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Archaeological
Services Ltd



**An Archaeological
Desk-based Assessment
for
Homefield Primary School,
Chesswood Road,
Worthing,
BN11 2AA.**

Project No. CBAS1691

By

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Summary

A Desk-based Assessment was carried out for Homefield Primary School, Chesswood Road, Worthing, West Sussex in order to establish the likely presence and importance of any heritage assets that may be affected by a proposed new building and covered link.

This report has established that the Site has potential for prehistoric, Roman and Early Medieval to post-medieval archaeology.

An archaeological evaluation undertaken in the east of the Site found that the area had been truncated and no archaeology predating the late post-medieval period was found. Archaeological remains may survive in the area of proposed development in the west of the Site.

To establish the archaeological potential of the Site, the planning archaeologist may request a programme of archaeological work in association with the planning application. An archaeological evaluation excavation would ascertain whether any further archaeological works are required.

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1.0 Introduction

- 1.1** Chris Butler Archaeological Services Ltd (CBAS Ltd) has been commissioned by AtkinsRealis (the Client) to prepare a Desk-based Assessment for Homefield Primary School, Chesswood Road, Worthing, West Sussex (hereafter the Site; Figs. 1 & 2) in order to establish the likely presence and significance of any heritage assets which may be affected by the proposed construction of a new building and covered link (Fig. 3).
- 1.2** The Site (centre point: TQ 15440 03548) is located on the north side of Chesswood Road and comprises a sub-rectangular plot containing Homefield Primary School and a detached classroom block in its centre. An area of hardstanding extends into the west of the site while a sports field is present in the east. The site boundaries enclosed with a mix of wire fencing and flint and brick walls. A railway line runs along the northern boundary, and the surrounding properties are in a mix of commercial and residential uses.
- 1.3** The Site slopes gently downward to the west and is located on the low-lying land of the Sussex Coastal Plain at a height of c. 4-6m m aOD. According to the British Geological Survey¹ the geology of the Site is clay, silt and sand of the London Clay Formation overlain by sand, silt and clay River Terrace Deposits.
- 1.4** The Site is located in an Archaeological Notification Area (ANA; Fig. 4) defining an area of prehistoric occupation, a Roman cemetery, and medieval and post-medieval occupation. The Site is outside the Worthing Extensive Urban Survey area². There are no Scheduled Monuments designated within a 1km radius from the site centre (hereafter the Study Area). The Site is not located within a Conservation Area. Thirty-two Listed Buildings are present in the Study Area, most of which are concentrated in Conservation Areas to the south of the Site (Fig. 5). The nearest Listed Building lies c. 640m to the southwest of the Site.
- 1.5** This report initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the archaeological and historical assets located within a 1km radius of the Site centre. Before conclusions are drawn together, former impacts upon any potential archaeology within the Site are assessed, as is the possible impact of any future development upon the heritage resource.

¹ https://geologyviewer.bgs.ac.uk/?_ga=2.83725268.330094689.1780310668-1623552435.1780310668

² Harris, R.B. 2009. Worthing Historic Character Assessment Report. Sussex Extensive Urban Survey (EUS).

2.0 Objectives and Scope

- 2.1** The objective of this report is to gain information about the known or potential archaeological resource within the Site and its immediate area. This information will include that relating to the presence or absence of any archaeology, its character, extent, date, integrity and state of preservation, and the relative quality of the potential archaeological resource.
- 2.2** This information will allow an assessment of the merit of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy, the formulation of a strategy for further investigation.
- 2.3** The report will consider the heritage resource within a Study Area with a 1km radius around the Site Centre. The survey will also take into account sites further afield where these may be considered to have an impact or relevance to the Site in its landscape setting.
- 2.4** It should be noted that this report can only take into account the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the Site. Its intention is to provide an overview of the known heritage assets within the Study Area, from which judgements can be made about the potential archaeological resource of the Site itself.

3.0 Methodology

3.1 This report has been prepared in accordance with the following planning legislation and policy:

- The Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in 2014– this legislation protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.
- The Planning (Listed Buildings and Conservation Areas) Act 1990 - provides specific protection for buildings and areas of special architectural or historic interest.
- National Planning Policy Framework (NPPF; DLUHC 2025). Section 16 ‘Conserving and Enhancing the Historic Environment’, paragraphs 195 to 214 - provides guidance on conservation and managing change to heritage assets. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published in 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated in 2019.
- The Worthing Local Plan 2023 (adopted 28th March 2023) contains Policies DM23 & DM24 relating to The Historic Environment.

3.2 The following guidance was adhered to:

- *The Sussex Archaeological Standards* (Sussex County Councils 2019).
- *Standard and Guidance for Historic Environment Desk-based Assessment* (Chartered Institute for Archaeologists 2014. Updated 2017 and 2020).
- *Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans* (Historic England 2015).
- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015).
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England 2017).

3.3 The research for this Heritage Impact Statement has included an analysis of the following resources:

- WSCC Historic Environment Record (HER Ref. No. 202627-019);
- National Heritage List for England (NHLE);
- Historic mapping;
- LiDAR and Aerial Photography;
- Google Earth Pro;
- CBAS Ltd library resources;
- Online resources; and
- British Geological Survey

3.4 The following maps were used:

- OS Surveyors Drawing (c. 1806)
- Broadwater Tithe Map (1848)
- 1st Edition OS map (18789);
- 2nd Edition OS map (1899);
- 3rd Edition OS map (1913);
- Later OS maps.

Information gained from the map regression exercise is contained in the Post-Medieval section below.

3.5 Archaeological sites and finds recorded on the HER are shown on Fig. 6.

4.0 Archaeological and Historical Background

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the Study Area, briefly defining its location, extent, character, date, integrity, state of preservation and quality.
- 4.0.2 The review of each period will also bring in evidence from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential of the Site. This evidence will include that taken from similar landscapes and geologies.
- 4.0.3 Thirty intrusive archaeological events have taken place in the Study Area (Fig. 7), including watching briefs, evaluations and open area excavations.
- 4.0.4 Within the Site, an archaeological evaluation ahead of the construction of a new hard play area (EWS1543) found only archaeological features dating to the 20th century. No archaeology associated with a Roman cremation cemetery found on the site in 1881 was found. It was thought that activity associated with the Nursery may have impacted upon and compromised the survival of any archaeological deposits of this date.
- 4.0.5 At 71 Chesswood Road, c. 25m to the south of the Site, an evaluation excavation (EWS1341) comprising one trench was negative for archaeology. A further archaeological evaluation at 37-39 Chesswood Road (EWS1047), c. 20m to the west of the Site, opened two trenches which contained late post-medieval features and an undated pit. A single sherd of 9th-11th century pottery was recovered from the subsoil.

4.1 Palaeolithic Period (750,000BC - 10,000BC)

- 4.1.1 This period covers a huge expanse of time, during which early hominid occupation of southern Britain was intermittent. The period is divided into warm and cold periods, with the evidence suggesting that hominid occupation occurred during some of the warm periods. Apart from a small number of exceptional sites (e.g. Boxgrove), most of the evidence for human activity in this period comes from isolated finds of stone tools, often in secondary deposits.
- 4.1.2 Palaeolithic flintwork in Sussex is normally associated with the raised beaches of the Coastal Plain and also River Terrace Deposits³. The cliff line of the Brighton-Norton raised beach

³ Woodcock, A. 1999. 'Earliest Inhabitants', in Leslie, K. and Short, B. (Eds.), *An Historical Atlas of Sussex*. Chichester: Phillimore & Co. Ltd, 10-11.

runs to the north of Worthing. This geology has been associated with Palaeolithic findspots, including the finds of stone tools near Shoreham⁴.

4.1.3 A Palaeolithic flint handaxe (MWS397) was found during archaeological monitoring c. 870m to the south of the Site. A Palaeolithic handaxe (MWS5631), classified as Late Acheulian, was found in 1967 in the back garden of a house on Southdown View Close, c. 590m to the north of the Site. The artefact may have been buried at some depth as it was recovered from the spoil of a 30ft deep excavation. A flint flake of probable Middle Palaeolithic date (MWS9089) has also been recovered from the infill of a channel beneath brickearth c. 800m to the southwest of the Site.

4.1.4 Palaeolithic material has been recovered from the Study Area, and the geology of the Site suggests there is some potential for material of this date to be present. Any evidence of Palaeolithic activity may, however, be buried at some depth.

4.2 Mesolithic Period (10,000BC - 4,000BC)

4.2.1 The start of the Mesolithic period saw Britain largely covered by pine and birch woodland, which was gradually replaced by a mixed deciduous woodland that provided an ideal environment for the bands of hunter-gatherers who exploited the resources on a seasonal basis⁵.

4.2.2 Mesolithic sites in south-east England are often found along the edges of river floodplains and adjacent to streams or springs. Evidence for Mesolithic activity is also known from the South Downs to the north of Worthing (e.g. EWS 1091), but evidence from the coastal plain is sparse, with only a single findspot of Mesolithic to Neolithic flintwork being recorded at Wykeham Road (MWS7369), just outside the Study Area.

4.2.3 There is no evidence for Mesolithic occupation of the Study Area, and the archaeological potential for this period is low.

4.3 Neolithic Period (4,000BC - 2,500BC)

4.3.1 The Neolithic period saw hunter-gatherer economies gradually superseded by more sedentary lifestyles, associated with the introduction of arable cultivation and the domestication of animals, with environmental evidence suggesting that some woodland was being cleared for small-scale agricultural activities. The southeast lowlands of Britain have provided a significant amount of archaeological evidence related to the Neolithic period,

⁴ Bonsall, C.J. 1977. Gazetteer of Upper Palaeolithic sites in England and Wales. CBA Research Report No. 22.

⁵ Holgate, R. 2003. 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*. Kings Lynn: Heritage Marketing and Publications Ltd, 29-38.

including causewayed enclosures, long barrows and flint mines. Many of these monuments are located on the South Downs⁶, with the closest to the Site being flint mines at Cissbury⁷. A number of Neolithic stone axes have been found on the coastal plain⁸.

- 4.3.2 A significant Neolithic site is known at New Worthing School, Broadwater Road, c. 1km to the northwest of the Site. A number of earlier Neolithic features, including a pit were recorded during an evaluation and subsequent excavation at the site. A large assemblage of pottery and struck flints was also recovered (MWS12086).
- 4.3.3 The findspots of Neolithic axes are reported from Homefield Park (MWS376), c. 410m to the southwest of the Site, Teville Stream (MWS4597), c. 925m to the east, and Worthing Station (MWS4596), c. 820m to the southwest.
- 4.3.4 Limited evidence for Neolithic activity has been recorded in the Study Area, none of which was found in proximity to the Site. There is a low potential for archaeology of this date on Site.

4.4 The Bronze Age (2500BC - 800BC)

- 4.4.1 The Bronze Age saw continued clearance of woodland and there is extensive evidence that the coastal plain and South Downs were densely populated by small farming settlements in the Middle and Late Bronze Age.
- 4.4.2 A Bronze Age hoard consisting of 29 palstaves, 12 socketed celts, a winged celt and fragments of copper cake were found in a pot in 1877 (MWS5629). A Bronze Age palstave (MWS388) may form part of the same hoard as both were found relatively close together c. 800-950m to the southeast of the Site. A Bronze Age hoard consisting of three bronze axes (MWS3845) has also been found c. 640m to northeast of the Site.
- 4.4.3 Evidence suggestive of nearby settlement has been found at land adjacent to North Street/High Street, c. 750m to the southwest of the Site, where a Late Bronze Age or Early Iron Age curvilinear ditch as well as a deposit of fire-cracked flint and five worked flints (MWS4526) were recorded during a watching brief. A linear feature of probable Late Bronze Age date which contained charred wheat (MWS9089) was identified at 12 North Street, c. 800m to the southwest of the Site and at St. Paul's Church Hall c. 940m to the southwest a substantial feature (MWS7397), possibly a ditch or channel, produced prehistoric flint, small quantities of fire-cracked flint and a small assemblage of probable Bronze Age pottery.

⁶ Harding, A. F. and Ostojka-Zagórski, J. 1987. Excavations in Rocks Wood, Withyham, SAC 125, 11-32.

⁷ Butler, C. 2002. 'A Mesolithic site and later finds at Magham Down, near Hailsham, East Sussex', *Sussex Archaeological Collections* 140, 139-144.

⁸ Drewett, P. 1999. 'First Farming Communities and Communal Monuments', in Leslie, K. and Short, B. (Eds.), *An Historical Atlas of Sussex*. Chichester: Phillimore & Co. Ltd, 16-17.

4.4.4 During trenching for the laying of electric cables on Chesswood Road, c. 60m to the south of the Site, evidence of Bronze Age occupation was identified, including a dark oval area containing charcoal, burnt soil, pottery and daub (MWS5630). The two largest pottery sherds fitted together to form part of a pot dated to the Late Bronze Age, but as no rim was present an Iron Age "A" date cannot be excluded. The piece of daub preserves marks of the hut it covered but also contains fragments of burnt wood suggesting that the hut was destroyed by fire.

4.4.5 The evidence suggests a Bronze Age settlement existed to the south of the Site and there is a moderate-high potential for associated archaeology of this date to extend into the Site. Settlement remains would be of regional importance, while agricultural features would be locally important.

4.5 The Iron Age (800BC - 43AD)

4.5.1 Social and economic growth increased rapidly during the Iron Age, leading to an increase in population and the need to exploit more marginal environments. In southern Britain, small-scale open farmsteads seem to have been sited within an emerging agricultural landscape, reflecting increasing control and manipulation of the environment. Larger defended hillfort settlements were interspersed between these farmsteads, field systems and trackways. The closest hillfort to the Site is Cissbury Ring, located c.5km to the north. The hillfort was built around 400BC and was used for defence for around 300 years.

4.5.2 At land adjacent to North Street/High Street (MWS4526), the activity identified may have continued into the Bronze Age. At 12 North Street, Late Iron Age to Early Roman activity was represented by three shallow linear features. A partial crucible with copper alloy residue along with a probable kiln bar were recovered suggesting Late Iron Age or Early Roman industrial activity (MWS9089).

4.5.3 At New Worthing School, a gully containing twenty-five sherds of pottery dating from the Late Iron Age to early Roman period and struck flint was recorded (MWS12086).

4.5.4 Activity identified just to the south of the Site may date to the Iron Age and further evidence for an Iron Age presence has been found in the Study Area. There is a moderate-high potential for archaeology of this date at the Site, which would be of local to regional importance.

4.6 The Roman Period (43AD - 410AD)

- 4.6.1 The Roman invasion of Britain in 43AD resulted in dramatic alterations to this island's social and economic environments⁹. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Later Iron Age continued throughout the Roman period. Where they have been excavated, they provide evidence for a mixed farming economy of crops and animal husbandry.
- 4.6.2 The archaeological record shows an increase in activity in the Worthing area during the Late Iron Age to Roman period. Outside the Study Area, hundreds of 1st and 2nd century pottery sherds, including jugs, vases, dishes and a clay oven (MWS304) were found by workmen when laying a sewer for a block of flats in Wykeham Road, and a Roman ditch containing grain and pottery (MWS318) was found on the site of Barclay's Bank.
- 4.6.3 Roman burial urns filled with calcined bones and fragments of Samian pottery (MWS5834), were found during trenching at the Site in 1881 (Fig. 8). The pottery assemblage included five more or less complete urns and parts of at least twenty-five others. Further pottery items including bowls, paterae and pocula were recovered alongside the burial urns. The urns were found at a depth of 'about 2 or 3 feet below the surface'¹⁰. One very degraded coin was also found. Roman burial urns are also reported to have been disinterred in making the cuttings for the railway a little west of Ham Bridge, c. 400m to the east of the Site. It is reported that potsherds were found c. 160m to the northeast of the Site and to the immediate east of the Site at Ladydell Road. Roman cemeteries were often extensive, stretching for hundreds of meters along the main roads leading out of towns and cities.
- 4.6.4 The findspot of the base and lower part of a small dark grey Romano-British New Forest Ware beaker (MWS7314) is reported c. 250m to the southeast of the Site and Roman pottery was found in 1878 c. 80m to the northeast. To the north of the Site, at New Worthing School, activity continued into the later Roman period with the presence of a pit (MWS12086). Further Roman findspots are reported around Broadwater, (MWS1089, MWS374, MWS378).
- 4.6.5 Five Roman ditches and two "habitation" sites (MWS395) were found between Merton Road and The Esplanade, c. 870m to the south of the Site, in 1963 during the laying of water mains. Finds included 1st and 2nd century pottery, pot boilers, oyster shells, and metal objects.
- 4.6.6 At 12 North Street, Late Iron Age to Early Roman features were recorded (MWS9089). Roman pottery sherds (MWS4529 & MWS4984) have also been recovered from the North Street area, perhaps representing manuring of arable land.

⁹ Rudling, D. 2003. 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd.

¹⁰ Fenton AJ. 1886. An Account of the Discovery of Roman Remains on The East Chesswood Estate, Worthing, 1881. *Sussex Arch Colls.* 34:215-220

4.6.7 Substantial evidence for Roman activity (MWS3616) has been found around Chapel Road, c. 950m to the southwest of the Site, extending from the railway station south to Ambrose Place. Although no building remains have been identified the finds indicate several buildings were present. The type and concentration of finds suggest a villa site¹¹: In 1900 Roman tiles, bricks, tesserae and potsherds were found near the railway station and as far south as the museum during construction works. In 1958, during extensions to the museum four north-south orientated Roman ditches, a post hole, 2-3rd century AD pottery, and fragments of roofing tile were found. A Roman ditch containing Flavian Samian Ware and other sherds have been found at Ambrose Place, and a feature which appeared to be a large Roman pond was exposed near St. Pauls Church.

4.6.8 The evidence suggests a Roman settlement was located in central Worthing and the cemetery which has been identified within the Site and surrounding area may have been located adjacent to a road. There is a high potential for finds and features dating to the Roman cemetery and potentially an associated road within the Site. Any such features would be of regional importance.

4.7 The Saxon Period (410AD - 1066AD)

4.7.1 The name Worthing derives from the Old English personal name Weorð, meaning 'Weorð's people'¹². The Domesday Book (1086) records that in 1066 the manor at Worthing comprised Ordinges and Mordinges and was a minor agricultural community¹³.

4.7.2 Evidence for a Saxon settlement has been found in Worthing. An evaluation followed by excavation at Little High Street, c. 640m to the southwest of the Site, in 1997 has produced the most significant archaeological evidence (MWS6702). A single sherd of Early/Middle Saxon pottery was collected, but the earliest evidence for occupation dates to the Saxo-Norman period. Features of this period comprise boundary ditches, gullies, a possible post trench, and pits, dated by pottery from the mid-10th to 12th centuries. Two of the ditches probably represent plot divisions, perhaps relating to two or more properties which fronted onto the High Street.

4.7.3 At Land adjacent to North Street / High Street Late Saxon pits, ditches and post-holes (MWS4528) were recorded. The most substantial feature was a north-south ditch, possibly forming part of an enclosure. The site appears to have had an agricultural function.

4.7.4 A small quantity of Saxon pottery sherds (MWS7398) were retrieved from a later feature c. 720m to the southwest of the Site at 2A Ashdown Road.

¹¹ Harris, R.B. 2009. Worthing Historic Character Assessment Report.

¹² Mawer, A, & Stenton, F.M., The Place-names of Sussex (1929-30; reprinted 2001), 194.

¹³ Harris, R.B. 2009. Worthing Historic Character Assessment Report. And references therein.

4.7.5 A single sherd of Saxon pottery was recovered during the evaluation at 37-39 Chesswood Road (EWS1047).

4.7.6 Evidence for Saxon settlement has been found in central Worthing. A single pottery sherd of this date has been found in proximity to the Site. This may represent manuring of arable land in the hinterlands of the settlement. There is a moderate potential for the Site to contain features relating to Saxon farming. Any such features would be of local importance.

4.8 The Medieval Period (1066AD - 1500AD)

4.8.1 Worthing was the southern tithing of Broadwater parish post-conquest. The parish extended northwards as far as Cissbury Ring and included a settlement at Offington. In 1296 the settlement of Worthing had 23 taxpayers, suggesting a population of perhaps around 155. Only nine taxpayers were recorded in 1327¹⁴. Worthing had a medieval chapel, which in the Taxatio Ecclesiastica of Pope Nicholas IV of 1291 is described as being dependent on the church at Broadwater¹⁵.

4.8.2 The excavations at Little High Street revealed evidence for medieval settlement (MWS6702). The Saxo-Norman ditches continued in use through to the 13th century. A 13th century grain or crop-dyer was identified, and several ditches, gullies and small pits were also dated to this phase of activity. In the 14th-15th century there was an increase in activity. A number of east-west ditches were established and the grain / crop-drying activity continued with the construction of a second grain-dryer. A series of relatively large, shallow pits, a small sub-rectangular enclosure, a possible quarry, pit, gully and post-hole were also dated to this phase.

4.8.3 At Land adjacent to North Street/High Street a possible medieval ditch and a medieval pit (MWS4527) were identified during groundworks for the construction of industrial units. The evidence indicates that in this period burgages extended as far as North Street. At Land off North Street a medieval enclosure ditch (MWS4985) was recorded. Recent fieldwork¹⁶ adjacent to the High Street at Union Place found a series of medieval linear features.

4.8.4 At 2A Ashdown Road archaeological features comprising pits and ditches of medieval and early post-medieval date (MWS7398) were encountered, with pottery indicating several phases of activity from the 11th century onwards. The ditches most probably related to property boundaries and indicate the location of the historic village of Worthing.

4.8.5 A 13th-15th medieval occupation site (MWS394) was identified in Warwick Gardens, c. 920m to the southwest of the Site in 1971.

¹⁴ Hudson, W. H. (ed.), 'The three earliest subsidies for the County of Sussex in the years 1296, 1327, 1332', SRS 10 (1910), 62-3.

¹⁵ <http://www.hrionline.ac.uk/taxatio/info.html>.

¹⁶ Pers. Comm. Kim Hunnisett, CBAS Ltd.

- 4.8.6 It appears the medieval settlement of Worthing was focused to the south of the Site around High Street, Little High Street, and North Street. The Site is likely to have lain in the agricultural hinterlands of the settlement. There is a low-moderate potential for features relating to farming to be present. Any such features would be of local importance.

4.9 The Post Medieval Period (1500AD to the Present Day)

- 4.9.1 In 1524 there were 34 taxpayers in Worthing and 34 in Broadwater suggesting a population of c.170 in each. In 1676 there were 200 adults for Broadwater and Worthing combined, suggesting a total population of c.260; and in 1724 there were 'about 60 families' in the parish of Broadwater, suggesting a total population of c.270¹⁷. The economy of the medieval and post-medieval parish of Broadwater was largely founded on agriculture and fishing. The seaside resort of Worthing developed in the late 18th century. The first recorded visitor was Peter Wych of Great Ormond Street, London, who came to stay at a farmhouse at Worthing in 1759 for the curative effects of the sea¹⁸.
- 4.9.2 The Ordnance Survey drawing of c. 1806 (Fig. 9) shows the Site to occupy a large field in an agricultural landscape. Worthing can be seen to the southwest while settlement at Broadwater was present to the northwest. The Broadwater tithe map of 1848 (Fig. 10) shows the railway line to have been built along the northern boundary of the Site, but the Site remained in agricultural use.
- 4.9.3 The 1st Edition OS Map of 1879 (Fig. 11) shows the Site as horticultural land to the north of Chesswood Villa. The Site was divided into several plots at this time and a single small structure was present along the northern boundary. The land surrounding the Site was in horticultural and agricultural use.
- 4.9.4 The 2nd Edition OS map of 1899 (Fig. 12) shows nurseries to have been built on the Site. Much of the land in the north of the Site was covered with structures with the land in the south fronting Chesswood Road being open. A flint wall along the northern site boundary which was identified during the site visit (see Section 5) corresponds to the rear of the central structure and may represent remains of the building. Residential plots had been developed along Chesswood Road to the south and west of the Site. Further nurseries were present to the east.
- 4.9.5 The 1913 OS map (Fig. 13) shows expansion of the nursery facilities in the north of the Site, but the south remained clear of structures. The Site was little changed in 1935 and 1948 (Figs. 14). By 1958 (Fig. 15), the Site had been cleared of structures.

¹⁷ Cooper, J. H., 'A Religious Census of Sussex in 1676', SAC 45 (1902), 146; Ford, W. K. (ed.), 'Chichester Diocesan Surveys 1686 and 1724', SRS 78, 78-9.

¹⁸ Elleray, D. R., A Millennium Encyclopaedia of Worthing History (1998), 31, 38; Hudson, T. P. (ed.), Victoria County History 6:1 (1980), 93.

- 4.9.6 Two post-medieval French drains and a post medieval pit (MWS8644) were found at 37-39 Chesswood Road during the archaeological evaluation.
- 4.9.7 The evaluation within the Site¹⁹ opened nine trenches to the east of the school (Fig. 16). Foundations relating to the former nursery buildings along with pits dating to the 20th Century which were associated with the demolition of the former nursery were the only features to be recorded (MWS12176). The trial trenching identified a simple deposit sequence of a modern topsoil horizon, a landscaping deposit associated with the setting out of the school playing field, which overlay a natural horizon of brickearths throughout the whole assessment area. No evidence for the Roman cremation cemetery was found in the two assessment areas. It is considered possible that deep cultivation undertaken during the sites' use as a nursery may have compromised archaeological survival. The landscaping associated with the laying out of the school playing field is also likely to have impacted upon and removed evidence of this cemetery. However, it was considered that the complete absence of even residual / disturbed Roman artefacts suggests that the two investigation areas lay outside of the bounds of the cemetery.
- 4.9.8 The structural remains of a WWII emergency water supply tank (12062) are located c. 140m to the southwest of the Site and a second tank (MWS12061) is recorded c. 300m to the south.
- 4.9.9 Satellite images show the classroom block and the carpark in the east to have been constructed between 2013 and 2015 (Figs. 17 & 18). A LiDAR image of the Site (Fig. 19) reveals little. The footprint of the existing building can be seen in the centre of the Site, and earthworks to the north of the Site and in the northwest corner are likely to relate to construction of the railway.
- 4.9.10 Historic maps show the Site located in agricultural land before being in horticultural use. Buildings associated with a nursery business were present on the site by the late 19th century. There is a high potential for finds and features relating to post-medieval agriculture and horticulture to be present at the Site. Archaeological remains relating to the nursery would be of local importance.

¹⁹ Development Archaeological Services. 2014. An Archaeological Evaluation at Chesswood School, Chesswood Road, Worthing

5.0 Site Visit

- 5.1 The site visit was undertaken by Dave Atkin on the 27th of May 2026. The weather was dry and bright. All parts of the site were accessible.
- 5.2 The site is accessed off Chesswood Road with a vehicular access leading to a small car park (Plate 1). A separate pedestrian entrance is present to the east. There is a further vehicular access and small car park accessed from Ladydell Road in the east of the Site (Plate 2).



Plate 1: Site access looking north



Plate 2: Carpark looking southeast

- 5.3 A single story modern school building occupies the centre of the Site (Plate 3), with a two-story classroom block (Plate 4) located to its east. Both buildings are situated within tarmac surfaced playgrounds.



Plate 3: School looking northwest



Plate 4: Classroom block looking north

- 5.4 The tarmacked playground extends into the south of the site (Plate 5) and into the west (Plate 6). The westernmost part of the Site has a small, raised area laid with wood chippings, and a raised area of bare ground containing a wooden shelter and pond is present

in the northwest corner (Plate 7). A brick wall forms the southern boundary with two late Victorian properties on Chesswood Road (Plate 8), with a low flint wall which has been raised with brickwork forming the western boundary (Plate 9). The housing to the west and south of the site is a mix of late Victorian and later infill. A substantial flint wall with modern-looking brick buttresses forms part of the northern boundary between the school and the train track (Plates 10 & 11).



Plate 5: South of site looking west



Plate 6: West of site looking west



Plate 7: West of site looking northwest



Plate 8: Brick wall looking west



Plate 9: Brick and flint wall looking southwest



Plate 10: Flint wall looking northeast



Plate 11: Flint wall looking northeast

- 5.5** The tarmacked playground continues to the east of the classroom block (Plate 12), and along the northern boundary the flint wall is replaced with wire fencing through which the railway track and housing beyond can be seen (Plate 13). The southern boundary is lined with a wall and trees while the eastern boundary is formed of wire fencing (Plate 14).



Plate 12: Play area looking northeast



Plate 13: Northern boundary looking northwest



Plate 14: East of site looking southeast



Plate 15: Site looking east



Plate 16: looking west across sports field

- 5.6** A grassed sports field with associated structures occupies the east of the Site (Plates 15 & 16). The ground rises very gently eastwards here.
- 5.7** No features of potential archaeological significance were noted during the site visit, and no surface finds were collected.

6.0 Impact of Development

- 6.1** The Site is recorded to contain River Terrace Deposits which can be associated with Palaeolithic archaeology. Any such deposits may be buried at some depth.
- 6.2** There is little evidence for earlier prehistoric activity in proximity to the Site. A Bronze Age/Iron Age site was discovered to the south of the Site, and there is potential for associated activity, most likely agricultural activities, to extend into the Site.
- 6.3** A Roman cremation cemetery was unearthed in the east of the Site in the 19th century but no further evidence for Roman occupation was recorded during a 2014 evaluation excavation which was located to the east of the school.
- 6.4** The Saxon and medieval settlement at Worthing was located to the southwest of the Site and the Site is likely to have occupied the agricultural hinterlands of the settlement.
- 6.5** Historic maps show the Site remained undeveloped until a nursery was established in the late 19th century. Remains of the nursery buildings were found during the archaeological evaluation at the Site.
- 6.6** Given the evidence accumulated during this Desk-based Assessment, the probability of finding remains from each of the different archaeological periods is shown in Table 1 below:

Table 1: Archaeological potential for each period

Period	Potential
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Moderate - High
Iron Age	Moderate - High
Roman	High
Saxon	Moderate
Medieval	Moderate
Post Medieval	High

- 6.7** The evaluation in the east of the Site established that the area is likely to have been disturbed/truncated during cultivation activities associated with the nursery and during later landscaping to level the playing field. The west of the Site, the location of the proposed new building and link, has not been subject to archaeological investigation and the potential for archaeological remains to survive is unknown. Historic maps show the area to have been free of buildings and, as this part of the Site is naturally lower

lying than the land in the east, the area may have been raised, preserving underlying archaeological horizons, rather than truncated during any landscaping activities.

- 6.8** All groundworks for the proposed development, including those for foundations and services, hold potential to damage or destroy any archaeological remains within their footprint.
- 6.9** No designated built heritage or buildings of local interest are located in proximity to the Site, and the proposed development will not impact upon the setting of any built heritage assets.

7.0 Conclusion

- 7.1** This report has established that the Site has potential for prehistoric, Roman and Early Medieval to post-medieval archaeology. A Bronze Age/Iron Age settlement Site has been discovered a short distance to the south of the Site, and a Roman cremation cemetery was found within the eastern part of the Site. The Site is likely to have lain in the agricultural hinterlands of Worthing through the Early Medieval, medieval and post-medieval periods until a nursery was established on the Site in the late 19th century.
- 7.2** An archaeological evaluation undertaken in the east of the Site established that that the area had been truncated and no archaeology predating the late post-medieval period was found. Archaeological remains may survive in the area of proposed development in the west of the Site.
- 7.3** To establish the archaeological potential of the Site, the planning archaeologist may request a programme of archaeological work in association with the planning application. An archaeological evaluation excavation would ascertain whether any further archaeological works are required.

8.0 Acknowledgements

- 8.1** We would like to thank AtkinsRealis for commissioning this report. Thanks are extended to the Historic Environment Record Assistants for West Sussex County Council for providing the HER data. This project was managed for CBAS Ltd by Chris Butler.

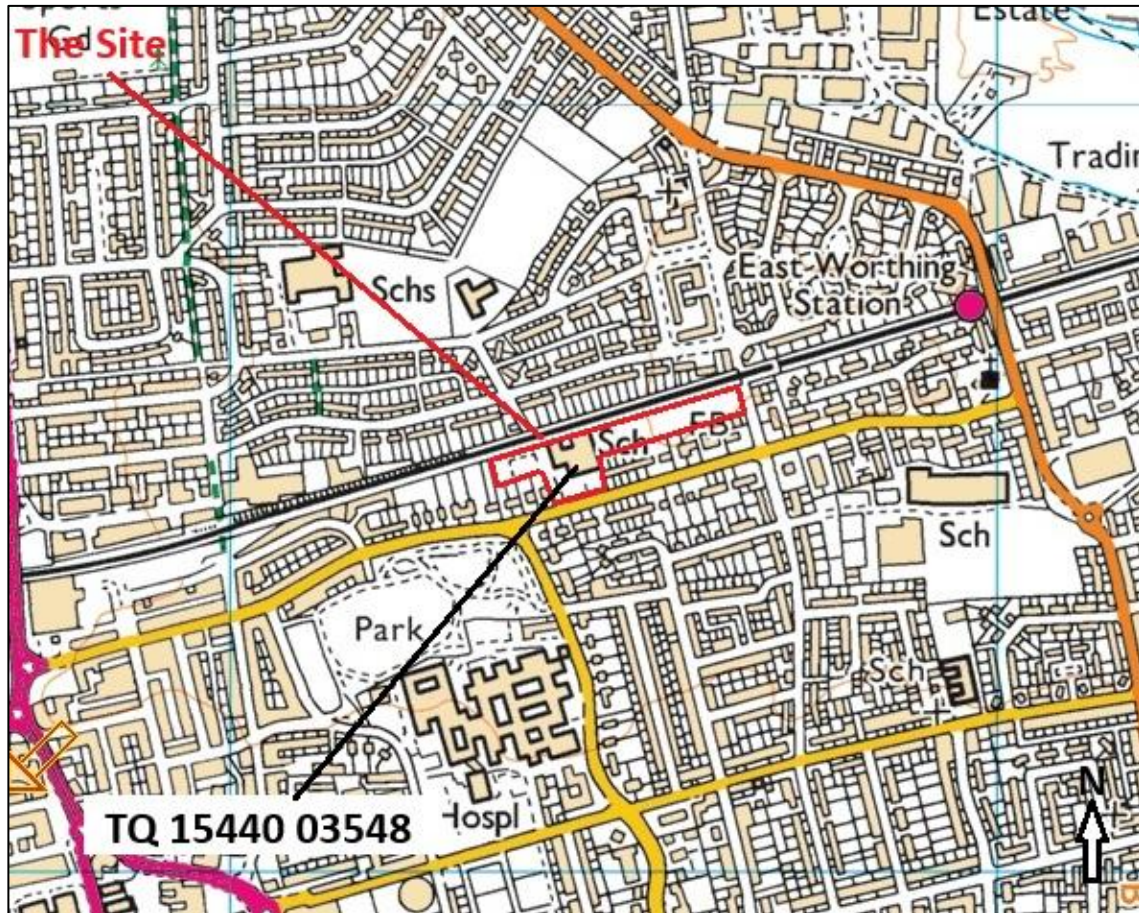


Fig. 1: Site location

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Fig. 2: Existing Site Plan
(provided by client)

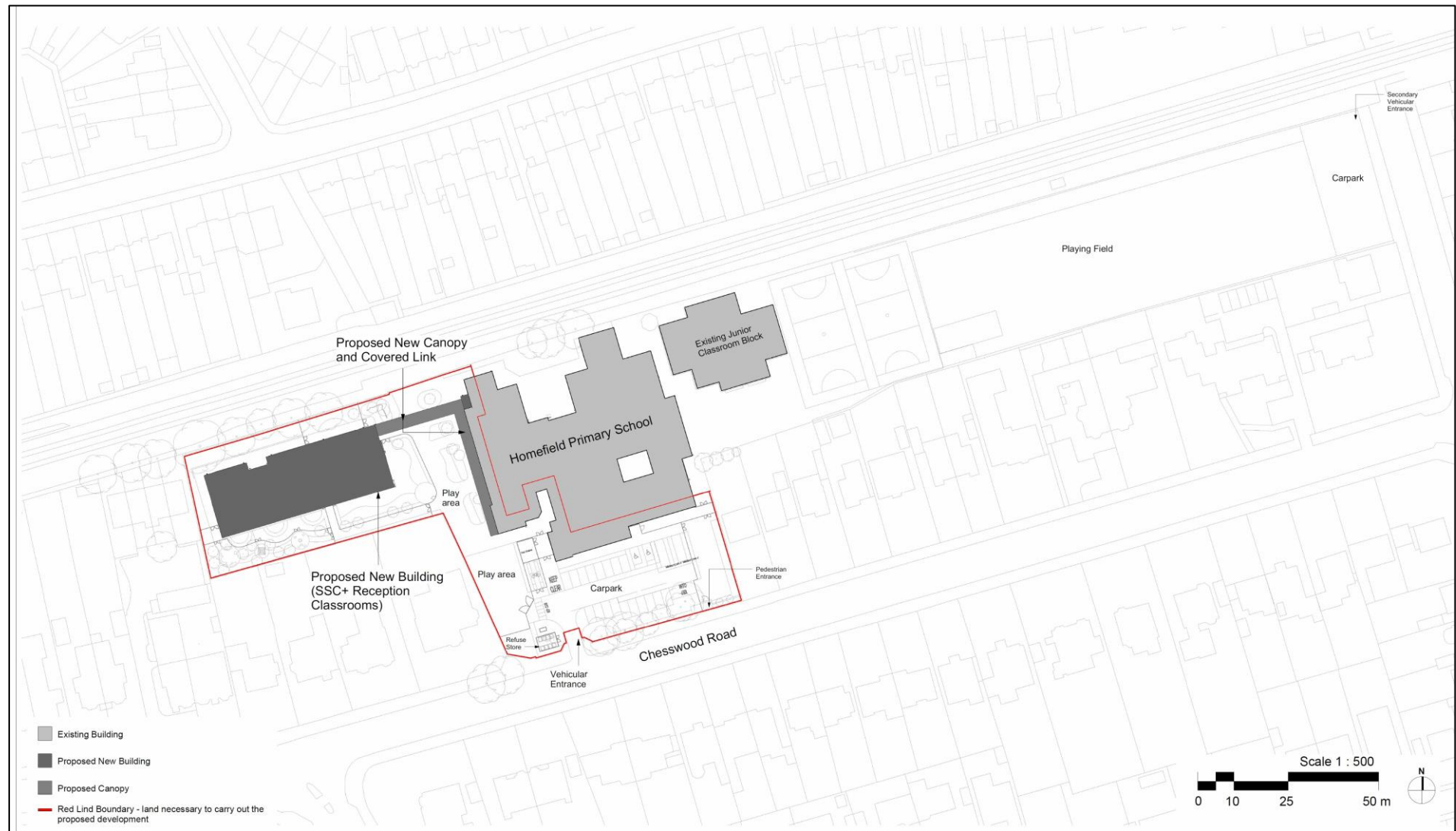


Fig. 3: Proposed Site Plan
(Provided by client)

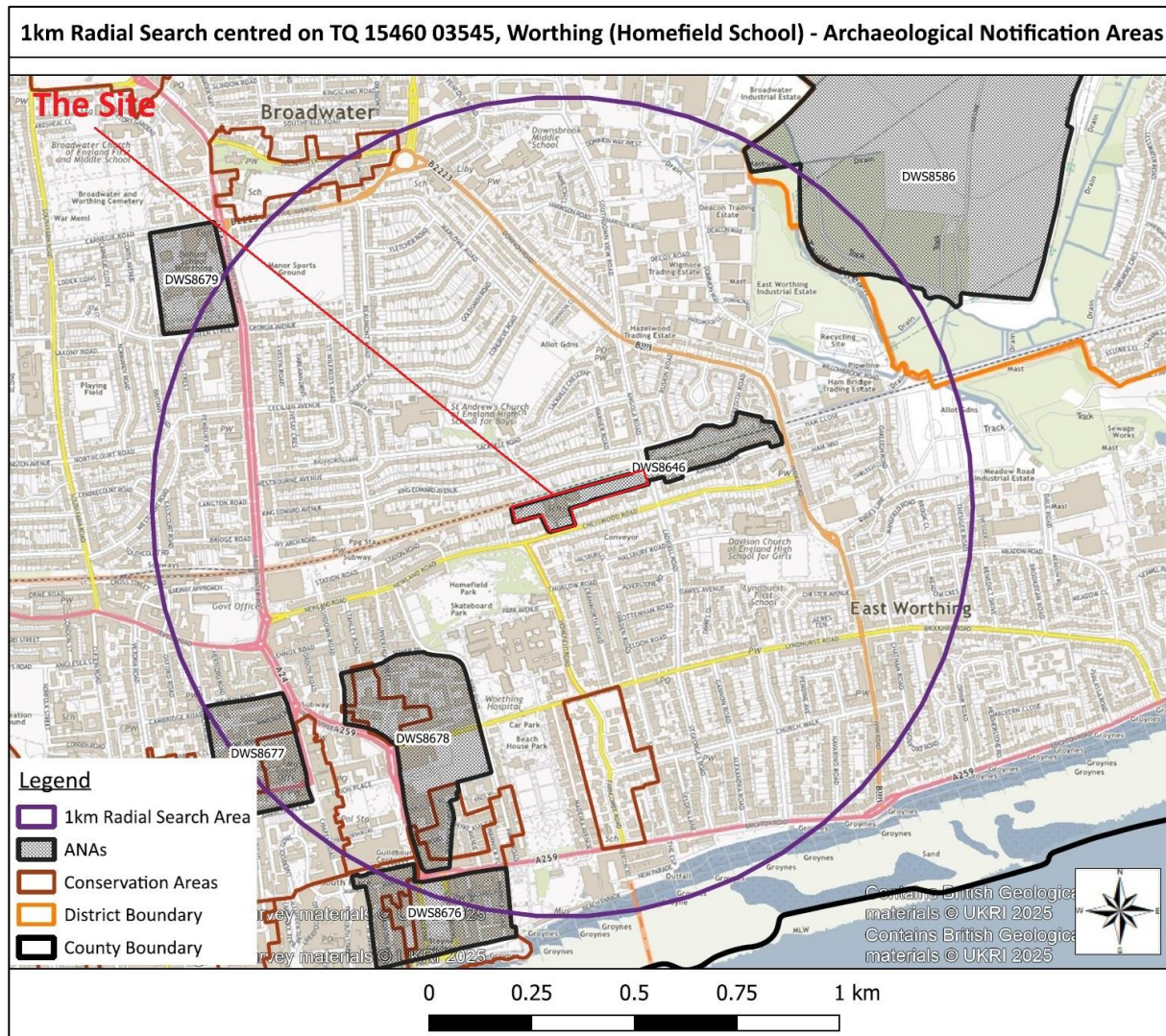


Fig. 4:
Archaeological
Notification Areas
Adapted from map
provided by WSCC
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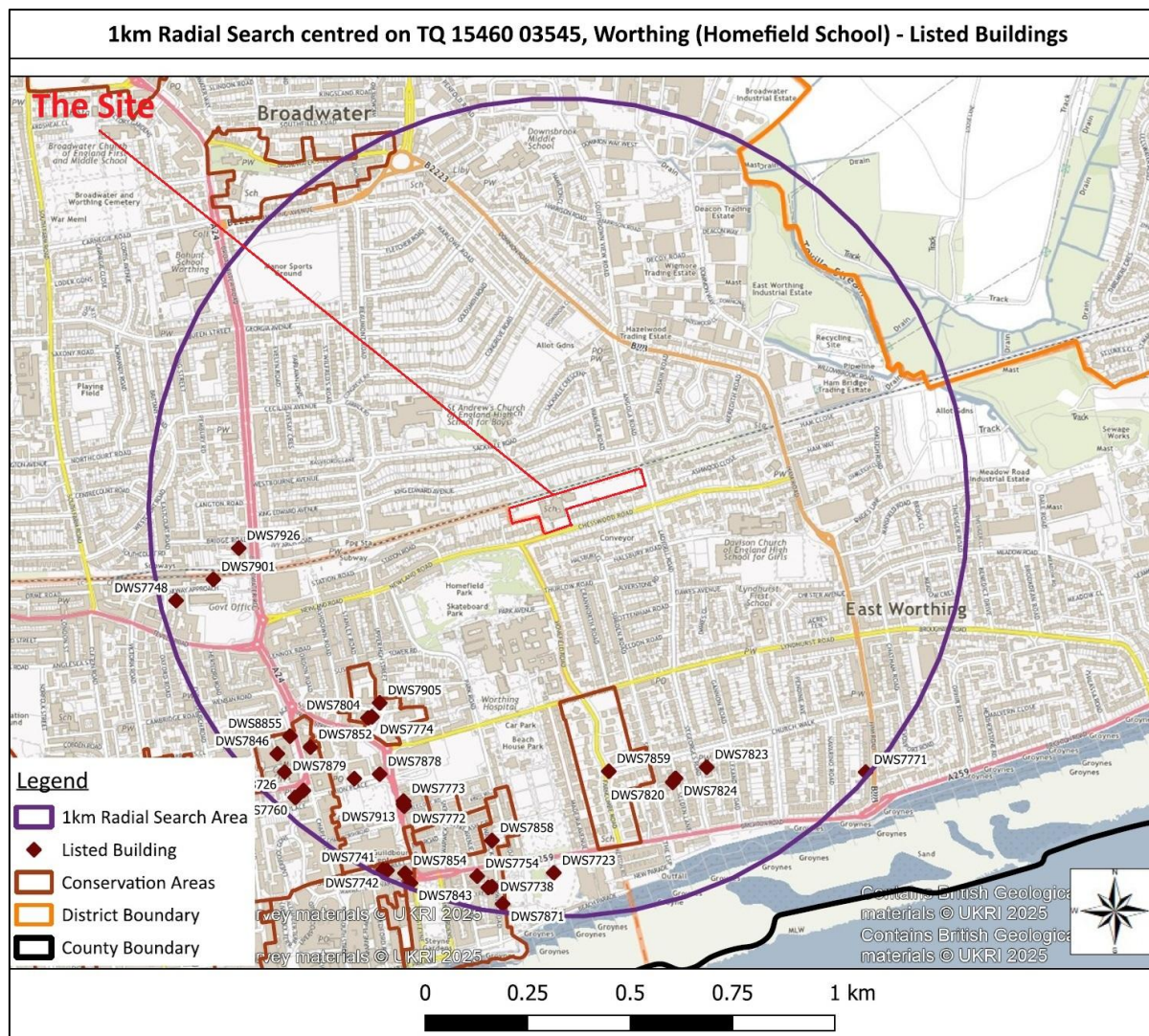
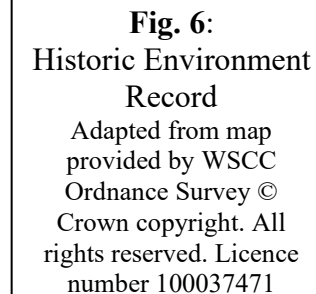


Fig. 5: Conservation Areas and Listed Buildings
Adapted from map provided by WSCC
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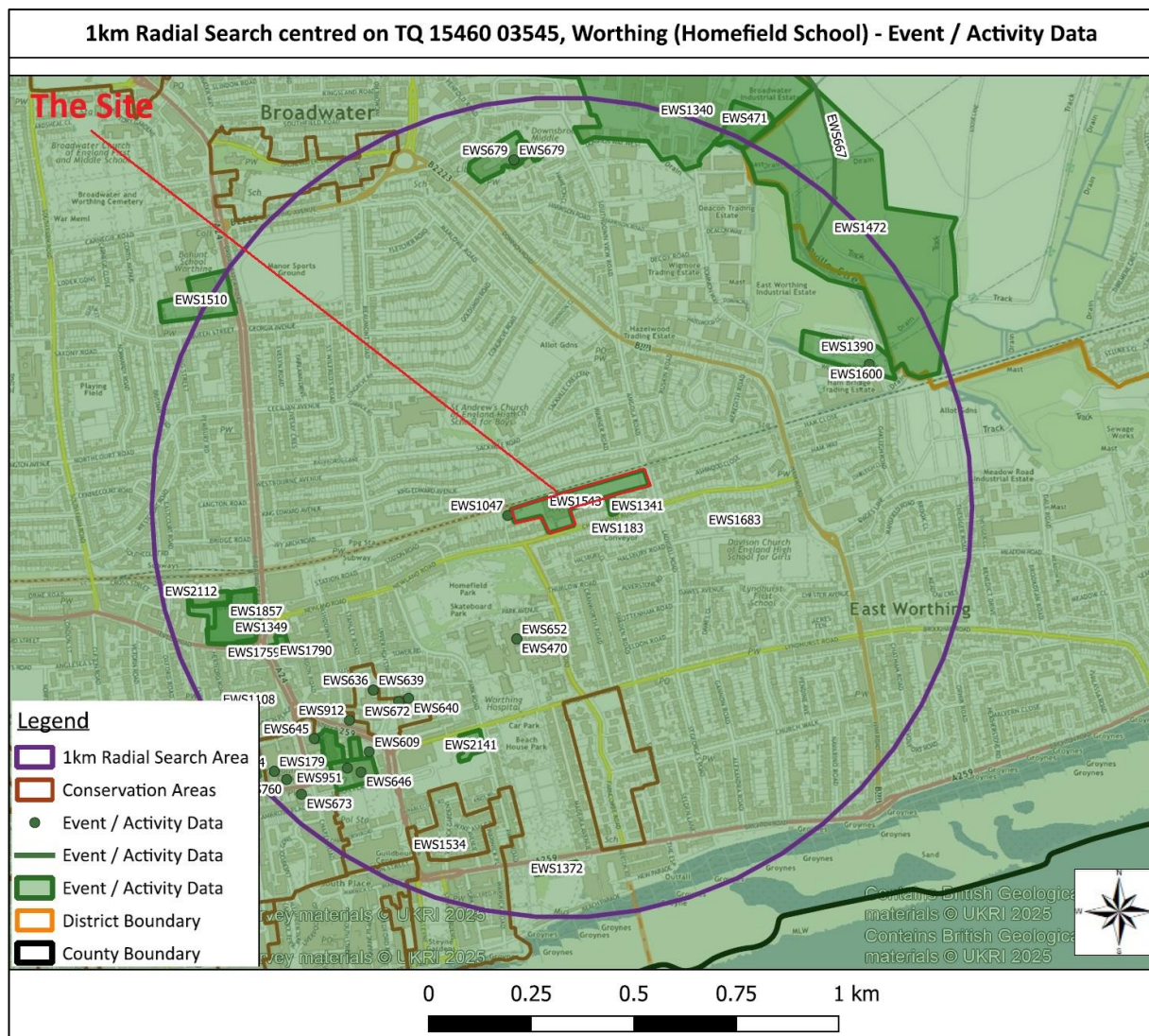


Fig. 7:
Archaeological
Events
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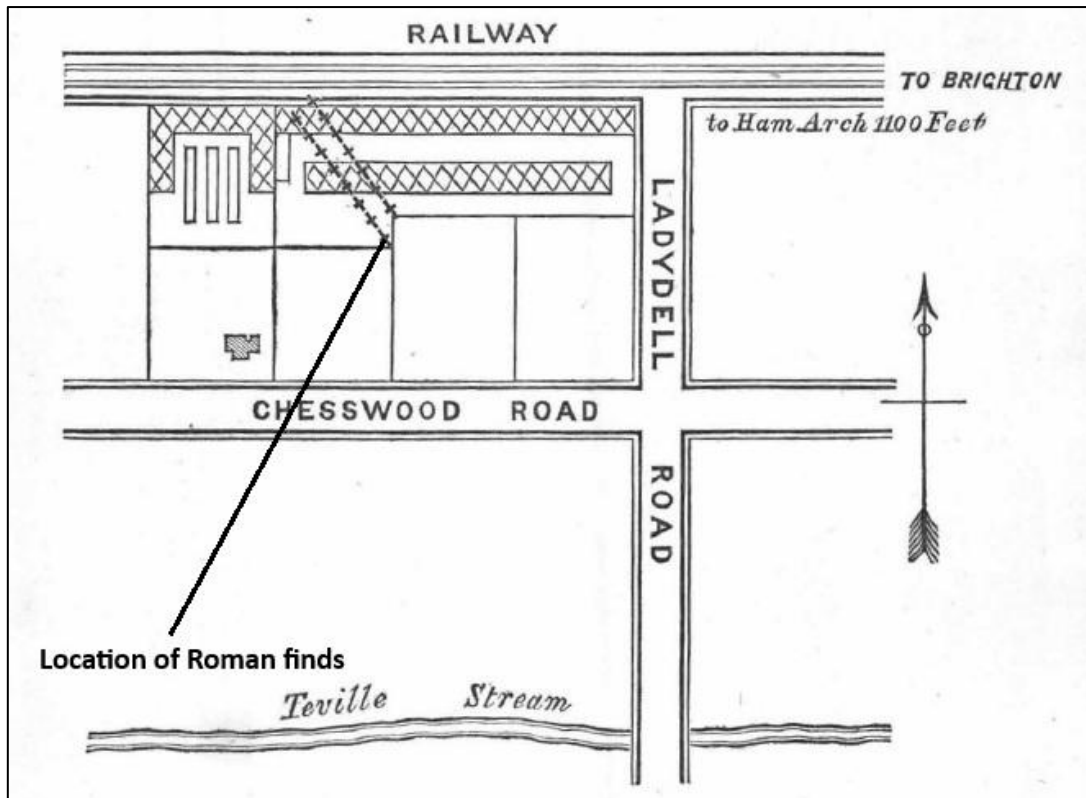


Fig. 8: Location of Roman Site
(From Fenton, 1886)



Fig. 9: Ordnance Survey Drawing (c. 1806)



Fig. 10: Broadwater Tithe Map (1848)

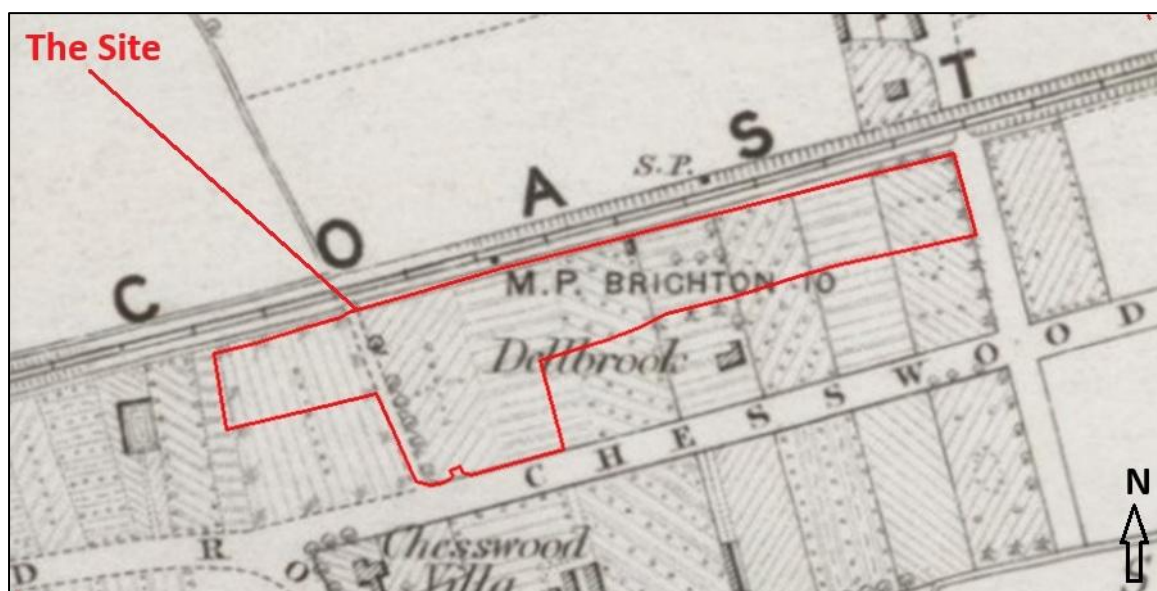


Fig. 11: 1st Edition OS Map (1879)



Fig. 12: 2nd Edition OS Map (1899)

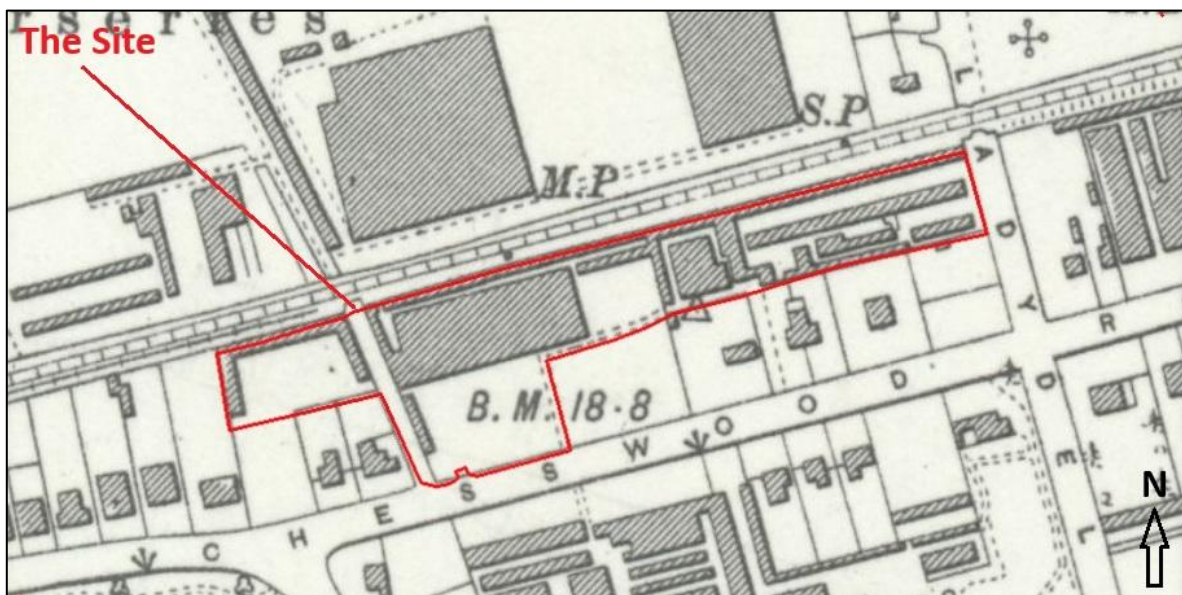


Fig. 13: 1913 OS Map



Fig. 14: 1948 OS Map



Fig. 15: 1958 OS Map

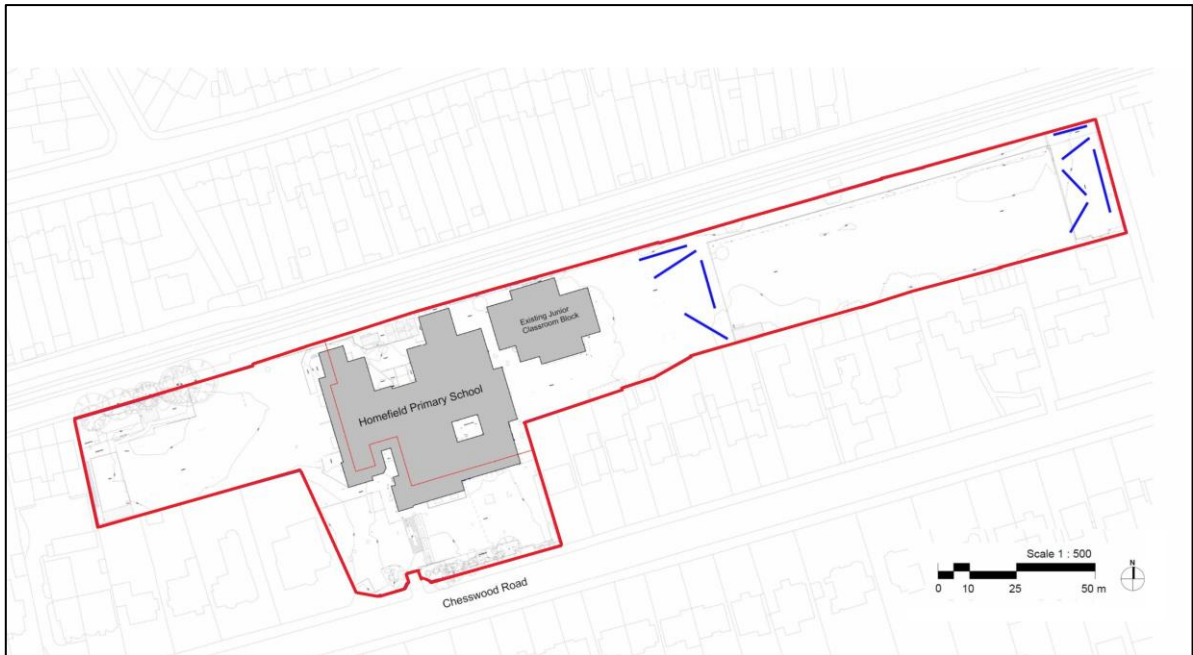


Fig. 16: Location of 2014 Evaluation Trenches



Fig. 17: 2013 Satellite Image
Google Earth Pro

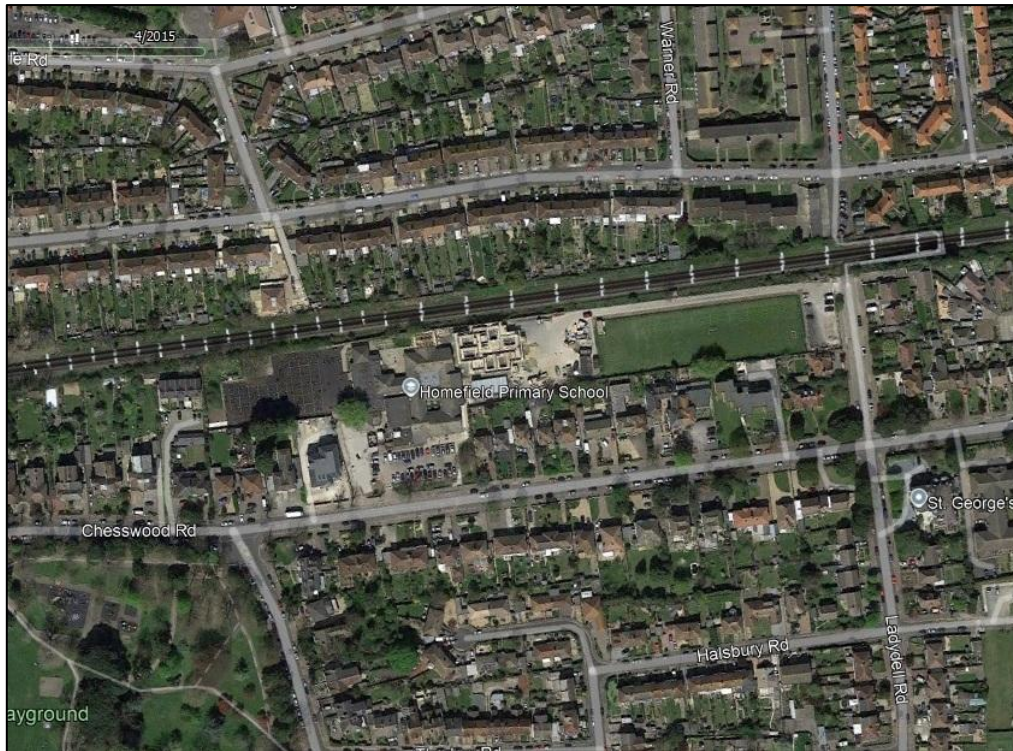


Fig. 18: 2015 Satellite Image
Google Earth Pro



Fig. 19: LiDAR Image
National Library of Scotland

Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985 and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Chartered Institute for Archaeologists, and a Fellow of the Society of Antiquaries of London and was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcombe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Fieldwalking, Landscape & Woodland surveys, Post Excavation Services and Report Writing.

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