



# Archaeological Desk Based Assessment

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Storrington Road,  
Thakeham, West  
Sussex

January 2023 | Project Ref 8484A

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## Non-Technical Summary

*This archaeological desk-based assessment has been prepared by Niall Grant of HCUK Group on behalf of Cygnature Homes. To inform proposals for the development of land at Storrington Road, Thakeham, West Sussex.*

*The Site lies within the Roman, Early Medieval and Medieval Occupation Activity, Thakeham Archaeological Priority Area (ANA). This ANA is recognised as a very sensitive area for archaeology based on the results of an excavation undertaken 30m to the east of the Site which revealed a Saxon hut site with mid-Saxon pottery as well as Roman, medieval and Mesolithic finds.*

*A trial trenching evaluation revealed a significant number and density of features approximately 30m south-west of the Site. These features are undated but have been suggested to relate to the Saxon material recovered 30m east of the Site. The southern half of the Site lies between these features and the recorded Saxon hut site.*

*This assessment has identified a low to medium potential for post-medieval and modern remains, a medium potential for Prehistoric, Roman and medieval remains and a high potential for early medieval remains to be present within the Site.*

*The scope of any further archaeological works that would be needed in advance of or during development of the Site would need to be discussed and agreed with the archaeological advisors to the local authority.*

# 1. Introduction

## Background

- 1.1** This archaeological desk-based assessment has been prepared by Niall Grant of HCUK Group on behalf of Cygnature Homes.
- 1.2** The site in question occupies an area of 0.68ha centred at NGR TQ 10352 17453, located on land at Storrington Road, Thakeham, West Sussex. It is hereafter referred to as the Site.
- 1.3** This assessment has been written in support of a planning application for the erection of five residential dwellings and associated garages and landscaping.
- 1.4** By way of introduction, the Site is formed of a rectangular southern area currently in horticultural use, and a northern area which is comprised of a lawned garden area with hedges and a recently installed substation in the north-west corner.
- 1.5** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant heritage assets identified. The report is informed by site inspection, historical information, and by data relating to heritage assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (design, engineering etc) where necessary. The report will not address designated or non-designated built heritage.
- 1.6** The report considers heritage assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 1.7** This assessment has been prepared in accordance with Standards and Guidance for Historic Environment Desk-Based Assessment<sup>1</sup> published by the Chartered Institute for Archaeologists (CIfA). It takes into account the National Planning Policy Framework (NPPF) and other local planning policy and guidance where relevant.

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<sup>1</sup> CIfA 2020

- 1.8** This desk-based assessment comprises an examination of digital data held by the West Sussex Historic Environment Record (HER) together with documentary research. It incorporates a map regression indicating the impact of change over time.
- 1.9** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'Study Area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

## Geology

- 1.10** The British Geological Survey (BGS) identifies the underlying solid geology in the south-west of the Site as being Fittleworth Member - Sandstone and mudstone and the north-east of the Site as being Hythe Formation – Sandstone. No superficial deposits are recorded on the Site by the BGS.

## Topography

- 1.11** The Site occupies an area of 0.68ha with a lawned garden area in the north and a horticultural area in the south. The Site lies on the south facing slope of an area of higher ground above the Weald, which forms a ridge running roughly north-west to south-east. A south facing slope on higher ground would have been attractive to early settlers of the area.
- 1.12** The south facing slope offers views of the north escarpment of the South Downs. This ridge along the edge of the Downs is lined with prehistoric monuments such as barrow groups and cross dykes. The higher ground in the area of the Site may have been a good location for activity which ties into the wider ceremonial landscape within view.

## Site Visit

- 1.13** A site visit/walkover was undertaken on 13.01.2023.
- 1.14** The site is accessed from a driveway leading south off Duke's Hill. This is fairly steep and provides access to a number of properties to the east as well as the proposed development area.
- 1.15** The area is split into two parts. A lawned garden area to the north surrounded by fence to the east, with a larger tree lined boundary along the road front to the north and hedges along the southern and western boundaries, separating it from the southern area and the driveway to the east.
- 1.16** The southern part of the Site comprises a larger area that has been used for horticulture, with one polytunnel present, although aerial photographs show that

more were located in this area previously, aligned north to south. The horticulture area lies on a gentle south facing slope. It is surrounded by a grassed walkway, separated with a small metal fence.

**1.17** The boundaries to the east, west and south are mature hedgerows in the southern area.

**1.18** Photographs taken on the site visit:



*Photo 1: View south-east along Duke's Hill from site entrance*



*Photo 2: View north-west along Duke's Hill from site entrance*



*Photo 3: View south along access road into the Site, with northern garden area to right behind evergreen hedge*



*Photo 4: View north-west from driveway showing evergreen ornamental boundary between access road and former garden area*



*Photo 5: View east across northern part of Site (former garden area) towards access road and properties to east of the Site*



*Photo 6: View north across northern former garden area towards tree lined boundary to road*



*Photo 7: View north-west across northern former garden area of Site showing fence boundary to west*



*Photo 8: View south across eastern side of southern part of the Site showing horticultural area to right and grassed access around perimeter*



*Photo 9: View north from south-eastern corner showing southern part of the Site and extant polytunnel*



*Photo 9: View north-east from south-western corner showing southern part of the Site and extant polytunnel and horticultural area*



*Photo 10: View south from north-western corner of the southern part of the Site showing horticultural area, surrounding grassed access tracks and southern facing nature of the Site*

## 2. Methodology

### Sources

**2.1** In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- West Sussex HER for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the Study Area).
- Maps and documents held by Horsham Record Office and online.
- The National Heritage List for England (Historic England).
- Air photographs held by Britain From Above and Cambridge University Collection of Aerial Photography.

**2.2** The information gathered from the above sources has been verified and augmented as far as possible by site inspection and assessment, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

### Assessment

**2.3** The assessment seeks to understand and define the significance of heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest and historic interest.

**2.4** The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance

Importance of the asset	Criteria
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

## Archaeological Potential

- 2.5** The report concludes with (1) an assessment of the archaeological potential of the Site, (2) an assessment of the significance of any archaeological remains that may be present, and (3) an assessment of the likely effects of the proposed development on heritage assets.

## 3. Relevant Policy Framework

### National Planning Policy Framework

**3.1** The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

**3.2** Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

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

**3.3** Footnote 68 of the NPPF, which is attached to paragraph 200, states that “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that “Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence”, and paragraph 041 which in full reads as follows:

*“What are non-designated heritage assets of archaeological interest and how important are they?”*

*The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:*

*(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:*

*those that have yet to be formally assessed for designation.*

*those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*

*those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*

*The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport’s website.*

*(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

*Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.*

*Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.”*

**3.4** Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

## Relevant Local Policies

**3.5** The Horsham District Planning Framework is the overarching planning document for Horsham district outside of the South Downs National Park. It was adopted in 2015 and sets out the planning strategy to 2031.

**3.6** A new Local Plan is in the process of being adopted and is at regulation 19 approval stage. It is currently delayed until later in 2023.

Table 2: Local Policies

Local Plan	Relevant Policy
<b>Horsham District Planning Framework</b>	<b>Policy 34 Cultural and Heritage Assets</b> The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic

<p><b>November 2015</b></p>	<p>environment through positive management of development affecting heritage assets. Applications for such development will be required to:</p> <ol style="list-style-type: none"> <li>1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;</li> <li>2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;</li> <li>3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;</li> <li>4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;</li> <li>5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;</li> <li>6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;</li> <li>7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and</li> <li>8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.</li> </ol>
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## 4. Archaeological Background

### Introduction

- 4.1** There are two Archaeology Notification Areas (ANA) and 28 West Sussex Historic Environment Records (WSHER) within the Study Area. The records are summarised in tabulated form in Appendix 1 and their locations presented on Figures 4 and 5 .
- 4.2** There are no Scheduled Monuments, Registered Parks and Gardens or Conservation Areas recorded within the Study Area.

### Timescales

- 4.3** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic	c.450,000 – 12,000 BC	Prehistoric
Mesolithic	c. 12,000 – 4000 BC	
Neolithic	c.4000 – 1800 BC	
Bronze Age	c.1800 – 600 BC	
Iron Age	c.600 BC – AD 43	
Roman (Romano-British)	AD 43 – c. AD 410	Historic
Saxon / Early Medieval	c. AD 410 – AD 1066	
Medieval	1066 –1485	
Post-Medieval Period	1485 – 1900	
Modern	1901 – Present	

### Archaeological Notification Areas

- 4.4** There are two ANAs within the Study Area. One of these ANAs covers the grounds of The Parish Church of St Mary (DWS8557), located 625m east of the Site.
- 4.5** The Site lies within the other ANA, that of ‘Roman, Early Medieval and Medieval Occupation Activity, Thakeham’ (DWS8558). This ANA covers an area of 6.45 ha and is recognised as a very sensitive area for archaeology based on the results of an excavation undertaken 30m to the east of the Site which revealed a Saxon hut site

with mid-Saxon pottery as well as Roman, medieval and Mesolithic finds. The monuments associated with the ANA are discussed by period below.

## Prehistoric

- 4.6** The WSHER holds two records of prehistoric date within the Study Area.
- 4.7** Both of these records relate to findspots of flint artefacts. One record is for a partly ground and polished Mesolithic chert adze (MWS407) recovered 30m east of the Site at South Hill Farm. The other is for a Neolithic arrowhead (MWS403) 500m south-west of the Site boundary.
- 4.8** The potential for archaeological remains dating to the Mesolithic and Neolithic periods to be present within the Site is considered to be medium, due to the close proximity for the Mesolithic adze. The potential for archaeological remains dating to all other prehistoric periods is considered to be low due to the paucity of remains of these dates in the area.
- 4.9** The importance of any prehistoric remains within the Site is considered likely to be local (low) associated with further stray finds, but regional (medium) if buried remains of activity such as settlement was present.

## Roman

- 4.10** The WSHER holds two records of Roman date within the Study Area.
- 4.11** Both of these records relate to findspots. One record is for Roman pottery (MWS404) recovered 500m south-west of the Site. The other is for Roman pottery and tile (MWS403) found 30m east of the Site boundary at South Hill Farm.
- 4.12** Due to the proximity of the pottery and tile found east of the Site the potential for Roman remains to be present within the Site is considered to be medium.
- 4.13** The importance of any Roman remains within the Site is likely to be considered local (low) if associated with further stray finds to regional (medium) if settlement or other activity is identified.

## Saxon/Early Medieval

- 4.14** The WSHER holds a single record of early medieval date within the Study Area, that of a Saxon hut site (MWS1153). The excavation of the Saxon hut revealed pottery dating from the 6<sup>th</sup> to 8<sup>th</sup> century and much charcoal.
- 4.15** The name Thakeham is Old English in origin and is thought to mean "Thatched Homestead/Village". Other Old English derived place names in the immediate

landscape refer to farms and settlements, such as at Ashington, Chiltington and Storrington, and woodland such as at Warmington, Wiggentholt and Shipley.<sup>2</sup>

- 4.16** Thakeham is recorded in the Domesday Book in the hundred of Eastwithe in the county of Sussex. The land was owned by a noble called Bricctsi in 1066 with King Edward as overlord before the land was given to Normans following the conquest. In 1086 Thakeham has a recorded population of 43 households putting it in the largest 20% of settlements recorded in the Domesday Book. At this time the land and resources that are recorded consist of 14 ploughlands with 10.6 plough teams, 16 acres of meadow, 60 swine rendered from woodland, one mill and one church.<sup>3</sup>
- 4.17** Anglo-Saxon huts and buildings rarely exist in isolation, the potential for early medieval archaeology is therefore considered to be high. Any early medieval remains present on the Site would likely be related to the Saxon hut. Remains might include further structures, industrial and agricultural features as well as cremations and inhumation burials.
- 4.18** The Middle Anglo-Saxon period, from around the 7<sup>th</sup> to 9<sup>th</sup>, represents the transition of early Anglo-Saxon pagan traditions to Christianity. Any religious, ceremonial or burial features or artefacts present within the Site would help to elucidate the nature of this transition. Given this, the importance of any early medieval remains present on the Site would likely be regional (medium).

## Medieval

- 4.19** The WSHER holds three records of medieval date within the Study Area.
- 4.20** Medieval pottery (MWS406) was recovered from an excavation at South Hill Farm, 30m east of the Site.
- 4.21** The Parish Church of St Mary, Thakeham (MWS1152 and 1354080) lies 625m east of the Site. The earliest parts of the church include the nave, which dates from the 12<sup>th</sup> century, the north transept which is thought to be late 12<sup>th</sup> century, and the chancel which dates to the 13<sup>th</sup> century. The tower and many other parts date to the 16<sup>th</sup> century.
- 4.22** The WSHER record the historic farmstead of Southlands Farm (MWS12929) 906m west of the Site. The farmstead is an extant example of a medieval L-plan courtyard with detached farmhouse.

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<sup>2</sup> Key to English Place-Names

<sup>3</sup> <https://opendomesday.org/place/TQ1117/thakeham/>

- 4.23** As mentioned above Thakeham was recorded in the Domesday Book of 1086 as having a fairly significant population and agricultural resources. It is likely that the area around the Site was in agricultural use beyond 1086.
- 4.24** The potential for medieval archaeological remains is therefore considered to be medium. The importance of any assets of medieval date is likely to be local (low) associated with agriculture to regional (medium) if remains of settlement was present.

## Post Medieval & Modern

- 4.25** The WSHER holds 19 records of post-medieval or modern date within the Study Area.
- 4.26** Twelve of these records refer to historic farmstead and outfarms including: Irelands Historic Farmstead (MWS11843), Marsh Barn Historic Outbarn (MWS12340), Old House (MWS12703), Outfarm South East of Voakes Farm (MWS13160), Thakeham Place (MWS13713), Voakes Farm (MWS13886), Westlands (MWS13965), Abingworth (MWS9266), Bramblefield (MWS9481), Champions Farm (MWS9659) and Crays Farm (MWS9950). The closest historic farmstead to the Site is Townhouse Farm (MWS13811) 100m north-west of the Site boundary.
- 4.27** Two yards are recorded by the WSHER. One of these is south-west of the Rectory (MWS14143) 65m east of the Site. The other is a yard south-west of Thakeham Place (MWS14141) 776m south-east of the Site.
- 4.28** A watching brief carried out at St Mary's Church (MWS14565), 616m east of the Site, revealed no significant archaeological features. A detailed record was taken of ten grave markers which were to be removed as well as the existing south cobbled path which may date to the 17<sup>th</sup> or 18<sup>th</sup> century.
- 4.29** Monitoring of groundworks adjacent to the White Lion Public House (MWS7273), 422m east of the Site, revealed a small hearth of unknown date and some post-medieval or modern kiln floor bricks.
- 4.30** Documentary evidence suggests that a row of cottages on the Street in Thakeham, 411m east of the Site, was used as a parish workhouse (MWS13129) in the 19<sup>th</sup> century.
- 4.31** The WSHER records 19<sup>th</sup> to 20<sup>th</sup> century land drains and modern services from an otherwise blank evaluation (MWS14579) at Abingworth Nursery, 386m south of the Site.
- 4.32** A war memorial (MWS10021) commemorating the First and Second World Wars is present within the grounds of the Church of St Mary 618m east of the Site.

- 4.33** The 1841 Tithe plan of Thakeham Parish (Figure 8) shows the Site area as being part of a larger field which extends to the west and south. The eastern boundary of this field runs southward parallel to the Site boundary before turning toward the southern corner of the Site but running southward again before reaching the Site. The north of the Site borders the road. A small enclosure and buildings are shown to the east of the Site where South Hill is today.
- 4.34** By 1876 (Figure 9) The field boundaries have been removed and the Site is depicted within a much larger prairie style field bounded by Storrington Road and Duke's Hill. To the east of the north-east corner of the Site a small building is depicted adjacent the road. The formerly enclosed area with buildings to the east of the Site is now depicted with a more informal and irregular boundary within the wider field.
- 4.35** No obvious change is depicted on either the 1876 or 1897 Ordnance Survey Maps (Figures 10 and 11). The 1911 Ordnance Survey map (Figure 12) depicts a boundary running down the length of the eastern Site boundary from the road in the north. Within this newly enclosed area another building is depicted to the west of the previously depicted buildings at South Hill Farm, a small wooded area is also shown in this enclosure adjacent to the north-east of the Site. The small building next to the north-east corner of the Site is no longer depicted.
- 4.36** By 1939 (Figure 13) the buildings and enclosure to the east of the Site have become more formalised with internal boundaries within the area of the buildings probably representing gardens and landscaping. The swimming pool which was subject to excavation in 1934 is also depicted.
- 4.37** The 1957 Ordnance Survey map (Figure 14) shows a new field boundary running north-west to south-east across the northern portion of the Site and a new field boundary has been inserted which forms the southern Site boundary.
- 4.38** By 1991 (Figure 15) these new field boundaries are no longer depicted. To the north-west of the Site a new plot boundary has been created replacing the previous smaller one around the newly constructed "Plumtree Cottage". The 2003 Ordnance Survey map (Figure 16) shows the western and south-western boundaries of the Site enclosed with the present day layout of the Site boundary.
- 4.39** It is considered that there is a low to moderate potential for archaeological remains from the post-medieval to modern periods to be present within the Site.
- 4.40** The importance of any remains of post-medieval or modern date would likely be considered local (low) or even negligible.

## Unknown Date

- 4.41** The WSHER records only one record of unknown date within the Study Area, that of undated features recorded during an evaluation at Chesswood Nursery (MWS12050), immediately south and west of the Site. The evaluation is discussed in more detail in the Previous Archaeological Work section below.
- 4.42** The features recorded on the Site include pits, postholes and stake holes excavated approximately 30m south-west of the Site boundary. Although these features are undated, it is thought that they may be related to the mid-Saxon hut site, subject of the ANA, to the east of the Site. The Saxon hut site lies approximately 125m north-east of the undated features.

## Previous Archaeological Work

- 4.43** The WSHER holds records for six previous investigations within the Study Area, these are illustrated on Figure 6. Those pertinent to the assessment are discussed below.
- 4.44** A desk based assessment and subsequent trial trenching evaluation (EWS1400 and EWS1500) were undertaken on land immediately to the south and south-west of the Site.
- 4.45** An excavation is recorded 30m east of the Site boundary at South Hill Farm (EWS261). The excavation was conducted by E & EC Curwen in 1934 during the excavation of a swimming pool. The excavation revealed a ‘Saxon Hut site’ and Mesolithic, Roman and medieval finds. This excavation and the finds associated with it are the basis for the designation of the ANA.
- 4.46** The trial trenching evaluation was undertaken on a large area south of the site on the Chesswood Nursery site. The majority of trenches were devoid of any archaeological deposits, with the exception of one trench approximately 30m south-west of the Site boundary. The excavation of this trench revealed a significant number and density of features including stake holes, post holes and pits, as mentioned in the unknown section above. A sample of these features were excavated with no datable material recovered. These features have been suggested to be contemporaneous with the mid-Saxon hut site 125m north-east of the features, which is the main subject of the ANA. The southern third of the Site lies between the features excavated in the evaluation and the Saxon hut site.

Table 4: Previous Archaeological Investigations recorded on the KHER within the Study Area

Event Record No	Name	Event Type
EWS261	Part excavation, Curwen E & EC, 1934	Excavation

EWS1400	Land at Site B The Chesswood Nursery Site, Thakeham - Desk Based Assessment	DBA
EWS1500	Chesswood Nursery Site, Thakeham - Evaluation	Evaluation
EWS1843	St Mary's Church Grounds, Thakeham - Watching Brief	Watching Brief
EWS1853	Abingworth Nursery Site, Thakeham - Evaluation (Phase 1)	Evaluation
EWS79	Land at the Abingworth Nursery Site, Thakeham - Desk Based Assessment	DBA

## Aerial Photographs

**4.47** No aerial photographs showing the Site area in any detail to prospect for archaeological features were available to view.

## LiDAR

**4.48** Lidar coverage of the Site (Figure 18) shows no obvious earthworks within the Site boundary, aside from borders and flowerbeds associated with its current use. Any earthworks previously on the Site may have been levelled by the current and previous use of the land for agriculture and horticulture.

**4.49** Outside of the Site, the north to south running road of Duke's Hill/Storrington Road (B2139) appears as a Holloway. The depression of the road is particularly distinct to the east and south-east of the Site running south from the junction with The Street, where it was observed during the Site visit approximately 4m deep. The north-west to south-east running The Street, which represents the core of Thakeham village, also appears as a Holloway, although much less pronounced than on Storrington Road.

## Historic Landscape Character

**4.50** The WSHER records the historic character of the Site as being 'Nursery(s) with Greenhouse(s)' (Figure 7). This character is still present today, particularly south of the Site where commercial nurseries are located.

**4.51** To the north and east of the Site the historic core of Thakeham and its later expansion covering 'The Street' to the parish church. To the north of the historic core is planned formal enclosure and informal parkland. To the south and east of historic Thakeham are areas of assarts, former woodland areas turned over for agricultural use.

## 5. Impact Assessment

### Proposed Development

- 5.1** The proposed development will comprise the construction of five residential units with associated garages within the Site as well as an access road, turning head and landscaping. No detailed plans are available as yet, but it is likely that the development will require excavation for foundations, services and infrastructure as well as for landscaping.

### Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere<sup>4</sup>, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.
- 5.4** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There are also peat rich areas where soil deposits can be significantly deeper. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.
- 5.5** Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.
- 5.6** The southern area of the Site is currently in use for horticulture and includes a poly tunnel. This use of the ground may have caused truncation to the very top of

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<sup>4</sup> Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

archaeological features and deposits and would likely not remove entire features or deposits.

## Assessment of Significance

- 5.7** The proposed development will not have any direct impacts upon any known archaeological sites recorded on the WSHER.
- 5.8** The Site lies within an Archaeological Notification Area associated with Mesolithic, Roman, Anglo-Saxon and medieval remains discovered to the east of the Site at South Hill Farm. Any remains present from these periods associated with the recorded archaeology at South Hill Farm would likely be of low (local) to medium (regional) importance.
- 5.9** Based on the archaeological potential identified for the Site it is unlikely that any archaeological remains of high significance (national or international importance) that would be a major constraint to the development would be present within the Site.

## Potential Effects

- 5.10** It can be assumed that the proposed development will require topsoil stripping as well as excavations for building foundations and infrastructure such as an access road, services and any landscaping required. All of these activities have the potential to disturb previously unknown archaeological remains present on the Site. All direct impacts on below-ground archaeology will be permanent and irreversible.

## 6. Conclusions

**6.1** This report provides an archaeological assessment for the proposed development area at Storrington Road, Thakeham. Based on the information within the HER, supplemented by historic mapping, the Site is considered to have the following potentials for archaeological remains.

Table 5: Assessed archaeological potential by period for the Site

Period	Potential	Reason	Archaeological Importance
Prehistoric	Medium	The Site lies within an ANA with finds from this date and an area which would have been attractive to early settlers.	Local (Low) to Regional (Medium)
Roman	Medium	The Site lies within an ANA with finds from this date and an area which would have been attractive to early settlers.	Regional (Medium)
Saxon/Early Medieval	High	The Site lies within an ANA with significant early medieval remains and a possible occupation site. The settlement of Thakeham was recorded as being in the largest 20% of settlements by 1086.	Local (Low) to Regional (Medium)
Medieval	Medium	The Site lies within an ANA, with finds from this date, and an established settled landscape is recorded in the Domesday Book.	Local (Low) to Regional (Medium)
Post Medieval and Modern	Low-Medium	Historic mapping shows the Site in agricultural/horticultural use in these periods.	Local (Low)

**6.2** This assessment has identified a low to medium potential for post-medieval and modern remains, a medium potential for Prehistoric, Roman and medieval remains and a high potential for early medieval remains to be present within the Site.

**6.3** As the Site lies within an Archaeological Notification Area and a high potential has been identified for remains of Saxon/early medieval date to be present within the Site area, it is likely that a phased program of archaeological works will be required. This could comprise initial evaluation followed by any subsequent mitigation needed in advance of development commencing.

**6.4** The scope of any further archaeological works that would be needed in advance of or during development of the Site would need to be discussed and agreed with the Archaeological Advisor to the local planning authority.

## 7. Bibliography

### Primary Sources

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*Ordnance Survey Maps*

*1:1,250: 2003*

*1:2,500: 1876, 1897, 1911, 1939, 1991, 1993*

*1:10,560: 1876, 1896, 1909, 1913, 1946, 1957,*

*1:10,000: 1980, 2001, 2010, 2023*

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*CIfA (2020) Standard and Guidance for historic desk-based assessment.*

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### Internet Sources

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*Google Earth [www.googleearth.co.uk](http://www.googleearth.co.uk)*

*Key to English Place-Names <http://kepn.nottingham.ac.uk/>*

*<https://opendomesday.org/>*

*<https://www.britainfromabove.org.uk/>*

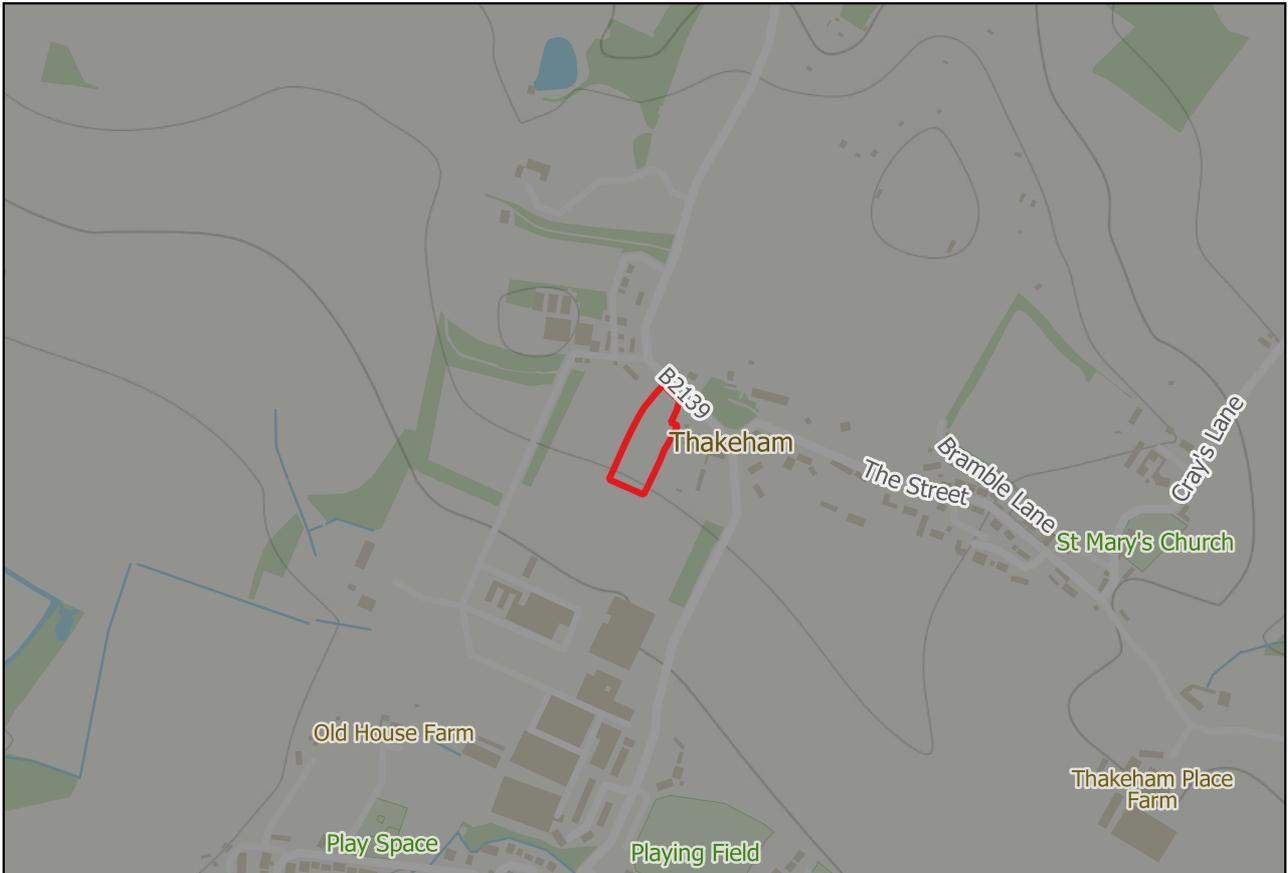
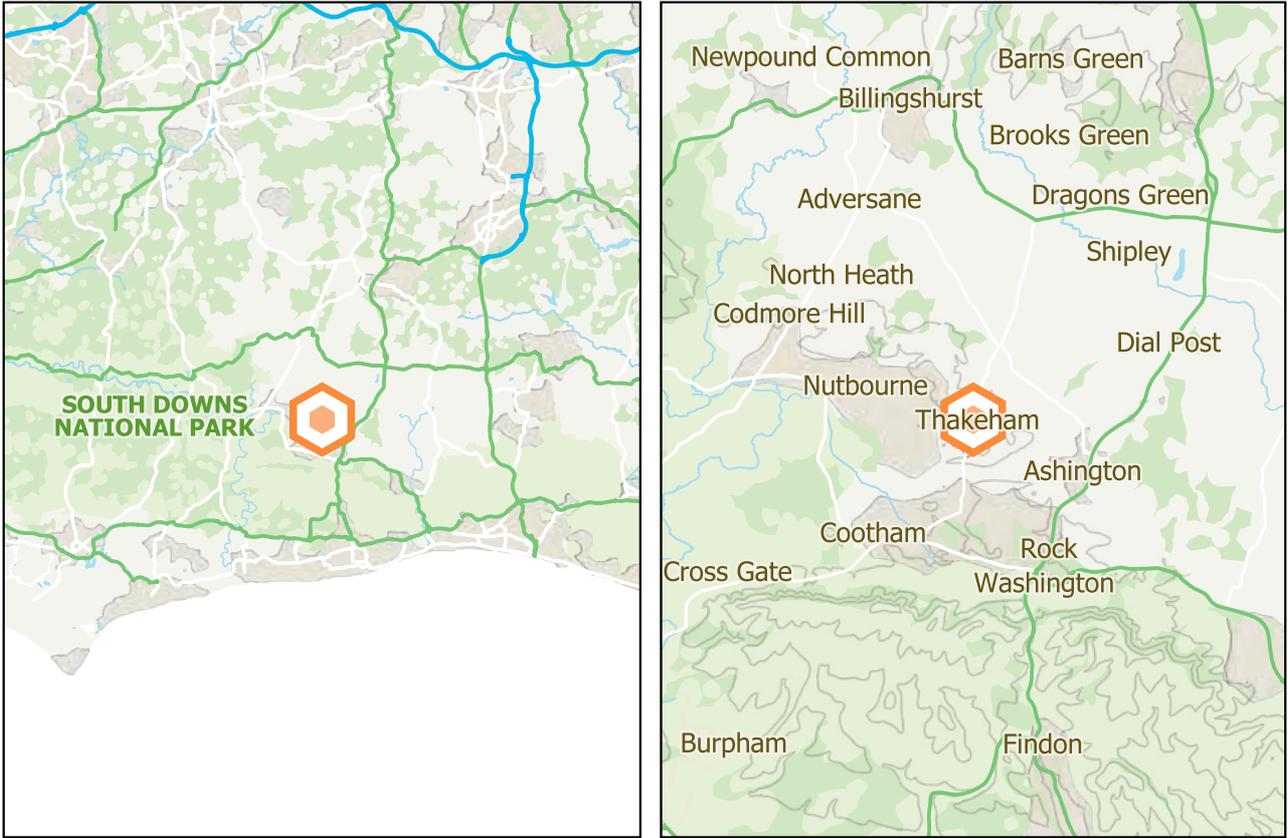
*<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html>*

*<https://www.thegenealogist.co.uk/>*

*<https://www.data.gov.uk/>*

*<https://www.cambridgeairphotos.com/map/>*

## 8. Figures



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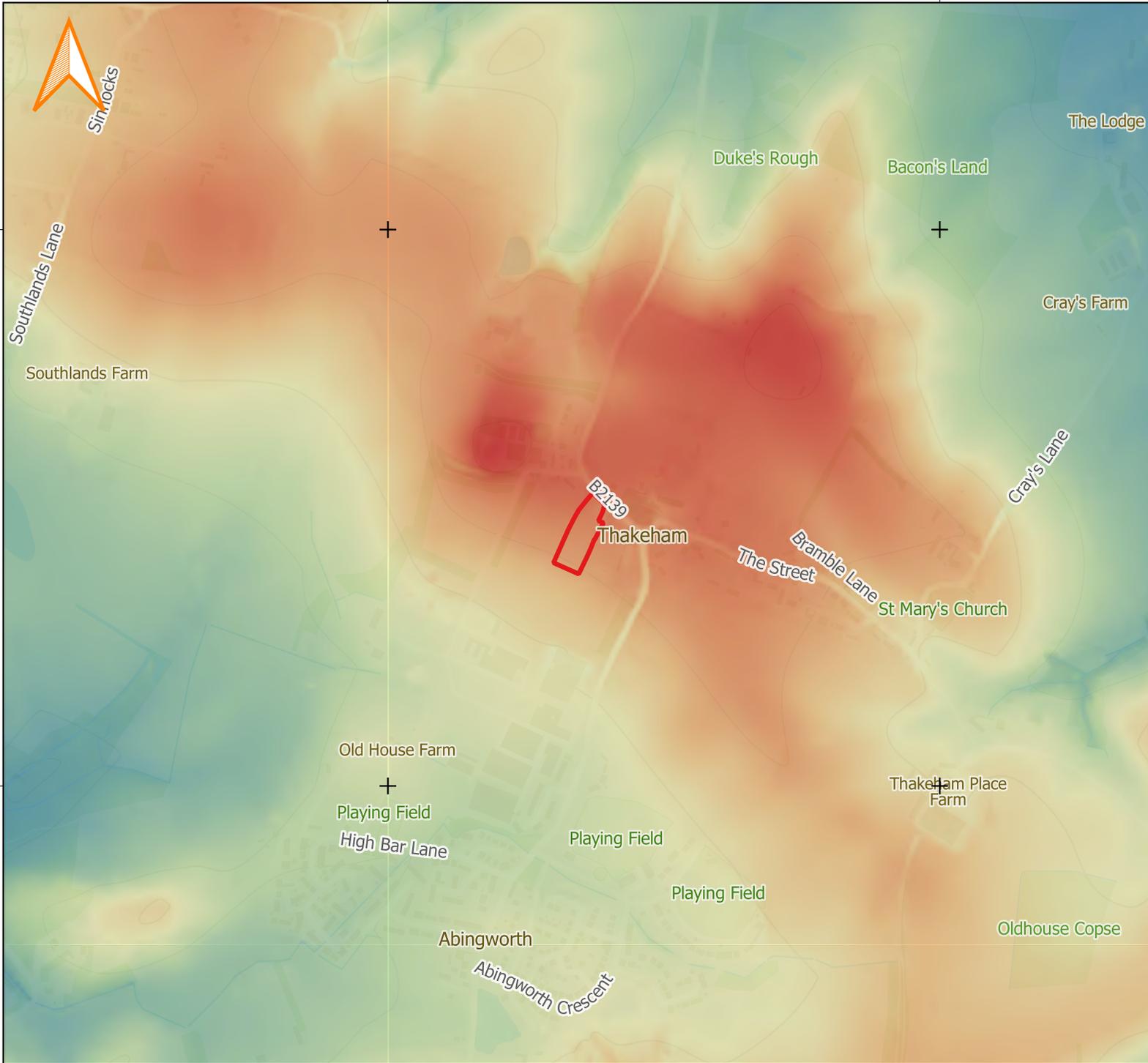
**Figure 1: Site Location**

510000E

511000E

118000N

117000N



**Key:**

Site Boundary

Height above Ordnance Datum (m)

23.0000

31.5000

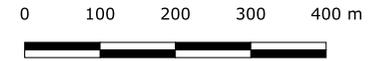
40.0000

48.5000

57.0000

65.5000

74.0000



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**Storrington Road,  
Thakeham**

Archaeological Desk Based  
Assessment

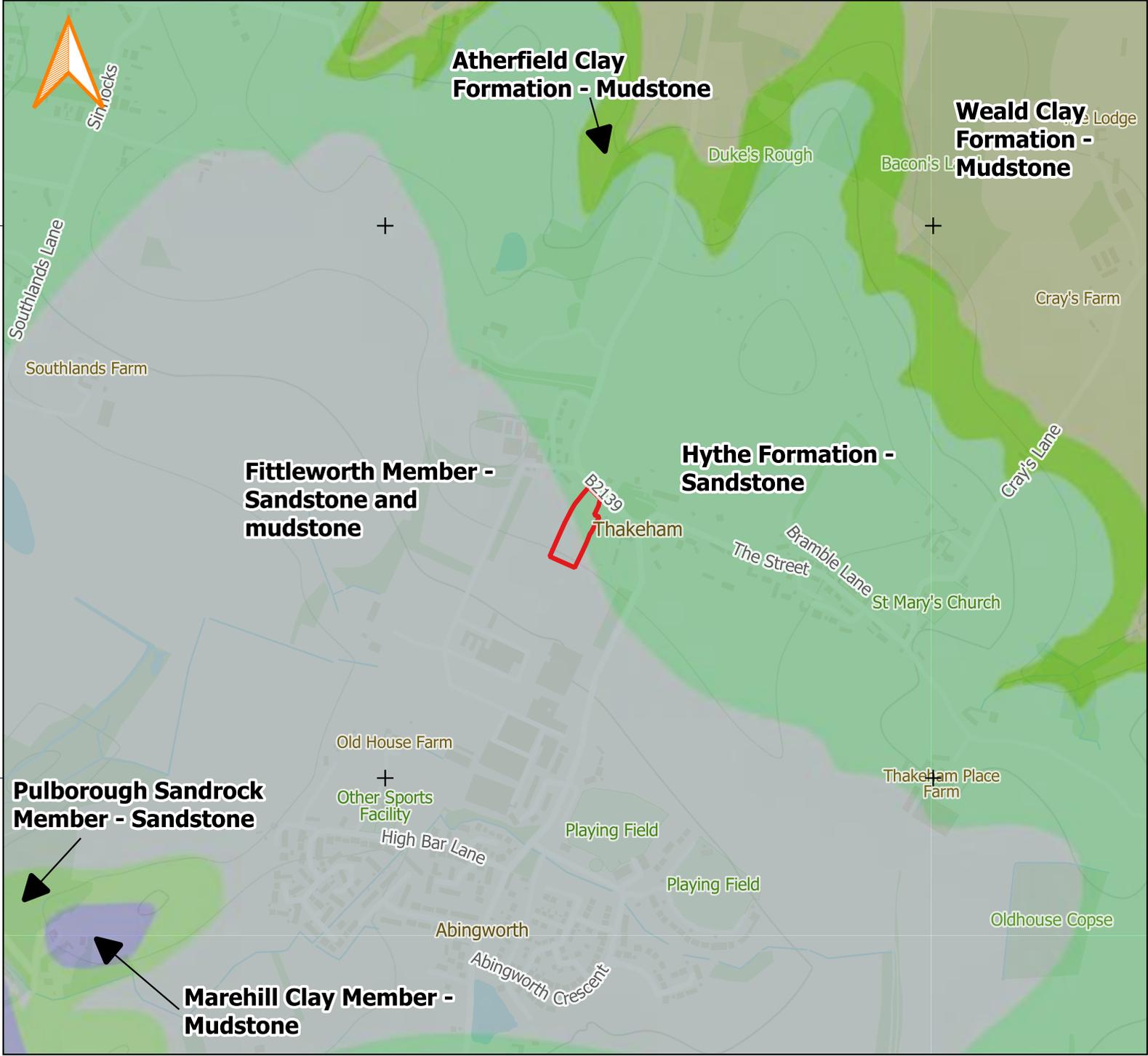
**Figure 2**  
Topography

510000E

511000E

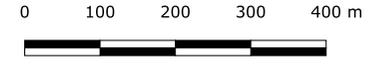
118000N

117000N



**Key:**

Site Boundary



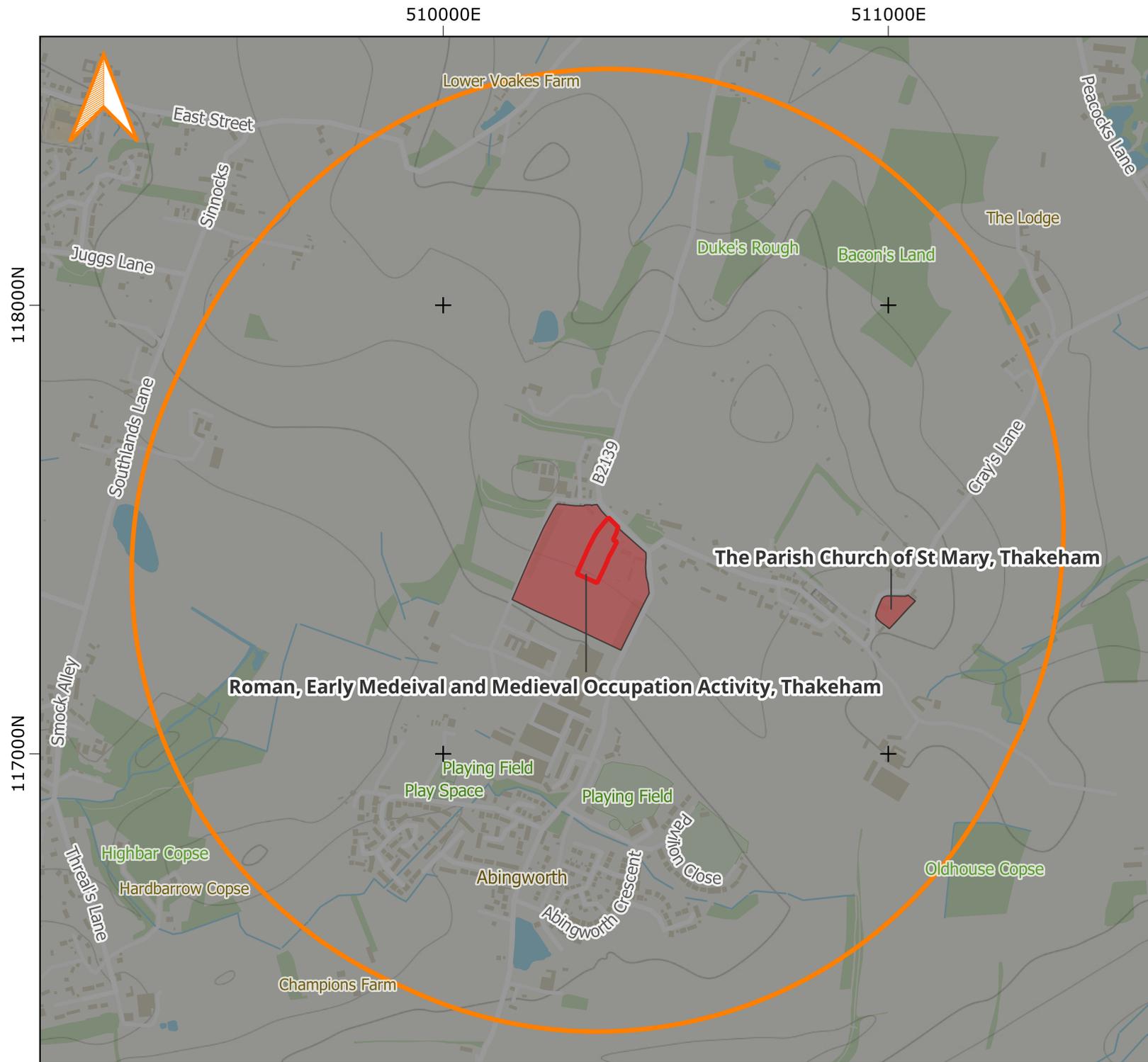
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**Storrington Road,  
Thakeham**

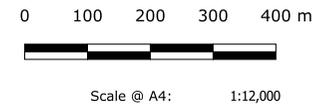
Archaeological Desk Based  
Assessment

**Figure 3**  
Geology



**Key:**

-  Site Boundary
-  Study Area
-  Archaeology Notification Area

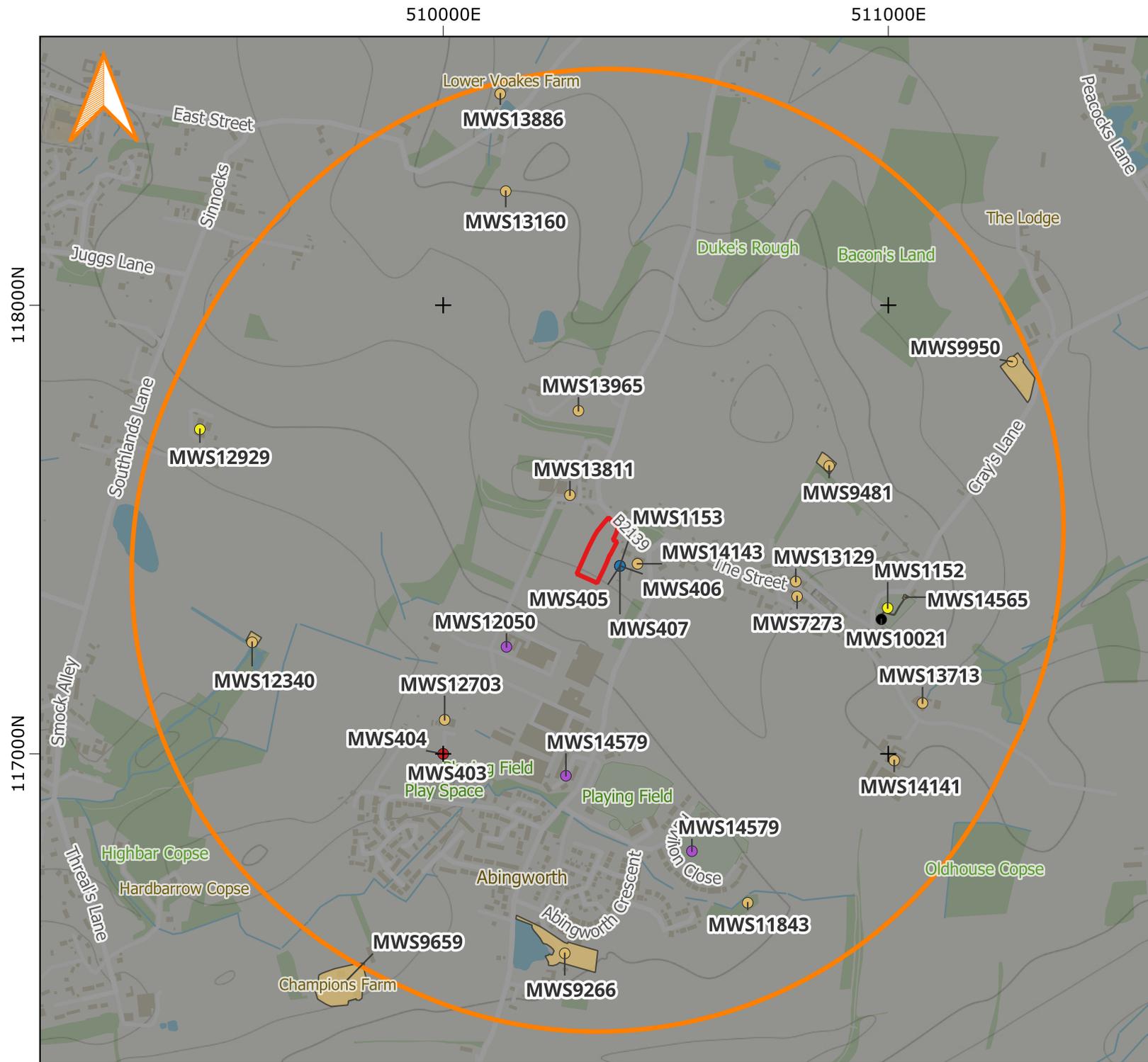


**Storrington Road,  
Thakeham**

Archaeological Desk Based  
Assessment

**Figure 4**

Archaeology Notification Areas  
within the Study Area



**Key:**

- Site Boundary
- WSHER Record (Point)
  - Prehistoric
  - Roman
  - Early medieval
  - Medieval
  - Post medieval
  - Modern
  - Unknown
- WSHER Record (Area)
  - Post medieval

0 100 200 300 400 m

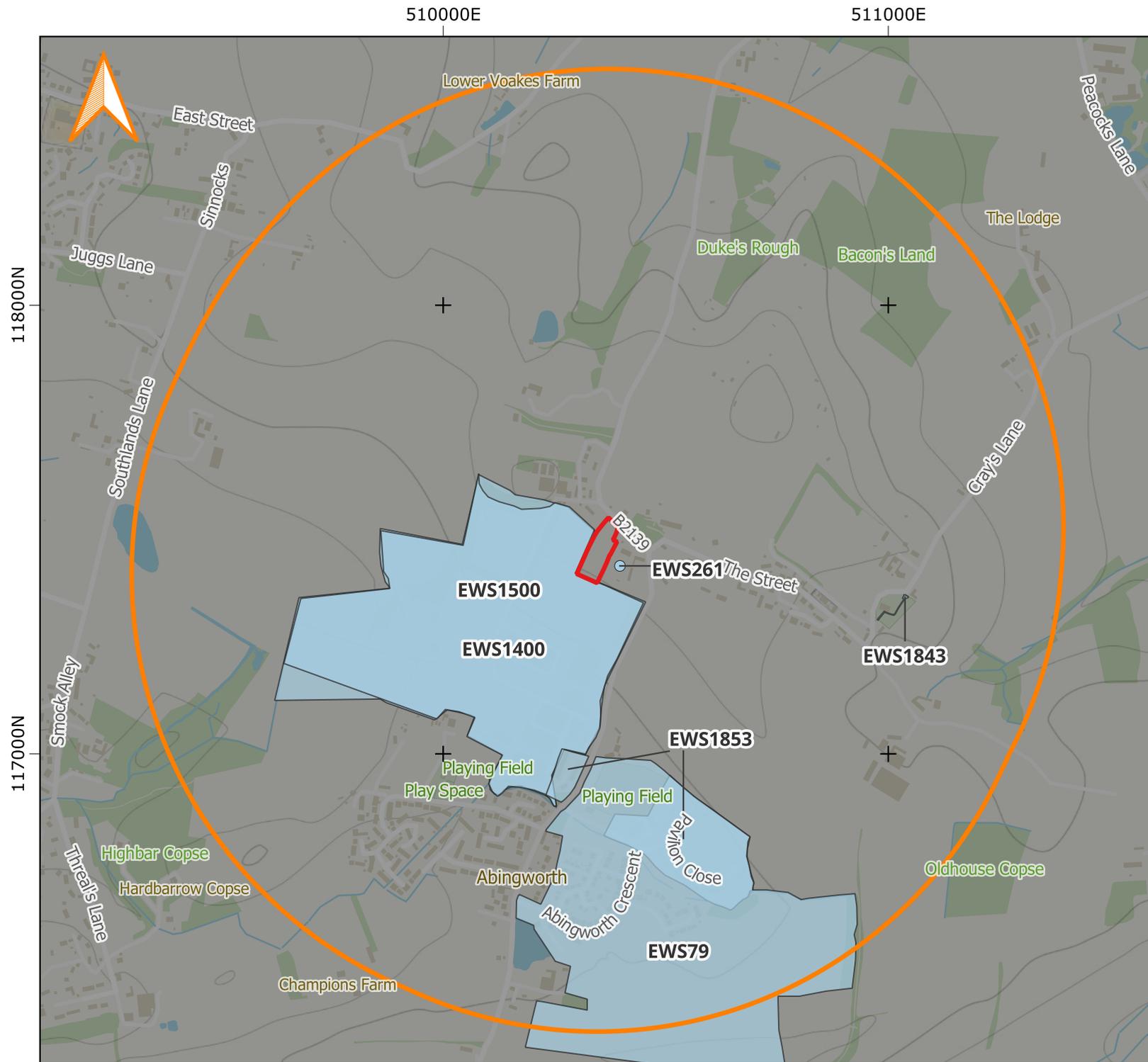
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**Storrington Road,  
Thakeham**

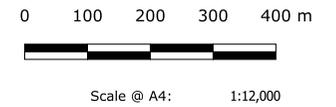
Archaeological Desk Based  
Assessment

**Figure 5**  
West Sussex Historic Environment  
Records within the Study Area



**Key:**

-  Site Boundary
-  Study Area
-  Previous Investigation (Point)
-  Previous Investigation (Area)



**Storrington Road,  
Thakeham**

Archaeological Desk Based  
Assessment

**Figure 6**

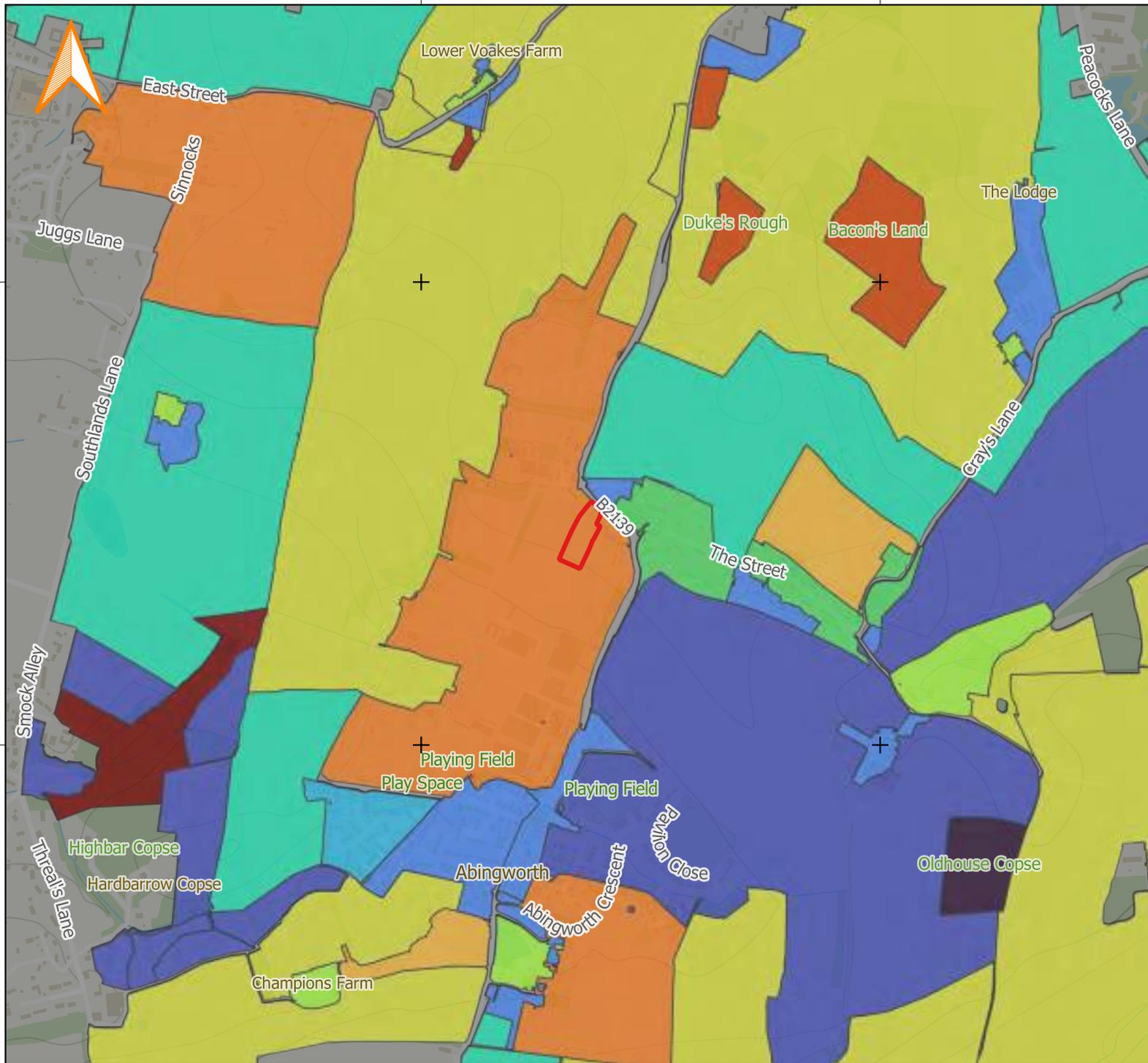
Previous Investigations within the  
Study Area

510000E

511000E

118000N

117000N



**Key:**

- Site Boundary
- Historic Landscape Character
- Ancient Semi-natural
- Assarts
- Expansion - other
- Expansion - suburbs
- Formal Enclosure (planned/private)
- Historic Core
- Historic dispersed
- Informal Fieldscapes
- Informal parkland
- Nursery(s) with Greenhouse(s)
- Plantations
- Ponds
- Regenerated

0 100 200 300 400 m



Scale @ A4: 1:12,000



**Storrington Road,  
Thakeham**

Archaeological Desk Based  
Assessment

**Figure 7**

Historic Landscape Character



**Figure 8: 1841 Tithe plan of Thakeham Parish**



**Figure 9: 1876 Ordnance Survey Map 1:2,500**

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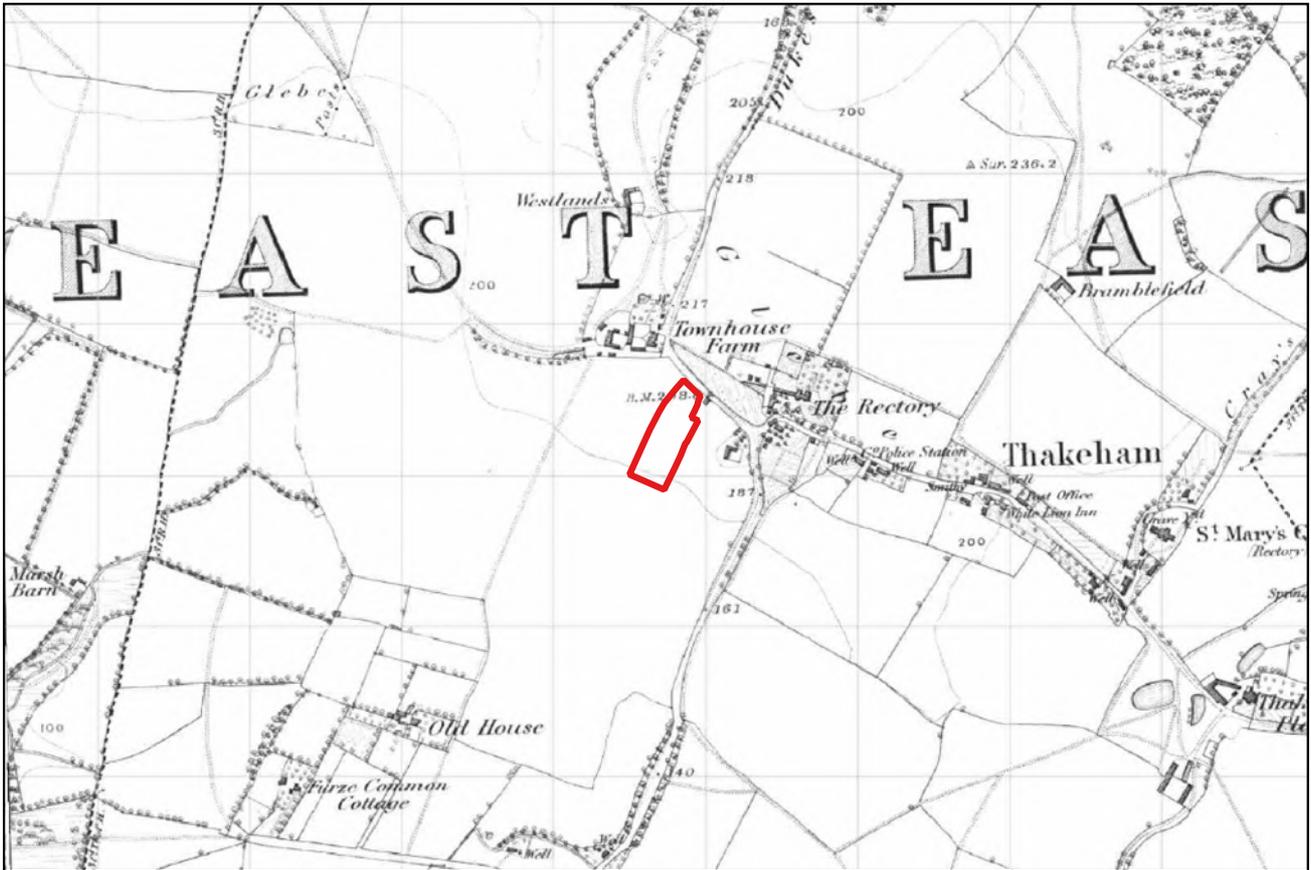


Figure 10: 1876 Ordnance Survey Map 1:10,560

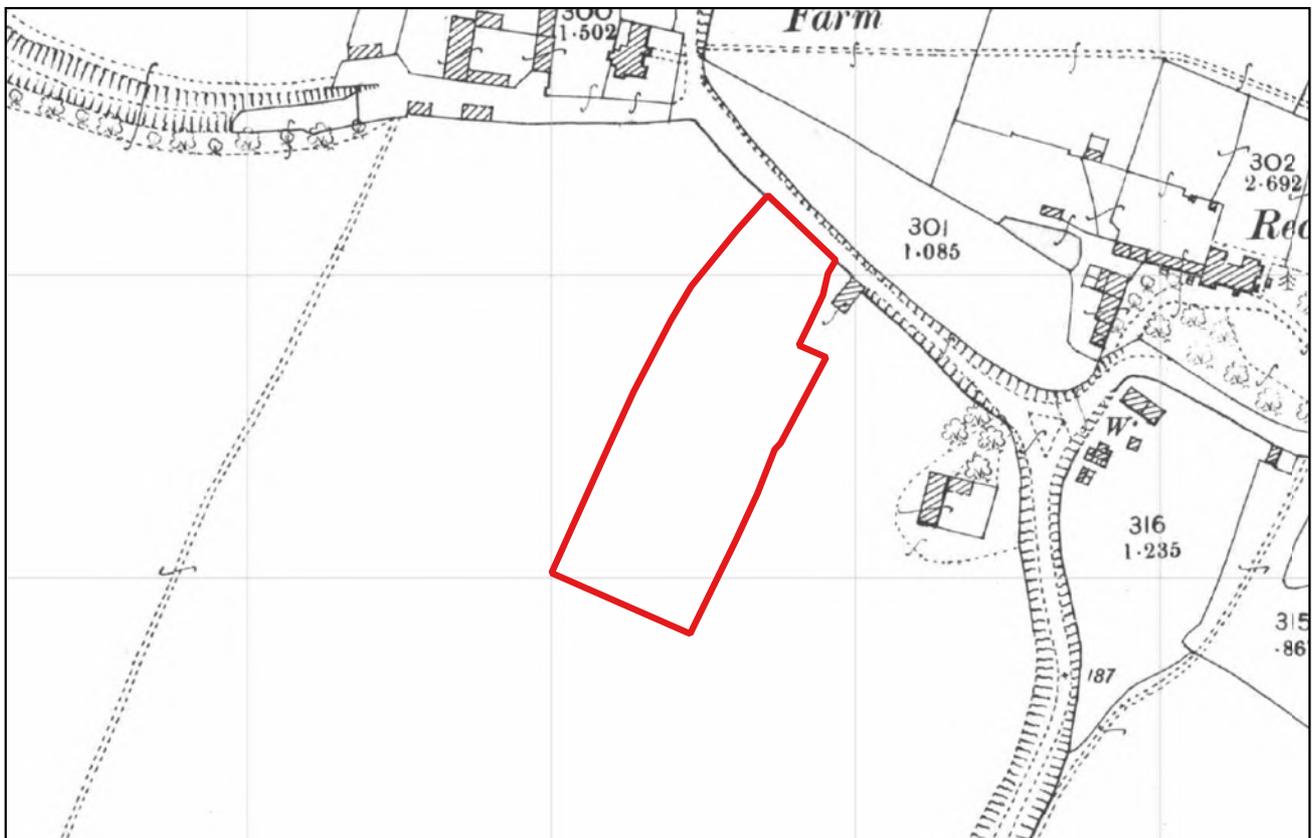


Figure 11: 1897 Ordnance Survey Map 1:2,500

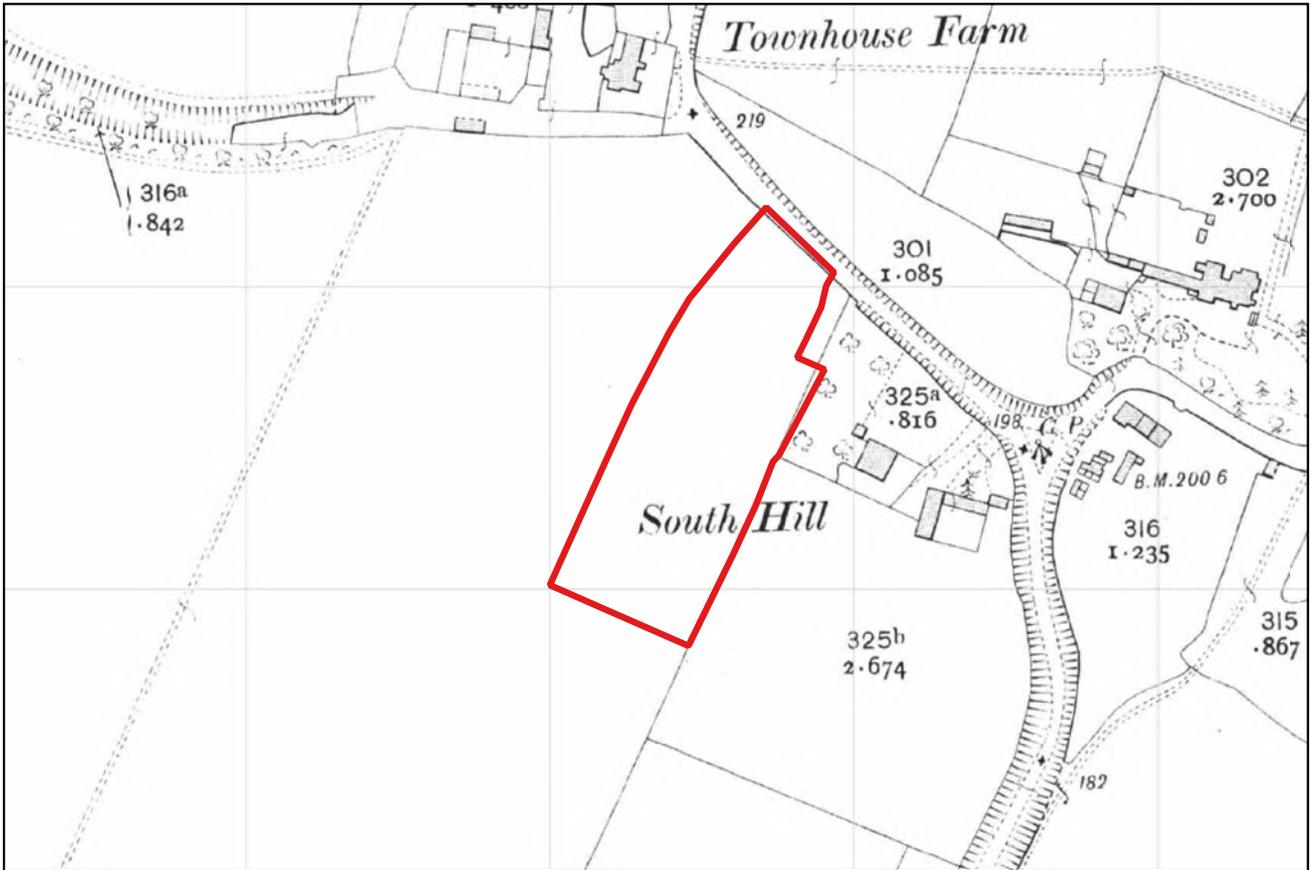


Figure 12: 1911 Ordnance Survey Map 1:2,500

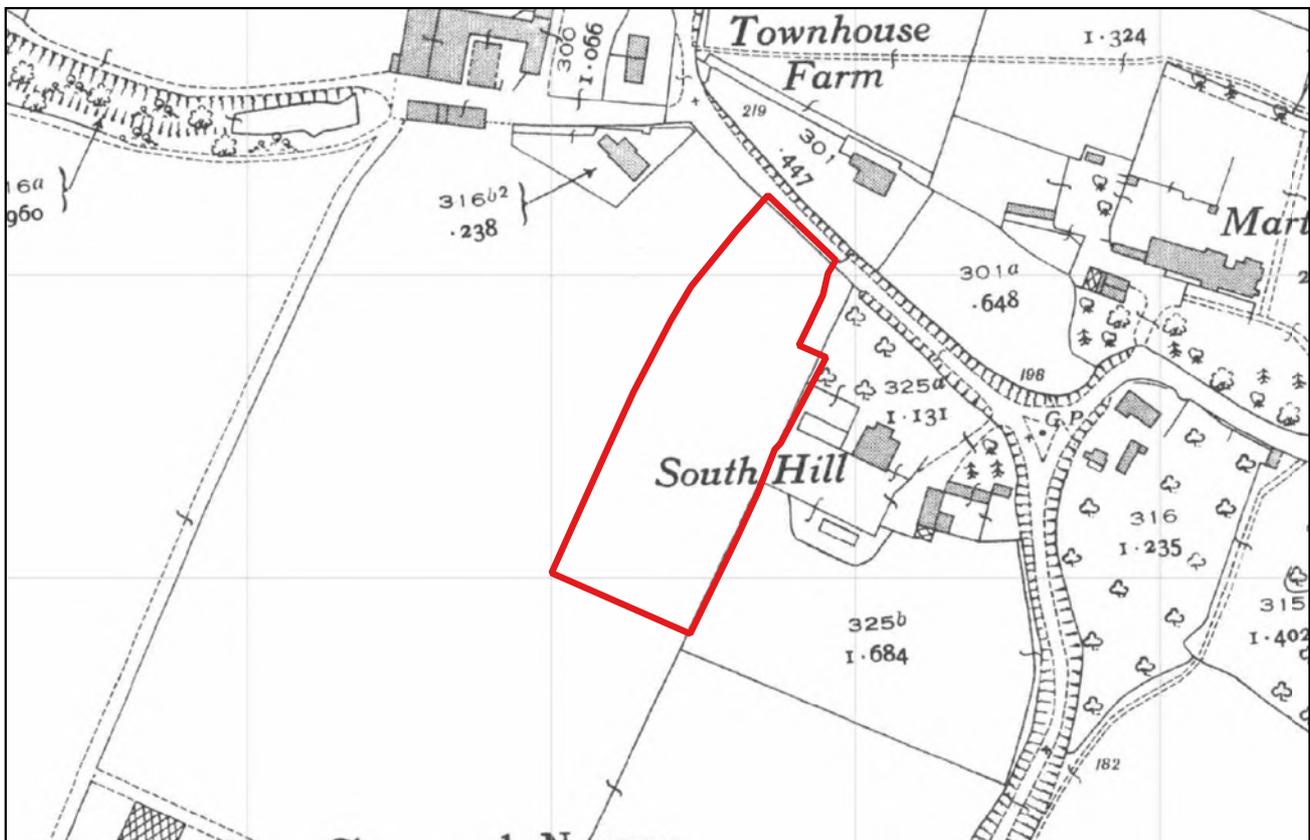


Figure 13: 1939 Ordnance Survey Map 1:2,500

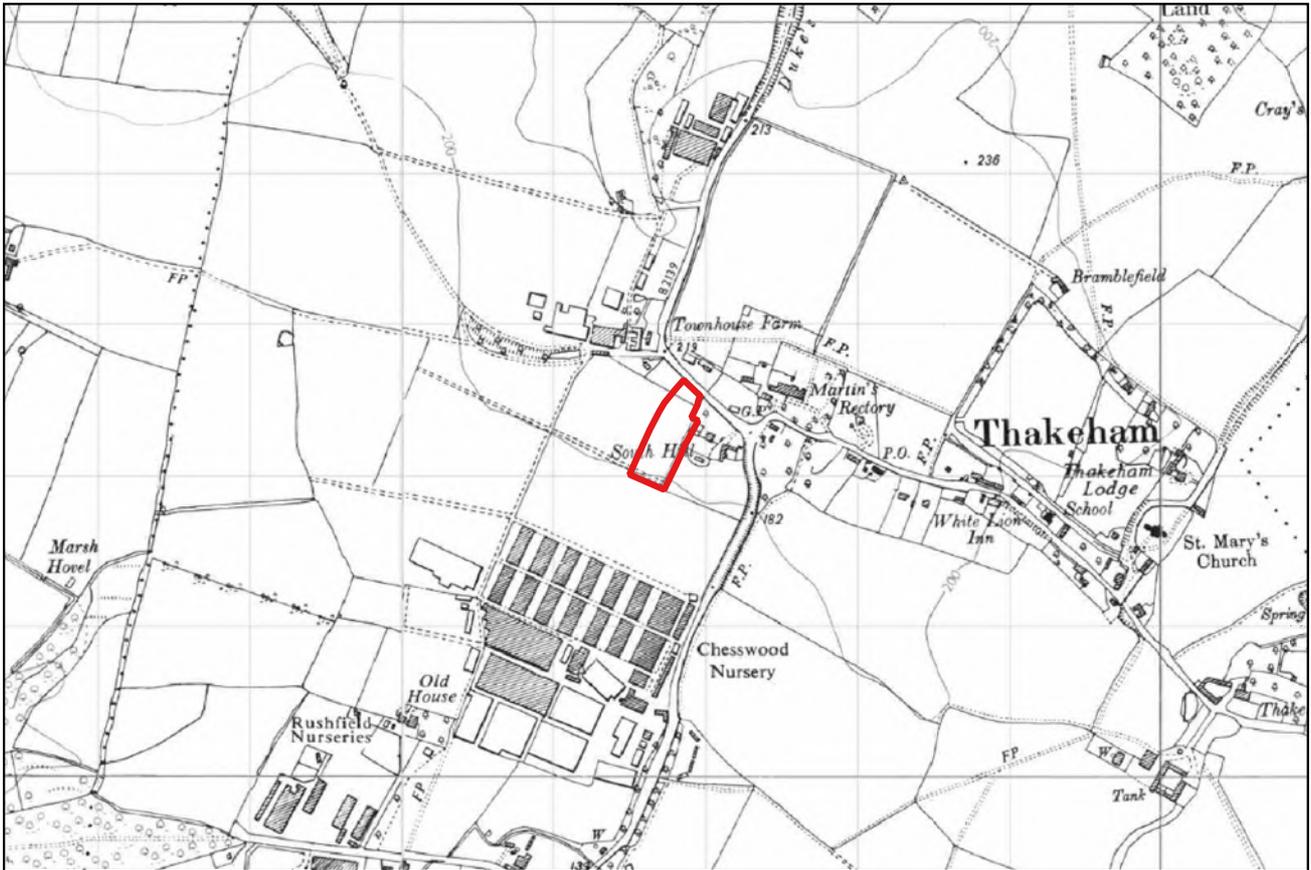


Figure 14: 1957 Ordnance Survey Map 1:10,560

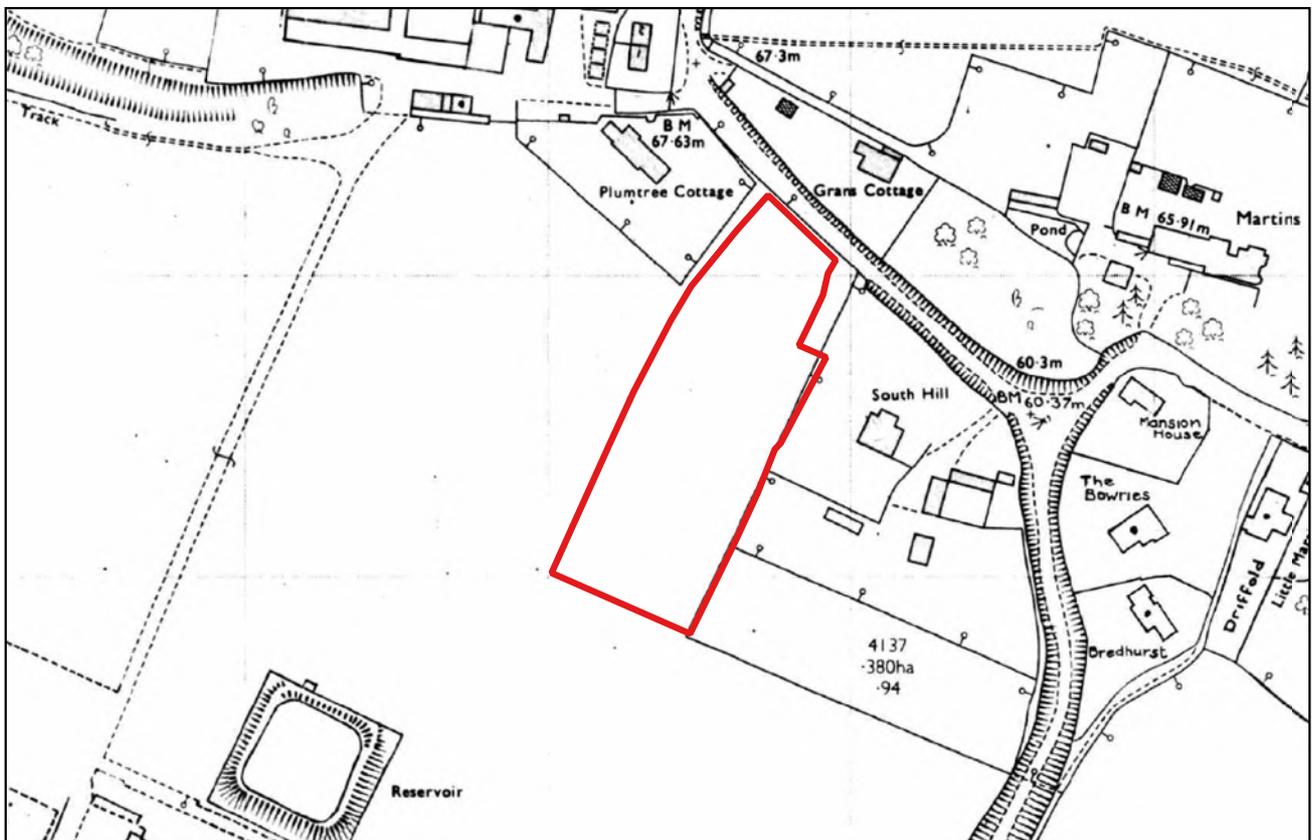


Figure 15: 1991 Ordnance Survey Map 1:2,500



**Figure 16: 2003 Ordnance Survey Map 1:1,250**



**Figure 17: 2022 Satellite Image (c) google**

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**Key:**

 Site Boundary



Scale @ A4: 1:2,500



**Storrington Road,  
Thakeham**

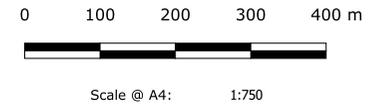
Archaeological Desk Based  
Assessment

**Figure 18**

Lidar



Key:



### Storrington Road, Thakeham

Archaeological Desk Based Assessment

#### Figure 19

Proposed Site Plan Drawing  
From Twenty20 Architecture

## Appendix 1:

### Prehistoric sites recorded on the WSHER within the 1km Study Area

Monument Record No	Period	Summary
MWS403	Prehistoric	Neolithic arrowhead - Thakeham
MWS407	Prehistoric	Mesolithic adze - South Hill Farm, Thakeham

### Roman sites recorded on the WSHER within the 1km Study Area

Monument Record No	Period	Summary
MWS404	Roman	Roman pottery - Old House Farm, Thakeham
MWS405	Roman	Roman pottery and tiles - South Hill Farm, Thakeham

### Early medieval sites recorded on the WSHER within the 1km Study Area

Monument Record No	Period	Summary
MWS1153	Early Medieval	Saxon hut - South Hill Farm

### Medieval sites recorded on the WSHER within the 1km Study Area

Monument Record No	Period	Summary
MWS1152	Medieval	The Parish Church of St Mary, Thakeham
MWS12929	Medieval	Southlands Farm Historic Farmstead, West Chiltington
MWS406	Medieval	Medieval pottery - South Hill Farm, Thakeham

### Post-medieval and modern sites recorded on the WSHER within the 1km Study Area

Monument Record No	Period	Summary
MWS10021	Modern	War Memorial within the grounds of the Parish Church of St Mary, Thakeham
MWS11843	Post Medieval	Site of Irelands Historic Farmstead, Thakeham

MWS12340	Post Medieval	Site of Marsh Barn Historic Outfarm, West Chiltington
MWS12703	Post Medieval	Old House Historic Farmstead, Thakeham
MWS13129	Post Medieval	Thakeham Parish Workhouse, Thakeham
MWS13160	Post Medieval	Site of Historic Outfarm South East of Voakes Farm, Thakeham
MWS13713	Post Medieval	Thakeham Place Historic Farmstead, Thakeham
MWS13811	Post Medieval	Townhouse Farm Historic Farmstead, Thakeham
MWS13886	Post Medieval	Voakes Farm Historic Farmstead, Thakeham
MWS13965	Post Medieval	Site of Westlands Historic Outfarm, Thakeham
MWS14141	Post Medieval	Yard South West of Thakeham Place, Thakeham
MWS14143	Post Medieval	Yard South West of The Rectory, Thakeham
MWS14565	Post Medieval	St Mary's Church Grounds, Thakeham - Watching Brief
MWS7273	Post Medieval	The White Lion Public House
MWS9266	Post Medieval	Abingworth Historic Farmstead, Thakeham
MWS9481	Post Medieval	Bramblefield Historic Outfarm, Thakeham
MWS9659	Post Medieval	Champions Farm Historic Farmstead, Thakeham
MWS9950	Post Medieval	Crays Farm Historic Farmstead, Thakeham
MWS14579	Post-Medieval	Abingworth Nursery Site, Thakeham - Evaluation (Phase 1)

Modern sites recorded on the KHER within the 1km Study Area

Monument Record No	Period	Summary
MWS12050	Unknown	An Archaeological Evaluation at the Chesswood Nursey Site, Thakeham

