

# Archaeological Desk Based Assessment

Durrington Phase 2, Former Gasholder Station, Barrington Road, Durrington on Sea, BN12 4XH

Project Reference  
794-PLN-HER-01975

Version 4

Date 19.02.2026

## Archaeological Desk Based Assessment

---

### Document status

| Version | Purpose of document            | Authored by   | Reviewed by  | Approved by    | Review date |
|---------|--------------------------------|---------------|--------------|----------------|-------------|
| 1       | Draft                          | Stephen White | Gillian King | Duncan Hawkins | 06.10.2025  |
| 2 & 3   | Final (minor amendments)       | Stephen White | Gillian King | Duncan Hawkins | 18.12.2025  |
| 4       | Final (minor scheme revisions) | Stephen White | Gillian King | Duncan Hawkins | 19.02.2026  |

### Approval for issue

Duncan Hawkins

19.02.2026

© Copyright RPS Group Limited. All rights reserved.

The report has been prepared for the exclusive use and benefit of our client, and for the sole and specific purpose for which it is provided. R P S Group Limited, any of its subsidiaries, or a related entity (collectively 'RPS') does not accept any liability if this report is used for an alternative purpose from which it is intended. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

RPS does not accept any responsibility for any documents or information supplied to RPS by others. It is expressly stated that no independent verification of any documents or information supplied by others has been made.

Unless otherwise agreed in writing by RPS no other party may use, make use of, or rely on the contents of this report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to, or arising out of any use or reliance on the report.

---

Prepared by:

Prepared for:

**Tetra Tech Consulting Services Ltd**

**Bellway Homes Limited (South London)**

Stephen White

Associate Director

20 Farringdon Street,  
London, EC4A 4AB, United Kingdom

Bellway Homes Limited (South London),  
1<sup>st</sup> Floor, Regent House, 1-3 Queensway  
Redhill, Surrey, RH1 1QT

**T** +44 20 3196 6465

**E** stephen.white@rps.tetrattech.com

---

# Executive Summary

This archaeological assessment has been prepared by Tetra Tech Consulting Services Ltd on behalf of Bellway Homes Limited (South London).

The subject of this assessment is Land at Martlet's Way, Durrington on Sea, West Sussex, also known as the former gasholder station, Barrington Road, Durrington on Sea, BN12 4XH.

The site is located in the administrative area of Worthing Borough Council that comprises c.4.0ha in area. Adur & Worthing Council area advised on archaeological matters by Mark Baister, Historic Environment Consultant at Place Services.

This site is proposed for mixed-use development, comprising employment space and residential development for 123 units.

In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, or Historic Wreck sites lie within the Site or its immediate vicinity. No designated archaeological assets have been identified as being relevant to this assessment.

In accordance with central and local government 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, August 2020), the applicant has commissioned Tetra Tech to undertake this archaeological assessment.

The assessment provides a description of heritage assets potentially affected by the proposed scheme for the site and addresses the information requirements of the National Planning Policy Framework (NPPF 2024) and the Local Plan policy.

The archaeological potential of the site and the significance of heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken in the vicinity of the study site.

The study site is considered likely to no longer retain its archaeological potential and to have low potential for all archaeological periods owing to the considerable impact of modern activity across the site including brickearth extraction, the former gasholder construction, as well as the placement of the sewage treatment works.

It is evident that the archaeological interest of the site does not form a constraint to the granting of planning consent for development. This assessment is intended to provide a clear evidence-base to assist the LPA in discharging their statutory duties, as required by the NPPF (2024) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

As the new development proposal will largely fall within the footprint of the previous gasholders and areas of significant impact, the proposals will not have an impact upon any potential heritage assets of archaeological significance.

Should the Local Planning Authority require any further archaeological mitigation measures, it is considered that these could follow planning consent, secured by an appropriately worded archaeological planning condition.

## Contents

---

|                                                                                                                                 |           |
|---------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                                                                                                  | <b>I</b>  |
| <b>1 INTRODUCTION &amp; SCOPE OF STUDY .....</b>                                                                                | <b>1</b>  |
| <b>2 PLANNING BACKGROUND &amp; DEVELOPMENT PLAN FRAMEWORK.....</b>                                                              | <b>4</b>  |
| National Planning Policy .....                                                                                                  | 4         |
| Local Planning Policy .....                                                                                                     | 5         |
| <b>3 GEOLOGY &amp; TOPOGRAPHY .....</b>                                                                                         | <b>8</b>  |
| Geology .....                                                                                                                   | 8         |
| Topography .....                                                                                                                | 8         |
| <b>4 ARCHAEOLOGICAL &amp; HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE .....</b>                                       | <b>9</b>  |
| Timescales used in this report .....                                                                                            | 9         |
| Prehistoric .....                                                                                                               | 9         |
| Historic .....                                                                                                                  | 9         |
| Introduction.....                                                                                                               | 9         |
| Designated Heritage Assets.....                                                                                                 | 9         |
| Previous archaeological work .....                                                                                              | 11        |
| Early Prehistoric .....                                                                                                         | 13        |
| Iron Age/Roman .....                                                                                                            | 14        |
| Anglo-Saxon/Early Medieval .....                                                                                                | 14        |
| Medieval .....                                                                                                                  | 15        |
| Post Medieval & Modern (including map regression exercise).....                                                                 | 15        |
| Assessment of Significance (Designated Assets).....                                                                             | 17        |
| Assessment of Significance (Non-Designated Assets).....                                                                         | 17        |
| <b>5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT &amp; REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS .....</b> | <b>19</b> |
| Site Conditions .....                                                                                                           | 19        |
| Proposed Development.....                                                                                                       | 19        |
| Review of Potential Development Impacts on Archaeological Assets.....                                                           | 19        |
| <b>6 SUMMARY &amp; CONCLUSIONS .....</b>                                                                                        | <b>20</b> |

## Figures

- Figure 1: Site Location
- Figure 2: HER Plot (data received from West Sussex HER)
- Figure 3: 1724 Richard Budgen Map of Sussex
- Figure 4: 1795 Gardner & Gream Map of Sussex
- Figure 5: 1806 Ordnance Survey Drawing
- Figure 6: 1839 Goring by Sea - Sussex Tithe Map
- Figure 7: 1875 Ordnance Survey (1:2,500)
- Figure 8: 1898 Ordnance Survey (1:2,500)
- Figure 9: 1911 Ordnance Survey (1:2,500)
- Figure 10: 1932 Ordnance Survey (1:2,500)
- Figure 11: 1953-1954 Ordnance Survey (1:1,250)
- Figure 12: 1954-1967 Ordnance Survey (1:2,500)
- Figure 13: 1978 – 1993 Ordnance Survey (1:1,250)
- Figure 14: 1994 Ordnance Survey (1:1,250)
- Figure 15: 2001 Aerial Photograph (Google Earth)
- Figure 16: 2025 Aerial Photograph (Google Earth)

## Plates

- Plate 1: View north into central parcel of site.
- Plate 2: View north-east into central parcel of site, note discrepancy in ground heights
- Plate 3: View north-west across central parcel of site
- Plate 4: View east across western parcel of site
- Plate 5: View south-east across western and central parcels of site
- Plate 6: View east across central parcel of site

# 1 Introduction & Scope of Study

- 1.1 This below ground archaeological desk-based assessment has been prepared by Stephen White, Associate Director (Archaeology) of Tetra Tech RPS on behalf of Bellway Homes Limited (South London).
- 1.2 This document provides an archaeological desk-based assessment for the site known as Land at Martlet's Way Durrington-on-Sea, West Sussex, also known as the Former Gasholder Station, Barrington Road, Durrington on Sea, BN12 4XH in the Borough of Worthing in West Sussex. The Borough of Worthing is advised on archaeological matters by Mark Baister, Historic Environment Consultant at Place Services.
- 1.3 In accordance with central and local government 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, August 2020), the Applicant has commissioned RPS to undertake this below ground archaeological desk-based assessment.
- 1.4 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, or Protected Wreck Sites occur within or adjacent to the Site.
- 1.5 The site covers an area of c.4.1 hectares and is centred at National Grid Reference (NGR) 511656 103074 (TQ 11656 03074).

## Scope of Study

- 1.6 To compile the baseline assessment, the following actions have been undertaken:
- A search of the West Sussex Historic Environment Records (HER) database for archaeological sites, and other heritage assets, recorded within a 1,000m radius of a central National Grid Reference (search undertaken September 2025).
  - An examination of national and local planning policies in relation to archaeological assets.
  - A map regression exercise looking at the cartographic evidence for the Site.
  - An examination of available topographical evidence.
  - An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site.
  - A review of the results of archaeological field work undertaken within the vicinity of the Site.
  - An assessment of existing impact on the Site.
  - An assessment of relevant published and unpublished sources.
  - A review of Research Agendas and Frameworks in relation to archaeological assets.
  - A site visit.
- 1.7 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

*Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated*

*aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.*

1.8 The “definition” of an assessment is given as:

*Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*

1.9 This desk-based assessment comprises an examination of evidence on the West Sussex HER and other sources, together with the results of a historic map regression exercise.

1.10 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

1.11 The document has been completed with reference to current national guidelines, as set out in the:

- Chartered Institute for Archaeologists *Standard and guidance for historic environment desk-based assessment* (ClfA 2020)
- Chichester District Council, East Sussex County Council & West Sussex County Council 2019 *Sussex Archaeological Standards*
- Historic England (2015a), *Management of Research Projects in the Historic Environment*.
- Historic England (2015b), *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*.
- Historic England (2015c), *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*.

## Limitations

1.12 A degree of uncertainty is attached to any archaeological desk-based assessment where sufficient invasive archaeological fieldwork has not previously been undertaken within a study site - as the prevalent nature of the archaeological resource is that it is buried and therefore not visible.

1.13 This desk-based assessment represents a generally theoretical modelling of archaeological potential. The quality of the baseline data sources can affect the accuracy of the assessment for the following reasons:

- The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery.
- A lack of dating evidence for sites.
- Documentary sources are rare before the medieval period, and many historic documents are inherently biased.

- The extent of truncation caused by previous development impacts and landscaping works cannot always be fully ascertained.

1.14 This means it can be difficult to accurately predict the presence, survival and likely importance of below ground archaeological assets, and the likely impact (and resultant effects) of development upon such assets.

1.15 This report addresses below ground archaeology only and is not an assessment of Built Heritage matters.

## 2 Planning Background & 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 most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 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 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the 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 *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 (for heritage policy)* 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 publicly 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

### Worthing Borough Council: Local Plan 2020-2036

- 2.14 The site is located within the Borough of Worthing, which has adopted the Worthing Borough Council Local Plan.
- 2.15 The local plan was adopted in 2023 and contains the following policies relating to the historic environment.

#### **DM24 – The Historic Environment**

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.*
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed)*

- c) *Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting*
- d) *Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.*
- e) *Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.*
- f) *Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.*
- g) *The following locally listed heritage assets will be a material consideration when determining planning applications:*
  - i) *Buildings of Local Interest;*
  - ii) *Environmental Areas of Special Character;*
  - iii) *Parks and Gardens of Local Interest*

*They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision.*
- h) *The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no*

*practical alternative and where provision can be made for recording. Where a site includes, or potentially includes, heritage assets of archaeological interest, an appropriate desk based assessment will be required and a field evaluation where necessary*

- 2.16 The site of Martlet's Way Durrington-on-Sea, West Sussex is listed in the Worthing Borough Council Local Plan as "Site A10 – Martlet's Way", a site allocated for development. It is described as a **"vacant former wastewater treatment plant/ former gasholder site."**
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

## 3 Geology & Topography

### Geology

- 3.1 The British Geological Survey (BGS 2025) has mapped the underlying geology of the study site as Lewes Nodular Chalk Formation, Chalk. This is a Sedimentary bedrock formed between 93.9 and 86.3 million years ago during the Cretaceous period.
- 3.2 Superficial geological deposits are recorded as River Terrace Deposits: sand, silt and clay. These sedimentary superficial deposits were formed between 2.588 million years ago and the present during the Quaternary period. The British Geological Survey recorded two patches of raised beach deposits approximately 650m to the south-east and south-west of the site which represent the remnants of a later raised beach's wave cut platform (Mills Whipp 2019).

### Topography

- 3.3 The site is an irregular parcel of land measuring c.4.1ha in area. The site is situated on the north-eastern side of Goring-by Sea. The site is bordered to the east by a new residential development, to the north by a train line, to the north-west and west by commercial properties, and to the south by residential properties.
- 3.4 The site lies on the Sussex Coastal Plain between the southern edge of the South Downs and the coast at Goring-by Sea, an area now occupied by the north-western suburb of Worthing. This part of Worthing is generally flat, laying at c.10m AOD. Approximately 8km to the east and west of the site the coastal plain is bisected by the two main rivers in the area, the Adur and Arun respectively, draining southward to the coast. A smaller stream, Ferring Rife, lies approximately 1.2km north of the site, rising at the foot of Highdown Hill and draining westwards before turning southwards to enter the channel on the western side of Ferring 2.3km away.

## 4 Archaeological & 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 (Figs. 2a-2c), 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 18<sup>th</sup> century onwards until the present day (Figures 4-16).
- 4.3 Historic Landscape Characterisation (HLC) data provided by the West Sussex HER confirms the area of the study site to comprise 'Industry' surrounded on all sides by 'Settlement' (Figure 2c).
- 4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Designated Heritage Assets

- 4.5 Data obtained from Historic England and the West Sussex HER confirms that there are no Designated Heritage Assets (World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, or Historic Wreck site) within the study site (Figure 2a-c).
- 4.6 There are several designated heritage assets with the 1km search radius of the study site.

#### *Archaeological Notification Areas*

- DWS8603: Multi-period settlement activity at Northbook College, Worthing c.900m north-west of site.

- DWS8644: Church of St Mary, Goring, Worthing, c.450m south-west of site.

### *Listed Buildings*

- DWS7866: Balustraded Terrace to the rear of the House at Courtlands. Balustraded terrace running along the south, garden front of Courtlands to the Gazebo. Early 20<sup>th</sup> century.
- DWS7722: Barn and outbuildings north and east of Field Place. An L-shaped block, probably mainly dating from circa 1800 but much altered in modern reconstruction.
- DWS7764: Church of St Mary. Grade II\* Church, of Norman origins, largely demolished in 1836 and rebuilt to the designs of Decimus Burton, retaining the piers of the Norman arcade, the lower parts of the chancel arch and, according to the church guide, the north and south walls to window sill level. Gothic style.
- DWS7808: Courtlands Hospital. Grade II, originally a house, later hospital. Early 19<sup>th</sup> century reworked in early 20<sup>th</sup> century. Brick with stone dressings and slate roof with brick chimneystacks.
- DWS7752: Field Place. The facade of this house was an 18<sup>th</sup> century front to an earlier building. Refaced with cement in the late 1940s.
- DWS7910: Listed building. Former stables of Goring Hall. Probably circa 1830. 3-sided courtyard, with one-storey coach-house wings either side and 2-storey range at rear with plain arch through centre.
- DWS7865: Garden Archway at Courtlands, south-west formal garden. Garden archway to the south-west formal garden at Courtlands (qv). Early 20<sup>th</sup> century. Dressed stone. Classical style. 2 pillars with console bracketed buttresses and ball finials flank a moulded archway with keystone.
- DWS7864: Gazebo at Courtlands to the east of the house.
- DWS7849: Goring Hall. School, formerly house, c1889 in Queen Anne style, a replica of the earlier house on the site by Charles Barry which was burnt down and identical except that the earlier house was rendered. Built in red brick in Flemish bond.
- DWS7903: Jeffries House. Richard Jefferies, naturalist and writer, lived here from 1886 and died here the following year. The house is circa 1880. A detached, 2-storey building without architectural pretention.
- DWS7855: Jupps Barn. Barn, now church hall, and attached farm building. Aisle Post dated "MH 1771".
- DWS7765: Old Court House. Front range probably circa 1840 but incorporating earlier thick walling (probably stone) and remains of former external stair at east end.
- DWS7925: Outbuilding to the north-east of Field Place. A small detached oblong building. Flint with brick quoins and dressings.
- DWS7791: Sea Court. 18<sup>th</sup> century and earlier, but much modified. A detached house, formerly the Vicarage of Goring Church. 2 storeys
- DWS7863: Sundial situated to the east of Courtlands House. Sundial. Stone. Early 20<sup>th</sup> century in the style of the 18<sup>th</sup> century. Some repair
- DWS7915: The Bull Inn. Exterior 18<sup>th</sup> century, but interior in part earlier. Two storeys and attic.

- DWS7766: The Cottage. Probably early 19<sup>th</sup> century. Detached with two storeys. Hipped thatched roof of fairly low pitch.
- DWS7914: The Thatched Cottage. 16<sup>th</sup> century, two storeys and two windows. Timber framed, painted brick or plaster between. Thatched roof replaced by tiles.
- DWS7902: Wall to former orchard north of Goring Hall. Probably 18<sup>th</sup> century. Forming a rectangle. Brick to north and south, flint and brick to east and west.
- DWS7753: Wall to south of west end of the barn and outbuilding north and east of field place. 18<sup>th</sup> century or earlier. Chalk, flint and brick with modern pantile coping.

## Previous archaeological work

4.7 The West Sussex HER records a number of field projects undertaken within the 1km search radius of the site:

- EWS1033: Watching brief. No archaeological features identified.
- EWS1530: An archaeological evaluation was carried out at 75 Aldsworth Avenue, Worthing. Three trial trenches were excavated within the area of new build of the proposed development site. The trenches were all observed to be archaeologically sterile.
- EWS181: Archaeological Excavation. (MWS350) Medieval site found during extensions to the Methodist Church at Bury Drive, Worthing. Four rescue excavations were carried out in 1963 when a rectangular hut 18' x9' with central hearth was found. In association were several rubbish pits and four ditches.
- EWS2048: Archaeological fieldwalking at north of the railway at Rife Field, Goring-by-Sea. Artefacts were found, including flint implements, brick, tile and pottery, which date to the Neolithic, Roman, Medieval and/ or Post-Medieval periods.
- EWS2176: Archaeological evaluation undertaken at Lloyds Banking Hall, Worthing. The evaluation consisted of the excavation of two trial trenches measuring 2m x 10m. No archaeological features or deposits were recovered during the evaluation.
- EWS563: Archaeological excavation with a single medieval pit identified.
- EWS641: Archaeological watching brief, Five struck flints were recovered during the monitoring, but no archaeological features were identified. None of the flints displayed any particularly diagnostic features although they were thought to be of Neolithic, Bronze Age or Iron Age in date.
- EWS662: Archaeological evaluation, no archaeological features or deposits were found. A geoarchaeological test pit was also dug and the geological deposits recorded.
- EWS1343: programme of archaeological monitoring took place at the land to the west of Goring Railway Station on land previously used as a salvage and breaking garage and previous to this as a railway goods/storing area. The site had been given the archaeological potential of low to nil and the monitoring that no archaeology was present on the site.
- EWS1120: Archaeological Evaluation at Northbrook College Site, West Durrington. An archaeological evaluation was carried out at Northbrook College, West Durrington, Worthing. During the evaluation over a hundred archaeological features such as ditches, pits and post-holes were identified with a large number of archaeological finds being recovered. The evaluation established that although many of the features may simply point

to a field system the vast number of them must certainly point to previous occupation of the site.

- EWS1885: An archaeological evaluation excavation was carried out at 314 Goring Road, Worthing, consisting of the excavation of five trenches. The trenches revealed four linear features, two discrete features and a partially exposed feature that could not be identified. Where datable, the features were all believed to be Roman in date. The linear features were thought to represent the boundaries of small fields or paddocks located on the site during the Roman period with associated settlement nearby. A small assemblage of flintwork dating to the prehistoric period and a single sherd of medieval pottery was also recovered.
- EWS1485 & EWS1110: An archaeological geophysical survey and evaluation was undertaken at Worthing Sixth Form College, Worthing. The earliest identifiable activity on the site was Bronze Age in date. The termini of two large linear features and a smaller linear feature lay to the north. A separate phase of activity, dating to the Roman period, lay to the south of the site. A series of linear features, postholes and pits relate to possible occupation of this area. Other post-medieval or modern levelling deposits were encountered, mainly in the centre of the area of investigation and were dated by the finds recovered from them. These deposits relate to the modern use of this area as allotments and later as a sports field in the 20th century.
- EWS2204: An archaeological evaluation was carried out at the former HMRC Offices, Durrington, immediately to the east of the study site. The evaluation consisted of the excavation of seven trenches across the Site, each measuring up to 30m in length. The evaluation revealed that all of the trenches had overburdens comprising made ground resultant from demolition of the former brickworks, construction of the HMRC offices and the demolition of these offices. Only one feature, a probable quarry pit, was identified in the base of Trench 3.
- EWS1894: An archaeological evaluation was carried out at 50-56 Bolsover Road, Worthing. The evaluation consisted of the excavation of four trenches, measuring 7m-25m long and 1.8m wide. The evaluation revealed a consistent stratigraphic sequence of topsoil and subsoil overlying brickearth. A single ditch ran across the Trench 2 in a north to south orientation. It was concave in profile with gradually sloping sides. A single piece of residual struck flint was recovered from its fill. The location and orientation of the ditch suggests that it is the former boundary between an enclosure and an area marked as 'Allotment Gardens' on the 1934 Ordnance Survey map.
- EWS1097: Archaeological evaluation on Land at Yeoman Way, Worthing. Raised beach deposits were found, currently understood to be of pre-Devensian age, and the earliest human activity was represented by a single flint core of probable Late Glacial or Early Mesolithic date in the upper brickearth. The site appears to lie at the periphery of Late Bronze Age/Iron Age settlement to the west.
- EWS1567: Northbrook College, West Durrington, Worthing, archaeological watching brief. An archaeological watching brief was undertaken at Northbrook College during which the archaeological monitoring of areas most affected by a new extensions and associated works took place. Two Roman linear features were recorded to the south of the college building, close to where a villa was identified in the late 1970s. A probable gully dating from the Bronze Age was found to the west of the college buildings in an area which was stripped for a new visitor's car park.
- EWS1565: Durrington High Evaluation. During the evaluation 10 trial trenches were excavated however no archaeological features or finds of significance were identified.

## Early Prehistoric

- 4.8 A number of Palaeolithic coastlines have been identified in Sussex, collectively referred to as the Sussex Raised Beach Sequence. They include Boxgrove, approximately 20km to the west of the site, and the Brighton-Norton Raised Beach approximately 1km north of the site (Clarke 2012 6).
- 4.9 The British Geological Survey recorded two patches of raised beach deposits approximately 650m to the south-east and south-west of the site which represent the remnants of a later raised beach's wave cut platform. This suggests that the site may have lain underwater in the Early Palaeolithic (Lower Palaeolithic) but occupied dry ground later in the Palaeolithic. The beach deposits were then buried beneath the more recent Quaternary drift deposits culminating in a brickearth cap (which explains the site being used for quarrying brick earth in the later post-medieval period). Evidence for Palaeolithic activity is not present within the study search radius around the site.
- 4.10 In the Neolithic period the general settlement pattern across the area is broadly distributed between the more high-status monuments e.g. causewayed enclosures, flint mines and long barrows on the higher ground of the South Downs and the Sussex Coastal Plain where Neolithic features are more prosaic in nature e.g. pits, gullies and find spots. A number of Neolithic find spots were observed within the search radius of site including:
- MWS329: A Neolithic Axe head found in 1960 in Worthing.
  - MWS332: Neolithic flint chisel from a garden on Ardingly Drive found 1959.
  - MWS359: Cissbury type Neolithic polished axe head found in Durrington-on-sea in April 1963
  - MWS5285: Neolithic stone axe.
  - MWS5286: Neolithic flint axe, Cissbury type, polished cutting edge.
  - MWS5624: Half of a Neolithic polished axe found in a garden on the Maybridge Estate.
  - MWS5625: Neolithic polished stone axe, of possible Langdale origin, was found buried in clay on 77 acres building site, Goring, Worthing.
- 4.11 The distribution of Early Bronze Age activity was similar to the Neolithic, with funerary monuments on the higher ground and relatively little activity on the coastal plain. By the Middle Bronze Age this has begun to shift, with settlements appearing on the coastal plain. A small number of Bronze Age or undated prehistoric finds spots were recorded within the 1km search radius of the study site including:
- MWS298: A Polished Axe was found at the same time as a hoard of Roman Coins (radiate copies) at "Courtlands Brickfield," (later the Inland Revenue Offices) Worthing in 1907.
  - MWS342: Part of Early Bronze Age polished flint axe found on the Field Place Estate, Goring.
  - MWS352: A layer of daub and charcoal was exposed in a service trench during building works in Marlborough Road, Worthing. Possibly prehistoric.
  - MWS7340: Five struck flints found on an archaeological watching brief (EWS641).
- 4.12 Some find spots have been recorded within the search radius of the study site, so the archaeological potential for the site could have been considered to be moderate. However, the heavy truncation of the site by 19<sup>th</sup> and 20<sup>th</sup> century industrial activity reduces the potential to 'low'.

## Iron Age/Roman

- 4.13 By the Iron Age settlement was much more established on the coastal plain, with evidence of human activity stretching along its full length (Clark 2012: 36). Utilisation of the Coastal Plain's fertile soil for agriculture continued into the Roman period, something that is amply demonstrated by the number of villas in the wider landscape. There were a number of Roman sites and Find Spots with the HER search radius including:
- MWS1147: Iron Age and Roman pottery was found during the building of Windermere Crescent.
  - MWS3323: A hoard of Roman Coins (radiate copies) was found in a pot at "Courtlands Brickfields) in to the east of site in 1907. Late 3rd or early 4th century. Apart from one regular coin of Claudius II it consists of "Barbarous Radiates,"432 in all, together with two unstruck blanks.
  - MWS302: Roman sherds, representing two vessels, were identified in November 1953 during the construction of a Branch Library
  - MWS317: 2nd century pottery found in 1958 during construction of a GPO post box
  - MWS323: 3rd and 4th century Roman pottery from ditch running N-S found in 1966 at Mulberry Housing Estate.
  - MWS331: Roman pottery found in 1959, Worthing.
  - MWS334: Roman pottery found in Compton Avenue, Goring, in 1960.
  - MWS337: Roman bronze figure of a warrior found in a garden on Southsea Avenue, Worthing.
  - MWS358: Roman pottery found on Boxgrove Road, Worthing, in 1961.
  - MWS373: A collection of Roman pottery, including Samian ware, was found between Ferring and Goring, 100 yds. south-east of Highdown Towers, Worthing
- 4.14 There have been some find spots within the search radius of the study site, but the heavy truncation of the site in the modern period means it is considered to now have a low archaeological potential for evidence relating to this period.

## Anglo-Saxon/Early Medieval

- 4.15 The Early Anglo-Saxon occupation of West Sussex is largely centred on the higher ground of the South Downs. In the vicinity of site Highdown Hill was occupied in the 5<sup>th</sup>-6<sup>th</sup> centuries; an early settlement and cemetery were excavated in the 1980s (Welch 1983: 17). It has been suggested that the large number of local placenames terminating in '-ing' (such as Goring, Worthing, Ferring etc) is indicative of 7th century settlements of extended families (Dodgson 1975 30). No Anglo-Saxon find spots or archaeological features were found within the search radius on the West Sussex HER.
- 4.16 The paucity of Anglo-Saxon/Early Medieval archaeological activity within the search radius, along with the modern truncation activity, means the site is considered to have a low archaeological potential for evidence relating to this period.

## Medieval

- 4.17 The study site lay within the medieval manor of Goring, at the time of Domesday it was in the hundred of Risberg and the county of Sussex. It had a recorded population of 75 households and was listed under several owners in the Domesday book; Earl Roger (of Shrewsbury) was the tenant in chief, with Robert (Son of Theobald) the lord; William of Braose was also listed as a tenant in chief with Gilbert his lord.
- 4.18 The village of Goring-by-Sea lies to the south-west of the study site and had a medieval core (MWS5436). There were only a few medieval site and find spots within the HER search radius, including:
- MWS301: A medieval rubbish pit, containing 12th century pottery sherds and some chalk boulders.
  - MWS348: Remains of a moat opening out at the south-west angle into a large pond, west of Sea Place, Worthing. There is no trace of either northern or eastern side and no sign of a building. By 1971, building development has destroyed all trace of the moat.
  - MWS350: Medieval site found during extensions to the Methodist Church at Bury Drive, Worthing. Four rescue excavations were carried out in 1963 when a rectangular hut 18' x9' with central hearth was found. In association were several rubbish pits and four ditches.
  - MWS5281: A silver groat of Henry VI (1422-7) was found in the grounds of George Pringle School, Palstive Rd
- 4.19 The lack of medieval activity within the search radius, plus the heavy truncation of the site in the modern period means that the site is considered to have low potential for evidence relating to this period.

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

- 4.20 To the south-west of the site was the village of Goring-by-Sea, and the medieval core morphed into a post-medieval one (MWS5435). A number of monuments have been identified as historic farmsteads through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. These include:
- MWS9524: Site of Brook Barn, Worthing. Historic Outfarm dating to the 19th Century.
  - MWS9653: Site of Chaces Barn, Worthing. Historic Outfarm dating to the 19th century.
  - MWS9928: Courtlands, Worthing. Historic Farmstead dating to the 19th century.
  - MWS9993: Site of Dairy Farm, Worthing. Historic Farmstead dating to the 19th century.
  - MWS10281: Site of Farmstead at Goring, Worthing. Historic Farmstead dating to the 19<sup>th</sup> century.
  - MWS10569: Field Place, Worthing. Historic Farmstead dating to the 18th century.
  - MWS11862: Jupps Barn, Worthing. Historic Farmstead dating to the 18th century.
  - MWS11976: Site of Lincet Barn, Worthing. Historic Outfarm dating to the 19th century.
  - MWS12488: Site of New Barn, Worthing. Historic Outfarm dating to the 19th century.

- MWS12907: Site of Outfarm North of Goring Station, Worthing. Historic Outfarm dating to the 19th century.
- MWS13123: Site of Outfarm South East of Ham Farm, Worthing. Historic Outfarm dating to the 19th century.
- MWS13522: Site of Sea Barn, Worthing. Historic Outfarm dating to the 19th century.
- MWS13764: Site of Three Furlong Barn, Worthing. Historic Outfarm dating to the 19<sup>th</sup> century.
- MWS13893: Site of Walnut Tree House, Worthing. Historic Farmstead dating to the 19<sup>th</sup> century.
- MWS14036: Site of Woods Barn, Worthing. Historic Farmstead dating to the 19th century.

4.21 The site was purchased in 1908 for the construction of a gasworks, but only a gasholder station was ever built in 1916. The gasholder had been removed by 1938 (MWS15362: Site of Goring-By-Sea Gas Holder), and this occupied the northern half of the eastern parcel of site. The central parcel of site was occupied by a brick works situated between the gas works and the railway (MWS4782).

4.22 Owing to its strategic location on the south coast, several Second World War monuments were recorded within the HER search radius including:

- MWS10696: A World War Two defence line around Worthing, from Goring-by-Sea, to the west edge of Lancing, in the east. It is recorded on wartime aerial photographs and comprised anti-tank blocks and anti-tank ditches.
- MWS11331: Site of a World War II Emergency Water Supply Tank, Worthing. Rectangular EWS tank was built to ensure that there was water available for fighting fires if the water mains had been ruptured during an air raid
- MWS11391: Site of a Defended Locality, Field Place, Worthing. An area around Field Place was enclosed with coiled barbed wire known as Dannert wire during the Second World War. This site is centred on TQ 1221 0355, against the stop line (TQ 10 SW 122). Its function is unknown, but the site was possibly set out to provide a defended area from which to engage the enemy in the event of invasion.
- MWS11393: Site of a Defended Locality near the coast, to the south of Goring Hall, Worthing. During the Second World War lines of coiled barbed wire known as Dannert wire were laid out near the coast south of Goring Hall in an area now covered by housing. Either side of this is a line of wire which heads west for approximately 600m and to the east for approximately 1km.
- MWS15124: World War II Air Raid Precaution Wardens shelter is shown at this location on a contemporary photograph of Worthing

## **Historic Map Regression**

4.23 The area was first mapped on the 1724 Richard Budgen first large-scale map of Sussex (Figure 3). The site appears outside of the main settlement area of “Goring”, and to the south-west of the annotation “Field Place”.

4.24 The site is next observed on the 1795 Gardner & Gream Topographical Map of the County of Sussex (Figure 4). It looks to now occupy a number of fields between “Goring” in the south-west and “Field Place” to the north-east.

- 4.25 The 1806 Ordnance Survey Drawing (Figure 5) shows the make-up of the constituent parts of the study site in slightly more detail. It looks to occupy part of the two larger fields situated between Goring and Field Place. The 1825 C & J Greenwood map (not illustrated) is less detailed than the 1806, with the site laying in open space to the north-east of Goring.
- 4.26 The 1839 Goring-by-Sea Sussex Tithe map (Figure 6) show the internal partitions of the site have been quite extensively rework from when they were first annotated in 1806. The site includes elements of land parcels 180 (landowner and occupant, William Olliver), 200 (landowner and occupant David Lyon Esquire) and 201 (landowner and occupant Levi Bushby), all of which are used for arable cultivation.
- 4.27 In 1875 (Figure 7) the London Brighton & South Coast railway is evident on mapping, cutting through what appear to be still arable fields. The 1898 Ordnance Survey Map (Figure 8) illustrated the land divisions have staid much the same. In 1911 (Figure 9) the land appears much the same but by 1932 (Figure 10) mapping illustrates the gas holder along with its attendant Pump House and Boiler House.
- 4.28 By the 1953-1954 Ordnance Survey Plan (Figure 11) the central parcel of site is referred to as "Allotment Gardens" and the brick works and brickearth extraction operation is observable in the western parcel of land. On the 1954-67 Ordnance Survey Plan (Figure 12) the central portion of site now contains a "Sewage Works" along with four sewage beds and some tanks. The site remained unchanged with regards to its internal partitions until at least 1992; aerial photographs from the year 2000 show the sewage works have long since been mothballed, with site standing as it continues to today.

#### 1839 Tithe Appointments, Goring by Sea - Sussex

| Land Parcel | Landowner          | Occupant           | Description                | Land Use/Cultivation |
|-------------|--------------------|--------------------|----------------------------|----------------------|
| 180         | William Olliver    | William Olliver    | North & South Common Field | Arable               |
| 200         | David Lyon Esquire | David Lyon Esquire | New Lands Arable           | Arable               |
| 201         | Levi Bushby        | Levi Bushby        | Woodsfield                 | Arable               |

### Assessment of Significance (Designated Assets)

- 4.29 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.
- 4.30 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the immediate vicinity of any designated heritage assets of archaeological significance.
- 4.31 In view of the above it is concluded that the redevelopment proposals are unlikely to have a significant archaeological impact.

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

- 4.32 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 | Identified archaeological significance |
|-------------------|-------------------------------------|----------------------------------------|
| Early Prehistoric | Low                                 | Low (Local)                            |

|                |     |             |
|----------------|-----|-------------|
| Iron Age/Roman | Low | Low (Local) |
| Anglo-Saxon    | Low | Low (Local) |
| Medieval       | Low | Low (Local) |
| Post medieval  | Low | Low (Local) |

- 4.33 Owing to the extensive modern activity across the site with regards to the construction of the gasholder, brickearth extraction and construction of the former sewage treatment works, it is considered unlikely that the proposed redevelopment will have either a significant or widespread archaeological impact

## 5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

### Site Conditions

- 5.1 The site covers an area of approximately c.4.1ha and is an irregular parcel of land on the north-eastern side of Goring-by Sea. The site is defined as “Grey Belt” land and is listed in the Worthing Borough Council Local Plan as “Site A10 – Martlet’s Way”, a site allocated for development. It is described as a **“vacant former wastewater treatment plant/ former gasholder site.”**
- 5.2 In terms of ground height across the site, there are notable differences between the western-most land parcel and the central and most eastern ones. The western one was a number of metres lower and appeared flattened with areas of hard standing. The impact upon the various parcels of the site by the previous land uses, observable on the historical mapping and satellite imagery appears significant. Overall, it seems likely that there has been widespread truncation of the original ground surface.

### Proposed Development

- 5.3 The proposed development of the study site is for mixed-use development, comprising employment space and residential development for 123 units.

## Review of Potential Development Impacts on Archaeological Assets

- 5.4 There are no nationally designated archaeological assets within the study site itself, and any effect on those within the HER search radius would be non-existent.
- 5.5 The nature of archaeological survival will necessarily depend upon the impact of past post-depositional impacts as a result of development since deposition, which in this case comprises modern impacts from the construction of the gasholder as well as the placement of the sewage treatment works.
- 5.6 As defined in section 5, there is generally low archaeological potential for all past period of human activity owing to the extensive modern activity across site.

## 6 Summary & Conclusions

- 6.1 Land at Martlet's Way (Figure 1) has been assessed for its below ground archaeological potential (NGR 511656 103074, TQ 11656 03074).
- 6.2 This Archaeological Desk-Based Assessment has been prepared by Tetra Tech on behalf of Bellway.
- 6.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks or Gardens, Conservation Areas, Listed Buildings, Protected Wrecks or Registered Battlefields lie within the study site or its immediate vicinity (Figure 2a).
- 6.4 The study site is considered likely to have low potential for all past period of human activity.
- 6.5 The study site was open field for much of the post-medieval period, but the 20<sup>th</sup> century impacts of the construction of a gasholder and sewage treatment works can be anticipated to have had a widespread intensive impact on any below ground archaeological remains.
- 6.6 It is evident that the archaeological interest of the site does not form a constraint to the granting of planning consent for development. This assessment is intended to provide a clear evidence-base to assist the LPA in discharging their statutory duties, as required by the NPPF (2024).
- 6.7 Should the LPA and their Archaeological Advisors require any further archaeological mitigation measures, it is suggested that these could follow planning consent secured by an appropriately worded archaeological planning condition.

## Sources Consulted

### General

British Library

West Sussex Historic Environment Record

The National Archive

### 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/>

[National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

### Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, Code of conduct: professional ethics in archaeology

Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk based assessment 2014, updated 2020.

Clarke, C, 2012, *Exploration of the Sussex Coastal Plain through time – Excavations at Titnore Lane, Goring by Sea West Sussex* (AOC), SAC 150

Department for Digital, Culture, Media & Sport, 2013, Scheduled Monuments & nationally important but non-scheduled monuments

Dodgson, J, M, 1975, *Place-name Evidence for the Anglo-Saxon Invasion and Scandinavian Settlements*

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

Historic England, 2015, Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide

Mills Whipp 2019 *Land at Durrington Estate, Barrington Road, Durrington, Worthing, BN12: 4XL, West Sussex: Archaeological Desk-Based Assessment*

Ministry of Housing, Communities & Local Government, 2024, National Planning Policy Framework

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment

Welch, M, G 1983 *Early Anglo-Saxon Sussex*. British Archaeological Reports 112

## Cartographic

1724 Richard Budgen

1795 Gardner & Gream Topographical Map of the County of Sussex

1806 Ordnance Survey Drawing

1839 Goring-by-Sea Sussex Tithe map

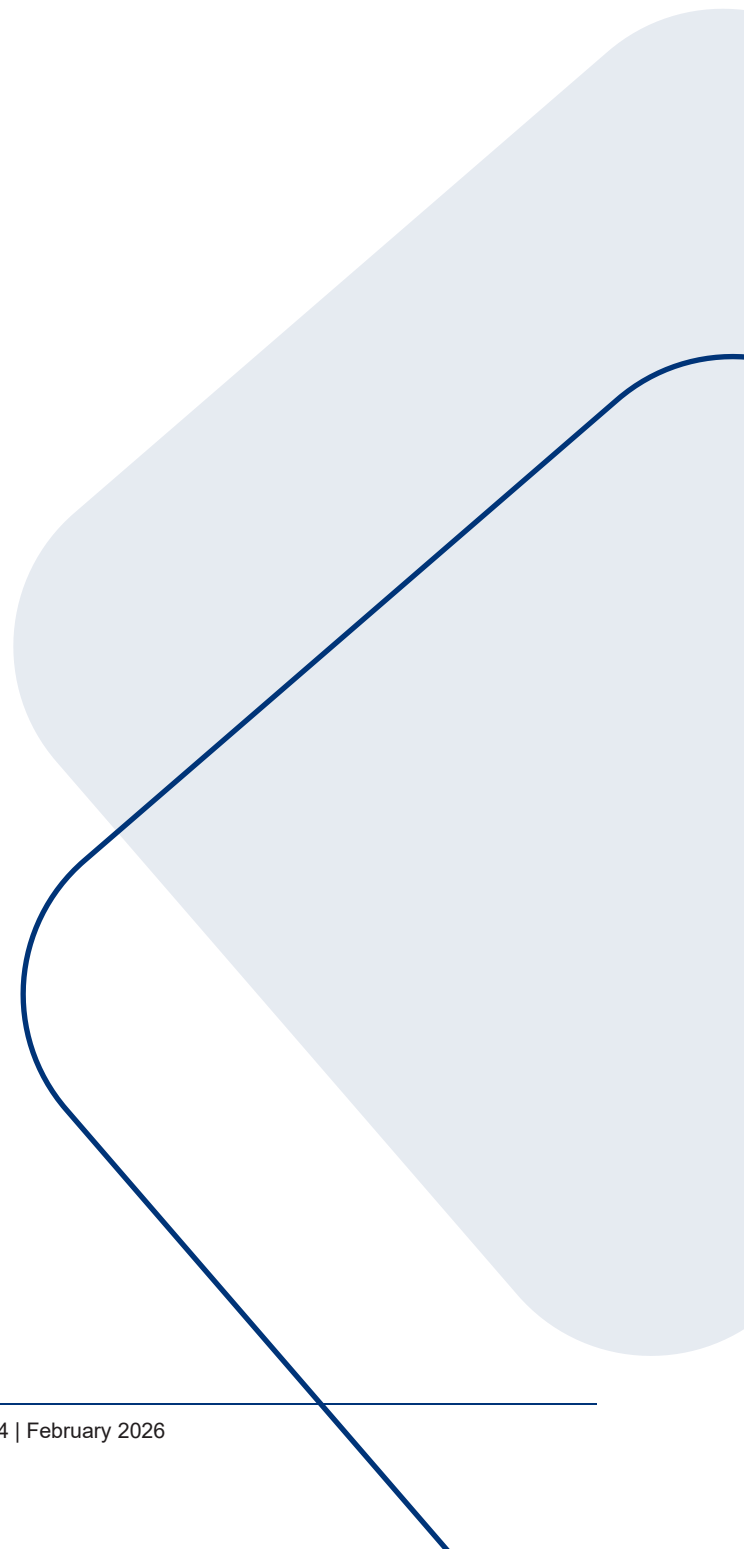
1875 Sussex Tithe Map

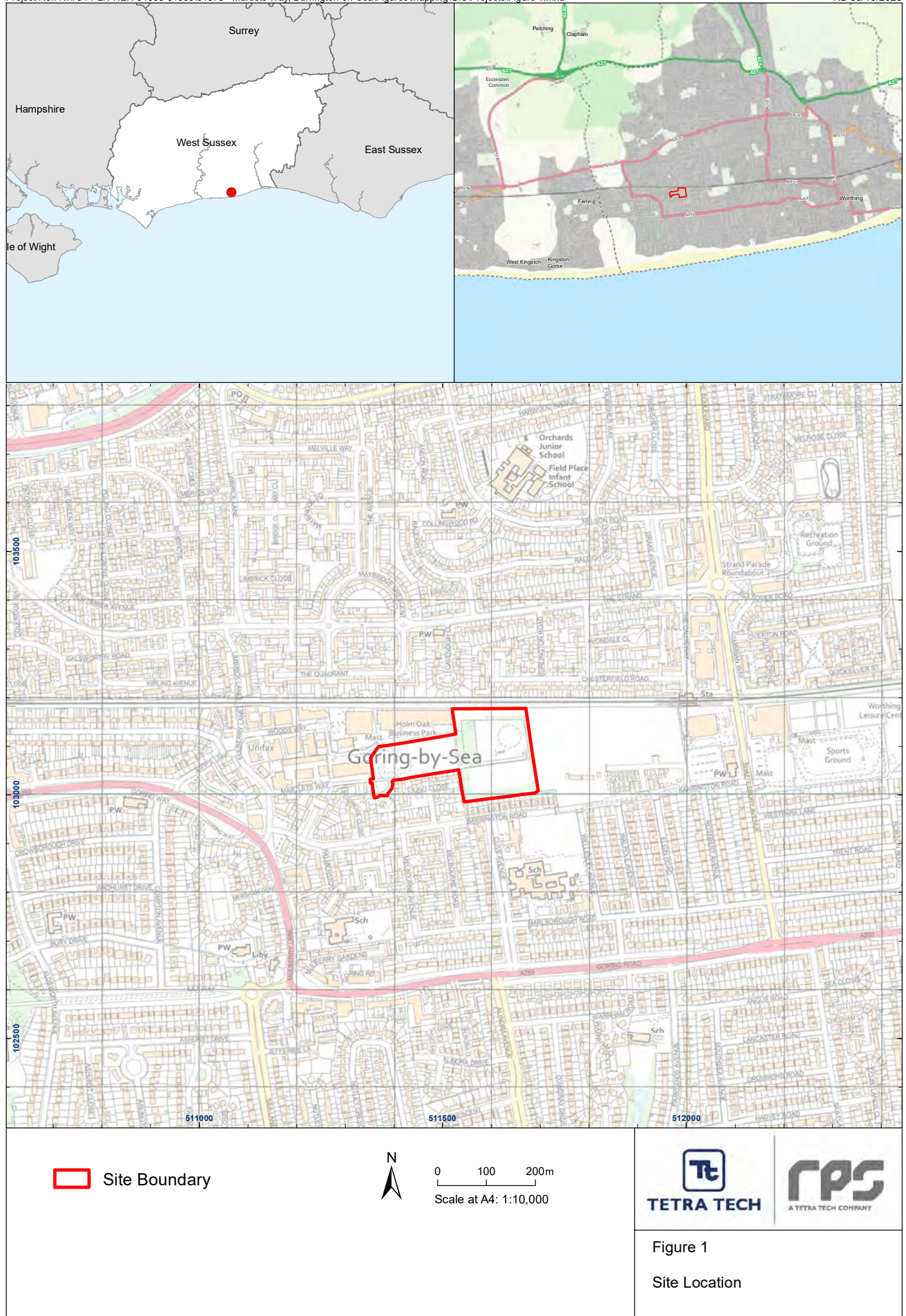
1911 Sussex Tithe Map

1953-1954 Ordnance Survey Plan

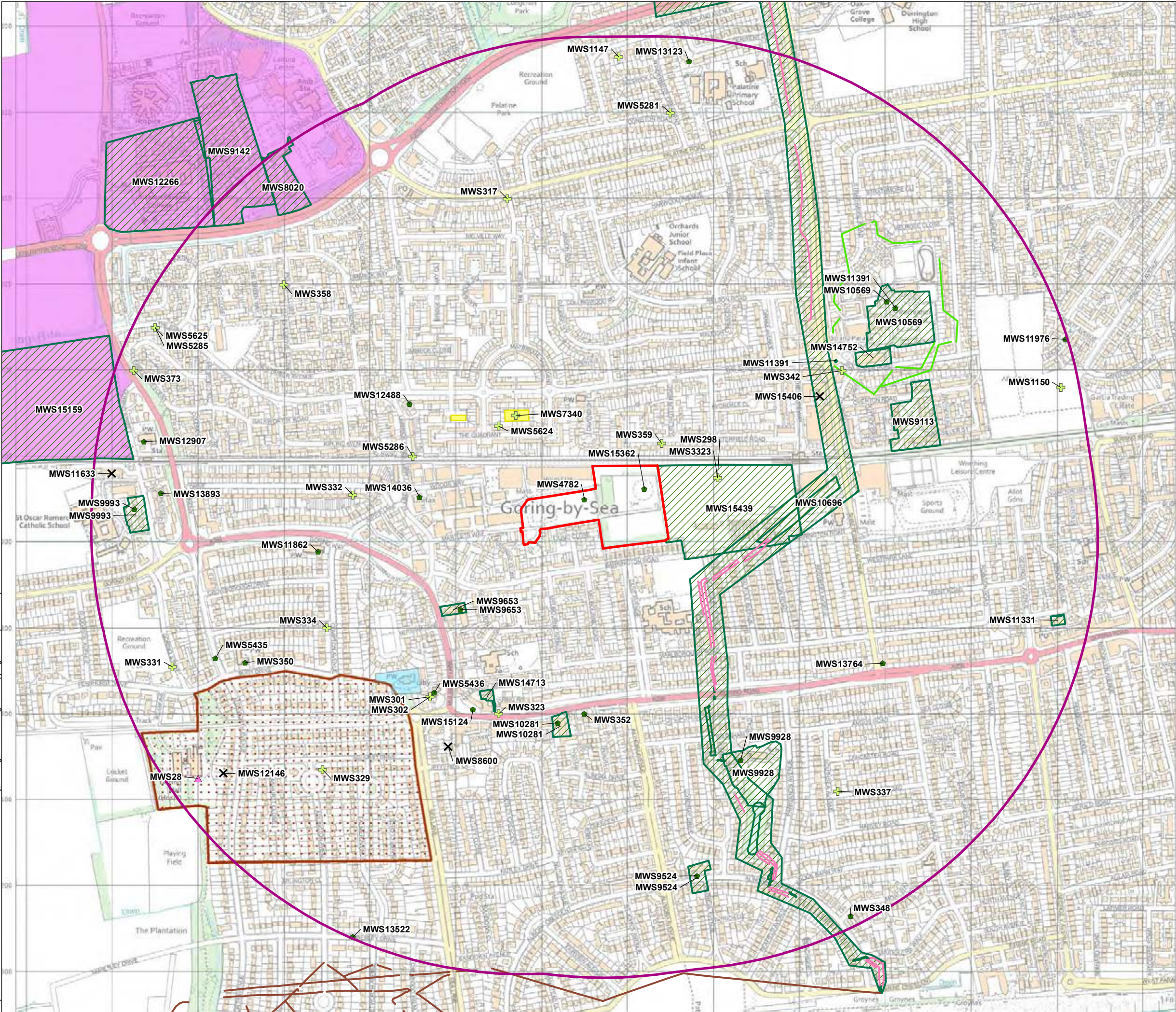
1954-67 Ordnance Survey Plan

## Figures





Project Ref: N1794-PLN-HER-01000-01999/01975 - Martlets Way, Durrington-on-Sea\Figures\Mapping\GIS\Projects\HER\plot.mxd



**Legend**

- Site Boundary
- 1km search buffer

**Non-designated Heritage Assets:**

**HER Records Points**

- Monuments
- Findspots
- Landscape
- Negative Evidence

**HER Records Lines**

- MWS11393 - Site of a Defended Locality near the coast, to the south of Goring Hall, Worthing
- MWS11391 - Site of a Defended Locality, Field Place, Worthing
- MWS10696 - World War II Defence Line around Worthing, Worthing

**HER Records Polygons**

- Monuments
- Findspots

**Historic Parksapes**

- Goring Hall

**Archaeological Notification Areas**

- DWS8603 - Multi-period Settlement Activity, Northbrook College, Worthing
- DWS8644 - The Church of St Mary, Goring, Worthing

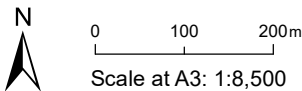
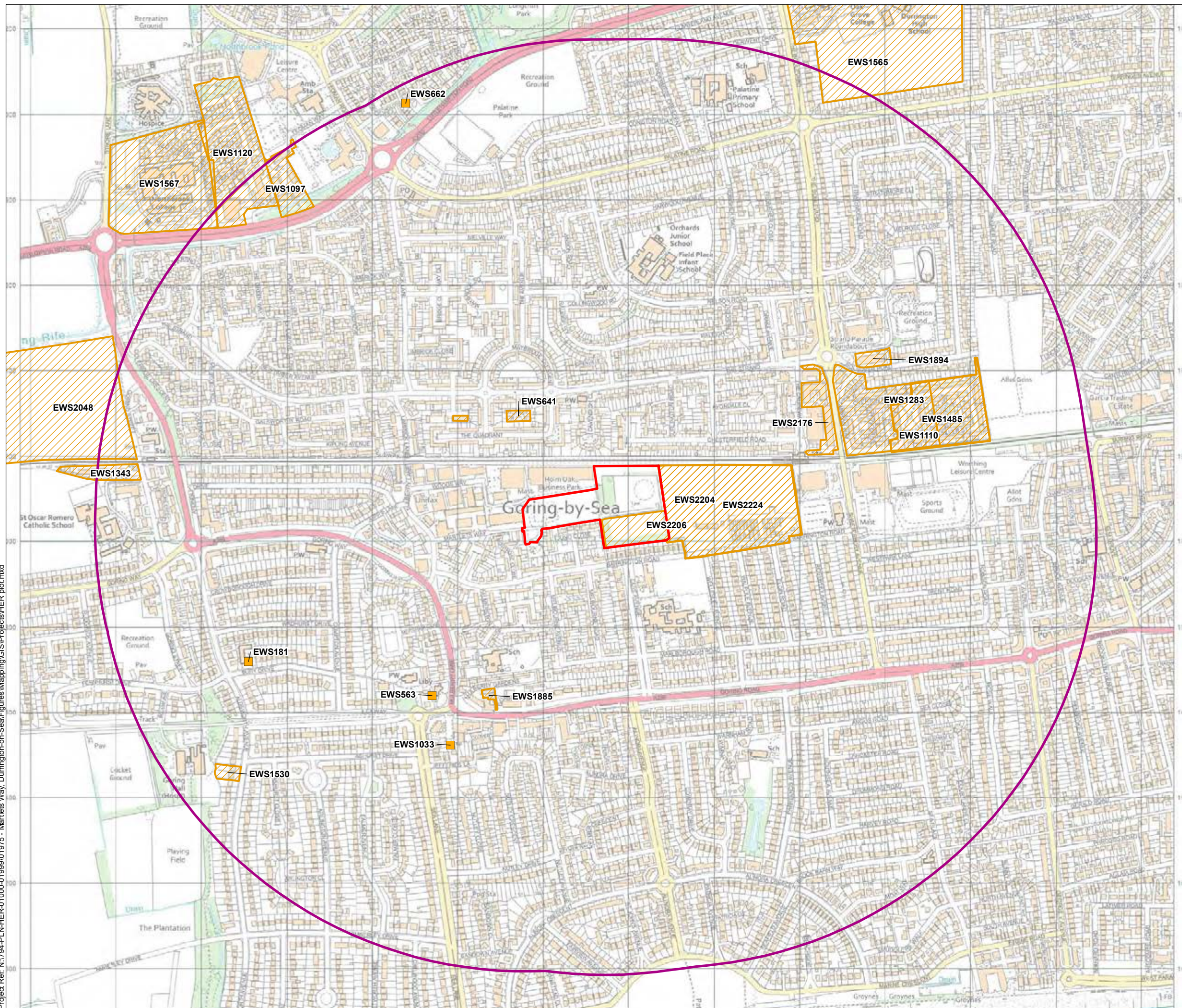


Figure 2a

HER Records Plot (data from West Sussex County Council)

Project Ref: N1794-PLN-HER-01000-0199901975 - Martlets Way, Durrington-on-Sea\Figures\Mapping\GIS\Projects\HER\plot.mxd



**Legend**

Site Boundary

1km search buffer

**Previous Archaeological Work:**

HER Events Points

HER Events Polygons

NB: Entire site and surrounding environment is covered by Event EWS118

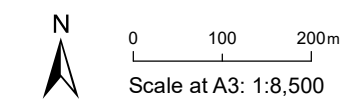
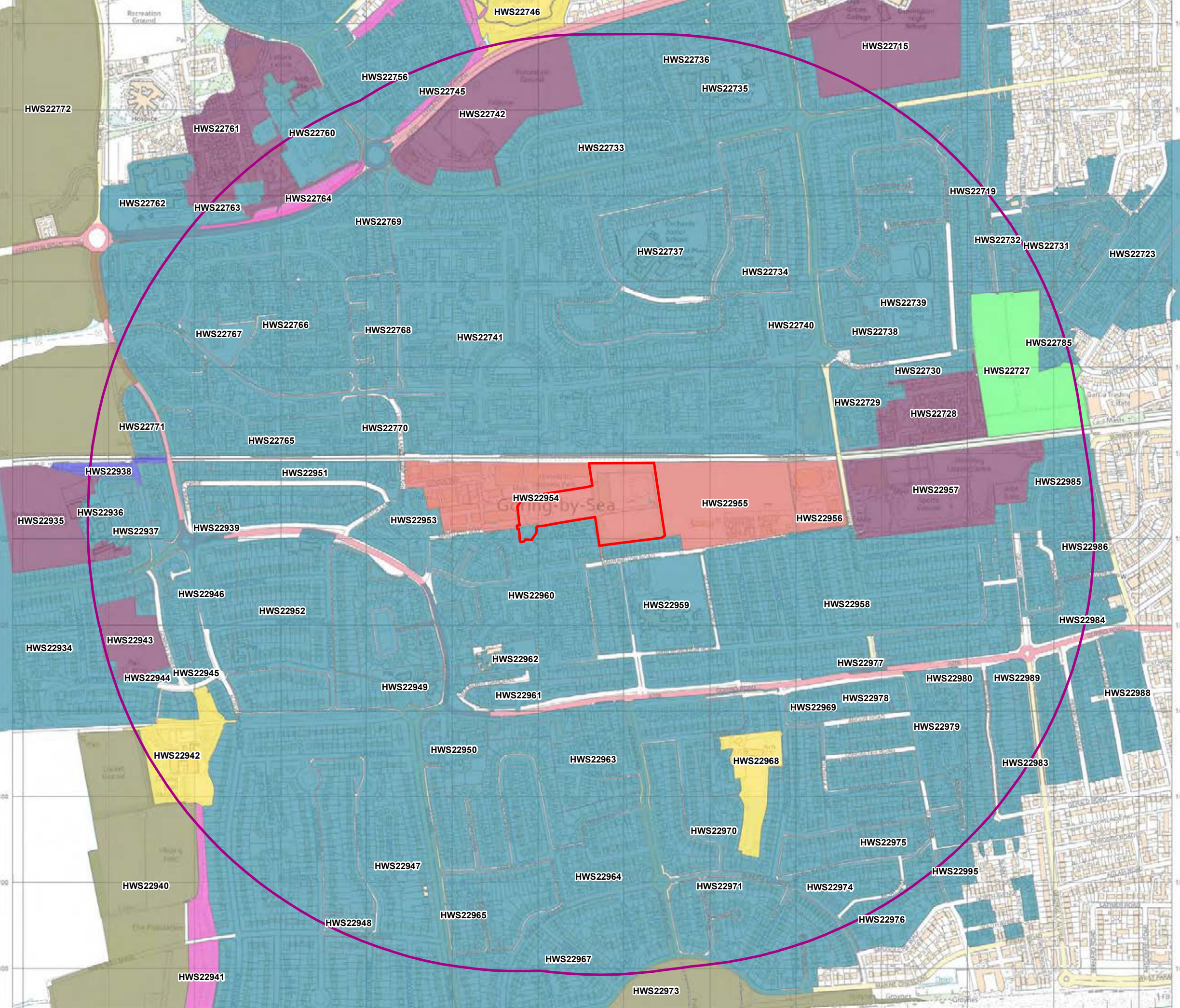


Figure 2b

HER Events Plot (data from West Sussex County Council)

Project Ref: N1794-PLN-HER-01000-01999/01975 - Martlets Way, Durrington-on-Seaf Figures Mapping\GIS\Projects\HER plot.mxd



**Legend**

- Site Boundary
- 1km search buffer

Historic Landscape Characterisation:

- Communications
- Designed Landscapes
- Fieldscapes
- Horticulture
- Industry
- Recreation
- Settlement
- Woodland

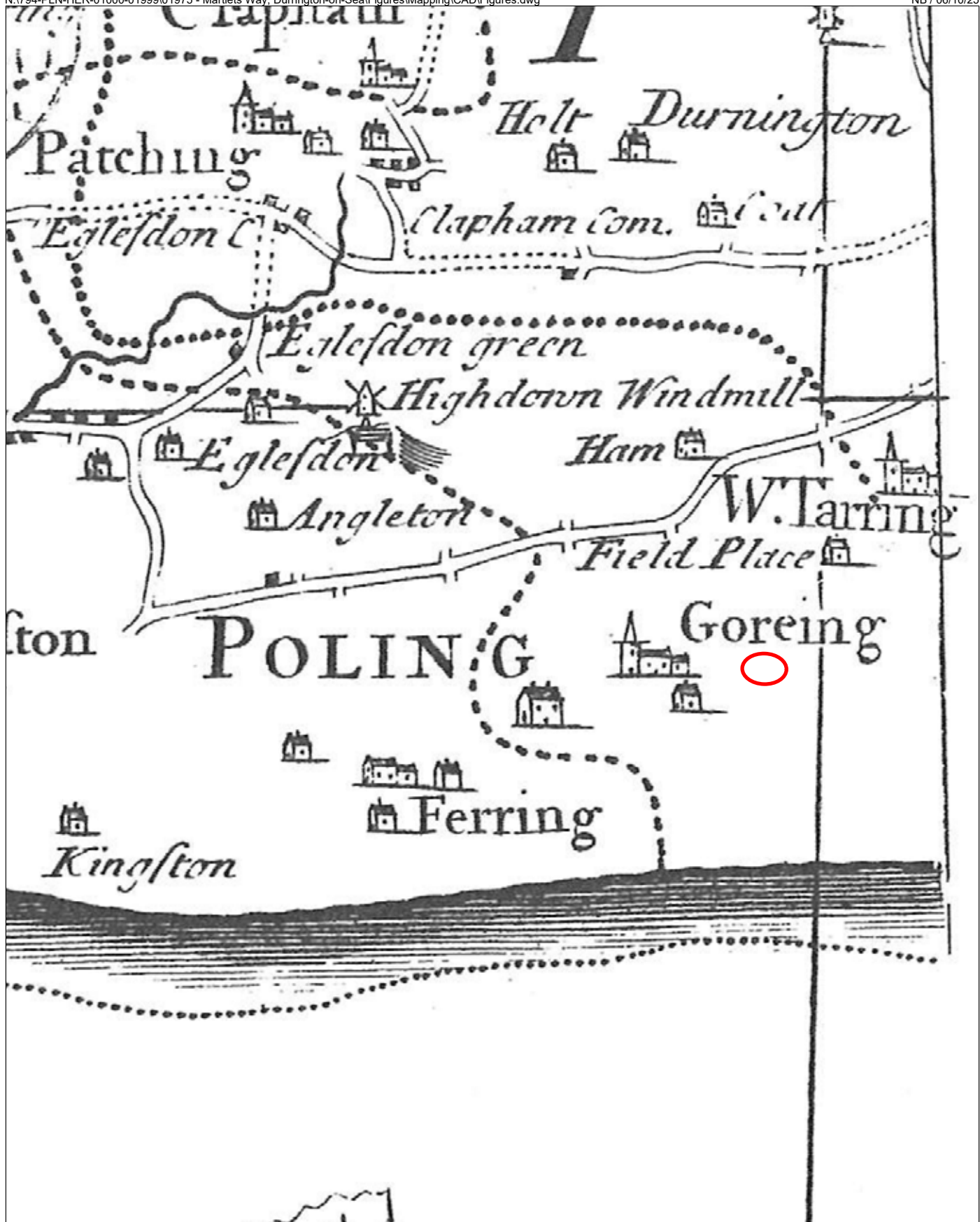


0 100 200m  
Scale at A3: 1:8,500



Figure 2c

Historic Landscape  
Characterisation Plot (data from  
West Sussex County Council)



Approximate site location



Not to Scale  
Illustrative Only



TETRA TECH



A TETRA TECH COMPANY

Figure 3

1724 Richard Budgen Map of  
Sussex



Approximate site location



Not to Scale  
Illustrative Only



Figure 4

1795 Gardner and Gream Map of  
Sussex



 Site Boundary (approximate)

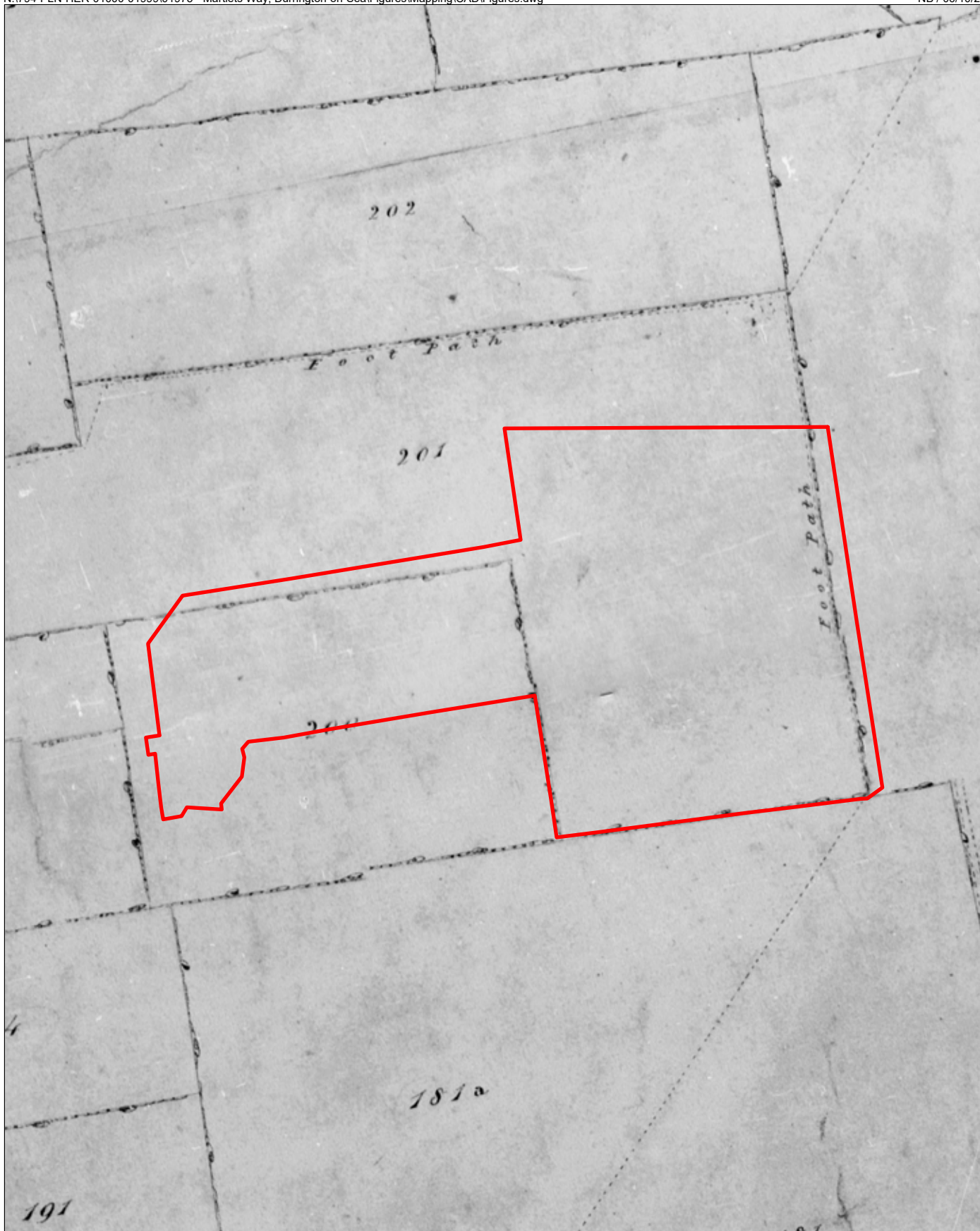


0 50 100m  
Scale at A4: 1:5,000



Figure 5

1806 Ordnance Survey Drawing



 Site Boundary

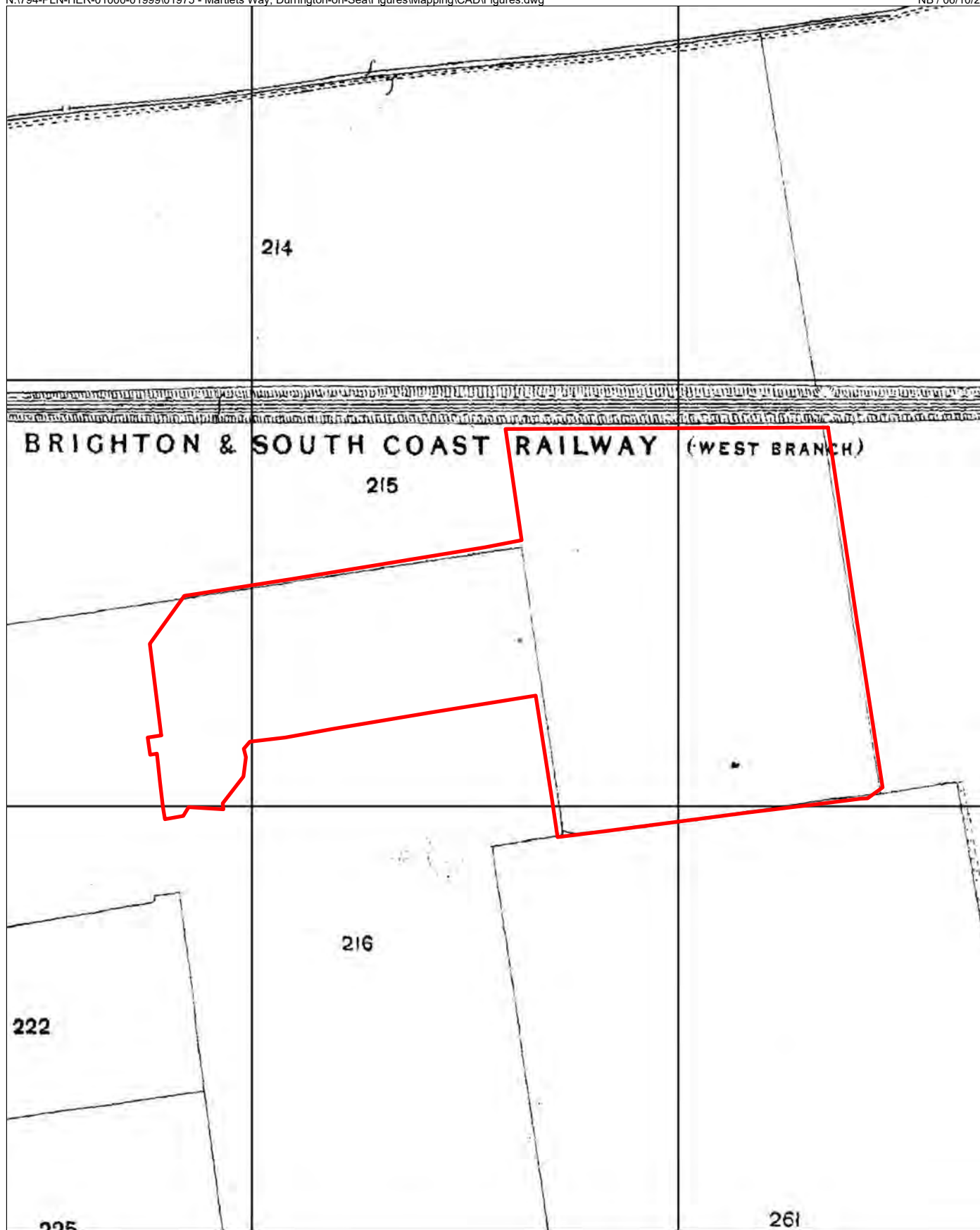


0 25 50m  
Scale at A4: 1:2,500



Figure 6

1839 Goring by Sea - Sussex  
Tithe Map



 Site Boundary

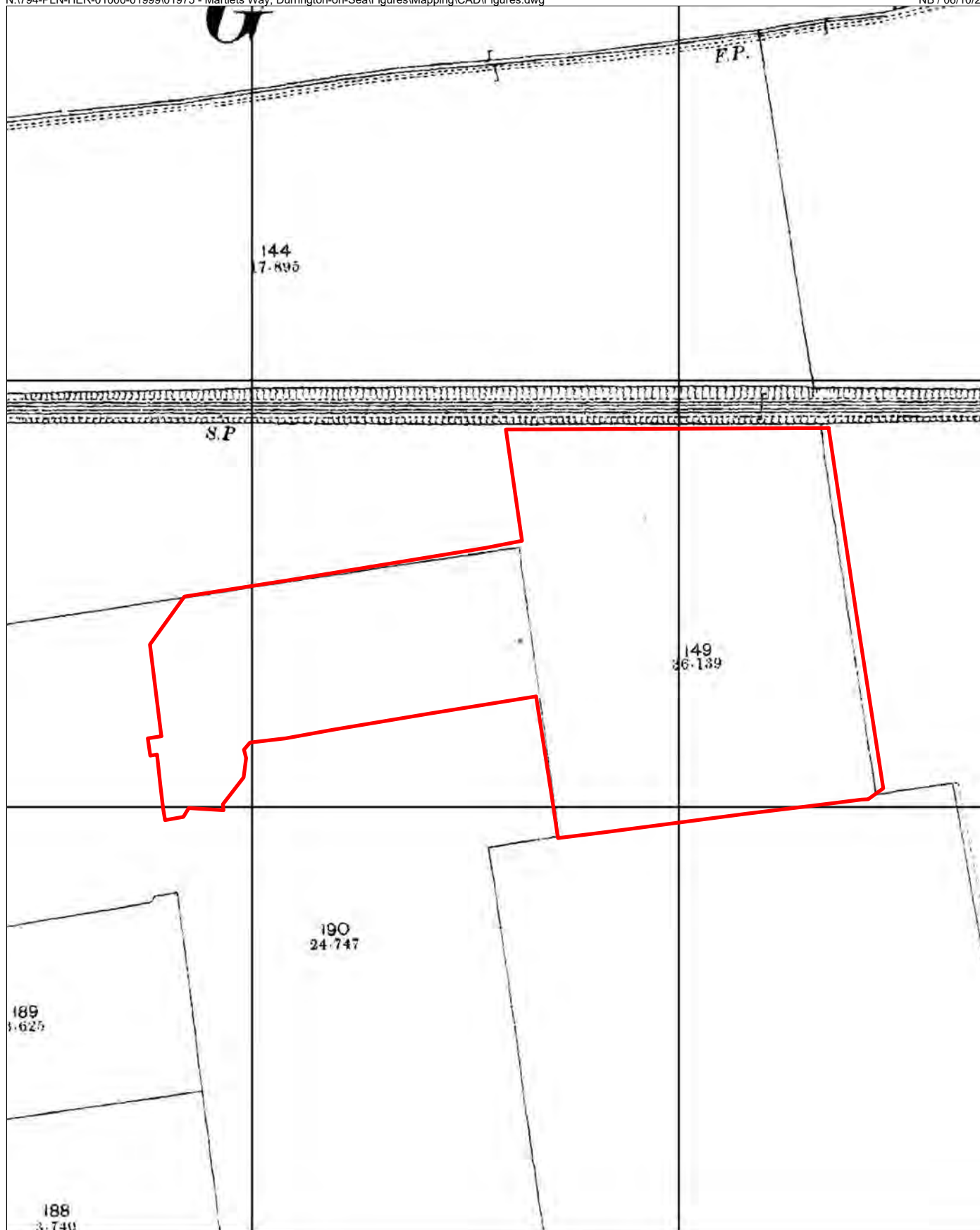


0 25 50m  
Scale at A4: 1:2,500



Figure 7

1875 Ordnance Survey Map



 Site Boundary

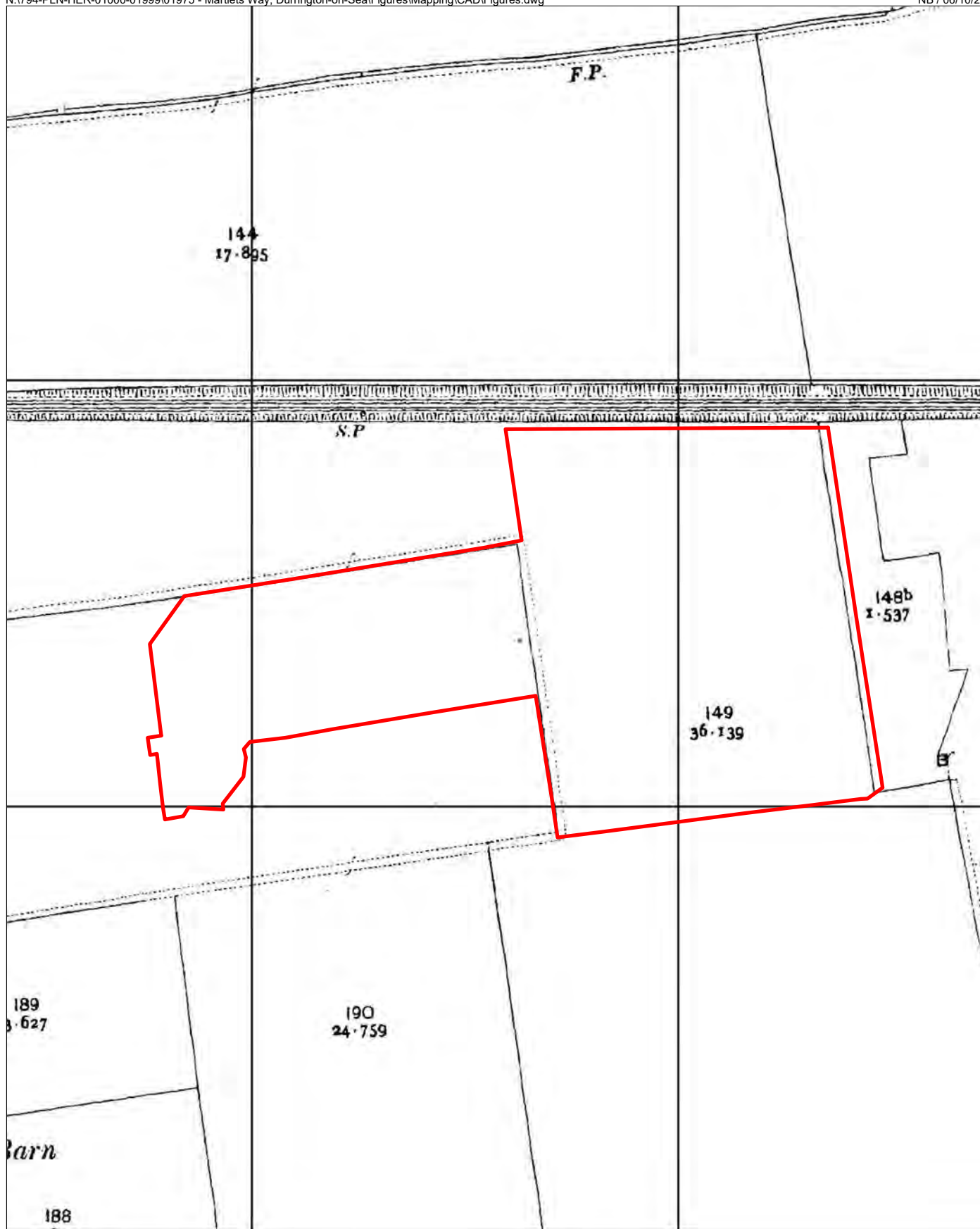


0 25 50m  
Scale at A4: 1:2,500



Figure 8

1898 Ordnance Survey Map



 Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 9

1911 Ordnance Survey Map



Figure 10

1932 Ordnance Survey Map



 Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 11

1953-1954 Ordnance Survey Map



Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 12

1954-1967 Ordnance Survey Map



Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 13

1978-1993 Ordnance Survey Map



Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 14

1994 Ordnance Survey Map



 Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 15

2001 Aerial Photograph (Google Earth)



 Site Boundary



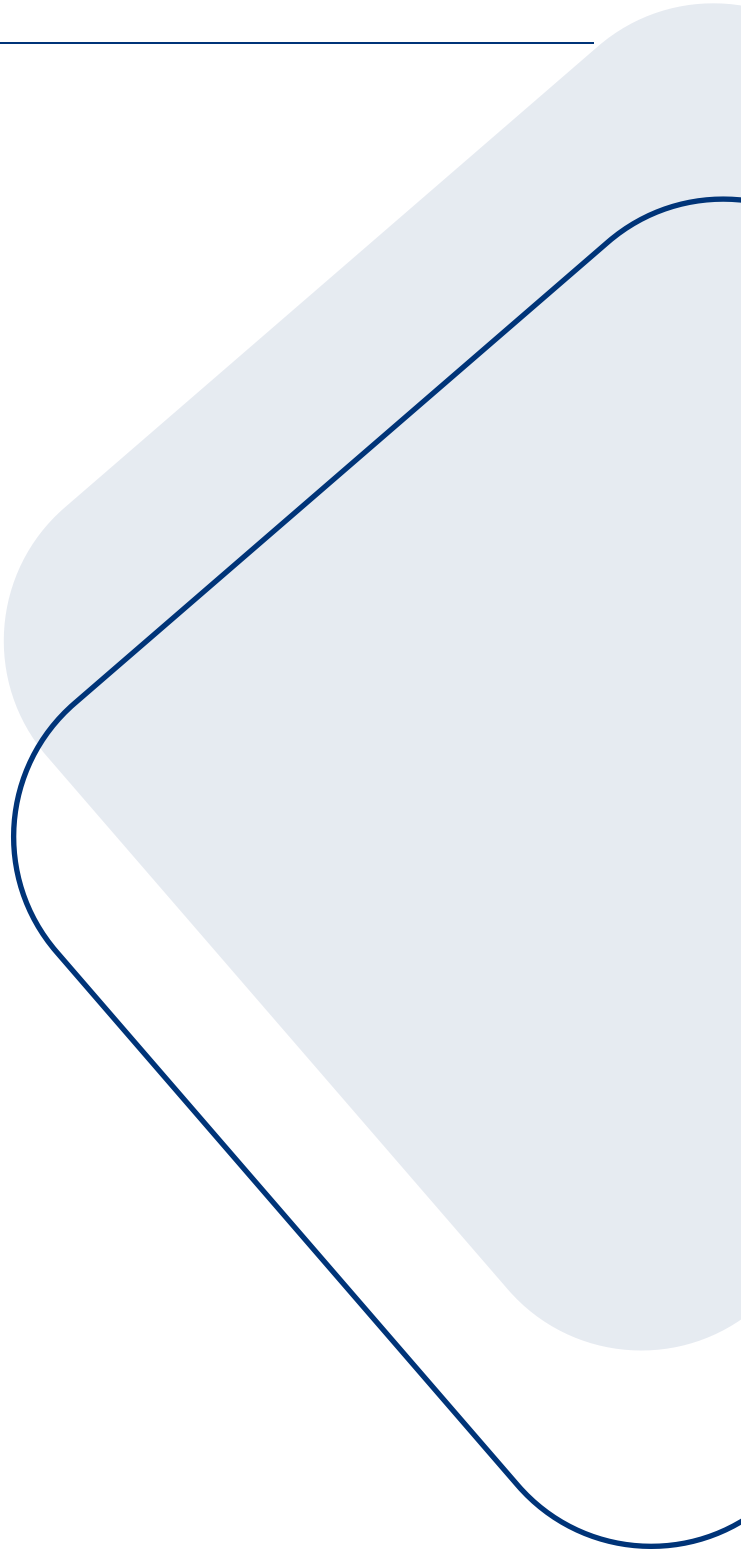
0 25 50m  
Scale at A4: 1:2,500



Figure 16

2025 Aerial Photograph (Google Earth)

# Plates



## Plates



Plate 1: View north into central parcel of site.



Plate 2: View north-east into central parcel of site, note discrepancy in ground heights.



Plate 3: View north-west across central parcel of site



Plate 4: View east across western parcel of site



Plate 5: View south-east across western and central parcels of site



Plate 6: View east across central parcel of site

