

Chris Butler MCIfA
Archaeological Services Ltd

Written Scheme of Investigation for an Archaeological Watching Brief at Chanctonview, Spring Gardens, Washington, Pulborough, West Sussex, RH20 3BS.

TQ 12332 14642

Planning Ref: DC/22/0867

Project No: CBAS1552

By
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October 2024

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1. Introduction

1.1 Chris Butler Archaeological Services Ltd (CBAS Ltd) has been commissioned by Marmont Developments (the Client) to carry out an archaeological watching brief at Chanctonview, Spring Gardens, Washington, Pulborough, West Sussex (hereafter, the Site; Fig. 1), in connection with a planning application (DC/22/0867) for erection of 1 No. detached dwelling house with car port (Fig. 2).

1.2 The Site (centre point TQ 12332 14642) lies to the west of the A24 between Washington and Ashington and comprises the northern part of the garden to Chanctonview which currently contains an access road and hardstanding for parking. The northern and western Site boundaries are lined with trees and the eastern and southern boundaries are relatively open. The Site is surrounded by a mix of residential plots, nursery facilities and commercial buildings.

1.3 The Site lies on a gently sloping, east facing valley side at a height of c. 50-49m aOD. According to the British Geological Survey[1] the geology of the Site is sandstone of the Lower Greensand Group.

1.4 The Site lies within an Archaeological Notification Area (Fig. 3) which defines a section of the Hardham to Barcombe Mills Roman Road, which is projected to pass through the Site. A Scheduled Monument covering a section of the Roman Road north of Rock is present c. 480m to the north-west of the Site (Fig. 4). All groundworks associated with the development, including (but not limited to) access, landscaping, foundation trenches, service trenches and drainage features hold potential to impact upon the Roman Road or features relating to associated settlement or burial activity. For this reason, the following condition was placed on the planning permission[2]:

3). ***Pre-Commencement Condition****: No development shall take place unless and until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation submitted to an approved by the Local Planning Authority.*

The development hereby permitted shall not commence unless and until the archaeological site investigation and post investigation assessment has been completed in accordance with a programme set-out within the agreed Written Scheme of Investigation and that provision for the analysis, publication, achieve deposition and dissemination of results has been secured and approved by the Local Planning Authority in writing.

Reason: To ensure that the proposed development does not result in the destruction of possible archaeological remains and that any recovered remains are appropriately

[1] https://geologyviewer.bgs.ac.uk/?_ga=2.151130303.747371788.1727960093-1384698356.1727960093
[2] Application Number: DC/22/0867. Erection of 1 No. detached dwelling house with car port. Chanctonview, Spring Gardens, Washington, Pulborough. 18/06/2024

treated, recorded and analysed in accordance with Policy 34 of the Horsham District Planning Framework (2015).

1.5 This Written Scheme of Investigation (WSI) covers an archaeological watching brief to monitor all groundworks associated with the development. The WSI will be submitted to Horsham District Council for formal approval.

1.6 The archaeological work will be carried out in accordance with the Chartered Institute for Archaeologists' *Code of Conduct* [3]and *Standard and Guidance for Archaeological Watching Brief*[4], Sussex County Council's *Sussex Archaeological Standards*[5]; and the *Treasure Act*[6].

1.7 The project will be managed by Stewart Angell. The post-excavation assessment will be managed by Jan Oldham.

[3] Chartered Institute for Archaeologists 2019. *Code of Conduct*.
[4] Chartered Institute for Archaeologists 2014. *Standard and guidance for an archaeological watching brief.*
[5] Chichester District Council, East Sussex County Council & West Sussex County Council 2019. *Sussex Archaeological Standards 2019*.
[6] UK Parliament 1996. *Treasure Act 1996*.

2.0 Archaeological and Historical Background

2.1 The Historic Environment Record (Fig. 5) was consulted for a 1km Study Area around the Site, and this has been summarised below.

2.2 A concentration of Middle-Late Mesolithic flintwork (MWS4488) was recorded at Rock Common, c. 950m to the south-east of the Site. It is suggested that re-tooling and repairing of hunting equipment was undertaken around a series of hearths represented by burnt flint. Some Neolithic flintwork was also recovered.

2.3 Late Bronze Age flanged axe (MWS1170) was found during ploughing in 1962 at Goatcher's Nurseries c. 530m to the west of the Site.

2.4 Margary identified a stretch of Roman Road running east-west along an outcrop of Lower Greensand, approximately a mile to the north of the escarpment of the Sussex Downs (MWS7476). Margary's route 140, the Roman Greensand Way (Fig. 6), extends for about 25 miles from Barcombe Mills in the east to Hardham on Stane Street to the west. The section west of the A24 is noted on the current OS map; it follows the line of a track and private road along the north boundaries of the properties known as Highdown, Highfield, Spring Garden Nurseries and Chancton View, continuing towards the A24 and for a short stretch to the east of the A24. While Margary identified earthworks relating to the road to the east of the Site on aerial photographs, and found remains of the agger north-west of Merryhill to the west, no visible traces of the road were identified in proximity to the Site. During a walkover survey of the area, no visible remains of the road could be discerned, but a bank from the west boundary of Highfield, in line with the earthworks in the copse, may represent a continuation of the road[7].

2.5 The section of the Roman Road which is scheduled (NHLE UID: 1448051)[8] includes the earthworks and buried archaeological deposits of a section of the road c. 530m to the west of the Site. The earthworks are most evident in a small copse where they are covered with small trees and shrubs. The earthworks represent the agger of the road approximately 4m wide, with roadside ditches of approximately 1.25-1.50m wide to either side. No road surfaces are apparent, but are considered likely to survive as buried features. There have been no archaeological investigations of this western section of the Greensand Way but trial trenches through the road at Barcombe[9] and Plumpton[10] suggest a metalled surface of layers of sand and gravel forming a cambered 'agger' of between 6m and 15m wide. At Muddleswood, Hassocks, a trench trough the Greensand Way revealed a 7m wide area of flint metalling above an agger of flint and sandstone, and a trace of a possible ditch some

[7] Robin Milner-Gulland, 2005. The Washington Estate: new evidence on an ancient boundary.. Sussex Archaeological Collections 143. Vol 143, pp. 205-214.
[8] https://historicengland.org.uk/listing/the-list/list-entry/1448051?section=official-list-entry
[9] Robert Wallace (2007) 'A Previously Unknown Roman Road: Offham to the Greensand Way, Barcombe Mills'
[10] Millum, D, 'What did Ivan Margary Ever Do for Me? An excavation of the Roman Greensand Way at Plumpton' in Sussex Archaeological Collections, Vol 149, (2011), 25-34

2m to its north (Fig. 7). The subsequent excavation of a small area in plan 1.6m to its west revealed a rut in the road, and a later post hole cut through the road metalling[11].

2.6 Washington was once a significant Anglo-Saxon estate. Two Anglo-Saxon charters (947 and 963) record its extent and outlying pasture. The Roman Road later formed the C10 boundary of the Anglo-Saxon Washington Estate[12]. In many places the boundary is marked by a substantial bank, which has been observed adjacent to the postulated Roman Road (Fig. 8).

2.7 A hoard of c.3000 silver pennies of Edward the Confessor to Harold II (MWS6391), were found at Chancton Farm, c. 340m to the south-east of the Site in 1866.

2.8 Medieval farmsteads have been identified at 4-5 Rock Lane (MWS9262) c. 500m to the south of the Site and Malthouse Farm (MWS12304) c. 620m to the north.

2.9 An archaeological evaluation at The Mount, Rock Common found evidence for post-medieval settlement (MWS4491 & MWS4969). Multiple undated features such as hollow ways (MWS4973, MWS4974) and ditches and banks representing land division (MWS5647, MWS4982, MWS4970, MWS4971, MWS4972) were identified.

2.10 The remaining monuments on the HER relate to post-medieval farming, with agricultural buildings dating to the 17th century (MWS11855, MWS12432), 18th century (MWS10310, MWS8565) and the 19th century (MWS13859, MWS9334, MWS12139, MWS12391) being present.

2.11 Yeakell and Gardner's Sussex 1778-1783 (Fig. 9) shows the Site to lie to the west of the road between Washington and Ashington. The Site lies adjacent to the northern boundary of a field, and the surrounding landscape is agricultural in character.

2.12 The 1st Edition OS map of 1879 (Fig. 10) shows the parish boundary to pass through the north of the Site. The Site is located within a field, adjacent to its northern boundary. Aside from occasional trees along the boundary the field is shown as featureless.

2.13 The 2nd Edition OS map of 1897 (Fig. 11) depicts a path or track to run along the northern Site boundary. Land to the east had been planted with orchard, but the field within which the Site lies was apparently unchanged.

[11] Butler, C. 1992. 'The results of a watching brief on the A23 road improvements between Sayers Common and Newtimber, West Sussex'. Sussex Archaeol. Collect. 130, 238-241.

[12] Robin Milner-Gulland, 2005. The Washington Estate: new evidence on an ancient boundary.. Sussex Archaeological Collections 143. Vol 143, pp. 205-214.

2.14 By 1911 (Fig. 12) the path/track in the north of the Site had been widened. The field containing the Site had been subdivided into strips, with the land to the west also being planted with orchard. It is not clear what land use the site was under at this time.

2.15 The 1972 OS map (Fig. 13) shows Chanctonview to have been constructed to the south of the Site, the Site forming part of its garden at this time. The course of the Roman Road is marked along the northern boundary of the Site.

2.16 No features potentially relating to the Roman Road can be seen in proximity to the Site on a LiDAR image (Fig. 14), which may suggest the Roman Road is obscured by the existing private road.

3.0 Aims and Objectives

3.1 The aims and objectives of the watching brief are to:

1. establish the presence of any archaeological features within the footprint of all groundworks; and

2. ensure the excavation, environmental sampling and recording of any archaeological remains that may be affected by the groundworks; and

3.2 Of particular interest are archaeological remains that can inform wider archaeological research frameworks, such as the South East Research Framework. The site specific aims are:

1. To identify and record any archaeological remains which may relate to prehistoric activity, with reference to a Mesolithic site which is known in the Study Area.

2. To identify and record any archaeological remains which may relate to the Roman Road which is projected to pass through the north of the Site, or any associated remains relating to roadside activity.

3. To identify and record any archaeological remains which may relate to the Saxon boundary which is said to follow the course of the Roman Road.

4. To identify and record any archaeological remains which may relate to the medieval and post-medieval development of the Site.

4.0 Methodology

4.1 The archaeological watching brief will monitor all groundworks carried out in accordance with the proposed development (Planning reference number: DC/22/0867), to include:

- All groundworks associated with the new house and carport including foundations, services and drainage
- All groundworks associated with access and landscaping

4.2 The Client shall give CBAS Ltd at least seven days' notice of any groundworks that require archaeological monitoring. A suitably qualified archaeologist will be present on Site during all groundworks associated with the development. If it becomes clear that the area has been disturbed and archaeological deposits are unlikely to be encountered, then with the prior agreement of the Historic Environment Consultant, monitoring may cease.

4.3 The groundworks will be excavated in careful spits by machine using a flat-bladed bucket or by hand under constant archaeological supervision, in accordance with the *Sussex Archaeological Standards*. If any archaeological deposits are encountered which will be disturbed or destroyed by the groundworks, they will be archaeologically excavated and recorded in accordance with Section 5 below.

4.4 If excavation continues beyond what is considered by the CBAS Ltd archaeologist to be a safe working depth, a methodology will be devised to enable the safe recording of any archaeological features, which may include recording from the ground surface. If necessary advice will be sought from the Historic Environment Consultant.

4.5 In the event that archaeological features are found which extend below the level of impact of the excavations in 4.1 above, the CBAS Ltd archaeologist will assess the impact of the excavation on the feature(s) before deciding whether further excavation is required. If the feature has already been impacted, or cannot be preserved in-situ without being impacted by the development (including any future potential impact) then it will need to be excavated and recorded to ensure its character and dating can be established. The client should note that this may involve further excavation below their expected impact level. If necessary advice will be sought from the Historic Environment Consultant.

4.6 In accordance with the *Sussex Archaeological Standards*, in the event that important archaeological remains come to light during the course of the watching brief which require more than a brief record (i.e. more than four hours continuous recording for one person in that area), provision will be made by the Client, as a contingency, for further archaeological investigation and recording, in addition to the basic monitoring, and free of disturbance from building works as far as is reasonably practicable. If necessary advice will be sought from the Historic Environment Consultant

4.7 A proportion of archaeological features, structures and deposits exposed shall be excavated by hand. The proportion of features to be sampled may be increased at the reasonable request of the Historic Environment Consultant. In the case of features, this could be up to a maximum of 100%. Partial excavation will be defined as follows:

- All linear features will be sampled, using a minimum 1 metre wide section;
- Sampling of linear features to be at 10 metre intervals or totalling 10% of the length of the linear cut feature (whichever is the greater);
- All discrete features will be excavated, recorded and sampled to sufficiently clarify their date and character;
- Where three or fewer pits or probable pits, whether or not evidently datable or ancient (excepting evidently modern features), occur in any trench, all those features will be sampled;
- Priority is to be given to features with more charcoal-rich fills or anticipated dating evidence;
- Should five or fewer archaeological features of any kind, discrete or linear, be revealed within any one trench, all those features will be sampled; and
- Where two or fewer buried pottery vessels are present, buried upright or inverted, both should be lifted and removed from site.

4.8 The spoil from the excavations will be inspected by archaeologists to recover any artefacts or ecofacts of archaeological interest. A metal detector will be used at regular intervals to scan spoil derived from the excavations. A record will be kept of which deposits/features are detected and the areas in which objects were found. The make and model of the metal detector will be noted in the final report.

4.9 Archaeological deposits or features of local, regional or national significance will be reported to the Historic Environment Consultant at the earliest opportunity. All finds that fall under the definition of the *Treasure Act 1996* will be reported to the Coroner's Office and to the Sussex Finds Liaison Officer. This includes both precious metals and base metals deemed to be of prehistoric date. Suitable measures will be taken to ensure the security of finds where removal cannot take place (i.e. from within a human burial).

4.10 Environmental samples will be collected from archaeological contexts deemed to hold potential for environmental analysis i.e. those in which palaeoenvironmental data is potentially preserved and the context is datable. Bulk samples of 40 litres, or the entire context where this cannot be achieved, will be taken from archaeological features for the recovery of macrofossils including fish and animal bone, plant macrofossils, charcoal and wood, and insects and molluscs. An environmental archaeologist may be consulted to prepare a site-specific sampling strategy in cases where potential for preservation of further palaeoenvironmental data is identified (e.g. microfossils such as pollen, diatoms). The proposed sampling strategy is in accordance with those outlined in the CBAS Environmental Archaeology Manual, which is based on those issued by English Heritage and the *Sussex Archaeological Standards*. Advice will be sought from the Historic England Scientific Advisor if necessary.

4.11 In the event of human burials (both inhumed and cremated) being discovered, a licence will be required from the Ministry of Justice (in accordance with the Burial Act 1857) before the remains can be lifted. *In situ* inhumations and cremations will, however, only be excavated if they cannot be left undamaged in their place of discovery. Inhumations and cremations requiring lifting / removal from site will be excavated completely. CBAS Ltd will submit details of the procedures for the excavation and recording of burials if these are encountered. The Historic Environment Consultant and coroner will be notified immediately.

4.12 Modern features (i.e. post-1947) will only be recorded cursorily, or not at all, unless of unusual intrinsic significance, or where it is necessary to excavate and record them to indicate their impact on features of archaeological interest. All other revealed features will be cleaned, planned, excavated and recorded in accordance with the *Sussex Archaeological Standards*. A strategy for the excavation and recording of any features which are suitable for scientific dating or analysis will be agreed with the Historic Environment Consultant. Advice will be sought from the Historic England Scientific Advisor if necessary.

4.13 Ownership of all artefacts recovered during the monitoring work on Site will be assigned to CBAS Ltd by the client until such time as they are deposited in a Museum or discarded. They are to be suitably bagged, boxed and marked in accordance with the United Kingdom Institute for Conservation, Conservation Guidelines No 2. On completion of the archaeological post-excavation programme CBAS Ltd will deposit the site archive, and all retained artefacts in a suitable museum as agreed with the Historic Environment Consultant. This deposition will be at the expense of the Client. A site code of CVW24 has been allocated, and an accession number will be requested from the chosen museum.

5.0 Recording Systems & Scales and Finds Collection Policy

5.1 The recording methodology adopted will conform with industry standards and Sections 1-6, and Annexes B, D and F of the *Sussex Archaeological Standards*. Archaeological features will be recorded at the scale of at least 1:100 in relationship to a fixed point or temporary base lines and related to the Ordnance Survey national grid. Further plans at 1:20 and sections at 1:10 will be drawn as necessary. All plans and sections will be drawn on plastic tracing film.

5.2 All features will be photographed in digital format.

5.3 The site will be levelled to the Ordnance Datum or from a Temporary Bench Mark derived from the Ordnance Survey Bench Mark, or by GPS. The position of plans will be located on a copy of the Ordnance Survey base map of 1:2500 scale or greater.

5.4 All archaeological features and deposits will be recorded using a standard context record sheet. Soil colours will be recorded by visual inspection and not by reference to a Munsell Colour Chart.

5.5 A sample of finds post-dating 1947 will be retained to date deposits and features. Artefacts pre-dating 1947, except as detailed below, will be collected and retained, unless their size and number makes this impracticable. An excavation and on-site retention strategy will be agreed with the relevant specialist. Fire-cracked flint, ceramic building material, burnt clay and iron slag will only be discarded following specialist analysis and on the recommendation of the specialist.

5.6 All retained finds will be cleaned, sorted and marked prior to their post-excavation analysis and eventual deposition to the relevant archive, or museum. Suitable conservation measures (e.g. packaging with silica gel or with water) will be used to ensure the stabilisation of finds where relevant. Where a higher level of conservation is required, specialist conservator advice will be sought.

6.0 Post-excavation Analysis and Report

6.1 The post-excavation analysis will follow the requirements of Appendix 1 of the *Sussex Archaeological Standard*s.

6.2 The report will be completed within 60 working days of the completion of the monitoring, unless an alternative timetable is agreed with the Historic Environment Consultant, and will follow formatting guidelines, as recommended in the Management of *Research Projects in the Historic Environment* (Historic England 2015) and Section 4 and Annex 1 of the *Sussex Archaeological Standards*. A CD containing the report in PDF/A and GIS shapefiles, when required, will be supplied to the East Sussex Historic Environment Record (HER) and the East Sussex Record Office on approval of the report by the Historic Environment Consultant. Following approval of the report an OASIS entry detailing the project will be created and completed.

6.3 All finds analysis is to be carried out by CBAS Ltd in-house specialists, or by external specialists. Spot dating of pottery will be employed, where necessary, to inform the onsite methodology. The pottery specialist employed by the CBAS Ltd will be familiar with local pottery types and with a record of publications in the region. The proposed external finds specialists employed include;

- Prehistoric Pottery: Barbara McNee
- Roman Pottery: David Griffiths
- Medieval and Post-medieval pottery: Luke Barber
- Ceramic building material: Luke Barber
- Geological material: Luke Barber.
- Coins: David Rudling.
- Iron working material: Jeremy Hodgkinson
- Environmental: Lisa Gray

6.4 Scientific dating or analysis may be required for any features which are deemed suitable and have been agreed with the Historic Environment Consultant. Advice will be sought from the Historic England Scientific Advisor if necessary. The following scientific techniques may be used:

- Radio-carbon dating
- Archaeomagnetic dating
- Dendrochronology
- OSL dating
- Use-wear analysis

6.5 In the event of complex archaeological features being encountered during monitoring, a programme of post-excavation analysis will be agreed. If the results are considered sufficiently important, an article will be prepared for submission in the *Sussex Archaeological Collections*, at the expense of the Client.

7.0 Health and Safety

7.1 Adherence to standard health and safety requirements, together with any constraints imposed by the contractor's health and safety practices, will be paramount. Recording of deep excavations, including any which exceed 1.2m in depth or which are judged to be unsafe, shall only be undertaken from the ground level.

8.0 Monitoring and Standards

8.1 CBAS Ltd is to allow a designated representative of Horsham Sussex District Council to inspect and examine the Site's records at any reasonable time, during or after the excavation work.

8.2 The project will be managed by Stewart Angell who will be responsible for ensuring that the works are implemented correctly in accordance with the following:

1. All statutory provisions and by-laws relating to the work in question, especially the *Health and Safety at Work Act* 1974; and

2. The Chartered Institute for Archaeologists *Code of Conduct* (2014).

9.0 Insurance

9.1 CBAS Ltd is insured for public liability to the sum of £5,000,000 for any one occurrence.

9.2 CBAS Ltd is insured for Professional Indemnity to the sum of £1,000,000 for any one occurrence.

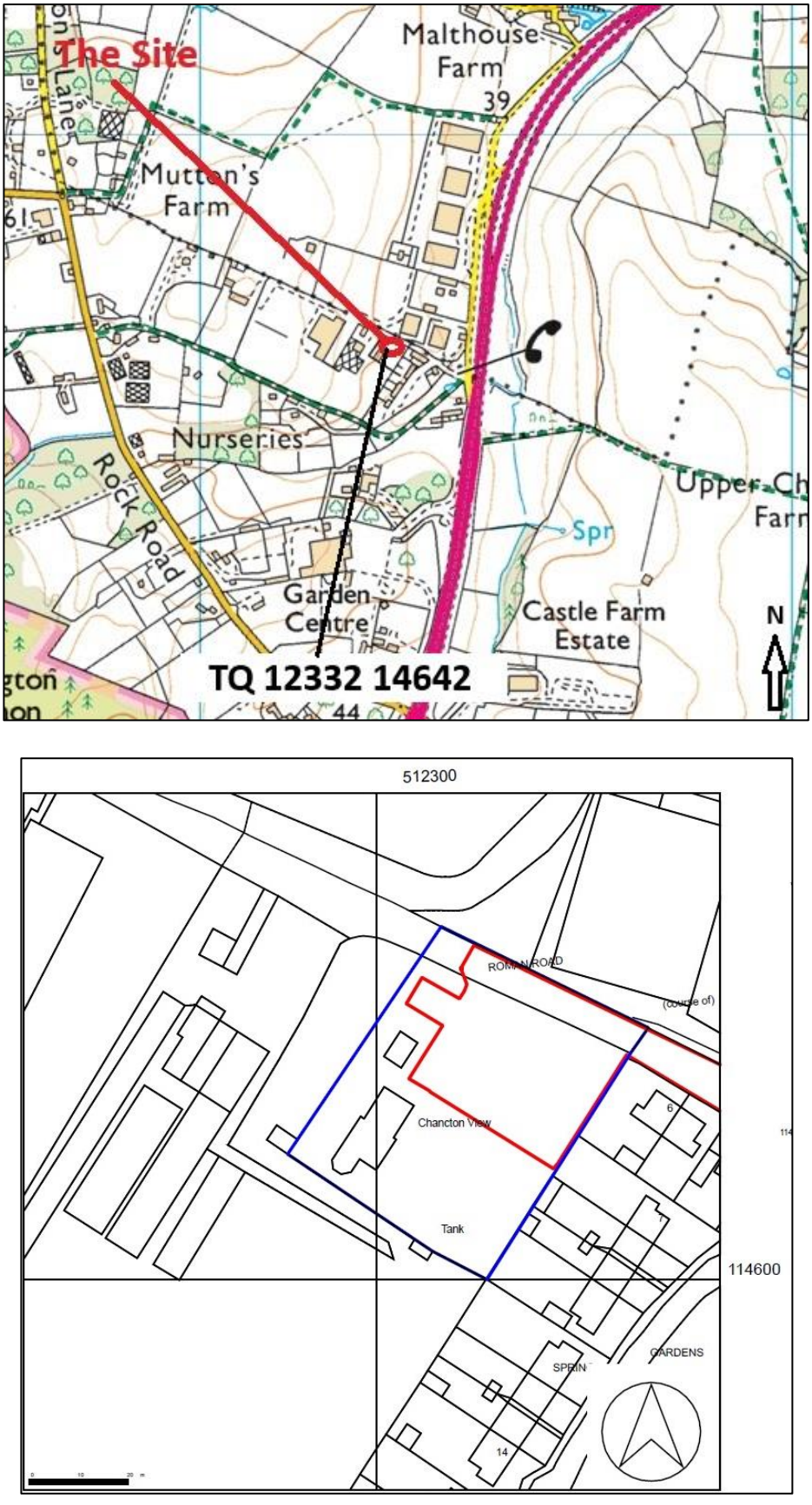


Fig. 1: Site Location

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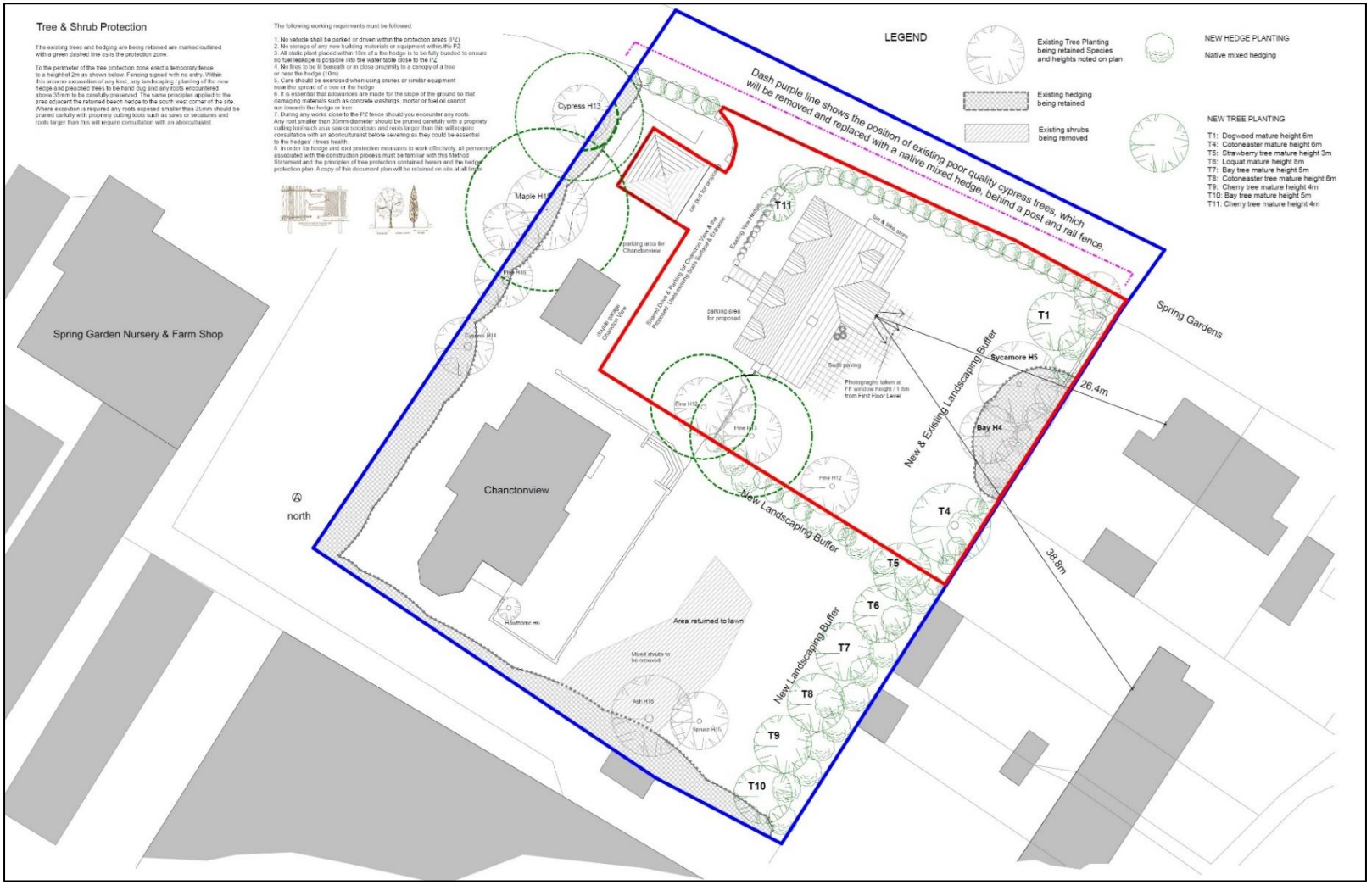


Fig. 2: Proposed Site Plan
(Provided by client)

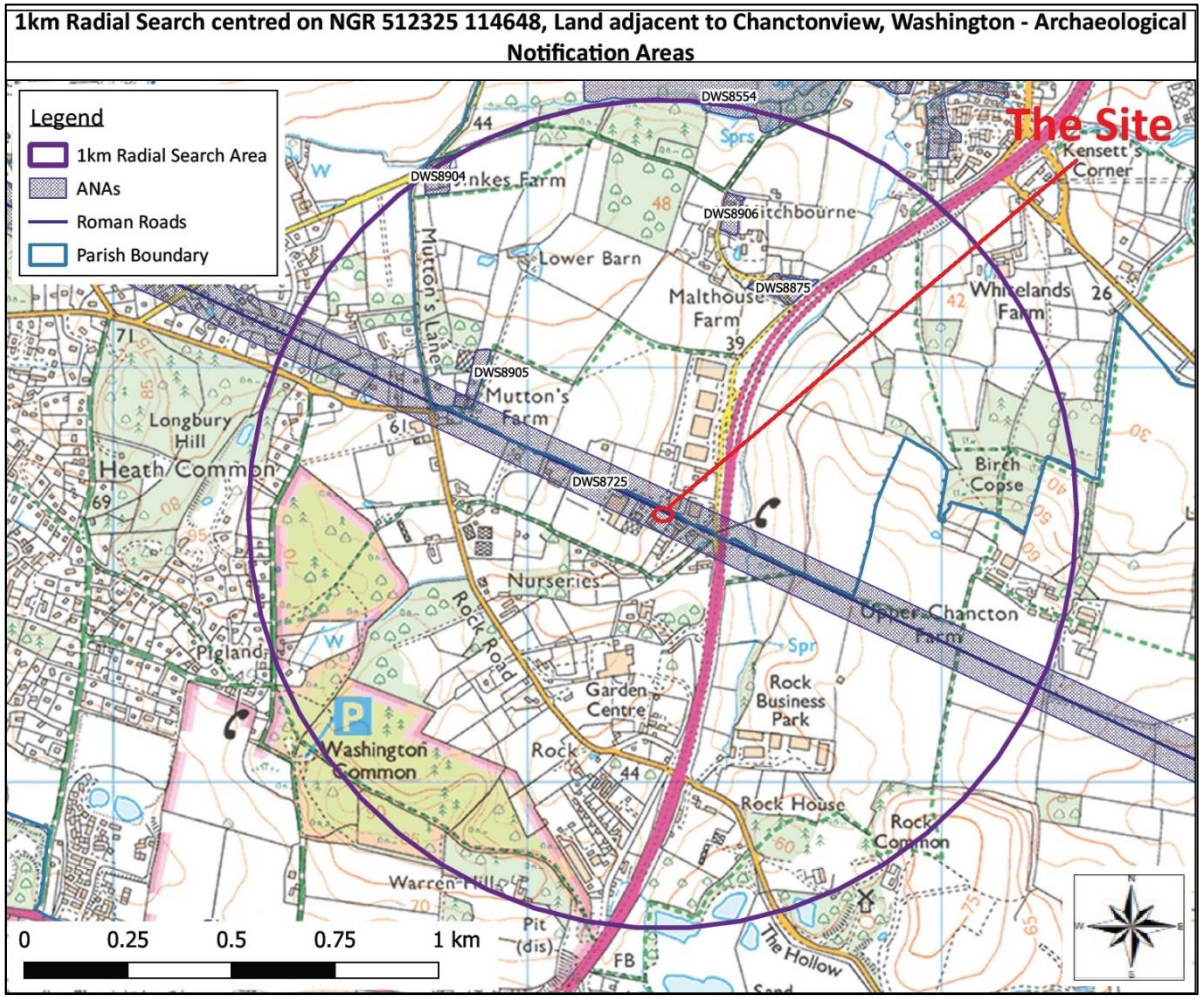


Fig 3: Archaeological Notification Areas
(Reproduced from Archaeology and Planning Solutions. 2016.)
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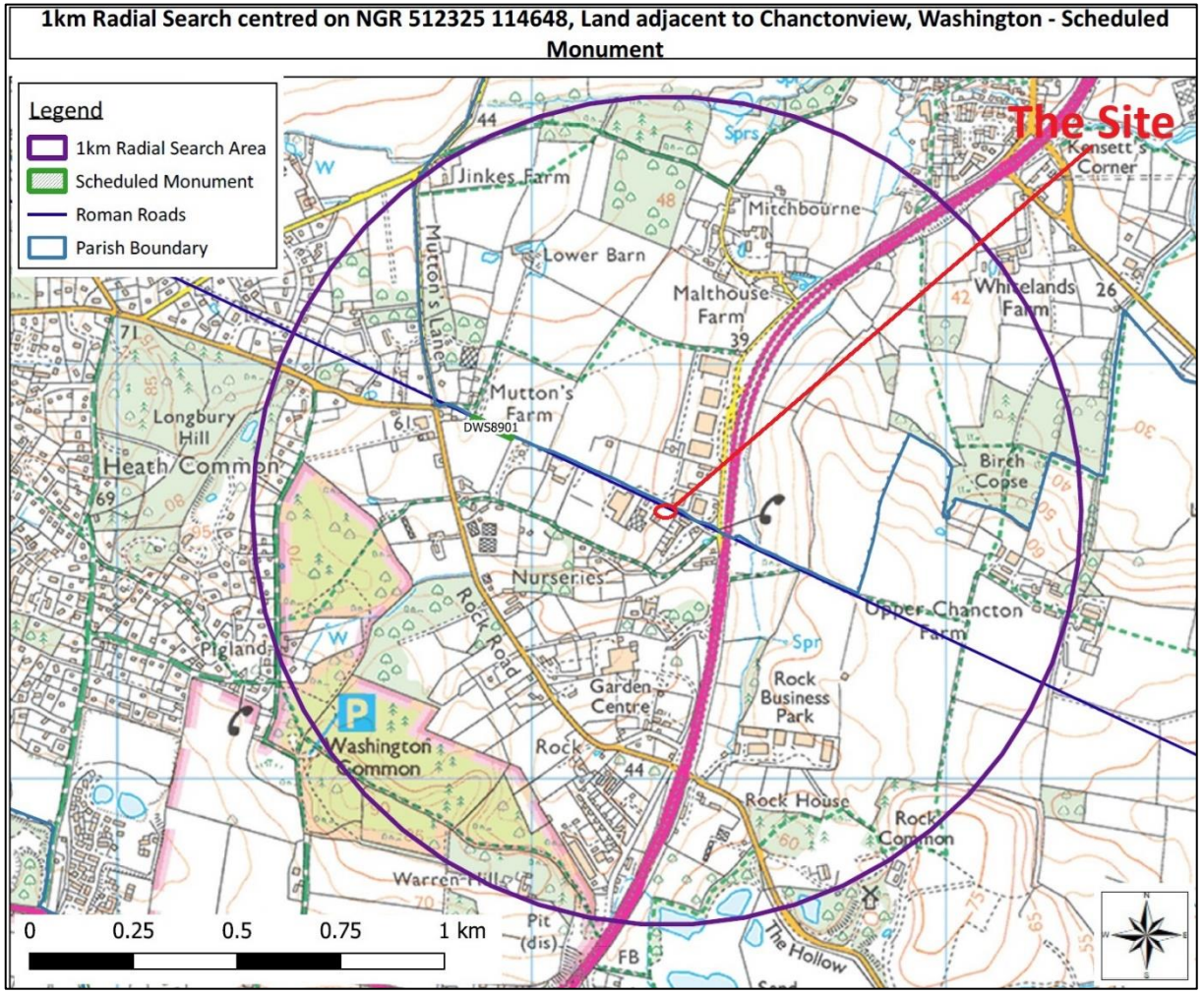


Fig 4: Scheduled Monuments
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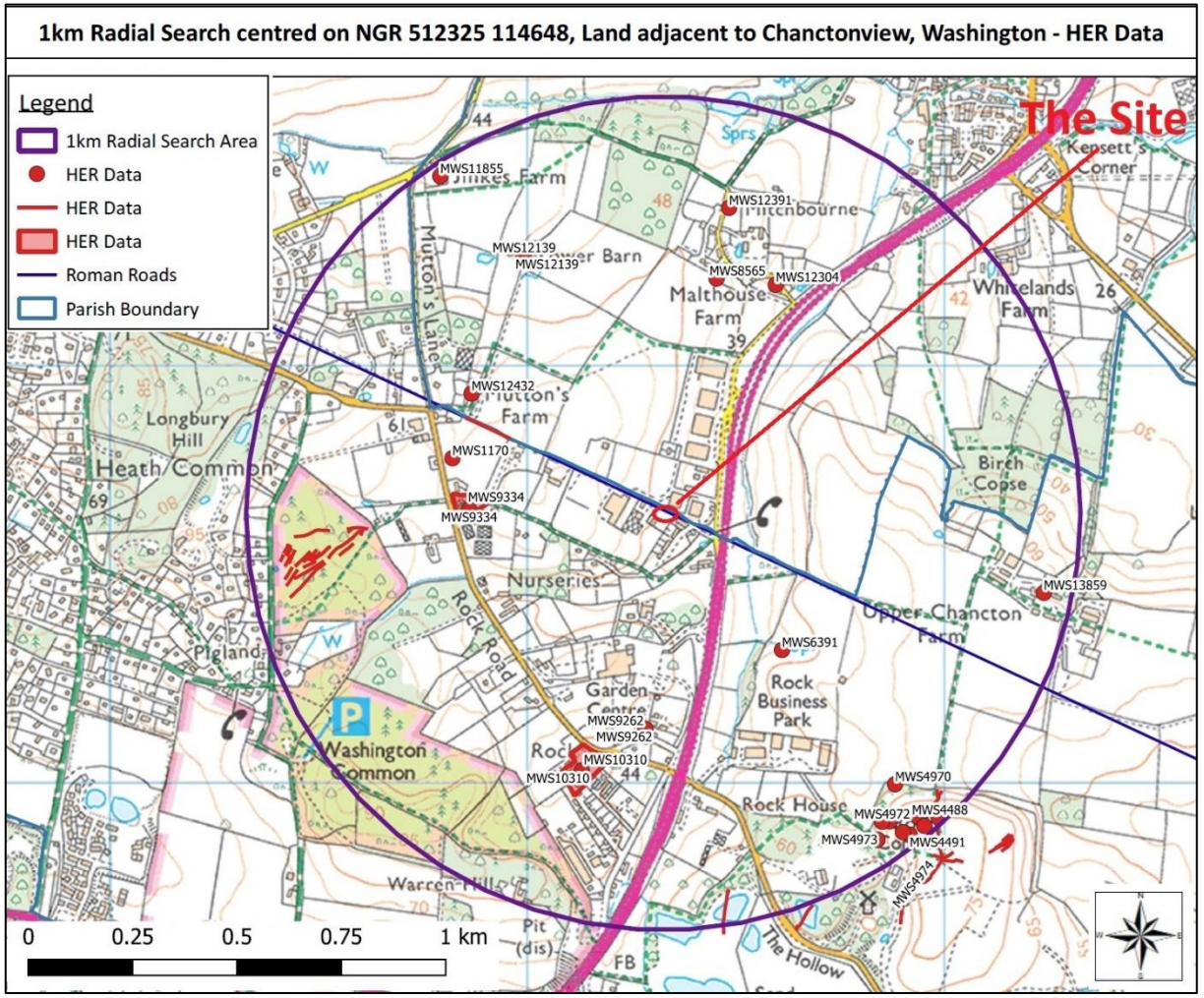


Fig 5: Historic Environment Record
(Reproduced from Archaeology and Planning Solutions. 2016.)
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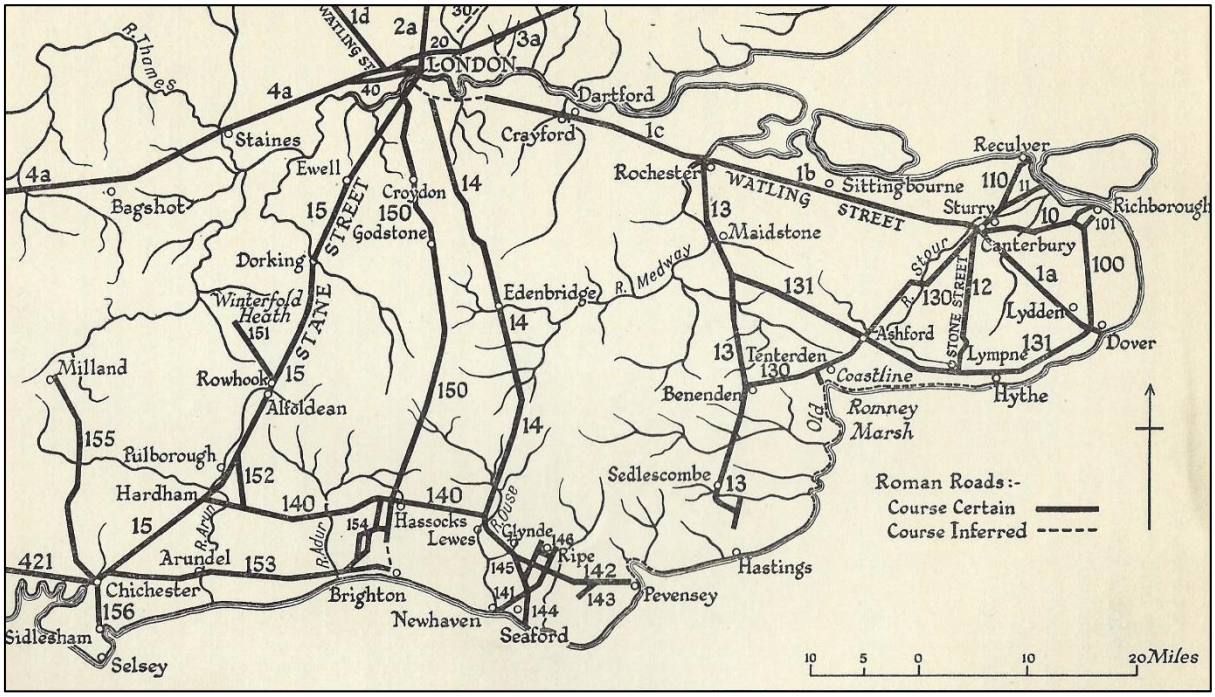


Fig. 6: The South East Roman Road Network
From Margary 1955

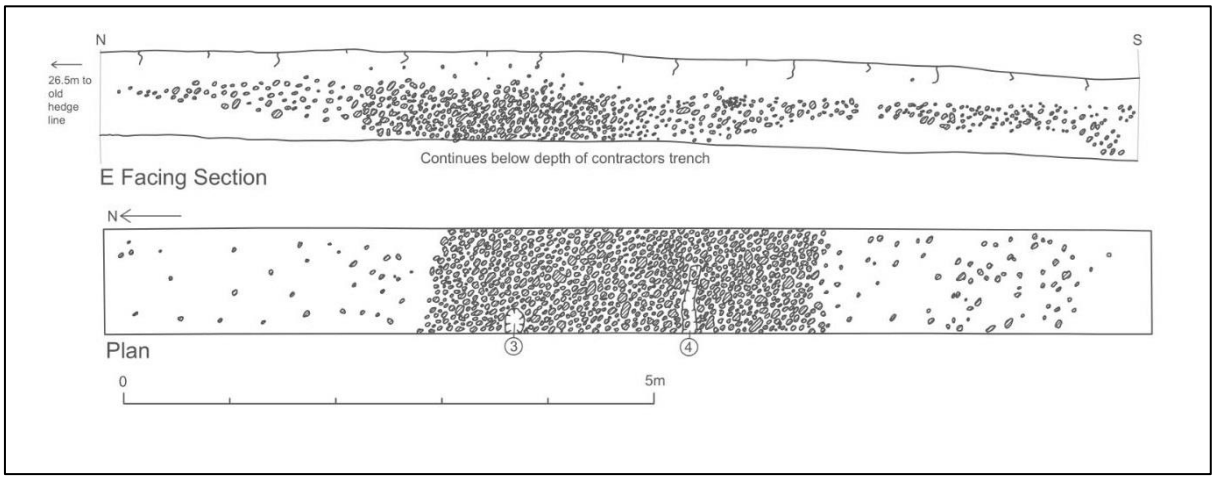


Fig. 7: Section and Plan of the Greensand way at Hassocks
From Butler 1992

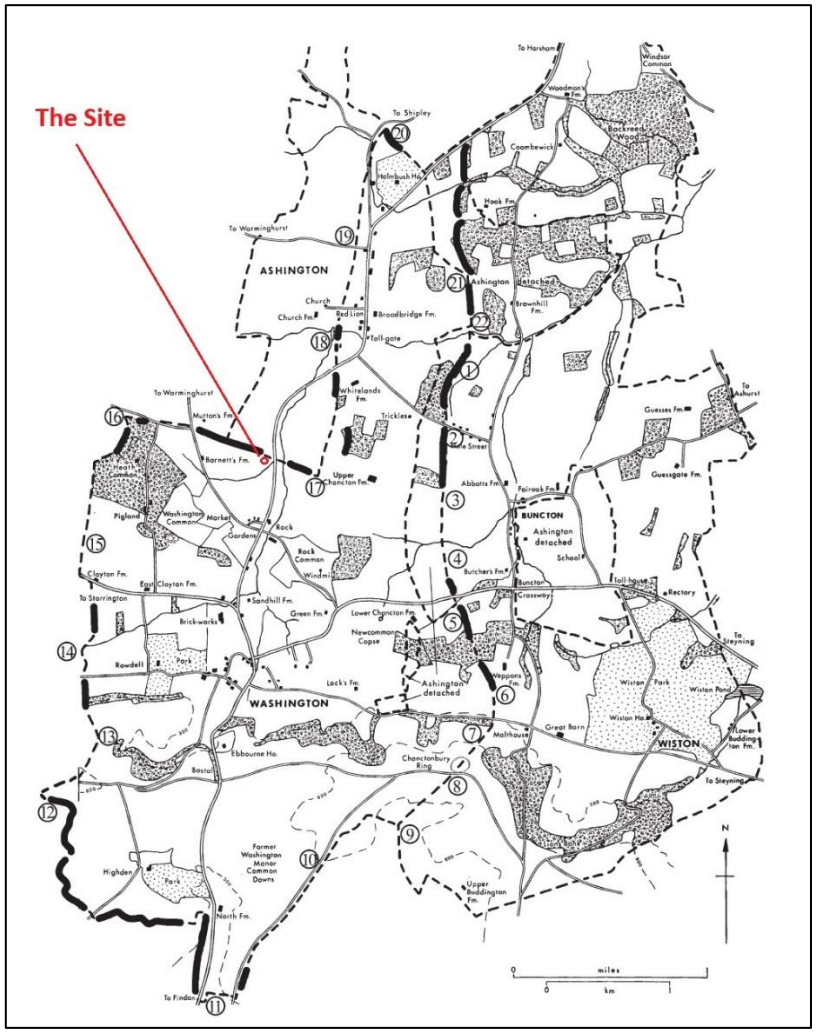


Fig. 8: Saxon Boundary Banks
From Milner-Gulland 2005

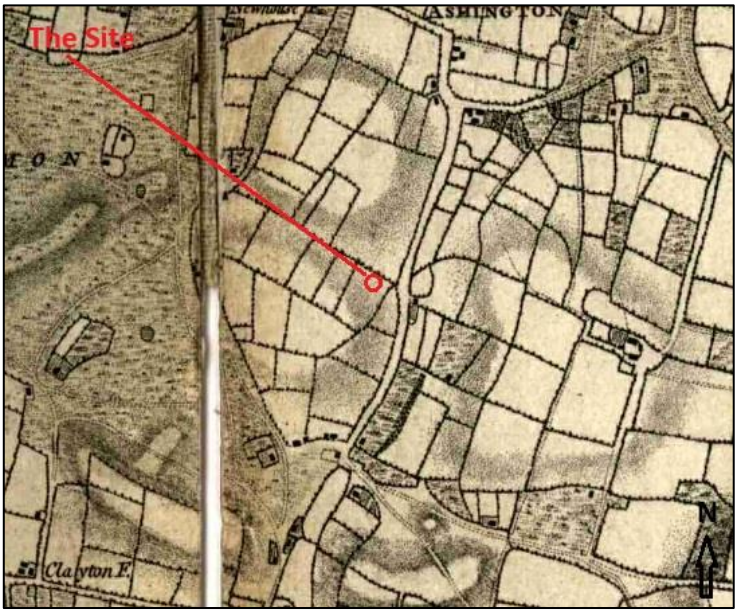


Fig. 9: Yeakell and Gardner's Sussex 1778-1783

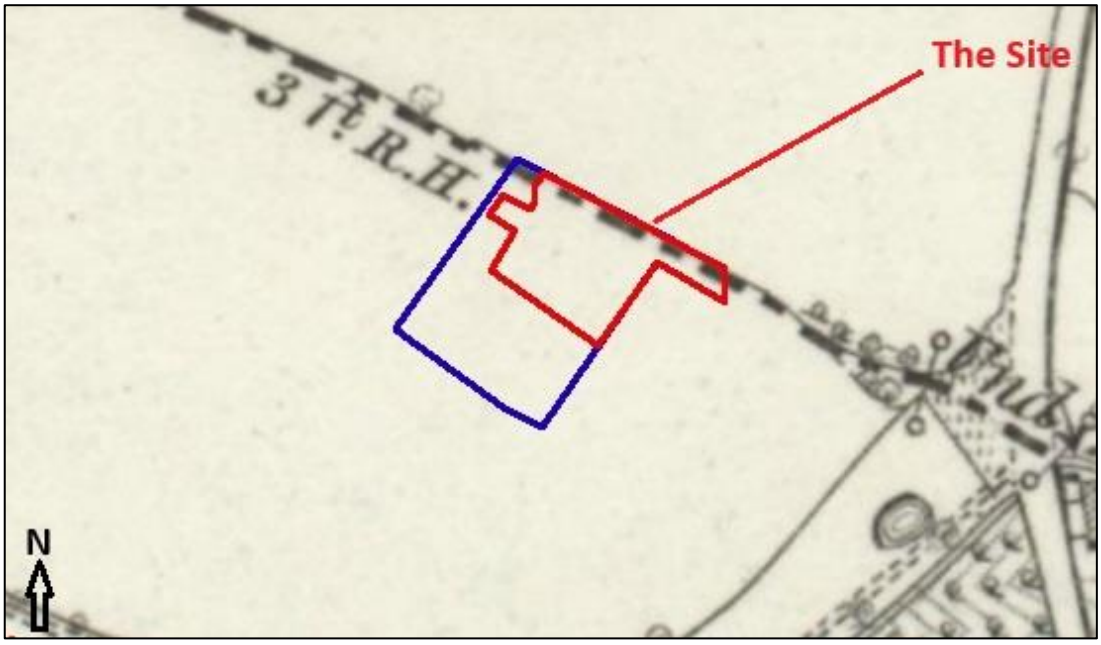


Fig. 10: 1st Edition OS map 1879

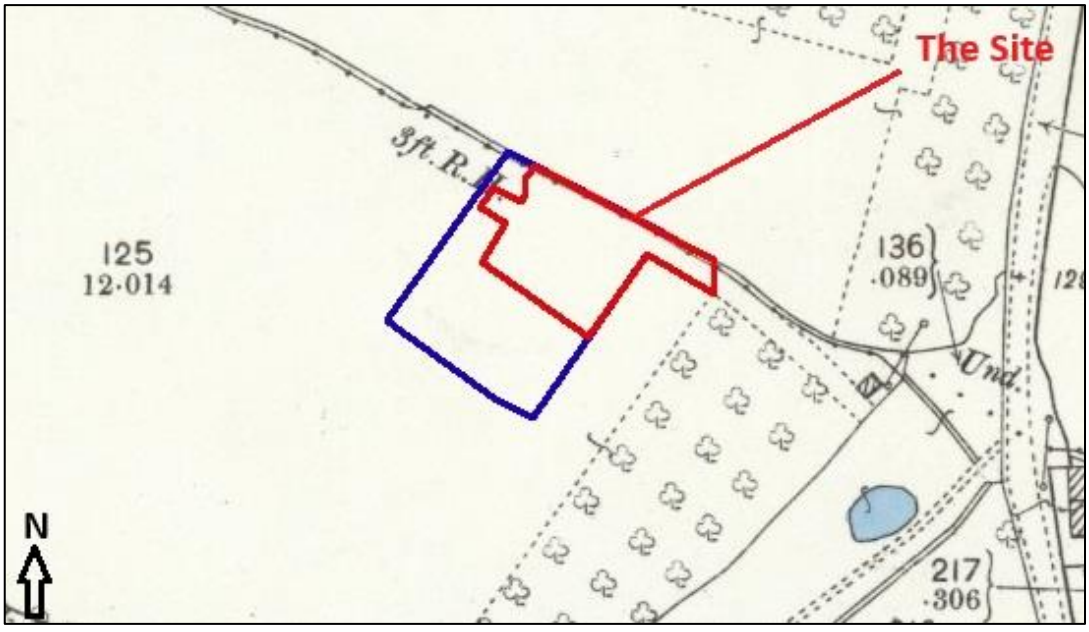


Fig 11: 2nd Edition OS map 1897

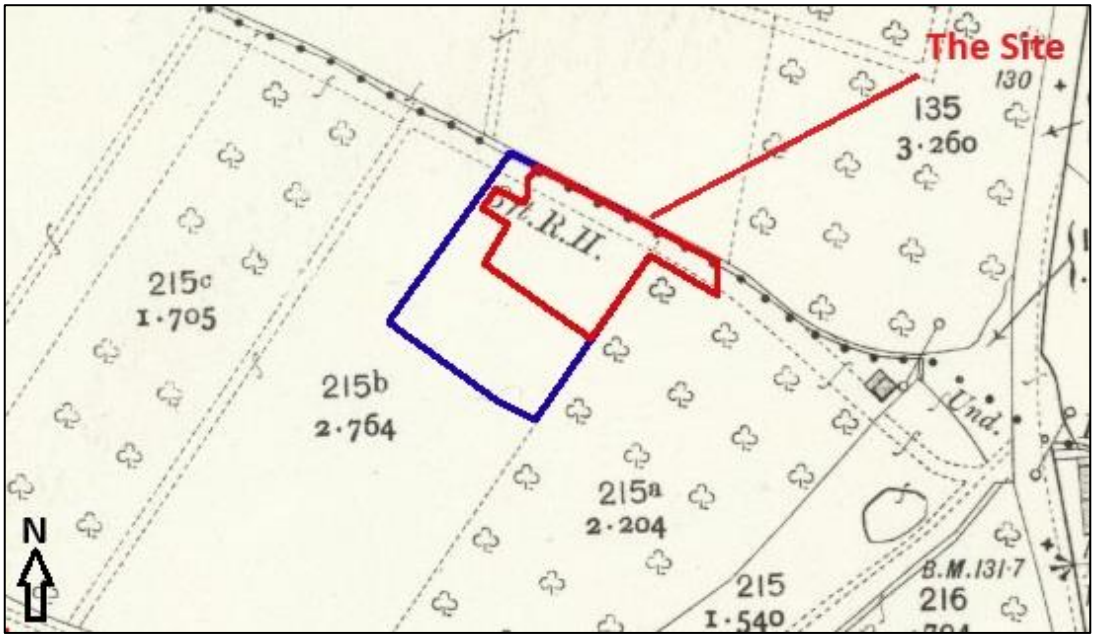


Fig 12: 3rd Edition OS map 1911



Fig 13: 1972 OS map

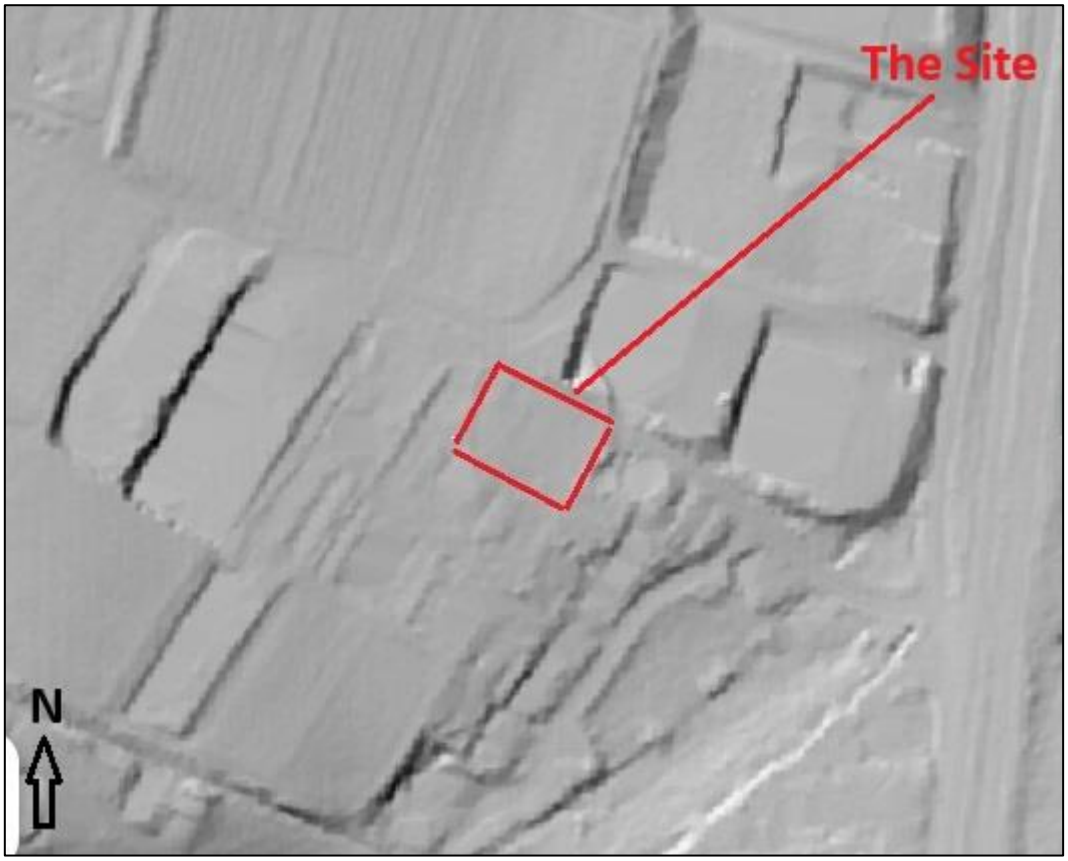


Fig 14: LiDAR Image
lidarfinder.com

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 He was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College having qualified (Cert. Ed.) as a teacher in 2006.

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

His publications include *Prehistoric Flintwork*, *East Sussex Under Attack* and *West Sussex Under Attack*, all of which are published by Tempus Publishing Ltd.

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

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