS1889) was also recovered from the west of Ferring Lane (MWS3133, TQ 0956 0334), approximately 134m west of the study site. The find comprised a coarse ware jar and a sherd of samian.
- 4.48 During building operations in 1978, evidence for a Roman occupation site and possible villa were discovered (MWS5412, TQ 10485 03811), approximately 230m north east of the study site. Evidence came in the form of footing of a Roman building and several corn drying ovens. A further Romano-British stone building was then partially excavated in 1982 (EWS458).
- 4.49 At Northbrook College, approximately 280m north east of the study site, during several phases of archaeological works (EWS792, EWS649, EWS650 & EWS682), extensive evidence of Roman occupation was found, including a kiln in use during the Roman period (MWS6700, TQ 10533 03772), a Roman bathhouse (MWS7346, TQ 10515 03858); the remains of two other buildings and an associated pit and ditch (MWS7347,

TQ 10537 03894); further pits and ditches (MWS7402, TQ 10658 03967) a large assemblage of pottery (FWS4612), tile (FWS613), a quernstone (FWS4611), a flint core (FWS4614); further pottery (FWS4704); and a lead alloy ring.

- 4.50 A series of archaeological works (EWS984, EWS996 & EWS1079) at Northbrook Farm Multi-period site (MWS8010, TQ 10475 04020), approximately 380m north east of the study site, showed continued activity throughout the Roman period. During this period, the central pond, constructed during the Iron Age, dried up and had a ditch cut into it. This has been interpreted as the establishment of new land division. A large enclosure ditch with two entrances was constructed, along with several other ditches. A series of post holes also date from this period, and are thought to relate to small ancillary buildings associated with the villa towards the south of the site. Also during this period large Romano-British waste pits were dug and filled with ashy deposits. Finds recovered include several fragments of rotary quern, roman pottery (FWS5187) and a copper alloy brooch.
- 4.51 Archaeological evaluation (EWS1120) at Northbrook College revealed continued occupation of the Multi-period site (MWS9142, TQ 1067 0391), approximately 440m north east of the study site, throughout the Roman period. A series of features were discovered along with associated finds (FWS6047, FWS6048 and FWS6050).
- 4.52 During an archaeological watching brief (EWS1227) at St Barnabus Hospice (MWS11051, TQ 10458 03844), approximately 233m north east of the study site, Roman pottery (FWS5828) was recovered.
- 4.53 At Lower North Brook Farm (MWS11454, TQ 1059 0409), during archaeological evaluation (EWS1289), approximately 438m north east of the study site, several features were recorded that were in use during the Roman period. These were: a ditch in use between the Early Iron Age and Roman periods; a ditch in use during the Roman period; a gully and an undefined feature. Numerous sherds of Roman pottery were found along with these features.
- 4.54 An archaeological watching brief (EWS1567) undertaken at Northbrook College revealed evidence of Roman activity (MWS12266, TQ 1050 0384), approximately 260m north east of the study site. Two ditches were discovered along with Roman pottery.

- 4.55 In view of the absence of Roman and Iron Age finds from fieldwalking, it can be suggested that the study site probably comprised of agricultural land in this period. Therefore, a low potential for settlement remains is expected.

#### Anglo-Saxon/Early Medieval

- 4.56 The only evidence of Anglo-Saxon or Early Medieval activity within this period comes from etymological evidence. Mills (Mills 2011, page 187) suggests that the name *Ferring* dates from 765AD.
- 4.57 In terms of physical evidence, none has been found on or in close proximity to the study site.
- 4.58 Overall the archaeological potential of the study site for these periods can reasonably be defined as low.

#### Medieval

- 4.59 Ferring is mentioned in the Domesday Book in 1086 as *Feringes*, possibly meaning: **'settlement of the family or followers of a man called Fēra'** (Mills 2011, page 187). It was recorded as having 15 villagers, 18 small holders a 1 slave (Open Domesday). Goring is also mentioned at this time as *Garinges*, meaning **'settlement of the family or followers of a man called Gāra'** (Mills 2011, page 209). It was recorded as having 13 villagers and 8 cottagers at this time.
- 4.60 In terms of physical evidence, a very small amount of medieval finds have been recovered from the study site itself. This came in the form of low quantities of Medieval pottery, recovered during fieldwalking (MWS6960, TQ 10134 03542). This probably results from the manuring of agricultural fields.
- 4.61 Within the search area, greater quantities of medieval archaeology have been identified.
- 4.62 During extensions to the Methodist Church at Bury Drive (MWS350, TQ 1105 0268), approximately 820m south east of the study site, evidence of a Medieval settlement was identified. Here, evidence of a rectangular hut, with a central hearth was discovered, with several associated rubbish pits and four ditches. Pottery associated with the site, suggested the occupation was confined to the 13<sup>th</sup> century.

- 4.63 At Hightiten Barn Field, approximately 400m north of the study site, during field walking (MWS3869, TQ 1030 0410), a concentration of medieval pottery and tile were discovered.
- 4.64 During an archaeological evaluation (EWS657) at North Barn Historic Outfarm, approximately 20m north of the study site, a possible Medieval posthole was recorded (MWS7351, TQ 10255 03728). Additionally, Medieval pottery (FWS4624) and a nail (FWS4625) were recovered.
- 4.65 Archaeological works (EWS984, EWS996 & EWS1079) at the Multi-period Site at Northbrook Farm (MWS8010, TQ 10475 04020), approximately 380m north east of the study site, revealed evidence of Medieval activity. This came in the form of a ditch, interpreted as a livestock enclosure and several pits.
- 4.66 Archaeological evaluation (EWS1224) carried out at The Northbrook Site (MWS11038, TQ 10418 03883), approximately 230m north east of the study site, revealed a single medieval pit.
- 4.67 As a **result of the 'Historic Farmstead and Landscape Character in West Sussex' Project** (EWS1061), Hangleton Farm (MWS11167, TQ 091 032) has been dated to the Medieval period. Hangleton Farm is located approximately 580m west of the study site.
- 4.68 Overall the study site can be considered to have a low potential for settlement remains as it is likely to have comprised of agricultural land during this period. As such evidence of land divisions and agricultural activity may be represented.

#### Post Medieval & Modern (including map regression exercise)

- 4.69 Our understanding of settlement, landuse and the utilisation of the landscape during these periods is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.70 The 1724 Budgen Map of Sussex (Fig. 3), shows the study site located to the west of Goring, referred to as *Goreing*, and north of Ferring, in what can be assumed to be agricultural or common land.
- 4.71 By the 1795 Gardner & Gream Map of Sussex (Fig. 4), the site can be seen to be made up of several fields, with their field divisions apparent. The 1806 Ordnance Survey Drawing (Fig. 5) depicts a similar situation, however the area covered by the study site

has been further divided into more fields. In addition, a small cluster of buildings has developed towards the south-eastern edge of the study site. This cluster of buildings is recorded in the HER as an Historic Outfarm, which has been destroyed/ totally lost (MWS12907). Several other buildings are depicted around the outside edge of the study site. These represent various farmsteads which are mentioned in the HER: MWS10217 (Farmstead at Falklands Green); MWS10280 (Farmstead at Falklands Green); MWS7351 (North Barn Historic Outfarm); MWS9993 (Site of Dairy Farm Historic Farmstead) & MWS13893 (Site of Walnut Tree House Historic Farmstead).

- 4.72 The 1813 Ordnance Survey Old Series (Fig. 6) and the 1825 C & J Greenwood Map of Sussex (Fig. 7), do not depict the cluster of buildings and only some of farmsteads mentioned above. However, this merely reflects the buildings have been omitted due to the small scale of the maps
- 4.73 By the 1840 Ferring and 1843 Goring-By-Sea Tithe Maps (Fig. 8), the cluster of buildings identified in the 1806 Ordnance Survey Drawing (Fig. 5) are shown in detail. They are described in the 1843 Goring-by-Sea award as *Farm House, Outbuildings and Yards and Cottage and Garden*. They are still described as this in the 1870 re-apportionment award. The rest of the site is split over fifteen plots whose state of cultivation is arable/ grassland. The Ferring Rife River is also shown to flow from east to west across the centre of the site. The other farmstead mentioned in section 4.70 is also depicted.
- 4.74 The 1875-76 Ordnance Survey Map (Fig. 9) shows some change to the site. Many of the plots identified in the tithe maps have merged into bigger plots, the farmsteads surrounding the site have increased in size, most notably North Barn and a foot path has emerged in the south west corner of the study site, this remains today. The most notable change however is the disappearance of the Historic Outfarm (MWS12907). It is around this time that the Outfarm must have been destroyed or lost, as described in the HER.
- 4.75 The 1896, 1909-10, 1932-33, 1938-43, 1962 and 1974 Ordnance Survey Maps (Figs. 10, 11, 12, 13, 14, 15) shows gradual development in the areas around the study site, and little to no development on the study site.
- 4.76 By the 2002 Ordnance Survey Map (Fig. 16) a sluice has been constructed in the north-east corner of the study site. The site has subsequently remained unchanged (Fig. 17).

4.77 The 2000, 2007 and 2010 Google Earth Images (Figs. 18, 19 & 20) show that the site has been heavily ploughed. Figure 19 and 20 also show some crop marks located in the area south of where the Ferring Rife curves. Some of these are former historic field boundaries.

4.78 Overall the study site has a generally low archaeological potential for the Post-Medieval period though evidence of land division and agricultural activity will be represented. However, in the extreme south east of the study site, the remains of a late Post Medieval farm are likely to be represented.

#### Assessment of Significance (Designated Assets)

4.79 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines **the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**

4.80 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.

#### Assessment of Significance (Non-Designated Assets)

4.81 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Early Prehistoric	Low potential, local significance
Late Prehistoric	High potential, regional significance
Roman	Low potential, local significance
Anglo-Saxon	Low potential, local significance
Medieval	Low potential, local significance
Post Medieval	Low to moderate potential, local significance
Modern	Low potential, local significance

- 4.82 On this basis, any remains, should they occur on the study site, would in the context of **the Secretary of State's non**-statutory criteria for Scheduled Monuments (DCMS2013) be of most likely local or regional significance.



## 5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

### Site Conditions

- 5.1 The site is currently occupied by farmland (Figs. 18, 19, 20). Cartographic evidence shows that has been occupied by farmland since the 18<sup>th</sup> century.
- 5.2 Agricultural/horticultural use of the study site can be considered likely to have had a moderate, widespread negative archaeological impact. The site is bisected east to west by the Ferring Rife river.
- 5.3 The LiDAR data plot (Fig. 21) shows no apparent surface archaeological features apart from several c.18<sup>th</sup> or 19<sup>th</sup> century field boundaries towards the centre of the site which can be seen on the 1849 Ferring Tithe Map & 1843 Goring-By-Sea Tithe Map (Fig. 8).

### Proposed Development

- 5.4 The proposed development comprises mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.5 No designated heritage assets lie on or within close proximity of the study site.

### Review of Potential Development Impacts on Non-Designated Assets

- 5.6 Non-designated heritage assets comprise the discovery of a large flint assemblage (FWS6584) and two Palstave axes (FWS2770 & FWS70), on the study site.
- 5.7 Within the 1km search radius a number of multi-period occupation sites spanning from the prehistoric periods to modern have been discovered within close proximity to the study site.
- 5.8 The proposed development could potentially impact on any yet to be discovered archaeological assets.

## 6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at Goring Street, Ferring, West Sussex, BN12 6NS, has been assessed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.4 The site is located within a (Red) Archaeological Notification Area: The Multi-Period Settlement Activity Northbrook College, Worthing (DWS8644), as defined by Worthing Borough Council. The red designation meaning it is of high archaeological potential.
- 6.5 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Early Prehistoric	Low potential, local significance
Late Prehistoric	High potential, regional significance
Roman	Low potential, local significance
Anglo-Saxon	Low potential, local significance
Medieval	Low potential, local significance
Post Medieval	Low to moderate potential, local significance
Modern	Low potential, local significance

- 6.6 Therefore, it can be considered that the proposed development has the potential to have a negative archaeological impact. On this basis and as the site is located within an Archaeological Notification Area of high potential, further archaeological mitigation measures will be needed in advance of development.

## SOURCES CONSULTED

### 1. General

British Library  
West Sussex Historic Environment Record  
West Sussex Record Office  
The National Archive

### 2. Internet

British Geological Survey –  
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>  
British History Online – <http://www.british-history.ac.uk/>  
Domesday Online – <http://www.domesdaybook.co.uk/>  
Historic England: The National Heritage List for England –  
<http://www.historicengland.org.uk/listing/the-list/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

### 3. Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, revised 2017

DCMS Scheduled Monuments and Nationally Important Non-Scheduled Monuments 2013

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised July 2018)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Mills, A.D. *A Dictionary of British Place Names* 2011

#### 4. Cartographic

1724 Budgen Map of Sussex

1795 Gardner & Gream Map of Sussex

1806 Ordnance Survey Drawing

1813 Ordnance Survey Old Series

1825 C & J Greenwood Map of Sussex

1840 Ferring Tithe Map & 1843 Goring-By-Sea Tithe Map

1875-76 Ordnance Survey (1: 10560)

1896 Ordnance Survey (1: 10560)

1909-10 Ordnance Survey (1: 10560)

1932-33 Ordnance Survey (1: 10560)

1938-1943 Ordnance Survey (1: 10560)

1962 Ordnance Survey (1: 10560)

1974 Ordnance Survey (1: 10000)

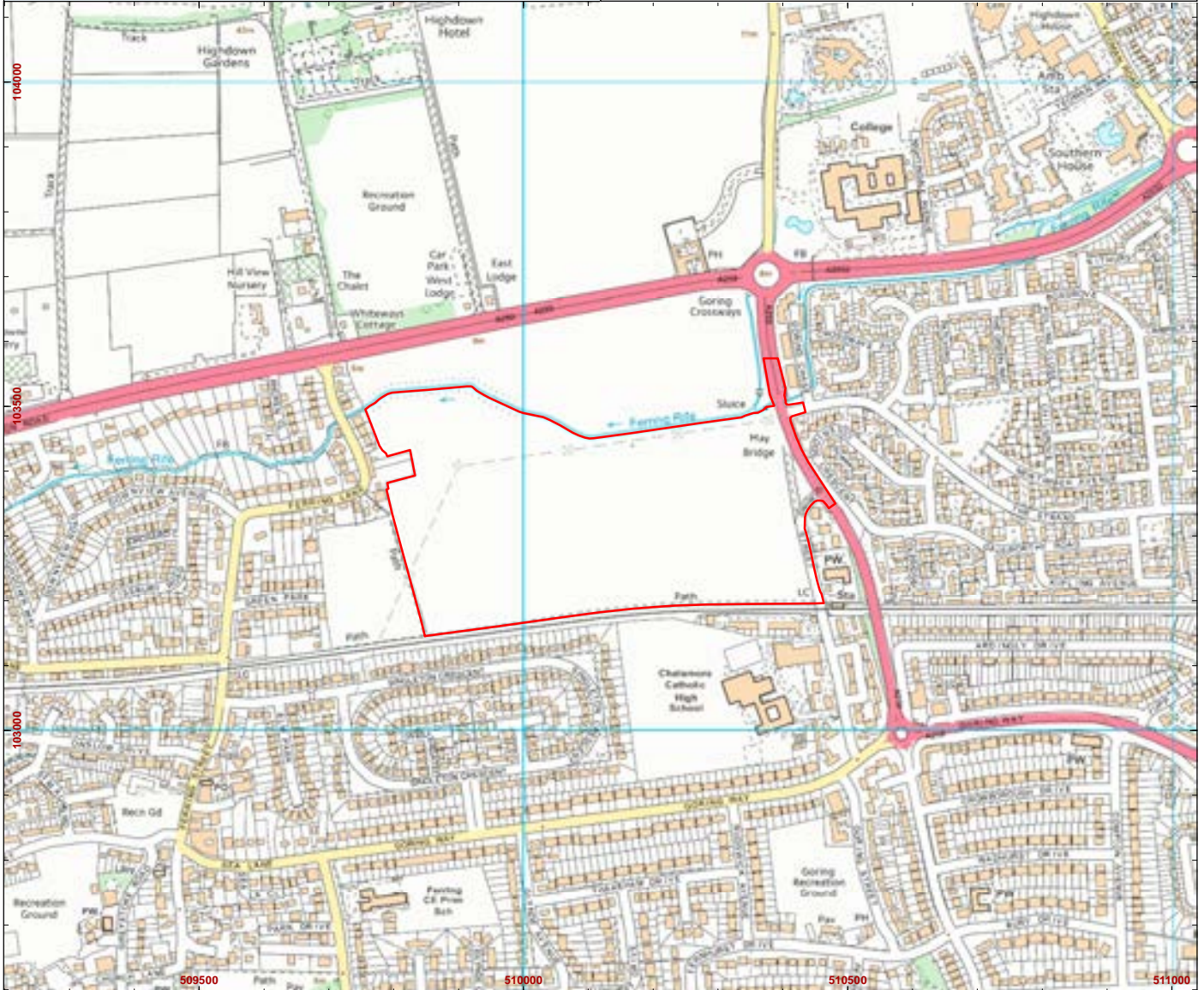
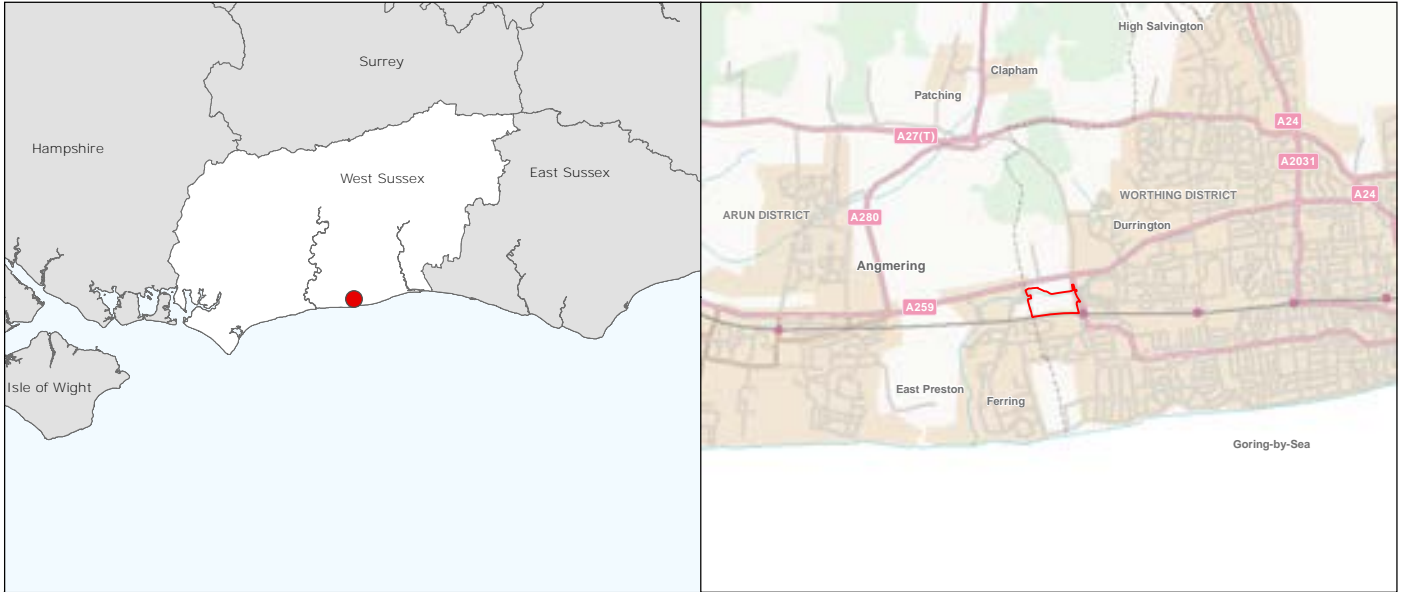
2002 Ordnance Survey (1: 10000)

2014 Ordnance Survey (1: 10000)

2000 Google Earth Image

2007 Google Earth Image

2010 Google Earth Image



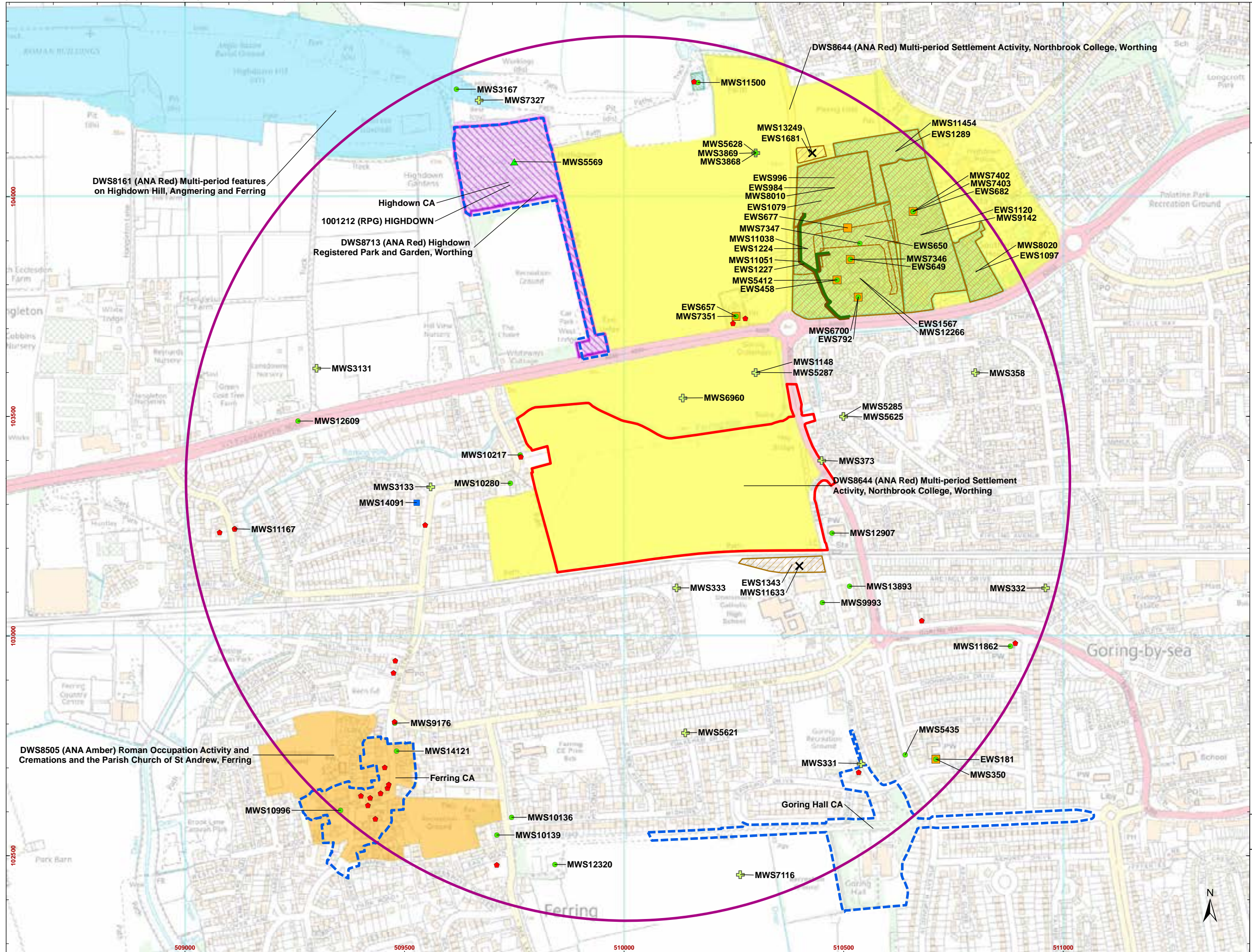
Site Boundary



Scale at A4: 1:10,000  
0 250m

Figure 1:  
Site Location





- Site Boundary
- Search Radius 1km

**Designated Assets:**

- Registered Park or Garden
- Listed Building
- Conservation Area

**Non-Designated Assets:**

**Archaeological Notification Areas**

- Red**
- DWS8161: Multi-period features on Highdown Hill, Angmering and Ferring
  - DWS8644: Multi-period Settlement Activity, Northbrook College, Worthing
  - DWS8713: Highdown Registered Park and Garden, Worthing
- Amber**
- DWS8505: Roman Occupation Activity and Cremations and the Parish Church of St Andrew, Ferring

**HER Record (Point)**

- Find Spot
- Monument
- Landscape
- Building
- Negative Evidence

**HER Record (Line)**

- Monument

**HER Record (Polygon)**

- Monument

**Previous Archaeological Work:**

- HER Event (Point)
- HER Event (Line)
- HER Event (Polygon)

Scale at A3: 1:8,000  
0 250m

Figure 2: HER Plot (Data from West Sussex HER)





 Approximate Site Location




Scale at A4: 1:25,000 approx.



Figure 3:  
1724 Budgen Map of  
Sussex



 Approximate Site Location

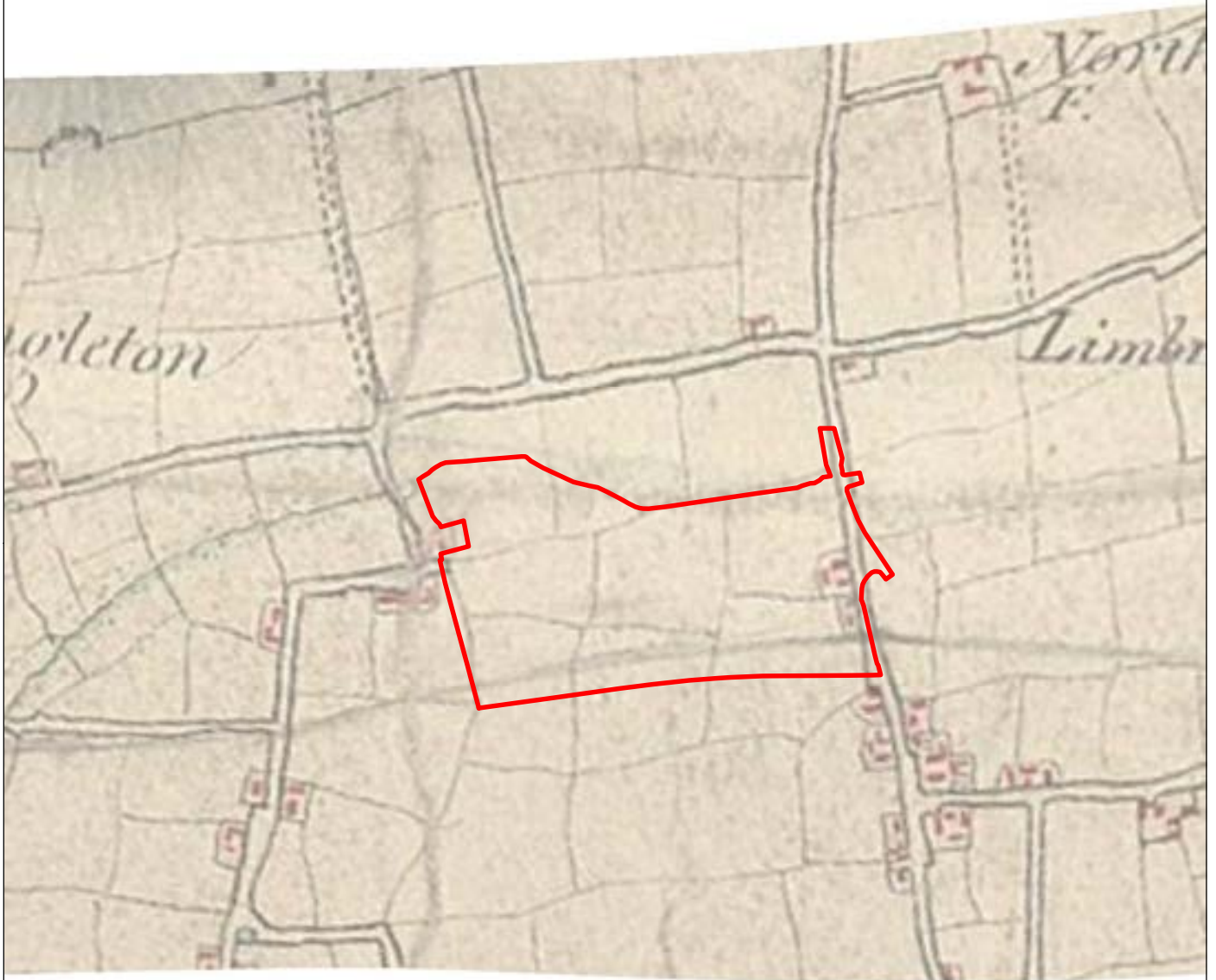



Scale at A4: 1:25,000 approx.



Figure 4:  
1795 Gardner & Gream  
Map of Sussex





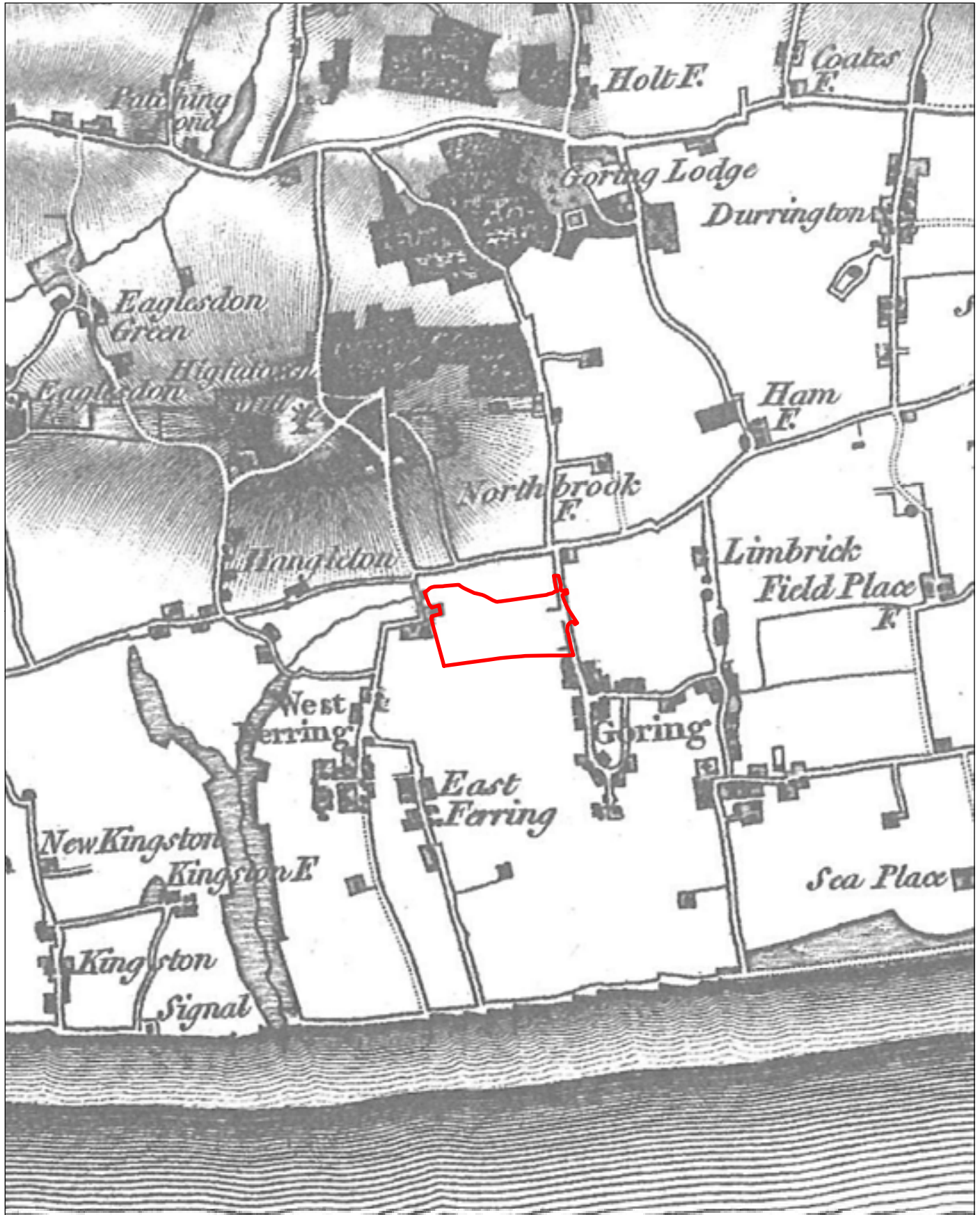
 Approximate Site Location




Scale at A4: 1:10,000 approx.



Figure 5:  
1806 Ordnance Survey  
Drawing



 Approximate Site Location

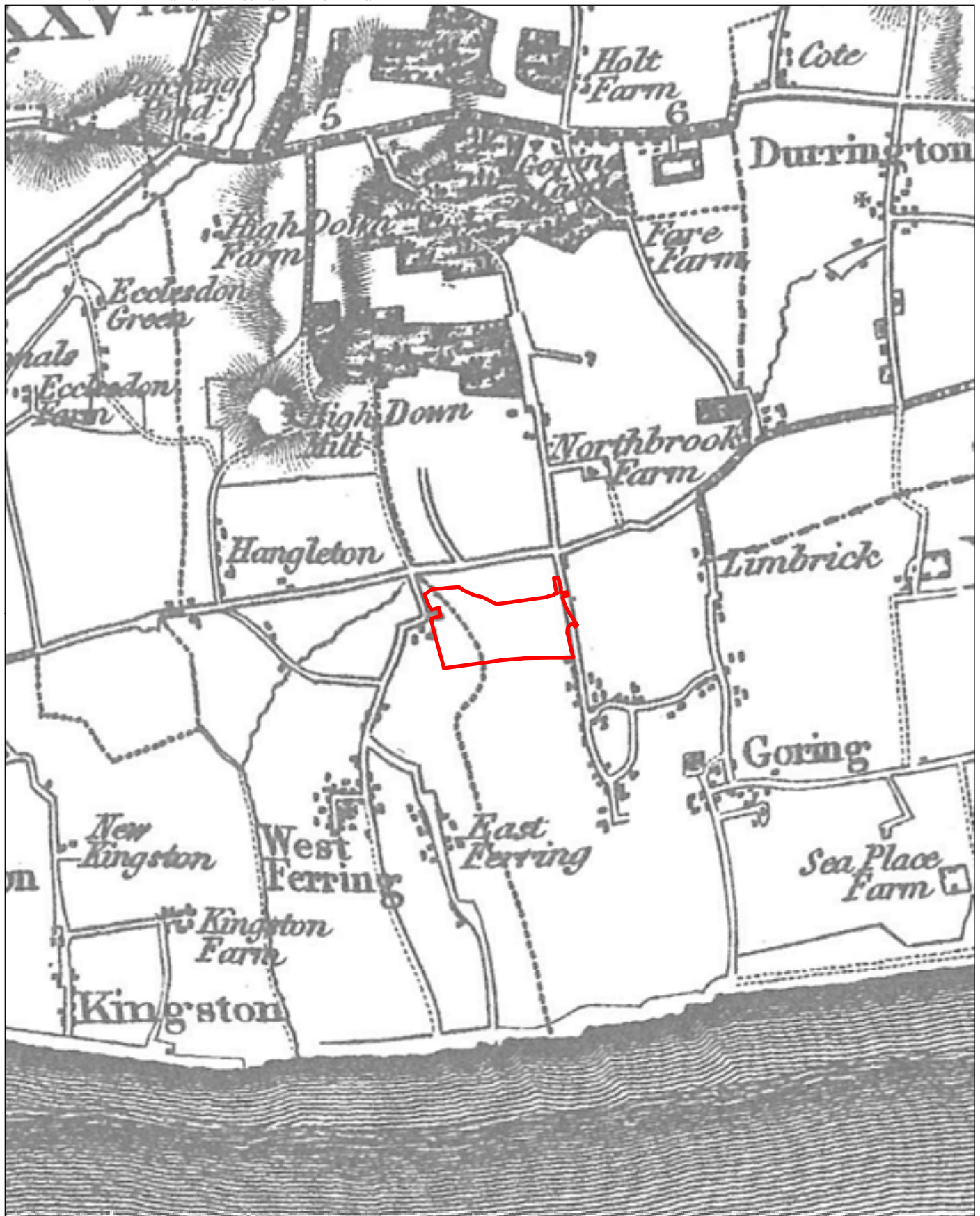


Scale at A4: 1:25,000 approx.



Figure 6:  
1813 Ordnance Survey  
Old Series





 Approximate Site Location



Scale at A4: 1:25,000 approx.



Figure 7:  
1825 C & J Greenwood  
Map of Sussex



 Site Boundary

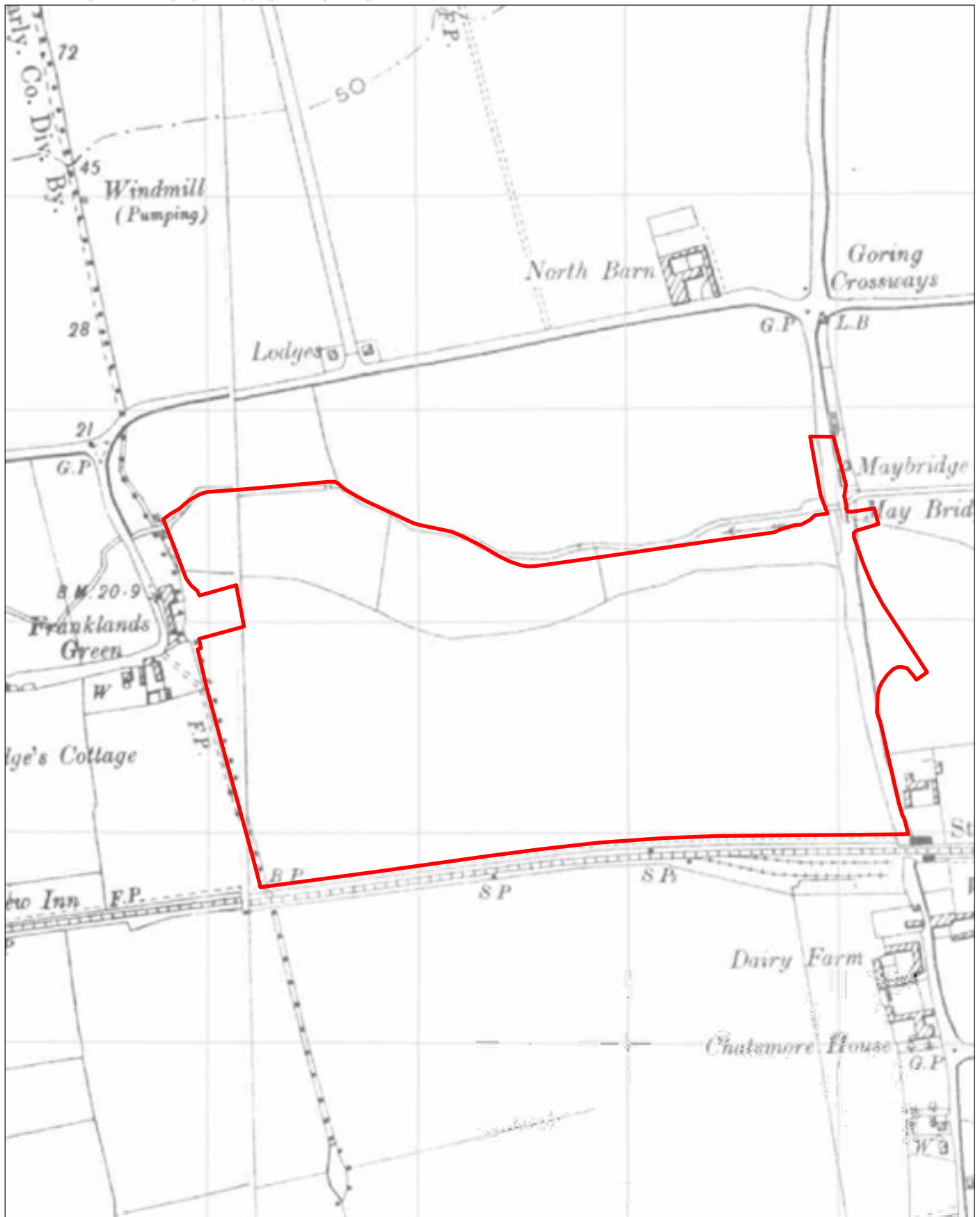


Scale at A4: 1:5,000



Figure 8:  
1840 Ferring Tithe Map  
& 1843 Goring-By-Sea  
Tithe Map





Site Boundary

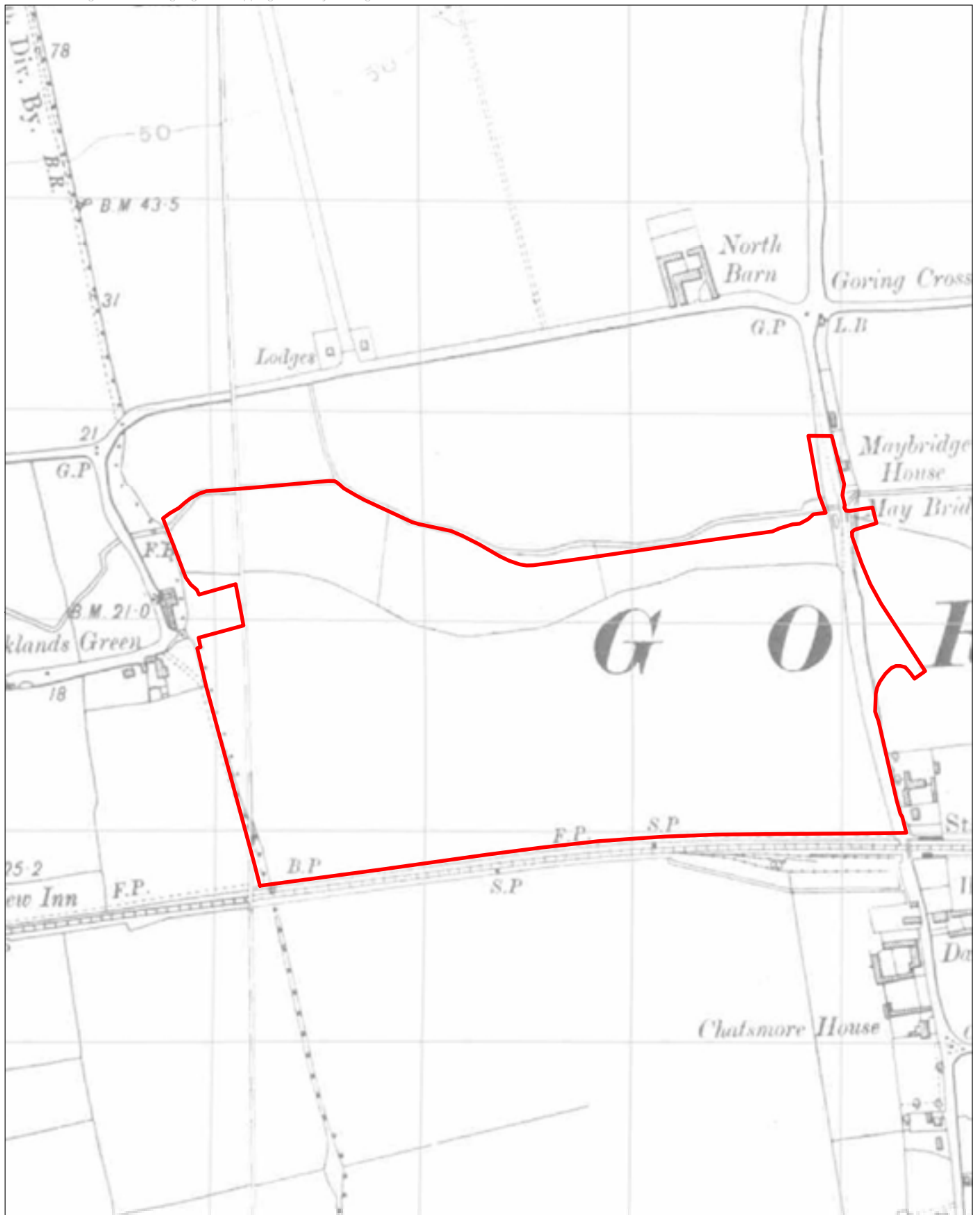


Scale at A4: 1:5,000



Figure 10:  
1896 Ordnance Survey  
(1:10560)





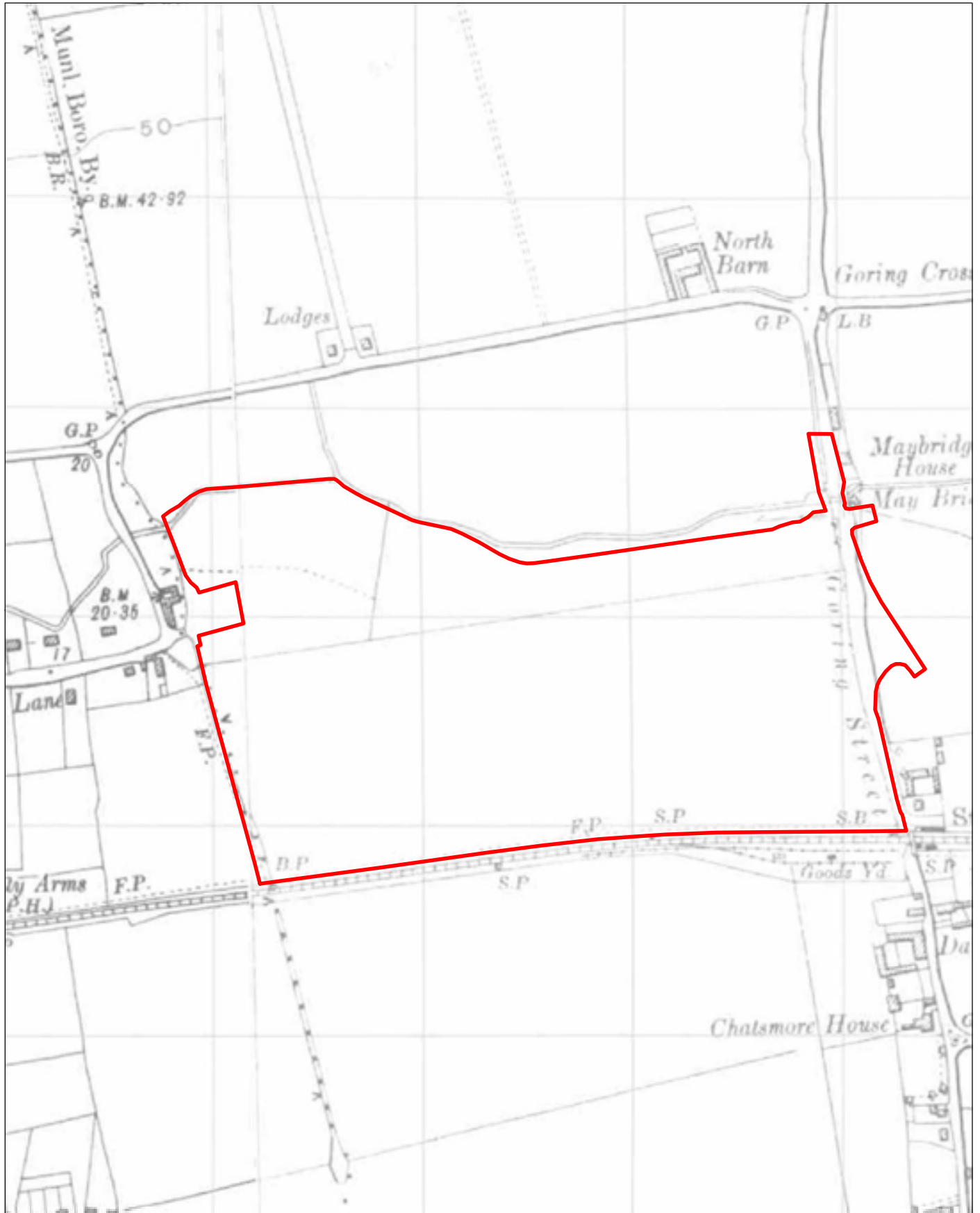
 Site Boundary



Scale at A4: 1:5,000



Figure 11:  
1909-10 Ordnance  
Survey (1:10560)



 Site Boundary

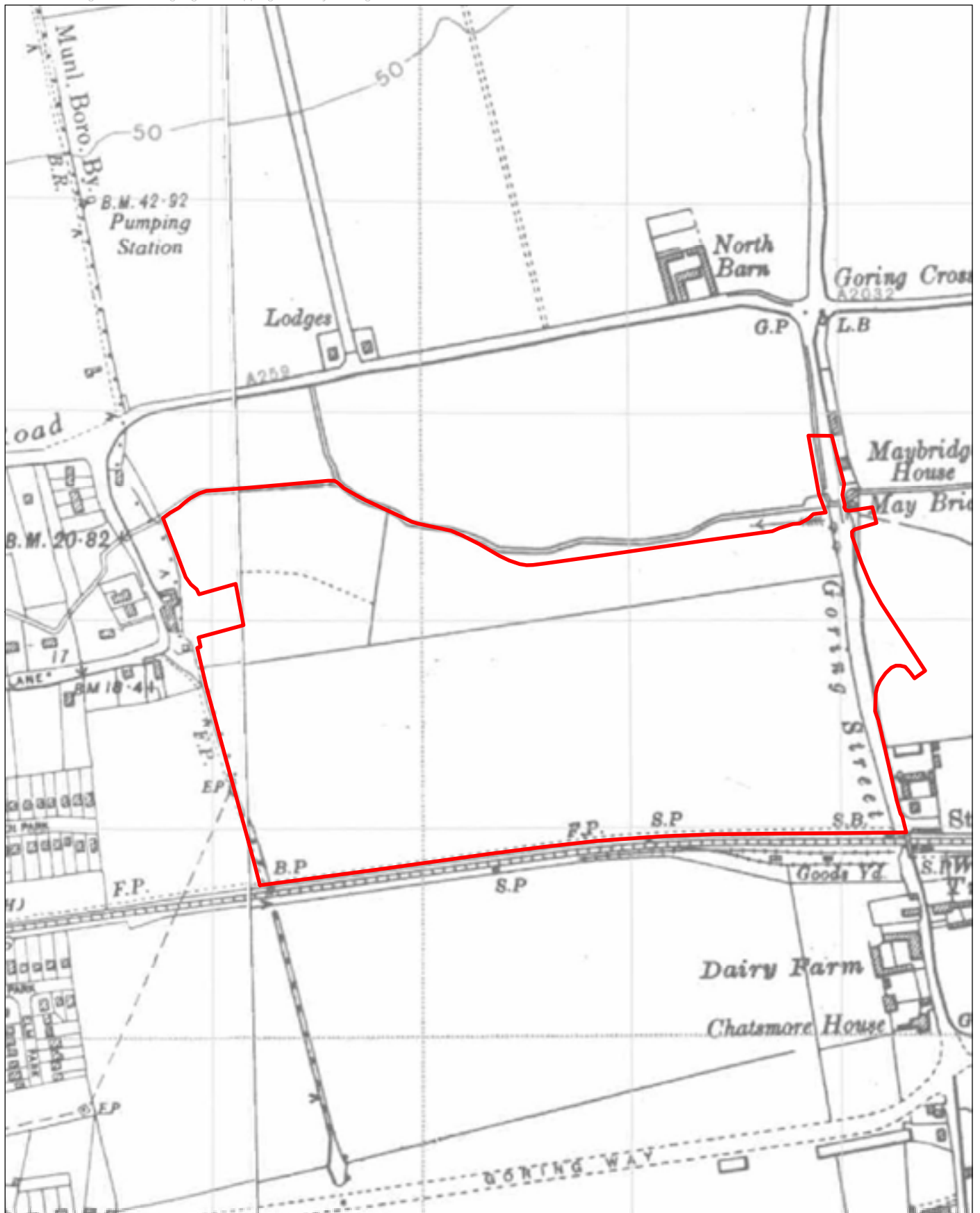


Scale at A4: 1:5,000



Figure 12:  
1932-33 Ordnance  
Survey (1:10560)





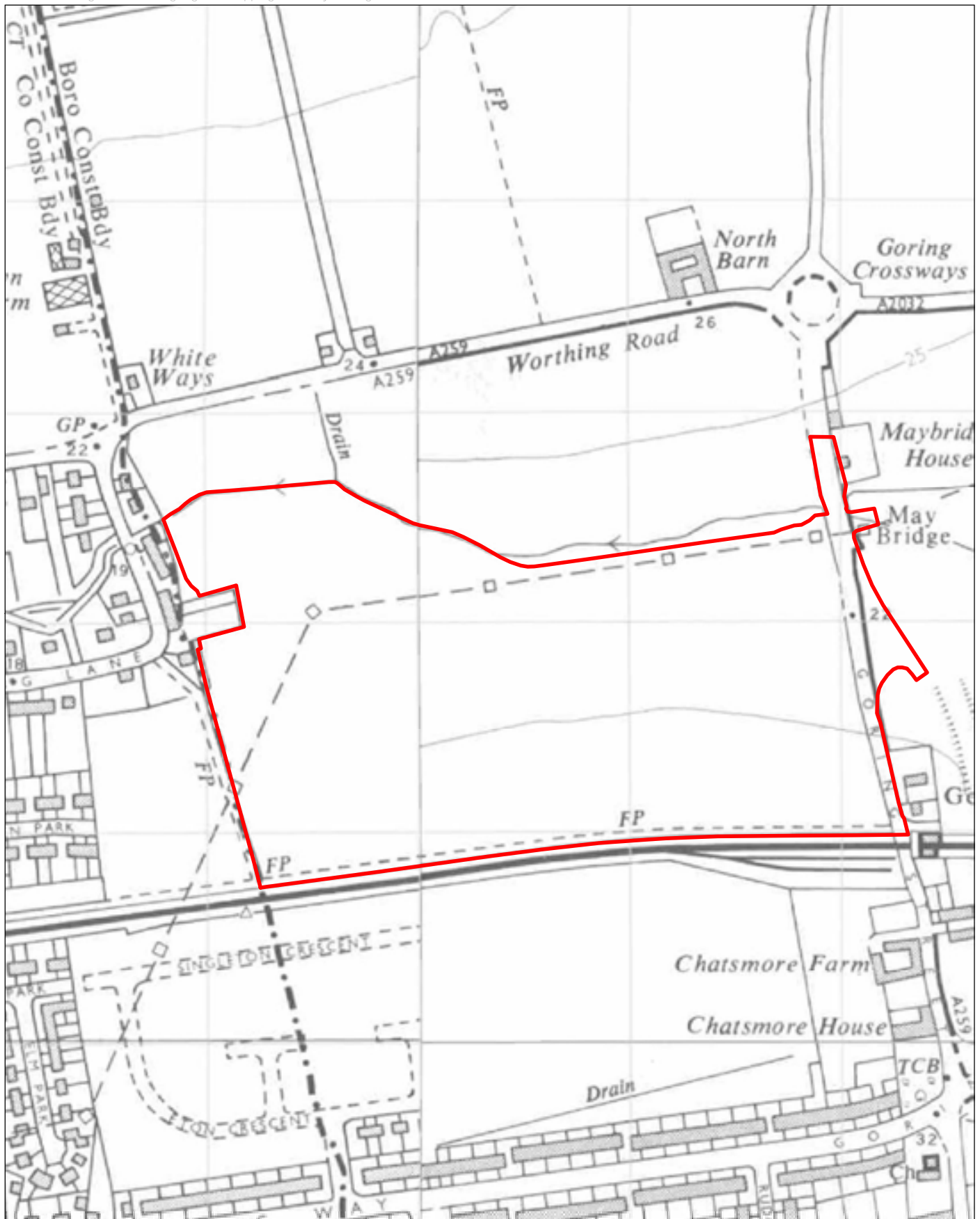
 Site Boundary



Scale at A4: 1:5,000



Figure 13:  
1938-1943 Ordnance  
Survey (1:10560)



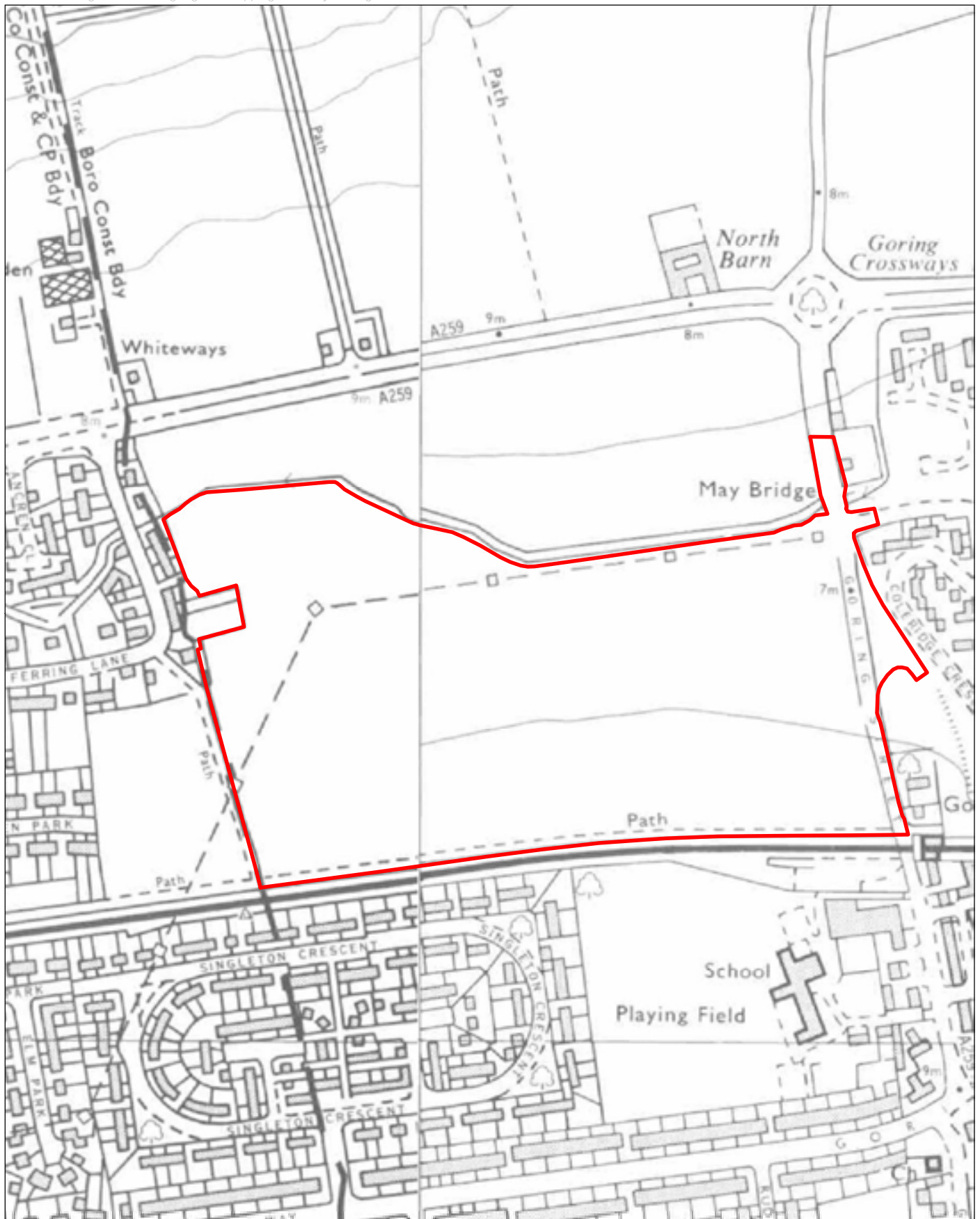
 Site Boundary



Scale at A4: 1:5,000



Figure 14:  
1962 Ordnance Survey  
(1:10560)



 Site Boundary

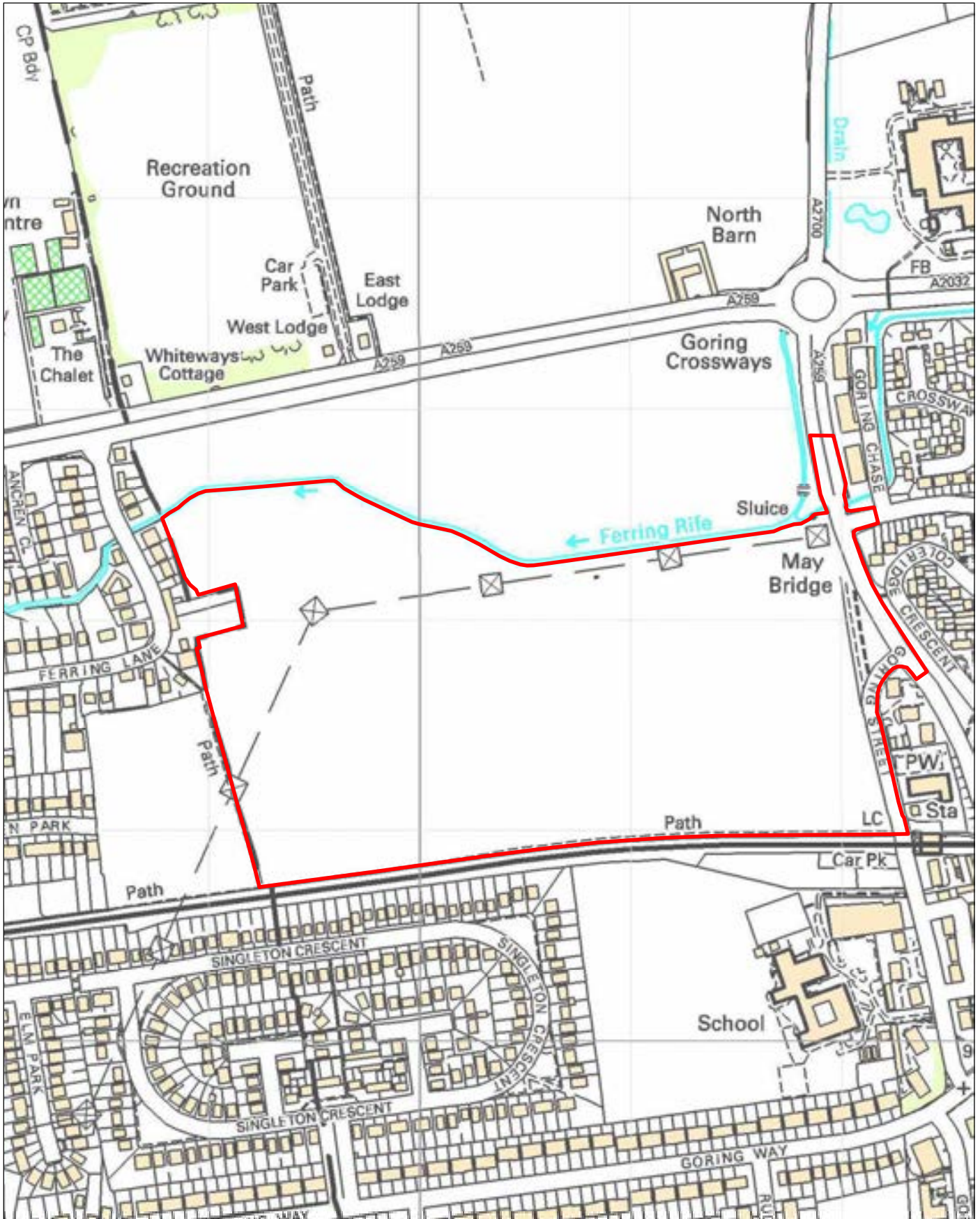


Scale at A4: 1:5,000



Figure 15:  
1974 Ordnance Survey  
(1:10000)





Site Boundary



Scale at A4: 1:5,000



Figure 16:  
2002 Ordnance Survey  
(1:10000)



 Site Boundary



Scale at A4: 1:5,000



Figure 17:  
2014 Ordnance Survey  
(1:10000)





 Site Boundary



Scale at A4: 1:5,000



Figure 18:  
2000 Google Earth  
Image



 Site Boundary



Scale at A4: 1:5,000



Figure 19:  
2007 Google Earth  
Image





 Site Boundary



Scale at A4: 1:5,000



Figure 20:  
2010 Google Earth  
Image





Site Boundary

LIDAR DATA

Source:  
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:  
Nov 2010

Processing:  
simple Local Relief Model  
overlaid on Multi-direction  
Hillshade



Scale at A3: 1:3,500



Figure 21:  
LiDAR Data Plot



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