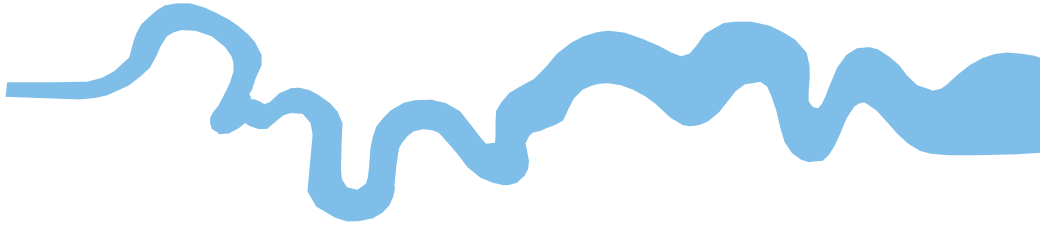


T V A S



SOUTH

**Land at Clay Lane, Fishbourne,
Chichester, West Sussex**

Archaeological Desk-based Assessment

by Gordana Baljkas

Site Code CLF19/143

(SU 8391 0518)

Land at Clay Lane, Fishbourne, Chichester, West Sussex

Archaeological Desk-based Assessment for Gleeson Strategic Land

by Gordana Baljkas

Thames Valley Archaeological Services Ltd

Site Code CLF 19/143

October 2019

Revised January 2022

Summary

Site name: Land at Clay Lane, Fishbourne, Chichester, West Sussex

Grid reference: SU 8391 0518

Site activity: Archaeological desk-based assessment

Project manager: Steve Ford

Site supervisor: Gordana Baljkas

Site code: CLF 19/143

Area of site: 4.3ha

Summary of results: The proposal site lies within an area of high archaeological potential with the scheduled Fishbourne Roman Palace being located approximately 100m to the south. The impact from the proposed development on the settings of the scheduled Fishbourne Roman Palace and the associated Grade II* registered garden has been assessed. It is considered that the proposed development would have little to no negative impact on the contribution made by the settings of these heritage assets to their heritage significance.

The site itself is recorded as the findspot for a Palaeolithic hand axe but in fact this is no more closely located than to the parish. The wider area contains significant archaeological evidence for occupation of all periods, save the Saxon. The majority of the proposal site was never developed, with the exception of the southern part of the northern section. Over the majority of the site, therefore, any below-ground archaeological deposits and finds that may have been present are likely to have survived relatively intact. The size of the site significantly increases the likelihood of archaeological remains of some period being present simply by chance and, furthermore, LiDAR analysis has identified numerous features that might have potential archaeological origins. Development could carry the potential to damage or destroy archaeological deposits if present, in areas of building footprints, landscaping and service trenches. Therefore, it is considered that further information from field observation could be required to establish the archaeological potential of the proposal site. This could be achieved by an appropriately worded condition to any consent gained.

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Report edited/checked by: Steve Ford ✓ 31.10.19 Steve Preston ✓ 06.11.19

Land at Clay Lane, Fishbourne, Chichester, West Sussex Archaeological Desk-based Assessment

by Gordana Baljkas

Report 19/143

Introduction

This report is an assessment of the archaeological potential of land at Clay Lane, Fishbourne, Chichester, West Sussex (Fig. 1). The project was commissioned by Mr Peter Rawlinson of Gleeson Strategic Land, Sentinel House, Harvest Crescent, Ancells Business Park, Fleet, Hampshire GU51 2UZ and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Chichester District Council for development of the site. This assessment will accompany the outline application in order to inform the planning process with regard to potential archaeological and heritage implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and the District Council's heritage policies.

Site description, location and geology

The site is located on the eastern edge of Fishbourne to the west of the A27. It comprises an irregular parcel of land covering an area of 4.3ha, centred on NGR SU 8392 0519. An additional area south of the railway line is intended for ecological enhancement only and is not discussed in detail in this assessment. (Fig. 1). The site is bounded by residential development fronting Mosse Gardens and Knott Gardens and undeveloped land to the north, Clay Lane and a small wooded area abutting the A27 to the east, the railway line to the south and residential development fronting Deeside Avenue to the west. A site visit conducted on 19th January 2022 showed the site as undeveloped, grassed and bounded by mature trees and hedges on all sides (Fig. 3, Pls 1-6). The site is intersected by many drains. A small wooden shed and what appears to be a mast, are located in its south-eastern corner. The majority of the site lies on Head Gravel while the south-western corner and western edge of the western section are located on Aeolian Deposits ('Brickearth') over London Clay Formation (BGS 1996). The site overall lies at a height of approximately 10m above Ordnance Datum.

Planning background and development proposals

Outline planning permission is to be sought from Chichester District Council for residential development of the site, including affordable housing, with access, open spaces, biodiversity enhancement, landscaping, infrastructure, etc. is shown as Figure 20. An area south of the railway line is intended for ecological enhancement only and is not discussed in detail in this assessment.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2021, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 194 and 195 state that

‘194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2021, 67) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

‘197. In determining planning applications, local planning authorities should take account of:
‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

‘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.’

‘201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘203. 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.’

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

‘206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’

‘207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2021, 71) as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

In the case of Scheduled Ancient Monuments, the provisions of the Ancient Monuments and Archaeological Areas Act (1979) also apply. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State’s Consent.

The Planning (Listed Building and Conservation) Act 1990, requires the following to be treated as listed building:

‘(a) any object or structure fixed to the (listed) building

‘(b) any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done since before 1st July 1948 is treated as being part of the listed building.’

The *Chichester Local Plan: Key Policies 2014-2029* (adopted July 2015) contains the following policy pertaining to heritage assets:

Policy 47: Heritage and Design

‘The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of conservation area character appraisals and management plans and other strategies, and new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:

- ‘1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - Monuments, sites and areas of archaeological potential or importance;
 - Listed buildings including buildings or structures forming part of the curtilage of the 1 listed building;
 - Buildings of local importance, including locally listed and positive buildings;
 - Historic buildings or structures/features of local distinctiveness and character;
 - Conservation Areas; and
 - Historic Parks or Gardens, both registered or of local importance and historic landscapes.
- ‘2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
- ‘3. Development respects existing designed or natural landscapes; and
- ‘4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around Chichester and Pagham Harbours, towards the city, the Cathedral, local landmarks and the South Downs National Park, is not undermined. DP34: Listed Buildings and Other Heritage Assets.’

The site is not located within a Conservation Area.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute *for* Archaeologists’ paper ‘*Standards in British Archaeology*’ covering desk-based studies (CIfA 2014). These sources include historic and modern maps, the Chichester District Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies on the Sussex coastal plain, which is considered rich in archaeological deposits of many periods with a particular concentration of important sites dating to the Bronze and Iron Ages (Rudling 2003). The site lies in very close proximity of the town of Chichester and its associated harbour, which would have provided a gateway to continental Europe from at least the Iron Age. The settlement at Chichester clearly saw a significant construction boom during the 1st century AD with the arrival of the Romans. It has been suggested that

Chichester Harbour may have been a landing place for the Roman invasion force, and military-style buildings have been identified close to the later ‘palace’ at Fishbourne (see below). The surrounding landscape also experienced dramatic Romanization with the building of a large number of villas early in the Roman period, including the aforementioned ‘palace’ at Fishbourne (Rudling 2003, Manley 2008).

The archaeological potential for the wider area of the coastal plain has been further demonstrated with extensive settlement and landscape features of Bronze Age, Iron Age and Roman dates revealed by archaeological fieldwork at Lidsey (Wallis and Ford 2014), North Bersted (Taylor *et al.* 2014) and Westhampnett (Priestley-Bell 2010). Further large multi-period sites have recently been recorded at Littlehampton and Worthing (Bray *et al.* 2019; Wallis 2019; Wallis and Ford 2019).

Chichester District Historic Environment Record

A search was made on the West Sussex Historic Environment Record on 16th September 2019 for a radius of 1km around the proposal site. This revealed 139 entries relating to monuments, 29 entries relating to listed buildings, and 89 entries relating to archaeological ‘events’ i.e. investigations carried out within the study area. The HER entries were then collated to take into account duplicates, sites which have more than one entry, sites which are quite close together, and to exclude desk-based assessments. The resulting 95 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Prehistoric

The HER records two entries for period non-specific prehistoric features and finds within the study area, to the south-east of the proposal site. An evaluation and a subsequent excavation at Fishbourne Glebe Meadow revealed prehistoric flint flakes and abraded pottery possibly dated to the Bronze and Iron Ages [Fig. 1: 1]. An excavation at Westward House, Fishbourne Road East identified a prehistoric gully, pits and postholes [2].

Palaeolithic

The only entry relating to the Palaeolithic period recorded in the HER within the study area is for a pear-shaped flint axe head [3] found in an unspecified location in Fishbourne. The grid reference places this find within the site but in fact it is not closely located.

Mesolithic

The excavation at Westward House found a small number of reworked flint flakes of Mesolithic type [2]. To the south of the site, the excavations between 1995 and 1999 to the east of Fishbourne Roman Palace identified a pit containing Mesolithic flintwork and close to 600 pieces of Mesolithic to Bronze Age flint in all. The latter comprised mostly debitage, however, some retouched flakes and scrapers were present, suggesting ‘*in situ*

preparation of flint blades'. Additionally, a Mesolithic tranchet axe [5] was discovered during the excavation of Fishbourne Roman Palace, also to the south

Neolithic

An excavation at Chichester Harbour to the south-west of the site revealed an assemblage of probable Neolithic or early Bronze Age flints [6]. To the south-east, two evaluations at Cathedral Way and 1 Fishbourne Road revealed Neolithic features and worked flint including a blade, flake and core [7].

Bronze Age

In addition to the aforementioned possible Bronze Age finds [4, 6], a quantity of Bronze Age pottery [8] is also recorded as having been found in Fishbourne. To the south-east of the site, Bronze Age pits and pottery, some residual in later contexts [9], were discovered during an excavation on the line of the A27 bypass. An evaluation north of Clay Lane to the north-west revealed three pits or postholes containing middle to late Bronze Age pottery [10].

Iron Age

The excavation at Westward House recorded Iron Age pottery [2], while further Iron Age pottery [6, 13] was found at Chichester Harbour. The evaluations at Cathedral Way and 1 Fishbourne Road found Iron Age pottery and a late Iron Age or early Roman trackway or ditch [7]. An Iron Age gold coin [11] was found in the garden of 33 Baker Close to the west of the proposal site while a statuette representing a Celtic Mother Goddess, probably 1st century in date, [12] was discovered at Willow Court to the south-east.

An excavation carried out in 1999 to the east of Fishbourne Roman Palace revealed a late Iron Age ditch [14]. This ditch had first been found further to the east during the 1985-6 excavations along the line of the proposed A27. It contained five almost complete ceramic water pipes and was initially dated to AD75. In the 1999 excavations, the ditch was dated by pottery to c. 10 BC-AD 25. To investigate this ditch further a second, larger, excavation of this area was carried out in 2002.

An excavation at 36 Fishbourne Road East to the south-east of the site revealed an Iron Age ring gully, (roundhouse), a posthole and a pit, while an evaluation and excavation at the nearby No 51 identified a small gully and a possible occupation layer which produced prehistoric pottery sherds, possibly dating to the Iron Age and flint waste flakes [16]. A watching brief at Mill Lane to the south revealed a late Iron Age/early Roman pit [17] while the excavations in the 1960s at the site of the Roman Palace found 23 sherds of Iron Age pottery [19].

Chichester Entrenchment [18] is a possible Iron Age entrenchment which is thought to have run from Fishbourne in a more or less straight line near to or on the line of Salthill Road. Its line has not been sectioned archaeologically and the only two places where it may have been seen in service trenches produced inconclusive

results. It is known in documentary sources from at least the early 13th century and its origins may be as a hunting park boundary rather than as a late Iron Age entrenchment. An earthwork, known historically as ‘The Hook Dyke’ or ‘The Roman Bank’ [15] comprising a bank and ditch and marked on historic maps as a field boundary has been variously considered to be part of the Chichester Entrenchments, dating to the late Iron Age or a surviving stretch of Roman road. In the medieval period it may also have been used to demarcate areas of woodland, possibly associated with the establishment of a hunting park eventually belonging to the Bishops of Chichester. The earthwork again has not been sectioned archaeologically.

Roman

Unsurprisingly, given the site’s location between the Roman town of Chichester (*Noviomagus*) to the east and the scheduled Fishbourne Roman Palace to the south, numerous HER entries relate to the Roman period.

The existence of a substantial building in the Fishbourne area had been hinted at over the years by finds of Roman pottery and building material in the surrounding fields. However, it was not until the 1960s that a mosaic floor was found during the excavation of a service trench, which led to the discovery of the major complex which is now known as Fishbourne Roman Palace [20]. The Palace complex is a Scheduled Ancient Monument which comprises five separate areas (shaded blue on Fig. 2; see separate heading below). A central part of the northernmost scheduled area is also a Grade II* registered park or garden (shaded green on Fig. 2; see separate heading below).

Since the 1960s, there have been many archaeological fieldwork projects, chance discoveries and surveys in the area around the Palace which have provided a great deal of information about the evolution of the site. Whilst some of these projects were carried out for research purposes, others were undertaken in advance of the A27 bypass, to the east of the main complex, and the construction of new buildings to the visitor centre.

The existence of the Palace complex also means that archaeological work has been carried out in advance of most recent building and development projects in the area. These archaeological projects have identified a building dating from very shortly after the Roman invasion of AD 43, known as the ‘proto-palace’ [21]. It is thought to have been constructed *c.* AD 60-70. The building consisted of a courtyard surrounded by verandas to the north, a bath suite to the south, a range of rooms to the east of both these and a south-western range. Only the footings survived, very little of the structure above was still present. The ‘proto-palace’ would have been relatively short lived as parts of the structure were sealed by make up in preparation for the Period 2 palace which was constructed between AD 75 and 100.

An evaluation at The Woolpack Inn to the south of the proposal site revealed a Roman gravel metalled path and an extensive Roman dump deposit [5]. This path broadly corresponded with the position of the postulated

western edge of the southern terrace of the southern wing of the Flavian Palace. The dump deposit was perhaps associated with the original construction of the terrace or a later extension. The finds included large fragments of floor *tegulae* and roof tile.

The 1961-8 excavations at Fishbourne Roman Palace revealed an early Roman well located to the north and dated between AD 43 and AD 50 [23]. The excavations at 76 Fishbourne Road revealed masonry remains of the Flavian palace while an excavation at the rear of 80 Fishbourne Road revealed early Roman occupation in form of a ditch and a beam slot [24]. During an evaluation and watching brief in 1969 undertaken prior to proposed development of the site south of the Palace evidence for a southern terrace garden attached to Fishbourne Roman Palace was seen. In site J at the time of the construction of the palace the area would appear to have been an estuarine lagoon. The area was then consolidated with a revetment. The terracing extended into Site F to the west. Also found was a possible pond with a retaining masonry wall, ditches, a path and a possible veranda or corridor. A water channel was also identified [25]. To the south of Fishbourne Roman Palace, Roman foundations which may have been a corridor or veranda and several ditches [26] and a possible Roman building [27] were recorded in 1969.

Excavations in the 1990s to the east of the Roman Palace identified a masonry building 3 dated to the second half of the 1st century [4]. Sometime after AD 60, a boundary wall was demolished and an aqueduct was constructed. An almost square pit dated to the late 2nd century was thought to have been used for storing water. In addition to possible fence-lines dated to the 1st and 2nd centuries, three roads were associated, as were gullies, pits and a length of waterpipe dated mid to late 2nd century. The building was demolished in the 3rd century.

An earlier pre-Flavian timber building [14] was also identified during the investigations between 1983 and 1999. A pit containing metal residues was also found suggesting a smithy nearby. Other finds and features from these excavations, spanning the Roman period, are too numerous to detail here.

The excavation carried out on the line of the A27 bypass identified an early Roman enclosure [9] to the east of the Roman palace. Two rows of postholes were thought to represent stockades, possibly for cattle while two large square postholes may have formed a gateway to the enclosure. The same excavation found evidence for military occupation in the form of lines of large postholes, bounded by a timber-lined slot to the south (possibly part of a stockade), a large semi-formal garden, a small smithing hearth and evidence for three buildings associated with the garden [22].

Archaeological investigations at Fishbourne Glebe Meadow identified numerous Roman postholes, pits and ditches [1]. The finds recovered were typical of the 1st and 2nd century Palace site. Given the sheer quantities of

tile and masonry and the apparent lack of significant masonry buildings in the immediate vicinity, it seemed likely that the features were deliberately infilled with debris from the palace site.

The evaluation at Westward House revealed Roman ditches and gullies [2]. The subsequent excavation revealed five phases of Roman occupation covering *c.* 300 years, including: an early Roman timber building and a cremation burial; a 2nd-century aqueduct created to supply the Palace; evidence for later 2nd-century metalworking industry; possible timber workshops; mid-3rd-century aqueduct replacement; before in the final phase, the aqueducts were backfilled with refuse, including two disarticulated human skeletons.

Following the discovery of Roman tile fragments in a sea defence bank in Chichester Harbour, a small excavation in 1971 revealed a substantial foundation consisting of mortar, chalk blocks, flint and tiles [6]. A Roman building was noted as being eroded from the sea wall on the western side of Fishbourne Creek in 1974 and the site was excavated in 1982-3. The excavation revealed two successive buildings contemporary with the Palace. The earlier building was of timber and daub with an internal cobbled courtyard. It was built in the 1st century and destroyed in the 2nd century to be replaced by the second building, described as a stone aisled barn, although it had a hypocaust. It had at least one corn dryer with associated pits, flues and tessellated floors and six hearths. The building was extended several times then destroyed at the end of the 3rd century. A fieldwalking survey in the same area recovered Roman pottery and coins. Monitoring during the construction of a lagoon revealed more Roman ditches and pits, *tegulae*, *imbrices*, tile, pottery and coins [13]. A resistivity survey was carried out over the area of the Roman buildings in 1997. The previously excavated buildings were re-located as well as the discovery of a possible further building [35].

Roman features were further identified during the investigations at Cathedral Way and 1 Fishbourne Road [7]; Fishbourne Road East [7, 16, 33, 39, 43] (Taylor 2007; Munding 2007); Mill Stream [25]; Fishbourne Road West [28, 38]; the possible line of the Hook Dyke [34]; Fishbourne Road [36, 40] and 112 Blackboy Lane [41] while Roman findspots are ubiquitous within the study area, whether the finds were recorded in isolation or as part of archaeological investigations [5, 24-25, 29-32, 35, 37, 42, 44-50].

The record of two Roman coins [45] being found close to the boundary of the proposal site, like that for the Palaeolithic find, should not be taken to be precisely at the listed grid reference.

Saxon

Four inhumation burials [20] were found during excavations in 1961-9. No grave goods were found with any of the burials and nor were there any signs of coffins being used. Although no specific date can be given for these burials they were later than the early 4th century destruction of the Palace but earlier than the 11th century ploughsoil above.

Medieval

The HER also records a large number of entries relating to the medieval period, which reflects the close proximity of Fishbourne village and the town of Chichester.

The evaluation at Fishbourne Glebe Meadow produced a quantity of medieval pottery [1] while the evaluation and excavation at Westward House revealed a considerable amount of medieval finds [2]. The evaluation at The Woolpack Inn encountered a single sherd of medieval cooking pot [5]. The excavations to the east of Fishbourne Roman Palace identified evidence for medieval occupation comprising a number of deposits containing pottery dating to the 13th-14th centuries and lying over the subsoil along with a shallow ditch, possibly a drain [4]. The evaluations at Cathedral Way and 1 Fishbourne Road recovered medieval occupation debris [7], including 13th-14th century pottery and 15th-16th century tile. The medieval pottery was mostly abraded and probably the result of manuring. No structural evidence was seen. The evaluation and excavation at 51 Fishbourne Road East revealed evidence for medieval occupation in the form of three shallow gullies and a large pit, all of which produced medieval pottery [16]. The Palace excavations in the 1960s provided evidence for medieval agriculture and strip fields [20] Quite a thick layer of ploughsoil had been built up over the site by continuous agriculture from the 11th century. Excavation on the line of the A27 bypass revealed late medieval drainage ditches and a soakway [22]. A medieval malting kiln [24] was identified in the front garden of 80 Fishbourne Road in 1936 and rediscovered during an excavation in 1987. It contained 13th century pottery and a bronze belt buckle and strap end. The 1987 excavation also identified a pit, possibly for storage of grain from the malting kiln, and two field boundary ditches. An evaluation at the Tesco site, Fishbourne Road revealed at least two pits containing medieval pottery, metal finds and tile [36].

Documentary entries relating to the medieval period comprise a moat [53] south of Neville Road and three mills belonging to Fishbourne Manor. 'Freshmill' or 'Freshmyll' [37] was first mentioned in the 15th century and last referenced to in 1565. 'Lityl Saltmyll' and 'Channesmyll' [54] are listed in a rental of 1460, the former is described as already being in decay at this time.

Two medieval Grade II listed buildings are located on Appledram Lane: The Old Rectory (possibly 1460 or earlier, enlarged in the 16th century) [50] and Church of St Peter and St Mary (13th century origins, additions from 1821, 1847 and 1973) [51].

Post-medieval

Archaeological features and finds dating from the post-medieval period have been recorded during a number of fieldwork projects within the study area [1, 4, 7, 16, 28, 39-41, 81].

Twenty-seven post-medieval Grade II listed buildings are recorded within the study area. The majority of those is located on Fishbourne Road: Nos 79-85 (early 19th century) and 87 (The Bend, 18th century) [17]; 56 (The Bays, 18th century) [21]; Nos 61A and 61 (Nut Tree Cottage and Holmwood Cottage, 18th century) and 63 (Chestnut Cottage, early 19th century) [28]; 59 (Weston House, 18th century) [38]; 99 (The Bulls Head Inn, 18th century) [40]; 84-96 (early 18th century) [55]; 100 (Willow Cottage, 18th century) and 102 and 104 (Blairlusk and Ranceby, 18th century) [56]; and 111 (The Coverts, early 19th century) [57]. On Clay Lane are Hardham's Cottage (early 19th century) [58]; and Applegarth (late 18th/early 19th century) and Mead House (late 18th/early 19th century) [59]. April Cottage, Mermaids Cottage and Little Dolphins (early 19th century) [60], Fishbourne Farmhouse (18th-19th century) [61] and The Black Boy Inn (18th century) [62] are located on Chichester Road. On Mill Lane are Saltmill House (18th century) and associated barn and garden wall [63] and Pendrills (18th century) [64]. Manor Barn (18th century or earlier) [65] and Fishbourne Manor (1678) [66] are situated on Appledram Lane. Salthill Lodge (probably 1804) [67] is on Salthill Lane, while Salthill House (early 19th century) [68] and Harrocks Jolyon and Salthill Cottage (1792) [69] are on Salthill Road. The last post-medieval listed building within the study area is the 18th century Glebe House, Bosham [70].

A number of 19th century farmhouses and outfarms surviving in various degrees are also located within the study area: Hardham's Farm [58]; The Elms [59]; Fishbourne Farm [61]; Manor Farm [65]; Salthill Farm [69]; Salthill House [71]; Bethwines Farm [72]; Leggatts Farm [73]; The Barracks [74] and Slated Barn [75].

Post-medieval cartographic entries refer to a 'Brick Kiln Field' north of Clay Lane [76]; old clay pits at the southern end of Salthill Road [77]; a brickyard north of Clay Lane [78]; a 19th century windmill [79] and the 18th century Fishbourne Mill [80]. The HER also records the Chichester to Midhurst Railway [82] which was in operation from 1881 to 1935.

Modern, undated, negative

The HER records a modern experimental earthwork [83] constructed in grounds of Fishbourne Palace to the south of the proposal site and a number of Second World War structures such as road blocks [84-86], an anti-tank ditch [85] and tank obstacles [87] within the study area. One of the road blocks [84] is recorded on Clay Lane adjacent to the proposal site. The plans of the war-time defences of Chichester indicate that ten bent rails and eighteen cylinders would be required in the construction of this post but a note states that this road block was not completed.

Undated features were recorded during the evaluations carried out at Fishbourne Road East [7]; on land north of Clay Lane [10]; at 64 Fishbourne Road West [19] and at Clay Lane [88] (Howell 2014); while an undated well and two brick culverts [42] were observed on Main Road (A259) in the 1960s.

Three archaeological investigations are listed in the HER but with no details of their results [1, 20, 24] while sixteen investigations identified no archaeological features or finds [17, 18, 24, 25, 40, 43, 62, 70, 81, 89-95].

Scheduled Ancient Monuments

Fishbourne Roman Palace [Fig. 2:20] is located approximately 100m to the south of the proposal site (and immediately west of the area proposed for ecological enhancement only).

The site at Fishbourne was first occupied by the Romans as a military base in the early stages of the invasion of Britain, from AD 43 to 75. Its abandonment for military purposes was quickly followed by two stages of building for residential use, until, in AD 75, the site was cleared and levelled for the construction of a palace, possibly for the British client king Togidubnus. From AD 100 to 200 it underwent considerable change and development until in the 280s it was destroyed by fire. Subsequent stone robbing, weathering, worm and agricultural activity reduced the contours to an even slope.

Although the sporadic discovery of Roman artefacts was recorded from 1805, proper investigation of the site and the identification of a major, late 1st century building only took place following the cutting of a trench for a water-main in 1960. A series of major excavations, which brought to light the history and the scale and structure of the Palace, its gardens and surroundings, took place between 1961 and 1968. The Sussex Archaeological Society acquired much of the site and established a museum which opened to the public in 1968.

The palace building covers an area of *c.* 2.3ha which extends north from, and includes, the main A259 road. Constructed from AD 75, on an artificially created, two-level platform, it consisted of four large wings fronted by a colonnaded verandah and ranged around a central open space, the west wing being built some 1.5m above the level of the remaining wings. The north and east wings each contain a small, enclosed, private courtyard garden. The villa's main entrance was in the centre of the east wing, opposite an audience chamber in the west wing. The footings of the north wing display many mosaic-floored rooms. The Palace was built on a site occupied from AD 43 to 75 first by timber-built military granaries and then by further timber structures for residential use. These were replaced by a finely finished stone building erected between AD 65 and 75 but never completed, which lay to the south of the A259.

Period 1 started with the invasion of AD 43, when Fishbourne was used as a military supply base or depot. Evidence included gravel roads and ditches and two timber buildings constructed on vertical posts, probably granaries. After the army had left the site was taken over by a series of new timber buildings, probably the beginnings of a civil settlement. The period ended in about AD 70 with the demolition of some of the timber

buildings and the construction of a sophisticated masonry house, the 'proto-palace', and another grand building to the west which was never finished.

Period 2 (c. AD 75-100) was devoted to the construction of a massive Palace consisting of four wings around an ornamental garden, covering at least 10 acres. A grand entrance hall and audience chamber supplemented the state rooms with mosaic floors, the colonnaded corridors and the bathhouse.

In period 3 (c. AD 100-280) the palace saw construction of new bathhouses and mosaics and the disuse of some of the rooms. The result was a reduction compared to the Flavian palace. The north wing was destroyed by a fire, in c. AD 280-290, which spread to the west wing, at the time already partially demolished. The east wing bathhouse was robbed out soon after the fire. The east wing was occupied until the early 4th century but the whole site was being systematically robbed for building material until the AD 320s, when it was abandoned.

The potential impact of the proposed development on the Scheduled Ancient Monument is considered under a separate heading below.

Cartographic and documentary sources

The place-name Fishbourne derives from the Old English nouns *fisc* meaning 'fish' and *burna* denoting 'a stream' giving the simple meaning of 'Fish stream', or 'stream where fish are caught'. It was first recorded as *Fiseborne* in 1086 in Domesday Book (Mills 2011, 189).

Before the Norman Conquest, Fishbourne was part of the great lordship of Bosham which also included Thorney, Chidham, Funtington, West Stoke and Appledram and was held by Earl Godwin. In 1064 Harold, a younger son of Earl Godwin and the last Saxon king of England, set out from Bosham on the voyage which started a series of events culminating in the Battle of Hastings in 1066 (VCH 1953, 182-8).

In Domesday Book of 1086 Bosham is recorded as *Boseham*. The hundred of Bosham, however, was not mentioned as the manor belonged to the king and was presumably extra-hundredal. It was organised as a hundred only in 1248 and its constituent *vills* included Bosham, Chidham and West Thorney. The 1296 *Subsidy Roll* also includes Old Fishbourne and Broadbridge (Francis 2007, 60).

At the time of the Domesday survey, the manor of Bosham was held in demesne by King William and it was the only Sussex estate that the Conqueror retained. Earl Godwin held it pre-Conquest and it was assessed at 38 hides. On the demesne were 6 ploughs and 39 villagers and 50 smallholders as well as seventeen slaves. The manor also included a church, eight mills yielding £4 minus 30 pence, two fisheries yielding 8 shillings and 10 pence as well as woodland worth 6 swine. To this manor were appurtenant 11 haws in Chichester (*Cicestre*)

which in the time of King Edward returned 7 shillings and 4 pence. In 1086, the Bishop of Chichester had ten of them by the king's gift and one belonged to the manor. The whole manor was worth £40 both in 1066 and 1086, although it returned (or was leased for) £50 of assayed money (*ad arsuram et pensum*), equivalent to £65 by tale. Of this manor Engeler held 2 hides of the king and there he had 1 plough and one smallholder (VCH 1905, 387). This manor later became known as Old Fishbourne. It was granted by Engeler's son Turstin to the Southwick Priory in whose hands it remained until the Dissolution. In 1540, the manor of Old Fishbourne was granted to Anne of Cleves but there is no later evidence of its manorial status and its subsequent descent has not been traced (VCH 1953, 182-8).

Another estate at Fishbourne is mentioned in Domesday Book as *Fiseborne* in *Estocbrige* (Stockbridge) Hundred. It was held by the Church of St Martin of Séez, a Benedictine abbey in Normandy, of Earl Roger. During the reign of King Edward, Fishbourne was held by Earl Tosti. It was assessed at 6 hides and there was land for 6 ploughs. On the demesne there were 2 ploughs, while six villagers and eleven smallholders had 2 ploughs. There was one slave, two mills rendering 40 shillings and 27 acres of meadow, whilst two closes (haws) in Chichester rendered 21 pence. The manor was worth £6 in 1066 and £7 in 1086 (VCH 1905, 426).

Earl Roger later granted Fishbourne to the Abbey of Séez and in 1272 the abbey received a grant of free warren in their demesnes, and in 1291 they acquired 28 acres in Fishbourne from William de Braclesham. After the seizure of the property of alien religious houses, the Sussex estates of Séez, including Fishbourne, were granted in 1416 to the nunnery of Syon in Middlesex. After the dissolution of that house, Fishbourne, for the first time called a manor, was annexed to the honor of Petworth in April 1540 (VCH 1953, 154-56). By 1684 the lordship of the manor of New Fishbourne had come into the hands of Sir Thomas Miller remaining in the possession of the Miller family until 1897 (CDC 2018, 13).

The present-day parish of Fishbourne was created in the later 19th century by combining New Fishbourne Parish with part of Bosham Parish encompassing Old Fishbourne (CDC 2018, 12).

The main south coast railway line was constructed in the 1840s, and runs to the north of Fishbourne village, which was given its own station in 1906. One of the most major developments in the history of Fishbourne was the construction of the A27 Chichester bypass. The initial section to the south of Chichester was built shortly after the Second World War. The bypass was subsequently extended in the mid-1980s, and the new dual carriageway split Fishbourne Road into two sections.

A range of Ordnance Survey and other historical maps of the area were consulted at the West Sussex Records Office in order to ascertain what activity had been taking place throughout the site's later history, and whether this may have affected any possible archaeological deposits within the proposed site (see Appendix 2).

The earliest map available of the area is Saxton's map of Sussex from 1575 (Fig. 4). *Fishburn* (Fishbourne) is shown as a smaller settlement to the west of the larger town of *Chechester* (Chichester) and the unnamed River Lavant. Due to the large scale and general schematic nature of the map, the proposal site cannot be identified in any detail although it is certain that it would have been located to the north outside of the metes of the 16th century settlement.

Speed's map of Sussex from 1610 (Fig. 5) is very similar to Saxton's, on which it may have been based. *Fishburne* is shown to the west of the harbour with river named *Lauant fl* flowing to the east past the town of *Chichester*. The 1695 map of Sussex by Morden (Fig. 6) shows the settlement of *Fishborn* more inland and also gives the layout of the emerging road network depicting three roads emanating to the north-west, north and east from the town of *Chichester*.

Yeakell and Gardiner's 2 inch to the mile map of Sussex from 1778-83 (Fig. 7) allows for a fairly precise identification of the proposal site. A road that clearly corresponds to the modern Clay Lane can be easily identified to the north of the main development of the village of *Fishbourn*. The northern section of the site, abutting the road to the east, can be seen as comprising parts of six plots, five appearing to be agricultural with the sixth, at the very south-eastern corner, appearing marshy. An offshoot of Clay Lane intersects the southern part of the proposal site. The southern section of the site lies within the marshy field with its southern boundary along the A259.

Other 18th- and 19th-century maps of Sussex including those of Kitchin (1750 and 1763), Bowen (1756), Cooper (1808), Cole (1808), Moule (1837), Dugdale (1840) were also consulted but none allows for identification of the site in detail. An 1805 Ordnance Survey drawing of Arundel (not illustrated), while not depicting the division of plots, depicts Clay Lane and confirms that there are no structures within the site.

The Fishbourne Tithe map from 1839 (Fig. 8) is the first map to allow for a precise identification of the site. The northern section comprises complete plots 24 (north-eastern) and 27 (middle part) and parts of plots 23 (north-west), 29 (south-west), 30 (south), 33 (south) and 34 (south-east). The Tithe Award states that all these plots are pasture. Plot 23 was owned by James Voke and named Cricket Field. A small pond is shown along the southern boundary of this plot within the site. Plot 24 was owned by William Novell Hardham and called The Four Acres. There appears to be a small structure in the south-eastern corner of this plot, within the site. Plot 27,

known as The Three Acres, was owned by Eliza Emily Huskisson. It is bounded by the road to the east, south and partly west. Plot 29 was also owned by Eliza Emily Huskisson and was named The Four Acres. Plot 30, also in possession of Eliza Emily Huskisson, was known as Hove Field and contained a small structure adjoining its northern boundary. Plot 33 also contained a structure and a small pond in its northern section, within the site. It was owned by John Allen Gillham and called Wadleys Mead. Plot 34 had a small stream or drain running along its eastern and northern boundaries within the proposal site. It was named Crooked Lane Mead and owned by William Novel Harham. The site was bounded by undeveloped land on all sides apart from part of the east where it is bounded by a road. The southern section of the site comprises parts of two plots with the continuation of the stream from field 34 running approximately along its western boundary.

The First Edition Ordnance Survey map dates from 1875 (Fig. 9). It shows the northern section of the site as comprising entire plots 24, 29, 30 and 31 and parts of plots 25, 28 and 97 (numbered on the 1877 larger scale map). Plot 24 is the largest of the plots comprising the site and apart from some trees along its boundaries has no distinguishing features. Similarly, plot 25 has no distinguishing features apart from a scattering of trees along its boundaries. Plot 29 is a small plot which contains a small structure which corresponds to that shown on the Tithe map in plot 30. Plot 30 of the Ordnance Survey map corresponds to the offshoot of Clay Lane (which itself is numbered as plot 23). A small pond, also shown on the Tithe map, bounds plot 30 and it appears to be located within plot 28. Plot 31 appears to be bounded by drains and trees to the east and west. A footpath runs parallel within the drain/plot's boundary to the west. Plot 97 contains a small pond in its north-western corner. The biggest change is the presence of the railway line dividing the site in two. The southern section of the site comprises a single field with the footpath and drains continuing through it.

The Second Edition Ordnance Survey map of 1896 (Fig. 10) shows a similar situation to the earlier map. A drain is shown along its northern boundary and there is a small pond in the south-western corner. The Clay Lane offshoot and field to the south is now mostly bounded by drains. No changes are visible within other plots and the only structure within the site still survives. The footpath is now labelled crossing both the southern section and finishing at the Clay Lane offshoot.

By 1909-1910 (Fig. 11) the main change within the proposal site is that the structure has been removed and the drain along the northern boundary of the western section is no longer shown. A small pond is now present on the western boundary of the southern plot.

The Ordnance Survey map from 1932-33 (Fig. 12) shows no changes though the larger scale map of 1932 shows that a small structure has been constructed in the south-eastern part of the western section close to the road. A drain is shown along the eastern boundary of the western section of the site parallel with Clay Lane.

Following a 19-year gap in mapping, the 1957-61 (Fig. 13) Ordnance Survey map show that the areas to the west and north of the site have been urbanised with new roads and housing constructed. The site has also seen some development along the Clay Lane offshoot. While the majority of the northern section has remained unchanged, the area to the north of the access road is now dotted with a cluster of buildings roughly comprising three ranges, in later maps named *Smallholding*. A stand-alone rectangular structure is visible to the south of the road as is another range located to the west. The southern section remains unchanged.

Further changes are shown by 1968 (Fig. 14). The area surrounding the site continues to become more urbanised and significantly to the east of the southern section the remains of the Roman villa is now noted where previously it was noted the presence of Roman tiles. The southern section remains otherwise unchanged but within the northern section a number of the buildings have now been removed and a number of drains are now labelled. By 1973-77, all the buildings have been removed. The 1987-94 (Fig. 15) Ordnance Survey map shows no changes within the sites but the Chichester by-pass has now been constructed forming the eastern boundary to the southern section.

Later maps from 2000 onwards show considerably less detail.

Listed buildings

None of the 29 listed buildings located within the study area is likely to be negatively affected by the proposed development due distance and intervening development.

Registered Parks and Gardens

Part of the scheduled Fishbourne Roman Palace [Fig. 2:20] is also a Grade II* registered park or garden located approximately 200m to the south of the proposal site. The c. 0.75ha registered site comprises that area of the scheduled ancient monument which is occupied by the Palace and its enclosed courtyard garden and lies on level ground. The heritage asset comprises the reconstructed 1st-century formal Roman courtyard garden, enclosed within the wings of the Roman palace, planted in accordance with known contemporary planting styles.

The formal garden, of which the northern half has been reconstructed on the evidence of excavated bedding trenches, lies within the 75m by 100m rectangle formed by the north wing, the northern halves of the east and

west wings, and the rear boundary fences of the properties on the A259. The southern half of the rectangle lies beneath these properties. The rectangle is bisected by a 12m wide, axial pathway, the northern 6m width of which has been relaid, which linked the western audience chamber with the entrance hall. The central, open area of the rectangle is laid to lawn (there is no field evidence of planting) with subsidiary paths running around the perimeter. Excavation indicated that all the paths were defined by narrow bedding trenches dug into the clay and filled with marled loam. At the east end of the axial path, a small length of its full 12m width, with a matching band of box hedging, has been recreated.

The eastern perimeter path is planted along its east side with three closely spaced lines of box hedging with, on their east side against the line of the eastern colonnade, a 1.2m wide border of roses. Field evidence, including evidence of postholes, indicated a different type of planting here, possibly one needing structural support. On its west side, the path is lined with a border of acanthus and, 6.1m further west along the edge of the lawn, a row of regularly spaced, espaliered fruit trees has been replanted from field evidence of postholes and bedding pits. On the west side of the lawn is a specimen cypress tree, planted on the site of the only bedding pit discovered on the lawn. No direct evidence survives to indicate the species of plants originally used in the garden, those in the recreated garden having been chosen from those shown in contemporary wall paintings and in written records.

At the eastern end of the axial path, just to the east of its junction with the eastern perimeter path, a concrete pool marks the site of a marble-lined basin which stood within the entrance hall of the Palace. There is also field evidence, in the form of extensive ceramic water mains running along the outer edges of the paths, for the likely presence of fountains and basins. To the south of the pool and extending south to the boundary with the A259 is a demonstration garden, laid out in 1995 with a triclinium (an outdoor eating area), a kitchen garden of ten beds containing plants grown and used in the Roman period, a small orchard and a garden museum.

On the south side of the south wing, outside the registered area but within that of the Scheduled Ancient Monument, trial excavations on private land indicate that its colonnade opened onto an artificial terrace which extended some 90m southwards and terminated at a quay wall and the sea. The terrace, which would have formed the private garden attached to the south residential wing, seems to have been laid out as a natural garden with a large pond and an artificial water supply. Evidence in the form of short lengths of bedding trenches and isolated pits suggests an informal layout of trees and shrubs. To the north-west of the Palace and also outside the registered area, in the angle between the north and the west wings, the thickness of the black soil and the presence of occupational rubbish shown in excavation suggests that this was the site of the kitchen garden.

The potential impact of the proposed development on the registered garden is considered in a separate heading below.

Registered Battlefields

There are no registered battlefields within close proximity of the proposal site.

Historic Hedgerows

There are no hedgerows on the site that would qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997.

Aerial Photographs

No photographic collections have been consulted for this report.

LiDAR

Lidar data tiles su8304_DTM_50CM, su8305_DTM_50CM, su8404_DTM_50CM and su8405_DTM_50CM were downloaded from the Department for Environment, Food and Rural Affairs website (DEFRA 2019) and added to a Geographical Information System programme, QGIS. The tiles gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the ‘hillshade’ function. Virtual shade plot files with a vertical angle of 15° from the earth’s surface were created at every 45° from azimuth 0° to 315° with vertical settings varying from z=1 to z=3. A selection of the most informative plots is shown on Figs 16 and 17. It should be noted that the mapping of features is not precise as the pseudo light source creates a ‘shadow’ which displaces them in a direction opposite to it. The results were compared with modern ordnance survey data to ensure that extant features were not represented wrongly as of potential archaeological significance.

Much of the proposal site is covered by sharply varying shaded areas indicative of local positive/negative features. They might be evidence for scrub cover at the time the lidar data was collected or evidence for small extraction pits reflecting the site’s name (Figure 18, A). An ephemeral zigzag appears to link temporary or lightweight structures on maps from 1964 to 1994 and may be an informal path (Figure 18, B). Groups of south to north lines in the south-east and north of the area are most probably cultivation trends (Figure 18, C) although it should be noted that the orientation of the southern group has no relationship with boundaries in place since 1877, implying that the cultivation would be pre-modern. Three parallel lines in the same area are of a subtly

differing orientation (Figure 18, D). Several weak lines show no coherence with other features and hence resist interpretation and assessment (Figure 18, E). In the south of the largest field a slightly wavy line is probably a continuation of a line immediately to its west (Figure 18, F). It is likely that within the site the line indicated the location of a palaeochannel or a former boundary. The most coherent pattern is formed by north-west to south-east lines extending from north of the site's centre to the east and weaker orthogonally related lines (Figure 18, G). It is highly likely that these features reflect surviving subsoil archaeology predating modern maps.

Boreholes

According to the British Geological Survey, a total of eight boreholes have been dug within the proposal site in association with the construction of the A27. Three boreholes were dug up to 10m deep, four between 10 and 30m deep and one deeper than 30m. These are presented in Appendix 3 and their locations shown on Fig. 19 where they are colour-coded according to their depth.

Borehole SU80NW40 was dug in the north-western section part of the western section of the proposal site to the depth of 6m. Borehole SU80NW4 was dug in the northern part of the western section of the proposal site to the depth of 6.5m. The remaining boreholes were dug in the south-eastern part of the western section of the proposal site: SU80NW42 was 20m deep, SU80NW69 5m, SU80SW1 20m, SU80SW2 38m, SU80SW3 20m and SU80SW4 30m. The strata for all boreholes was various types of clay.

Assessment of Potential Impact on the Scheduled Ancient Monument and Registered Garden

The scheduled Fishbourne Roman Palace and the associated Grade II* registered garden have been identified as designated heritage assets having the potential to be negatively impacted by the proposed development. Due to their proximity and interconnectedness, they are analysed together.

The scope of the heritage assessment is based on the potential impact of the proposed development on designated heritage assets beyond the proposal site itself, and in particular on the contribution made to their significance by their settings. Historic England provides guidance on procedures for assessing the contribution which 'setting' makes to the significance of any heritage asset (HE 2017, 8).

'Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment,

undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

‘Step 1: identify which heritage assets and their settings are affected

‘Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

‘Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes.’

Setting and contribution of setting to the significance of the asset

Historic England suggest many ways in which the setting of a heritage asset may contribute to its significance (HE 2017). Not all will always apply, and not all are relevant to all types of asset. Those elements of their setting that can be considered to contribute to the significance of the above assets are considered below.

The assets’ physical surroundings

The Scheduled Ancient Monument of Fishbourne Roman Palace comprises five separate scheduled areas of which the northernmost, the only one to the north of Fishbourne Road West, contains both the Palace proper and the Grade II* registered garden. The northern boundary of this scheduled area is located approximately 100m to the south of the southern boundary of the proposal site. The Palace proper, however, lies approximately 190m to the south of the proposal site’s southern boundary with the area of the registered garden overlapping the Palace building and extending to the east and south of it. To the north, the Palace and the garden are bounded by an area of grassland which is scheduled, beyond which are a public footpath, undeveloped land (unscheduled) and a railway line. The unscheduled undeveloped plot is bounded by mature vegetation to the east, north and west and there is mature vegetation along the southern boundary of the proposal site (Pls 11 and 15). Therefore it would appear that although development to the north of the two heritage assets is limited to the railway line only, the mature vegetation belts on the both sides of it screen the two heritage assets from the proposal site. To the east the Palace and the garden are bounded by a part of the scheduled area which is grassed, the continuation of the footpath from the north beyond which, further to the east, are an undeveloped plot of land and the A27. To the south, the Palace and garden are bounded by houses fronting Fishbourne Road West while to the west they are bounded by a part of the scheduled area which is grassed and a modern museum building.

Fishbourne Roman Palace derives its significance from its historic and archaeological importance as one of the best surviving examples of a Roman occupation site which saw continuous occupation from the invasion of AD 43 when it was used as military supply base or depot, followed by the transformation of the site into a civil settlement comprising a luxurious and extensive Palace consisting of four wings around an ornamental garden, built c. AD 75-100. The Palace underwent complex structural alterations involving construction of new bathhouses and mosaics and the disuse of some of the rooms during the period between AD 100 and 280AD.

The occupation of the site continued until the AD 320s. The archaeological interest rests in the evidential value contained in its surviving above- and below-ground remains. The registered garden comprises the 1st century formal Roman courtyard garden, enclosed within the partly excavated wings of the Palace and reconstructed according to field evidence revealed through excavation and planted in accordance with known contemporary planting styles. The two heritage assets derive further significance from their historical connections with Roman Chichester and Chichester Harbour. Their location in the centre of Fishbourne makes them easily accessible to the public, which again adds to their significance, and furthermore they are materially supported by interpretation provided by the visitors' centre.

Experience of the assets

The surrounding landscape, views from, towards, through, across and including the assets, visual dominance, prominence or role as focal point are all important contributors and important detractors depending on the direction of view.

The landscape around the heritage assets no longer retains any of the character that it might have had during Roman times. Originally, the Palace would have been built to be seen and approached from the direction of Roman Chichester as well as from the sea, as a deliberately foreign imposition on the native landscape. However, its architecture would have been very inward-focussed, rather than outward-looking, with even enclosed courtyards within individual wings, the northern one included, as well as the central courtyard. There is a suggestion, though unproven, that the south wing looked outwards to the sea, but none that the north side did so as well. It would appear that any links with the landscape to the north of the Palace had been severed as early as its construction.

The current landscape beyond the northernmost scheduled area (as well as the majority of the four remaining scheduled areas) does not in any way retain elements associated with the Palace. To the north, the vista from the rear of the Palace is a short view across a small stretch of undeveloped land intersected by a footpath and limited by the vegetation screen before the railway line, which completely blocks the line of sight further in that direction (ie into the proposal site). To the east, the vista also comprises a short view towards an undeveloped plot and the green belt with the A27 beyond. To the south the Palace and the registered garden overlook walls of rear gardens of properties fronting Fishbourne Road West while to the west the views are also significantly limited by residential development. Aesthetically, the contribution that the views make to the experience of the Scheduled Monument is limited only to the small space of the registered garden to the south.

Currently, the setting of these two heritage assets cannot be said to make any significant positive contribution to their heritage significance, and what positive contribution there is, it is limited to its immediate

surrounds only, i.e. the areas comprising the visitors' centre and the undeveloped plots to the north and east, with wider views contributing only negatively. In fact, due to their location which is tucked behind the residential development along Fishbourne Road West to the south, obscured by further development to the west, and the buffers comprising the vegetation along the A27 to the east and the railway line to the north, the visual impact across the heritage assets is very limited on all sides. They cannot be seen either from Fishbourne Road West to the south or on the approach from Roman Way, by way of which the Palace site is accessed, to the north-west. The only casual experience of the heritage assets is by walking along the public footpath to the north and east. The two heritage assets have lost their visual dominance of the landscape, and the contribution of the experience of these assets to their significance is mainly derived from within the monuments themselves rather than their surroundings.

Contributing positively to the significance of these heritage assets are their historical and archaeological links, the level of preservation of their built form and fabric and the interpretation of the Scheduled Monument and registered garden.

Consideration of Impact on Setting

In spite of the relative proximity of the proposal site to the heritage assets, the proposed development is considered not likely to have a significant negative impact on their setting. There is no intervisibility between the proposal site (except the area intended for ecological enhancement only) and the Scheduled Monument and registered garden and the physical separation is sharply underlined by the presence of the railway line. Any increase in activity or noise levels within the proposal site would only be a minor effect on this aspect of the assets' setting, given their location in relation to the town and the proximity of the A27 and the railway. While the proposed development is unlikely to contribute positively to the setting of the Scheduled Monument, the construction of a new estate could potentially facilitate improvements to the existing visitor numbers to Fishbourne Roman Palace. Ecological enhancement along the assets' eastern edge would not directly affect their heritage significance *per se* but may improve the broader general experience of the assets by visitors.

The proposed development should seek to mitigate any potential negative visual impact by an appropriate and sensitive choice of design, in particular in terms of height. There would be no need for specific design nor use of specific materials and colours with regards to the designated heritage assets, though the design would still need to be sympathetic to the character of Fishbourne and its environs in general.

In conclusion, it is considered that the proposed development would have little to no adverse effect on the setting's contribution to the significance of the two designated heritage assets.

Discussion

The potential for the proposed development to have an impact on the settings of the scheduled Fishbourne Roman Palace and its associated Grade II* registered garden has been assessed. It is considered that the impact of the proposed development on the setting of these two heritage assets, while unlikely to contribute positively, would be negligible as the significance of the heritage assets is considered to derive mainly from within the assets themselves rather than their surroundings. There is no intervisibility between the proposal site and the heritage assets, and the proposed development will not impact on the views to and from these heritage assets. The proposed development should seek to mitigate any potential negative visual impact by an appropriate design specifically in terms of height.

There are no known heritage assets within the proposal site, and although one findspot has been given a grid reference in the Historic Environment Record that suggest it was within the site in fact its location is not precisely known. It refers to a Palaeolithic handaxe, which would not necessarily indicate the presence of underlying archaeological deposits. The site of a Second World War road block, is recorded on Clay Lane immediately to the east of the proposal site. However, it appears that the road block was never completed.

It remains, therefore, to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The proposal site lies within an area of high archaeological potential with the scheduled Fishbourne Roman Palace being located some 100m to the south. The study area revealed significant evidence for occupation of all periods, with the exception of the Saxon which is represented by a single and doubtful, entry. The best represented period is clearly Roman and the proximity of the scheduled Palace to the proposal site might indicate high potential for remains of this period to be encountered within the proposal site. However, two adjacent plots to the north of the proposal site have been subject of archaeological investigations, one revealing a single undated pit or posthole (Howell 2014) and the other no archaeological features or finds at all. LiDAR analysis of the proposal site, nonetheless, identified numerous linear features that are considered to reflect surviving subsoil archaeology predating modern maps and might, therefore, be of archaeological interest.

Cartographic and documentary evidence show that the majority of the proposal site was never developed, with development concentrated in its southern part of the northern section along the Clay Lane offshoot. Here

few small, ephemeral structures are visible during the mid to late 19th and early 20th centuries concentrating around the road leading off Clay Lane into the site. The only more considerable development within the western section of the proposal site took place in the mid-20th century, again in the same area around the road section, when four ranges of buildings and a stand-alone structure were erected. All buildings apart from the westernmost range were removed by the 1990s. Presently, the site contains only a small wooden shed and a concrete structure that appears to be a mast in the south-eastern corner of its western section. Obviously, in the areas that were previously built upon, any below-ground archaeological deposits and finds, should they have been present, would have a lower rate of survival. However, the majority of the site was not built on and due to its usage as agricultural/pastoral land, ground disturbance would have been fairly low and any below-ground archaeological deposits and finds that may have been present are likely to have survived relatively intact. The size of the site significantly increases the likelihood of archaeological remains of some period being present simply by chance and, as mentioned above, LiDAR has identified features that might be of archaeological significance. Proposed development would undoubtedly carry the potential to damage or destroy archaeological deposits if present, in areas of building footprints, landscaping and service trenches.

It is anticipated that it will be necessary to provide further information about the potential of the proposal site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition to any consent gained.

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APPENDIX 1: Historic Environment Records within a 1km search radius of the proposal site

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	CD2185 CD2186 E777 E452 E789	84174 04866 84180 04869 84180 04860 84180 04854	Evaluation Excavation Watching brief	Prehistoric Bronze Age? Iron Age? Roman Medieval Post-medieval	Evaluation and excavation at Glebe Meadow revealed prehistoric and Roman occupation, and medieval and post-medieval pottery. Prehistoric finds comprised flint flakes and possible Iron and Bronze Age pottery. Roman occupation comprised postholes, pits and ditches and numerous finds. A watching brief's results are not known.
2	CD2141 CD4026 CD2140 E771 E772	84250 04780	Evaluation Excavation	Prehistoric Mesolithic Iron Age Roman Medieval	Evaluation at Westward House, Fishbourne Road East revealed Roman ditches and gullies, and medieval finds. Subsequent excavation revealed prehistoric features, Mesolithic flints, Iron Age pottery, five phases of Roman occupation and medieval finds.
3	CD2171	84 05	Findspot	Palaeolithic	Palaeolithic flint axe head found at Fishbourne.
4	CD4355 CD4354 CD4356 CD8358 CD4358 CD4359 E209 E451 CD4357 E324 E1000	84070 04749 84069 04768 84071 04762 84052 04783 84073 04767 84064 04767 84084 04762 84070 04760 84065 04732 84059 04757 83818 04824	Findspot Geophysical survey Excavation Evaluation	Mesolithic Neolithic Bronze Age Roman Medieval Post-medieval	Excavation to the east of Fishbourne Roman Palace in 1983 revealed a Roman gravel layer dated to the late 1st century. Following a geophysical survey, excavations in 1995–9 revealed a Mesolithic pit containing flintwork, 597 Mesolithic to Bronze Age flints and a 1st-century Roman building, a Roman aqueduct, medieval occupation and a post-medieval bone gully. Evaluation prior to the development of the Collections Discovery Centre revealed only 19th century and later features related to drainage.
5	CD2034 CD2190 E805 CD4108 E674	83955 04659 83931 04665 83926 04628 83920 04628	Findspot Evaluation	Mesolithic Roman Medieval	Mesolithic tranchet axe found during the excavation of Fishbourne Roman Palace. Roman finds were recovered from an electricity cable trench in 1935. Evaluation at The Woolpack Inn revealed a Roman gravel metalled path, an extensive Roman dump deposit and a shed of medieval cooking pot.
6	CD2066 CD1583 CD2065 E219 E920 E921	83611 04255 83623 04231 83613 04310	Trial excavation Excavation Fieldwalking survey	Neolithic Bronze Age Iron Age Roman	Excavation at Chichester Harbour in 1971 and 1982–3 revealed Neolithic/ early Bronze Age flints, Iron Age pottery and two Roman buildings contemporary with the palace. Fieldwalking in 1996 recovered quantities of Roman pottery and coins. A resistivity survey in 1997 re-located the previously excavated buildings and discovered a possible further building.
7	CD3951 CD3952 CD3953 CD3954 CD3956 E453 E575 E1469	84760 04690 84749 04698 84800 04640 84754 04684	Evaluation	Neolithic Iron Age Roman Medieval Post-medieval Undated	Two 1996 evaluations at Cathedral Way and 1 Fishbourne Road revealed Neolithic occupation, Iron Age pottery, a late Iron Age or early Roman trackway/ditch, Roman and medieval occupation debris and post-medieval artefacts. An evaluation in 2017 revealed a Roman ditch (1st century) recorded during previous two evaluations and two undated features, a pit and a probable tree throw.
8	CD455	83000 05000	Findspot	Bronze Age	Bronze Age pottery found at Fishbourne.
9	CD3186 CD4349 E276	84127 04733 84135 04718 84100 04800	Excavation	Bronze Age Roman	Excavations on the line of the A27 bypass, 1985–6 revealed Bronze Age pits and pottery and an early Roman enclosure.
10	CD8379 E1218	83504 05739 83544 05720	Evaluation	Bronze Age Undated	Evaluation north of Clay Lane revealed Bronze Age pits and pottery and undated pits/postholes and ditches.
11	CD1071	83440 05330	Findspot	Iron Age	Iron Age gold coin found in 1976 in garden on Barker Close.
12	CD2177	84614 04777	Findspot	Iron Age	Celtic Mother Goddess statuette found at Willow Court, 1970s.
13	CD2160 CD2159 E922	83632 04353	Findspot Watching brief	Iron Age Roman	Iron Age pottery recovered at Fishbourne Harbour. Monitoring also revealed Roman ditches and pits, with tile, pottery and coins.
14	CD4360 CD4361 CD1695 CD6451 CD9981 E276 E451 E226	84057 04817 84052 04819 84055 04787 84058 04810 84055 04822 84100 04800 84070 04760 84057 04816	Excavation	Iron Age Roman	Excavation east of Fishbourne Roman Palace in 1999 revealed a late Iron Age ditch, a Roman rubbish pit containing numerous finds types. An early 2nd-century Roman timber building was identified between 1983 and 1999. A pit containing metal residues suggested a smithy nearby. 2002 excavation revealed foundations of a later 2nd century building whose foundations appeared to have been robbed in the later Roman period and timber building dating possibly to the later 1st century.
15	CD3947	84784 05129	Earthwork Road Park pale Wood bank	Iron Age Roman Medieval	An earthwork, known historically as 'The Hook Dyke' or 'The Roman Bank' comprising a bank and ditch and marked on historic maps as a field boundary has been variously considered to be part of the Chichester Entrenchments, dating to the late Iron Age or a surviving stretch of Roman road. In the medieval period it may also have been used to demarcate areas of woodland, possibly associated with the establishment of a hunting park eventually belonging to the Bishops of Chichester.
16	CD2183 E449	84336 04640 84290 04790	Evaluation Excavation	Iron Age Roman	Excavation at 36 Fishbourne Road East revealed an Iron Age ring gully, assessed as being a hut circle, a posthole and a ring-

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
	CD2180 CD2181 CD2182 CD4322 E351 E445	84338 04638 84329 04642 84334 04638 84336 04643 84332 04640		Medieval Post-medieval	ditch, and a pit. Evaluation and excavation at 51 Fishbourne Road East revealed evidence for Iron Age, Roman, medieval and post-medieval occupation.
17	CD6066 E1074 CD4668 CD4669 E315	83883 04680 84392 04382 83851 04673 83838 04674 83870 04672	Watching brief Listed building Watching brief	Iron Age Roman Post-medieval Negative	Watching brief at Mill Lane revealed a late Iron Age/early Roman pit. 79-85 Fishbourne Road, early 19th century. The Bend, 87 Fishbourne Road, 18th century. Watching brief on the site of the Fishbourne Methodist Church revealed no archaeological features or finds.
18	CD7998 E1133 E1168	83776 05983 83512 04756 83700 05440	Earthwork Watching brief Field observation	Iron Age Medieval	Chichester Entrenchment. A possible Iron Age entrenchment which is thought to have run from Fishbourne to join the old Winchester highway. It is known in documentary sources from at least the early 13th century and its origins may be as a hunting park boundary. Watching brief at Salthill Road revealed no archaeological features or finds.
19	CD2031 CD10219 E1561	83960 04719 83961 04681 83962 04681	Findspot Evaluation	Iron Age Undated	1961-9 excavation at Fishbourne Roman Palace revealed Iron Age pottery. Evaluation at 64 Fishbourne Road West revealed an undated pit.
20	CD2030 CD4380 CD4381 CD4382 CD4385 CD4386 E242 E243 E800 E236 E238 CD4378 E231 E232 E233 E801 E234 E803 E1260 E1322 E1263 E1265 CD2032 CD2033	83961 04735 83956 04728 83894 04802 84021 04738 84028 04763 83907 04745 83963 04795 83962 04741 83899 04725 83895 04827 83876 04780 83938 04801 83937 04802 83944 04802 83920 04789 83899 04717 83958 04788 83901 04703 83935 04808 83967 04808 83901 04750 83875 04867 83940 04790 83970 04762	Scheduled ancient monument Registered park or garden Excavation Evaluation Watching brief Watching brief Geophysical survey	Roman Saxon? Medieval	Fishbourne Roman Palace site was originally used as a military base from AD 43 to 75. The palace was built in AD 75, with considerable changes from AD 100 to 200. In the 280s it was destroyed by fire. Five areas are scheduled. Part of SAM is also Grade II* registered park or garden. Numerous excavations undertaken, main part between 1961-8 following discovery of building debris in 1960. These identified three major phases of occupation. 1961-8 excavations revealed evidence of military occupation in the form of two roads, a path, three timber buildings and several gullies, as well as an early Roman ditched enclosure within which there was a gully and a hearth, possibly dating to the military period; four pre-palace buildings, an outside working area with an oven and pit; the 1st century stone mason's working yard; and a 1st century pre-palace buildings. Part of black and white Roman mosaic discovered in the garden of 80 Fishbourne Road in 1938. 1969 excavation on the site of the amenity block. No details. 1973 excavation on the site of bungalow. No details 1980 excavation beneath the Cupid and Dolphin mosaic revealed a rubbish pit pre-dating the palace. 1981 excavation below the Knot mosaic revealed that the room had been used as a furnace area prior to the mosaic being laid. 1986 excavation below the Geometric mosaic revealed a layer of greensand rubble and a doorway. 1987-8 excavations at 80 Fishbourne Road found more evidence for the ground plan of the Flavian Palace. 1989 excavation below the Medusa mosaic revealed the underlying floor. Evaluation at 80 Fishbourne Road revealed the robber trenches of the walls discovered earlier. 2010 watching brief north of North wing re-discovered a tile culvert, noted in the 1960s, and a previously unknown ditch. Monitoring of repairs to water main revealed Roman tile and mortar and some oyster shells. Two geophysical surveys were undertaken in 2009 and 2011. 1961-9 excavations revealed four inhumation burials, later than the early 4th century destruction of the Palace but earlier than 11th century ploughsoil. Also revealed evidence for medieval agriculture and strip fields. Medieval pottery from ploughsoil.
21	CD4383 E235 E1074 CD6411	84016 04684 84021 04704 84392 04382 84049 04717	Excavation Watching brief Listed building	Roman Post-medieval	1961-8 excavations at the site of Fishbourne Roman Palace revealed a pre-palace masonry building, the 'proto-palace', c. AD 60-70. 1986 excavation revealed two walls belonging to the proto-palace and an early stream course. Watching brief at Mill Lane revealed a truncated pit which contained sherds of Roman pottery and fragments of animal bone. The Bays, 56 Fishbourne Road, 18th century.
22	CD2362 CD3182 CD4347 CD4348 CD4350 E276	84100 04800 84121 04821 84096 04828 84118 04803	Excavation	Roman Medieval	Excavation on the line of the A27 bypass revealed evidence for military occupation of the Palace site in the form of lines of large postholes, bounded by a timber-lined slot (possibly stockade), a large semi-formal garden, a small smithing hearth and evidence for three buildings associated with the garden as well as late medieval drainage ditches and a soakway.
23	CD181	83965 04854	Excavation	Roman	1961-8 excavations at Fishbourne Roman Palace revealed an

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
	E243				early Roman well dated between AD 43–50.
24	CD4082 E675 CD10101 E1466 CD4345 E949 CD6857 CD3313 CD3314 CD4344 E801 E796 E1189 E239	83918 04685 83915 04685 83915 04686 83895 04708 83905 04687 83890 04689 83903 04686 83900 04709 83899 04695 83899 04717 83903 04686 83891 04691 83911 04709	Condition survey Findspot Excavation Watching brief	Roman Medieval Negative	Excavation at 76 Fishbourne Road revealed several walls and floors of the Flavian palace and pre-Palace masonry building. Excavation at the rear of 80 Fishbourne Road revealed early Roman ditch and beam slot, considered to be pre-military. Roman urn findspot shown on Ordnance Survey mapping from the 1st Edition onwards. Medieval malting kiln identified at 80 Fishbourne Road in 1936 and rediscovered during excavation in 1987. It contained 13th century pottery and a bronze belt buckle and strap end. The 1987 excavation also identified a pit and two field boundary ditches. Watching brief at 82 Fishbourne Road revealed no archaeological features or finds. A watching brief was carried out at 78 Fishbourne Road in 2003. No details.
25	CD4032 CD4036 E815 E819 CD5586 E470	83987 04600 83977 04550 84031 04590 83913 04541 83997 04538 83998 04605	Evaluation Excavation Watching brief Building Findspot	Roman Negative	Evaluation and watching brief in 1969 produced evidence for a southern terrace garden attached to the Roman Palace. At the time of the construction of the palace the area would appear to have been an estuarine lagoon which was then consolidated with a revetment. Also found was a possible pond with a retaining masonry wall, ditches, a path and a possible veranda or corridor, and a water channel. A possible Roman building was recorded at Mill Stream, in 1969. Tile was also found here. Watching brief to the rear of 69 Fishbourne Road revealed no archaeological features or finds.
26	CD4033 CD4035	83921 04565 83892 04587	Watching brief	Roman	1969 watching brief south of the Palace revealed foundations which may have been a corridor or veranda and several ditches.
27	CD4034	83909 04518	Observation	Roman	Possible Roman building wall foundations identified south of the Roman Palace during construction work in 1969.
28	CD4111 CD4340 E672 CD4110 CD4341 E673 E1535 CD6412 CD4667	84049 04673 84033 04671 84034 04671 84032 04657 84045 04677 84025 04669	Findspot Watching brief Evaluation Geophysical Survey Listed building	Roman Post-medieval	Watching brief at 61 Fishbourne Road West revealed two layers containing Roman tile and pottery. Evaluation at 63 Fishbourne Road West revealed possible remains of a robbed-out Roman wall and other occupation layers and a post-medieval soakaway. Geophysical survey at 63 Fishbourne Road identified a possible 19th century path. Nut Tree Cottage and Holmwood Cottage, 61a and 61 Fishbourne Road, 18th century. Chestnut Cottage, 63 Fishbourne Road, early 19th century.
29	CD1106 E918 CD2138	84426 04829	Findspot Excavation	Roman	Roman fine and coarse wares were recovered from West Mead Estate and Clay Lane in Roman middens 1932-34. Roman material including samian ware, a brooch and coins thought to come from the site of Fishbourne Rectory.
30	CD4024 E454	84401 04754	Findspot Evaluation	Roman	Evaluation at 22 Fishbourne Road East revealed Roman pottery.
31	CD3286 E478	84310 04690	Watching brief	Roman	Watching brief at 49 Fishbourne Road East revealed a layer containing exclusively Roman finds.
32	CD10188 E1530	83794 04601 83793 04603	Findspot Evaluation	Roman	Evaluation at Westfield revealed two fragments of Roman tile.
33	CD4508 E1013 E1073	84500 04773 84489 04764 84503 04761	Evaluation Watching brief	Roman	Evaluation and watching brief at 10-12 Fishbourne Road East revealed Roman ditches containing sherds of 1st century Roman pottery and fragments of ceramic water pipe.
34	CD10189 E156	84232 05326 84246 05317	Evaluation	Roman	Evaluation of the possible line of the Hook Dyke found a Roman ditch containing late 2nd to 4th century pottery.
35	CD2121 E811 CD5568 CD6317 E1105 E923	83930 04450 83932 04477 83916 04425 83609 04277	Findspot Watching brief Resistivity survey	Roman	Roman pottery and tile found east of Saltnill House when a drainage ditch was recut. More Roman tiles found north-west of Saltnill House. Watching brief east of Mill Lane revealed Roman occupation debris (tile and pottery). Resistivity survey at Fishbourne Harbour identified several linear anomalies, one possibly a wall of a Roman building excavated in 1982-3.
36	CD2137 CD4282 E577	84550 04597 84555 04598 84553 04589	Evaluation	Roman Medieval	Evaluation at Tesco site, Fishbourne Road revealed Roman pits, postholes and small ditches and at least two medieval pits containing pottery, metal finds and tile.
37	CD2150 E237 CD2074	83590 04630 83650 04544 83598 04599	Findspot Documentary	Roman Medieval	Roman springhead and coins found while diving in Fishbourne Mill Pond in the 1960s. 'Freshmill' or 'Freshmyll', first mentioned in the 15th century, the last reference dates to 1565.
38	CD3957 E915 CD4665	84107 04678 84058 04682	Excavation Listed building	Roman Post-medieval	Excavation at 57 Fishbourne Road West revealed a possible Roman wall. Weston House, 59 Fishbourne Road, 18th century.
39	CD10216 CD10217 E1559	83826 04788 83836 04791 83823 04767	Findspot Evaluation	Roman Post-medieval	Evaluation at 98 Fishbourne Road East revealed Roman roof tile and stone blocks and remains of a post-medieval pond shown on the Tithe map.
40	CD2143 CD2144	83790 04650 83790 04650	Findspot Evaluation	Roman Post-medieval	Evaluation at 97 Fishbourne Road revealed tesserae and Roman roof tile indicating the presence of a building, and post-

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (SU)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
	E806 CD6414 E1234 E163	83758 04641 83752 04639 83788 04632	Listed building Observation Evaluation	Negative	medieval ditch infilled with bricks, flint, and 17th-18th century pottery. Evaluation at Penkyn, Mill Lane revealed no archaeological features or finds. The Bulls Head Inn, 18th century.
41	CD4153 E986	83414 05371	Excavation	Roman Post-medieval	Excavation at 112 Blackboy Lane revealed a possible Roman road and post-medieval cambered surfaces
42	CD4231 CD4232 CD4233 CD4234	83035 04800 83044 04807 83037 04791 83028 04819	Findspot Well Culvert	Roman Undated	Small Roman clay head found at Main Road prior to 1960. Undated well and two brick culverts found at Main Road.
43	CD2184 E449 CD4200 E161 E766	84290 04790 84307 04801 84307 04801 84292 04764	Excavation Evaluation	Roman Undated Negative	Excavation at 36 Fishbourne Road East found early Roman water pipes, a large pit (possibly a well) filled with building debris including fragments of a 1st-century mosaic and tiles typical of the Fishbourne proto-palace, pits and postholes possibly related to a metal-working industry represented by several unfinished copper-alloy and lead objects. A gold Roman signet ring and part of a decorative cavalry harness were found in the backfill of a feeder pipe. Evaluation at St Christopher's Close revealed two Roman ditches separated by two rows of postholes, as well as undated pits and postholes. Evaluation at 34-36 Fishbourne Road East revealed no archaeological features or finds.
44	CD4502	84038 04228	Findspot	Roman	Roman building debris and finds such as a copper alloy band and coins found south-west of Fishbourne church.
45	CD1896	840 052	Findspot	Roman	Two Roman coins found in Fishbourne in 1994.
46	CD2167	84712 04659	Findspot	Roman	Roman pottery, including potters stamps, found at Lawrence Farm in 1931.
47	CD2145	84575 04697	Findspot	Roman	Roman water pipes observed at Fishbourne Road East in the 19th century.
48	CD7937	83884 04746	Findspot	Roman	Roman tiles found north of 82 Fishbourne Road West.
49	CD10154	84300 05300	Findspot	Roman	Samian pottery found at New Bridge Farm.
50	CD10155	84700 05200	Findspot	Roman	Samian pottery found at New Bridge Farm.
51	CD2176	84396 04605	Listed building	Medieval	The Old Rectory, Appledram Lane. Medieval hall house. Possibly 1460 or earlier, enlarged in the 16th century.
52	CD4671	84233 04471	Listed building	Medieval	Church of St Peter and St Mary, 13th century origins, additions from 1821, 1847 and 1973.
53	CD1064	84850 05080	Documentary	Medieval	Moat, a rectangular earthwork shown on the Tithe Map.
54	CD4411 CD4412	83644 04559 83627 04571	Documentary	Medieval	Saltmill. Two mills, 'Lityl Saltmyll' and 'Channesmyll' are listed in a rental of 1460 as belonging to Fishbourne Manor. The former was already in decay at that time.
55	CD6413	83858 04704	Listed building	Post-medieval	84-96 Fishbourne Road, Early 18th century.
56	CD6415 CD4670	83796 04710 83793 04688	Listed building	Post-medieval	Willow Cottage, Blairlusk and Ranceby (100, 102 and 104 Fishbourne Road), all 18th century.
57	CD5467	83713 04643	Listed building	Post-medieval	The Coverts, 111 Fishbourne Road, early 19th century.
58	CD4637 CD8651	83228 05801 83224 05799	Listed building Farmstead	Post-medieval	Hardham's Cottage, Clay Lane, early 19th century. Hardham's Farme, 19th century farmstead
59	CD4947 CD7219 CD8678	84229 05092 84212 05096 84189 05110	Listed building Farmstead	Post-medieval	Applegarth, Clay Lane, late 18th/early 19th century. Mead House, Clay Lane, late 18th/early 19th century. The Elms, 19th century farmstead.
60	CD5322	83118 04796	Listed building	Post-medieval	April Cottage, Mermaids Cottage and Little Dolphins, Chichester Road, early 19th century.
61	CD6379 CD8655	83207 04790 83222 04800	Listed building Farmstead	Post-medieval	Fishbourne Farmhouse, 18th-19th century. Fishbourne Farm, 19th century farmstead.
62	CD6416 E198	83133 04755 83119 04756	Listed building Observation	Post-medieval Negative	The Black Boy Inn, 18th century. Field observation during a pipe trench revealed no archaeological features or finds.
63	CD6417 CD7658 CD5410	83809 04444 83808 04408	Listed building	Post-medieval	Saltmill House, Mill Lane, with barn and garden wall, 18th century.
64	CD7369	83799 04529	Listed building	Post-medieval	Pendrills, Mill Lane, 18th century.
65	CD6408 CD8677	84316 04403 84303 04402	Listed building Farmstead	Post-medieval	Manor Barn, Appledram Lane, 18th century or earlier. Manor Farm, 19th century farmstead.
66	CD6409	84256 04425	Listed building	Post-medieval	Fishbourne Manor, Appledram Lane, 1687.
67	CD6470	84265 05680	Listed building	Post-medieval	Salthill Lodge, Salthill Lane, probably 1804.
68	CD6068	83861 06041	Listed building	Post-medieval	Salthill House, Salthill Road, early 19th century.
69	CD4690 CD8650	83759 05809 83755 05786	Listed building Farmstead	Post-medieval	Harrocks Jolyon and Salthill Cottage, Salthill Road, 1792. Salthill Farm, 19th century farmstead.
70	CD7739 E196	83031 04780 83068 04765	Listed building Observation	Post-medieval Negative	The Glebe House, 18th century. Observation on foundations on Old Park Lane, no archaeological features or finds.
71	CD8649	83801 05941	Farmstead	Post-medieval	Salthill House. 19th century farmstead.
72	CD8652	83178 05453	Farmstead	Post-medieval	Bethwines Farm. 19th century farmstead.
73	CD8654	83140 04546	Farmstead	Post-medieval	Leggatts Farm. 19th century farmstead.

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (SU)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
74	CD8679	84049 06066	Outfarm	Post-medieval	The Barracks. 19th century outfarm.
75	CD8653	83480 05339	Documentary	Post-medieval	Slated Barn. Demolished 19th century outfarm.
76	CD1092	83300 05900	Cartographic	Post-medieval	'Brick Kiln Field' marked on the 1838 Tithe award.
77	CD6809	83532 04765	Cartographic	Post-medieval	Old clay pits shown on OS mapping from the 2nd Edition (1898) until the late 20th century.
78	CD1105	84300 05200	Cartographic	Post-medieval	A brickyard shown on 1839 and 1844 maps and in 1858.
79	CD2068	83755 04440	Cartographic	Post-medieval	A windmill on the OS map of 1880. Pulled down in 1898.
80	CD2070	83776 04483	Cartographic	Post-medieval	Fishbourne Mill shown on a map of 1724 and on the OS map of 1880. Destroyed early 20th century. The mill pond remains.
81	CD4205 E162 E1020	83825 04622 83825 04622 83841 04613	Evaluation Test pitting	Post-medieval Modern Negative	Evaluation at Mill Close revealed post-medieval gullies and pits as well as modern features. Test pitting at Mill Close revealed no archaeological features or finds.
82	CD1017	84650 05000	Railway	Post-medieval Modern	The Chichester to Midhurst Railway in operation 1881-1935.
83	CD484	83843 04934	Earthwork	Modern	Experimental earthwork in grounds of Fishbourne Palace.
84	CD8242	83966 05219	Road block	Modern	WWII road block at Clay Lane.
85	CD8243	83460 04714	Road block	Modern	WWII road blocks at Fishbourne Road West.
	CD4533	85456 06530	Anti-tank ditch	Modern	WWII anti-tank ditch, Chichester
86	CD8271	83533 04831	Road block	Modern	WWII road block at Salthill Road.
87	CD10201	84679 05493	Tank trap	Modern	WWII dragon's teeth tank obstacle at Newlands Lane.
88	CD10127 E1498	83866 05485 83869 05470	Evaluation	Undated	Evaluation at Clay Pit revealed a single undated pit or posthole.
89	E671	83590 05543	Evaluation	Negative	Evaluation at Sadlers Ponies, Clay Lane revealed no archaeological features or finds.
90	E1390	83825 05345	Evaluation	Negative	Evaluation on land to rear of Romans Mead Estate, Mosse Gardens revealed no archaeological features or finds.
91	E1450	83548 04707	Evaluation	Negative	Evaluation at 118 Fishbourne Road West revealed no archaeological features or finds.
92	E126	84653 04690	Watching brief	Negative	Watching brief at 13 Fishbourne Road East revealed no archaeological features or finds.
93	E164	83925 04392	Watching brief	Negative	Watching brief at Fishbourne Meadows revealed no archaeological features or finds.
94	E1001	83851 04815	Watching brief	Negative	Watching brief at Collections Discovery Centre on the site of Fishbourne Roman Palace revealed no archaeological features or finds.
95	E770	84431 05265	Excavation	Negative	Excavation on the line of the Hook Dyke revealed no archaeological features or finds.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Surrey, Sussex, Middlesex and Kent (Fig. 4)
1610	Speed's map of Sussex (Fig. 5)
1695	Morden's map of Sussex (Fig. 6)
1750	Kitchin's map of Sussex (not illustrated)
1756	Bowen's map of Sussex (not illustrated)
1763	Kitchin's map of Sussex (not illustrated)
1778-83	Yeakell and Gardiner's map of Sussex (Fig. 7)
1805	Ordnance Survey drawing of Arundel (not illustrated)
1808	Cooper's map of Sussex (not illustrated)
1808	Cole's map of Sussex (not illustrated)
1837	Moule's map of Sussex (not illustrated)
1839	Fishbourne Tithe map (Fig. 8)
1840	Dugdale's map of Sussex (not illustrated)
1875	Ordnance Survey First Edition, 1:10,000 (Fig. 9)
1877	Ordnance Survey First Edition, 1:2500 (not illustrated)
1896	Ordnance Survey Second Edition, 1:10,000 (Fig. 10)
1898	Ordnance Survey Second Edition, 1:2500 (not illustrated)
1909-10	Ordnance Survey, 1:10,000 (Fig. 11)
1912	Ordnance Survey 1:2500 (not illustrated)
1932	Ordnance Survey 1:2500 (not illustrated)
1932-33	Ordnance Survey, 1:10,000, (Fig. 12)
1938	Ordnance Survey, 1:10,000 (not illustrated)
1957-61	Ordnance Survey, 1:10,000 (Fig. 13)
1963-4	Ordnance Survey, 1:2500 (not illustrated)
1965-6	Ordnance Survey (not illustrated)
1968	Ordnance Survey, 1:10,000 (Fig. 14)
1973-80	Ordnance Survey (not illustrated)
1978	Ordnance Survey (not illustrated)
1979	Ordnance Survey (not illustrated)
1987	Ordnance Survey (not illustrated)
1987-94	Ordnance Survey, 1:10,000 (Fig. 15)
1989	Ordnance Survey (not illustrated)
1991-4	Ordnance Survey (not illustrated)
2001	Ordnance Survey (not illustrated)
2003	Ordnance Survey (not illustrated)
2010	Ordnance Survey (not illustrated)
2016	Ordnance Survey – Explorer digital edition at 1:25,000 (Fig. 1)
2022	Ordnance Survey (not illustrated)

APPENDIX 3: Geotechnical data

SU80NW40

SU BY NEAL
6/20/1945

RECORD OF BOREHOLE 119

Depth of hole: 3,400 ft. S.D. Diameter of borehole: 3.20"

Depth (Feet)	Diameter (Inches)	Sample		Remarks	Description of Strata
		Depth (Feet)	Type		
0.00 - 0.25	3.20	0.25	D		
0.25 - 1.25	3.20	1.00	D		Soft light brown and orange S.S.T.
1.25 - 2.25	3.20	2.00	D		Fine gray and brown silt to slightly sandy S.S.T.
2.25 - 3.25	3.20	3.00	D		
3.25 - 4.25	3.20	4.00	D		
4.25 - 5.25	3.20	5.00	D		Sandy claystone, gray to light gray S.S.T.
5.25 - 6.25	3.20	6.00	D		
6.25 - 7.25	3.20	7.00	D		
7.25 - 8.25	3.20	8.00	D		
8.25 - 9.25	3.20	9.00	D		
9.25 - 10.25	3.20	10.00	D		
10.25 - 11.25	3.20	11.00	D		
11.25 - 12.25	3.20	12.00	D		
12.25 - 13.25	3.20	13.00	D		
13.25 - 14.25	3.20	14.00	D		
14.25 - 15.25	3.20	15.00	D		
15.25 - 16.25	3.20	16.00	D		
16.25 - 17.25	3.20	17.00	D		
17.25 - 18.25	3.20	18.00	D		
18.25 - 19.25	3.20	19.00	D		
19.25 - 20.25	3.20	20.00	D		
20.25 - 21.25	3.20	21.00	D		
21.25 - 22.25	3.20	22.00	D		
22.25 - 23.25	3.20	23.00	D		
23.25 - 24.25	3.20	24.00	D		
24.25 - 25.25	3.20	25.00	D		
25.25 - 26.25	3.20	26.00	D		
26.25 - 27.25	3.20	27.00	D		
27.25 - 28.25	3.20	28.00	D		
28.25 - 29.25	3.20	29.00	D		
29.25 - 30.25	3.20	30.00	D		
30.25 - 31.25	3.20	31.00	D		
31.25 - 32.25	3.20	32.00	D		
32.25 - 33.25	3.20	33.00	D		
33.25 - 34.25	3.20	34.00	D		
34.25 - 35.25	3.20	35.00	D		
35.25 - 36.25	3.20	36.00	D		
36.25 - 37.25	3.20	37.00	D		
37.25 - 38.25	3.20	38.00	D		
38.25 - 39.25	3.20	39.00	D		
39.25 - 40.25	3.20	40.00	D		
40.25 - 41.25	3.20	41.00	D		
41.25 - 42.25	3.20	42.00	D		
42.25 - 43.25	3.20	43.00	D		
43.25 - 44.25	3.20	44.00	D		
44.25 - 45.25	3.20	45.00	D		
45.25 - 46.25	3.20	46.00	D		
46.25 - 47.25	3.20	47.00	D		
47.25 - 48.25	3.20	48.00	D		
48.25 - 49.25	3.20	49.00	D		
49.25 - 50.25	3.20	50.00	D		
50.25 - 51.25	3.20	51.00	D		
51.25 - 52.25	3.20	52.00	D		
52.25 - 53.25	3.20	53.00	D		
53.25 - 54.25	3.20	54.00	D		
54.25 - 55.25	3.20	55.00	D		
55.25 - 56.25	3.20	56.00	D		
56.25 - 57.25	3.20	57.00	D		
57.25 - 58.25	3.20	58.00	D		
58.25 - 59.25	3.20	59.00	D		
59.25 - 60.25	3.20	60.00	D		
60.25 - 61.25	3.20	61.00	D		
61.25 - 62.25	3.20	62.00	D		
62.25 - 63.25	3.20	63.00	D		
63.25 - 64.25	3.20	64.00	D		
64.25 - 65.25	3.20	65.00	D		
65.25 - 66.25	3.20	66.00	D		
66.25 - 67.25	3.20	67.00	D		
67.25 - 68.25	3.20	68.00	D		
68.25 - 69.25	3.20	69.00	D		
69.25 - 70.25	3.20	70.00	D		
70.25 - 71.25	3.20	71.00	D		
71.25 - 72.25	3.20	72.00	D		
72.25 - 73.25	3.20	73.00	D		
73.25 - 74.25	3.20	74.00	D		
74.25 - 75.25	3.20	75.00	D		
75.25 - 76.25	3.20	76.00	D		
76.25 - 77.25	3.20	77.00	D		
77.25 - 78.25	3.20	78.00	D		
78.25 - 79.25	3.20	79.00	D		
79.25 - 80.25	3.20	80.00	D		
80.25 - 81.25	3.20	81.00	D		
81.25 - 82.25	3.20	82.00	D		
82.25 - 83.25	3.20	83.00	D		
83.25 - 84.25	3.20	84.00	D		
84.25 - 85.25	3.20	85.00	D		
85.25 - 86.25	3.20	86.00	D		
86.25 - 87.25	3.20	87.00	D		
87.25 - 88.25	3.20	88.00	D		
88.25 - 89.25	3.20	89.00	D		
89.25 - 90.25	3.20	90.00	D		
90.25 - 91.25	3.20	91.00	D		
91.25 - 92.25	3.20	92.00	D		
92.25 - 93.25	3.20	93.00	D		
93.25 - 94.25	3.20	94.00	D		
94.25 - 95.25	3.20	95.00	D		
95.25 - 96.25	3.20	96.00	D		
96.25 - 97.25	3.20	97.00	D		
97.25 - 98.25	3.20	98.00	D		
98.25 - 99.25	3.20	99.00	D		
99.25 - 100.25	3.20	100.00	D		

SU80NW41

PERIOD OF SCHEDULE III

11-20-1974

1974-1975

Department of Health, Education and Welfare

Office of Management and Enterprise Services		Fiscal Year		Budget	
Category	Code	1974	1975	1974	1975
Administrative	100	100	100	100	100
Personnel	200	200	200	200	200
Travel	300	300	300	300	300
Printing	400	400	400	400	400
Supplies	500	500	500	500	500
Construction	600	600	600	600	600
Capital Equipment	700	700	700	700	700
Debt Service	800	800	800	800	800
Interest	900	900	900	900	900
Other	000	000	000	000	000
Total					

SU80NW42

RECORD OF BOREHOLE 113

5050 NW/44
 0.8770524
 1977

Ground level 525.00 above sea level. Elevation of casing 525.00

Elevation of casing 525.00. Elevation of bottom 525.00 to 10.00

Depth Feet	Interval Feet	Soils		Description of Strata
		Moist	Dry	
0.00 - 0.98	0.98			Soft to fine, light brown and yellowish gray silty clay with thin roots.
0.98 - 1.00	0.02			
1.00 - 1.98	0.98			Medium brown
1.98 - 2.00	0.02			
2.00 - 3.00	1.00			Medium brown
3.00 - 3.02	0.02			
3.02 - 4.00	0.98			Medium brown
4.00 - 4.02	0.02			
4.02 - 5.00	0.98			Medium brown to gray silty clay with thin roots.
5.00 - 5.02	0.02			
5.02 - 6.00	0.98			Medium brown to gray silty clay with thin roots.
6.00 - 6.02	0.02			
6.02 - 7.00	0.98			Medium brown to gray silty clay with thin roots.
7.00 - 7.02	0.02			
7.02 - 8.00	0.98			Medium brown to gray silty clay with thin roots.
8.00 - 8.02	0.02			
8.02 - 9.00	0.98			Medium brown to gray silty clay with thin roots.
9.00 - 9.02	0.02			
9.02 - 10.00	0.98			Medium brown to gray silty clay with thin roots.
10.00 - 10.02	0.02			

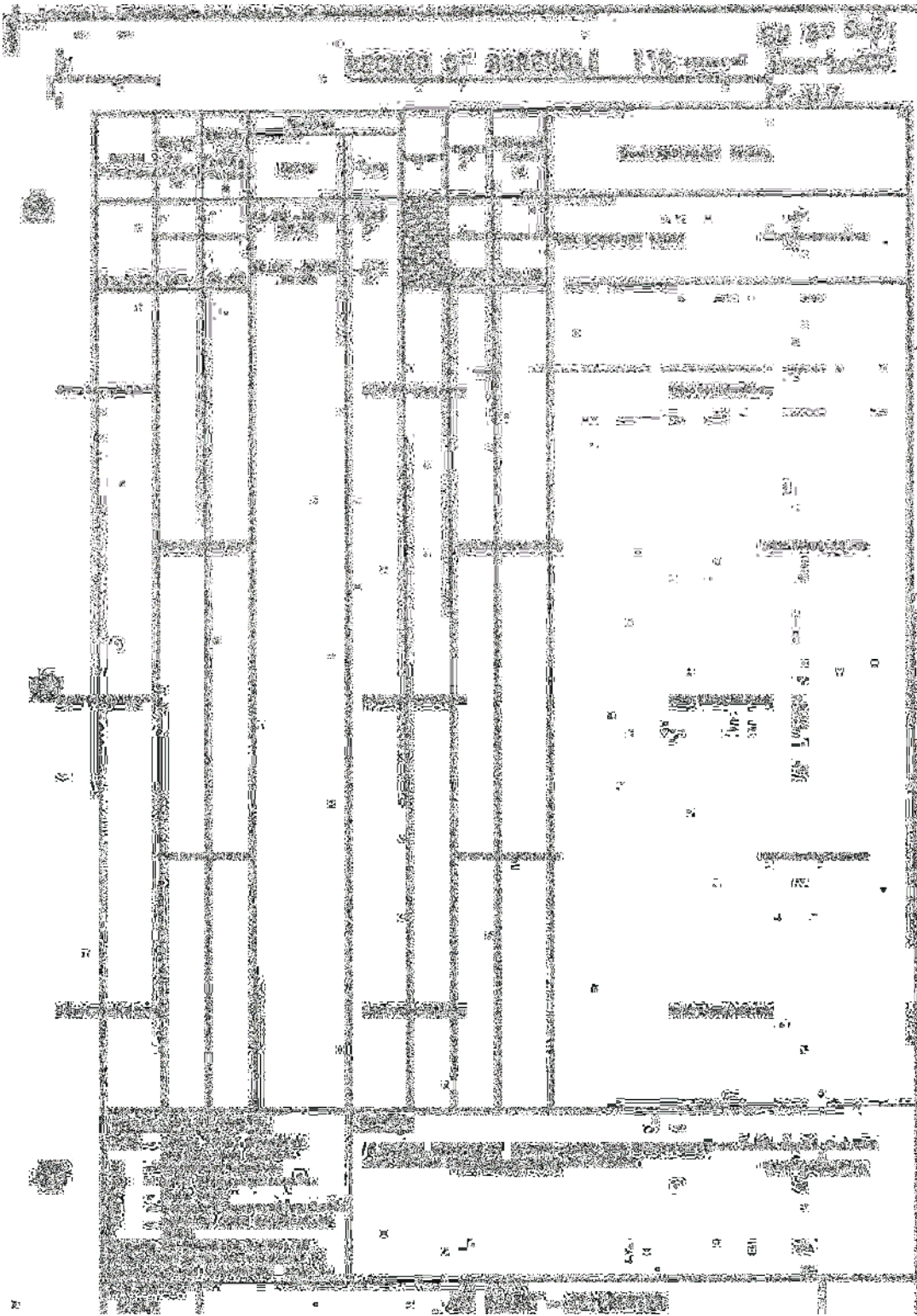
RECORD OF TRIAL FILE NO. 202 U.S. DISTRICT COURT

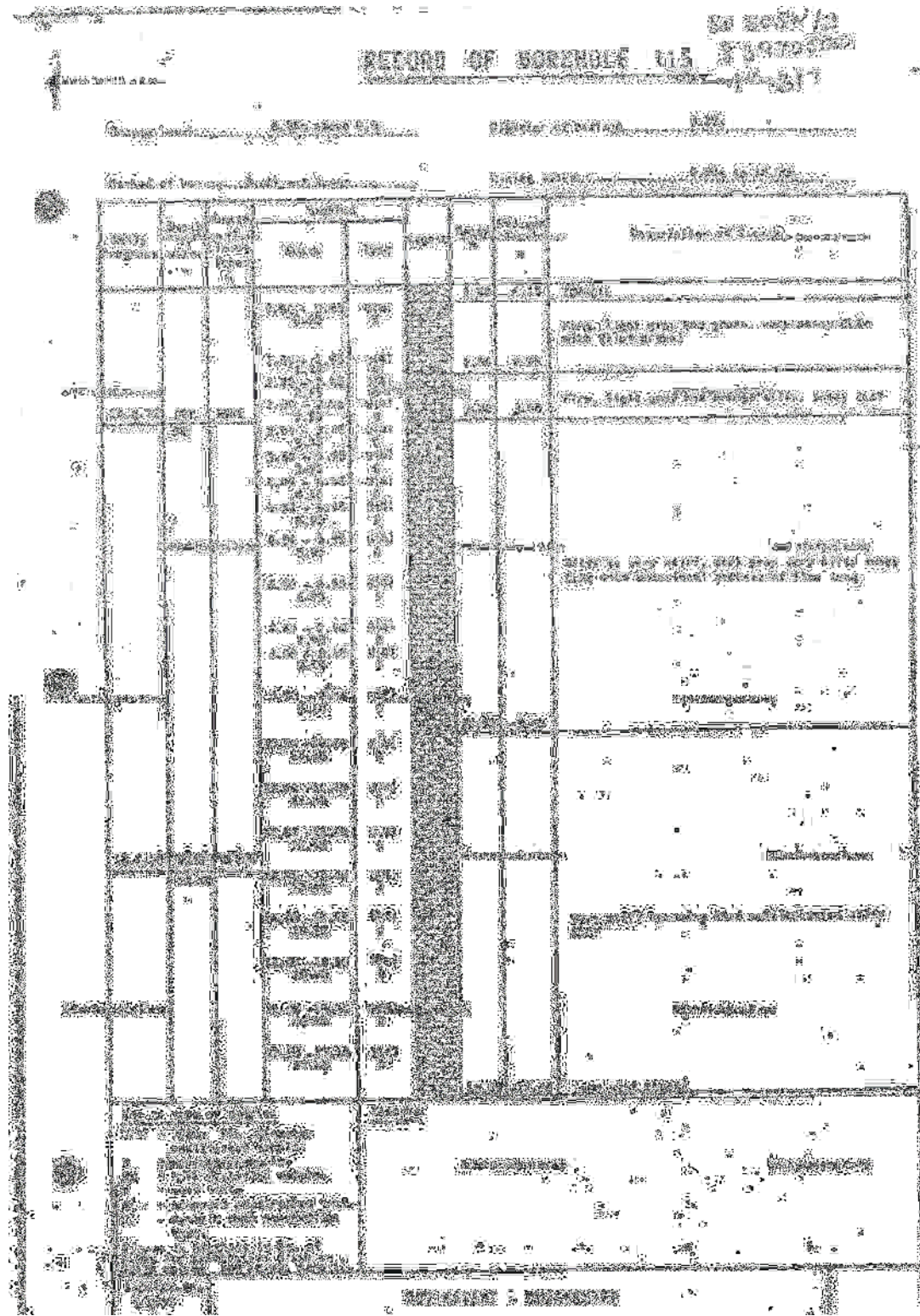
Date	Name of Party		Amount of Deposit		Description of Deposit
	Plaintiff	Defendant	Plaintiff	Defendant	
1911					...
1912					...
1913					...
1914					...
1915					...
1916					...
1917					...
1918					...
1919					...
1920					...
1921					...
1922					...
1923					...
1924					...
1925					...
1926					...
1927					...
1928					...
1929					...
1930					...

SU80SW1

RECORD OF MORTGAGE OF \$4,000.00

No.	Date of Mortgage	Parties	Amount	Interest	Term	Remarks
1	1911
2
3
4
5
6
7
8
9
10
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12
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So. 30 34/2

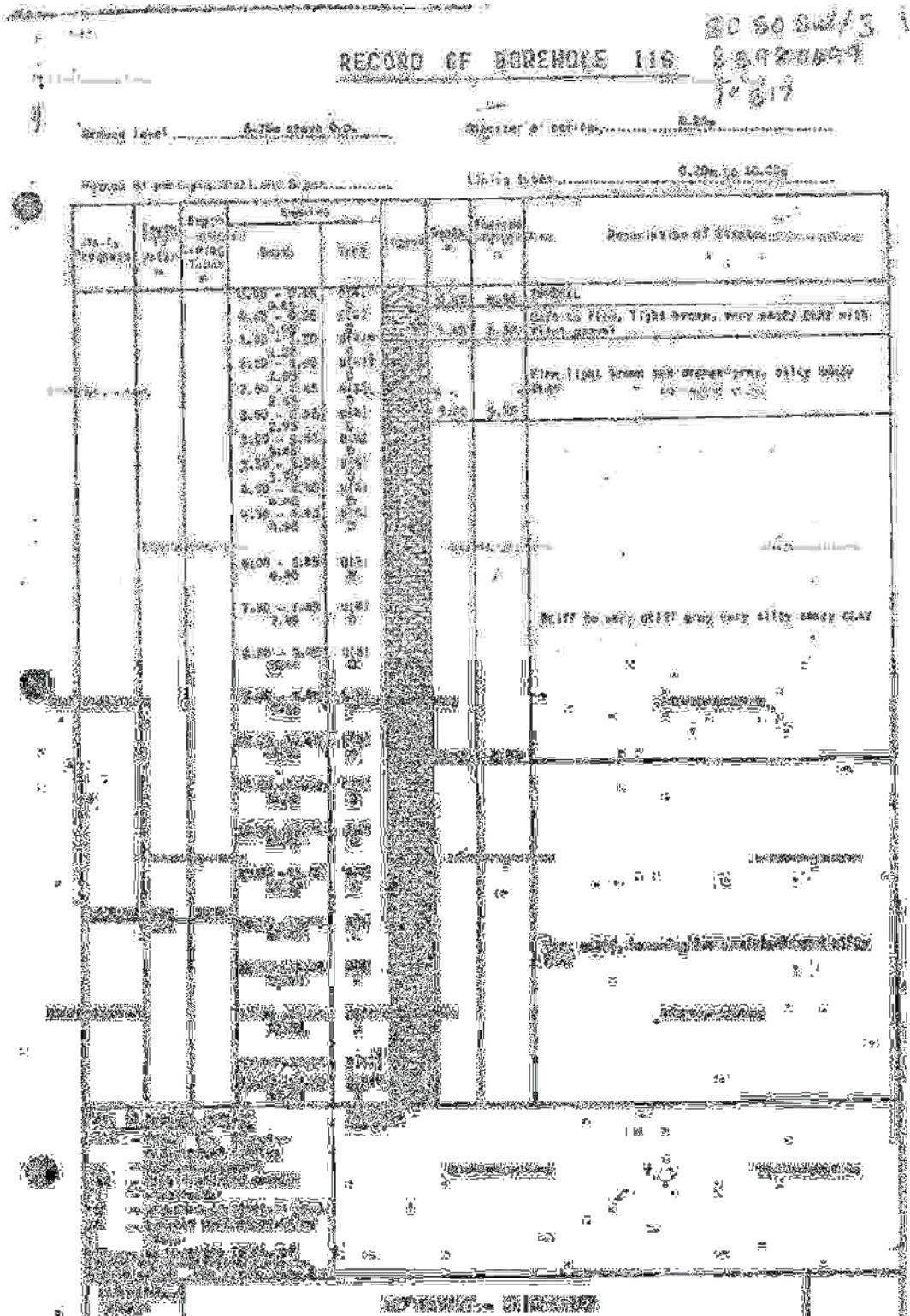
RECORD OF BOREHOLE 115 TABLE OF 333 205 213

Date	Time	Samples		Leaves	Depth m	Water level m	Description of Strata
		Depth	Type				
18.08	10.45	18.08 - 18.45	U(1) 2				
19.08	10.45	18.45 - 19.45	U(1) 3				
20.08	10.45	19.45 - 20.45	U(1) 4				
21.08	10.45	20.45 - 21.45	U(1) 5				
22.08	10.45	21.45 - 22.45	U(1) 6				
23.08	10.45	22.45 - 23.45	U(1) 7				
24.08	10.45	23.45 - 24.45	U(1) 8				
25.08	10.45	24.45 - 25.45	U(1) 9				
26.08	10.45	25.45 - 26.45	U(1) 10				
27.08	10.45	26.45 - 27.45	U(1) 11				
28.08	10.45	27.45 - 28.45	U(1) 12				
29.08	10.45	28.45 - 29.45	U(1) 13				
30.08	10.45	29.45 - 30.45	U(1) 14				
31.08	10.45	30.45 - 31.45	U(1) 15				
01.09	10.45	31.45 - 01.45	U(1) 16				
02.09	10.45	01.45 - 02.45	U(1) 17				
03.09	10.45	02.45 - 03.45	U(1) 18				
04.09	10.45	03.45 - 04.45	U(1) 19				
05.09	10.45	04.45 - 05.45	U(1) 20				
06.09	10.45	05.45 - 06.45	U(1) 21				
07.09	10.45	06.45 - 07.45	U(1) 22				
08.09	10.45	07.45 - 08.45	U(1) 23				
09.09	10.45	08.45 - 09.45	U(1) 24				
10.09	10.45	09.45 - 10.45	U(1) 25				

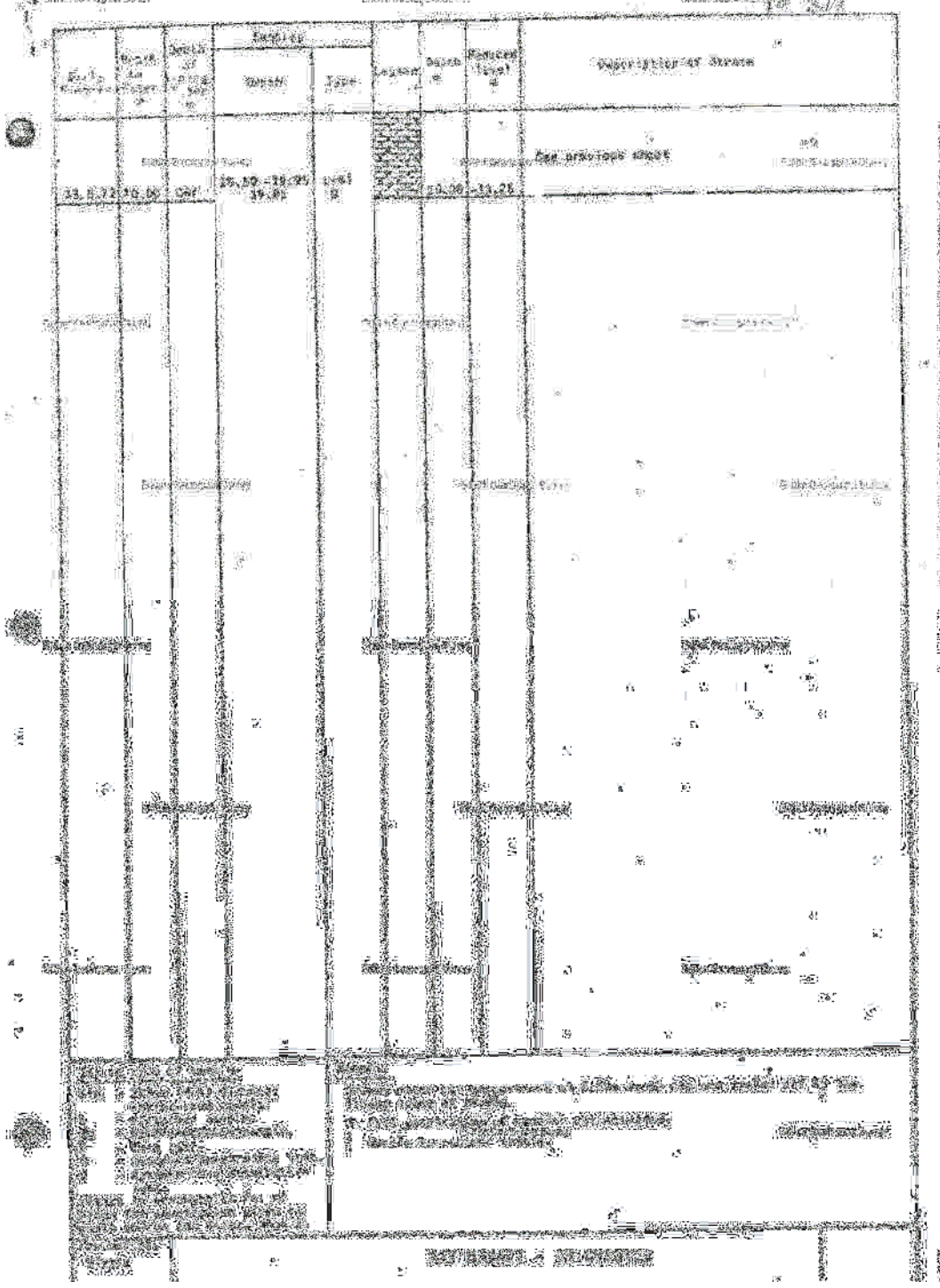
RECORD OF RORCHLE 115

31 70 14/11
1870
7 5/2

DATE	NAME	DESCRIPTION	AMOUNT	REMARKS
1870				
1871				
1872				
1873				
1874				
1875				
1876				
1877				
1878				
1879				
1880				
1881				
1882				
1883				
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1895				
1896				
1897				
1898				
1899				
1900				

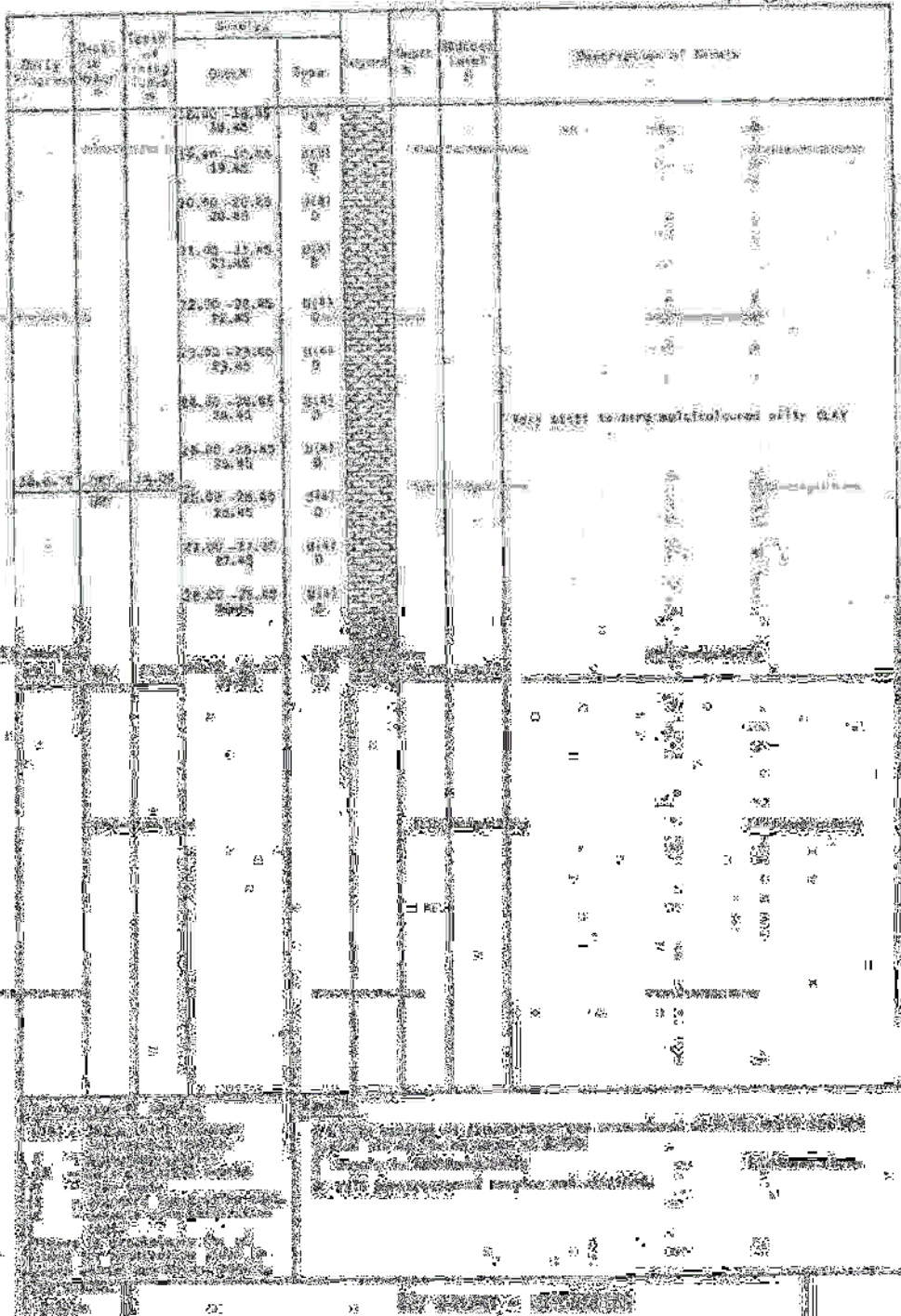


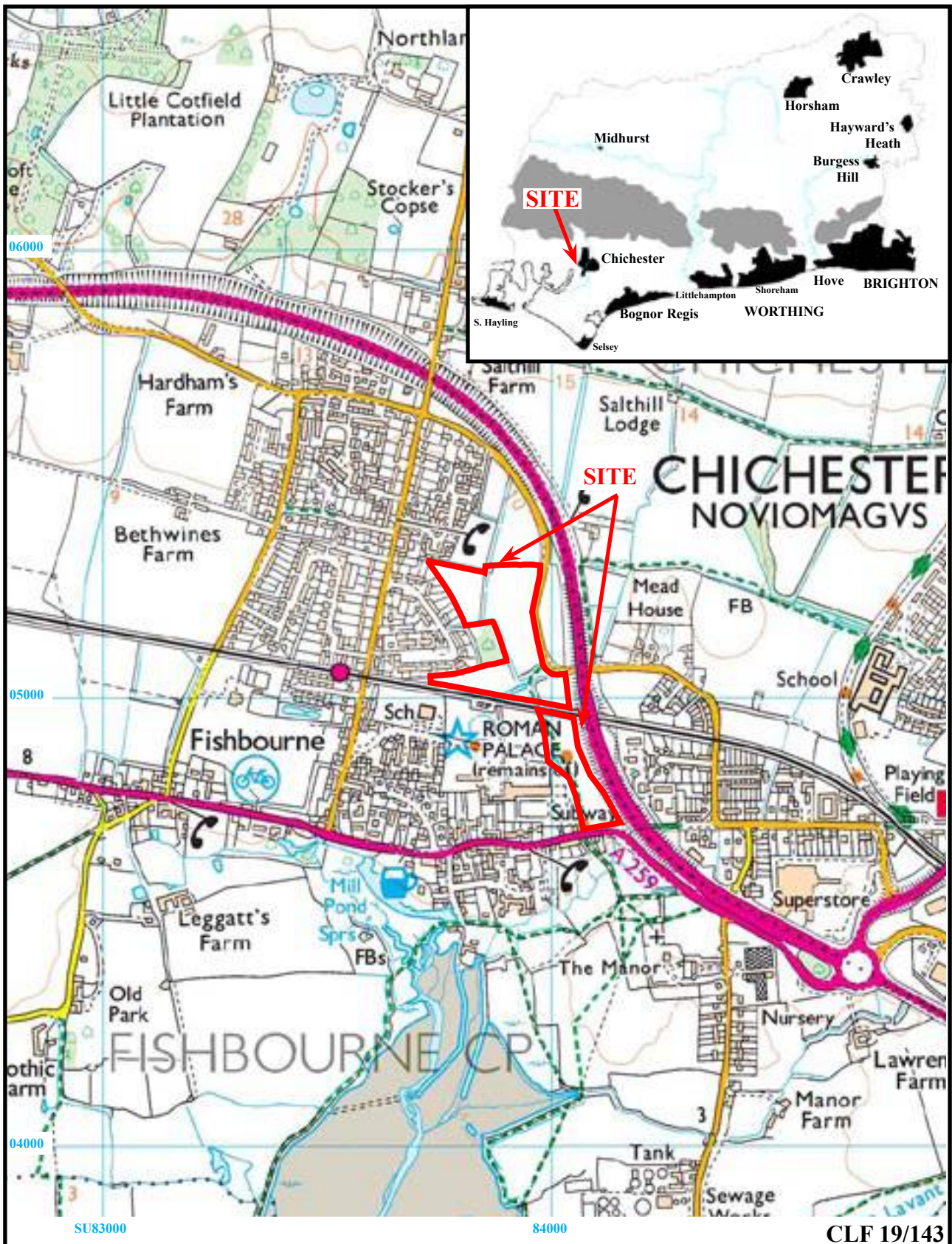
RECORD OF ACREAGE 116 (Sheet 2) 50 30 342
 63980479
 1872



RECORD OF BOREHOLE 117

SO 8231/4
 24 DEC 1917
 17 517

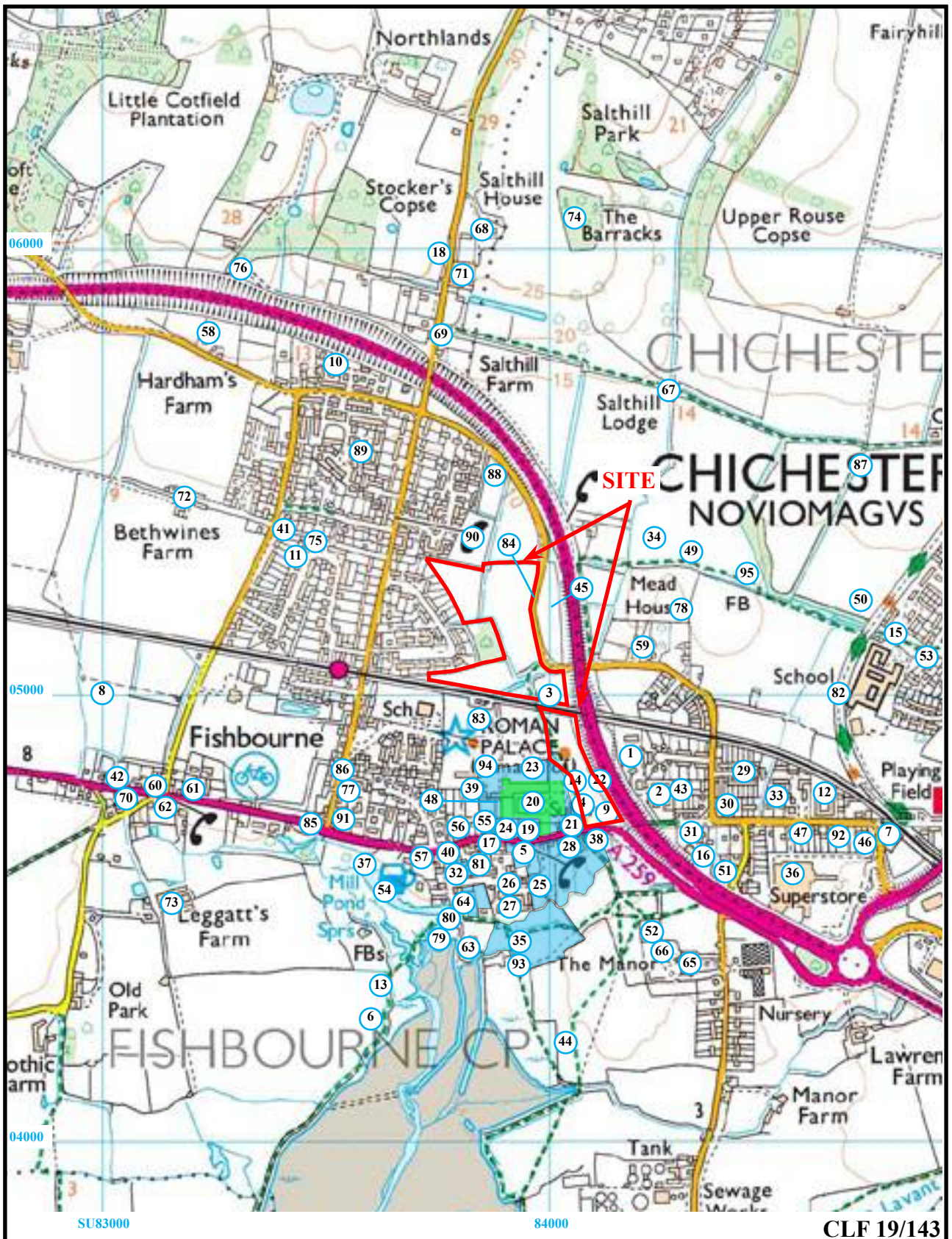




**Land at Clay Lane, Fishbourne,
 West Sussex, 2022**
Archaeological Desk-based Assessment
 Figure 1. Location of site within Fishbourne
 and West Sussex.

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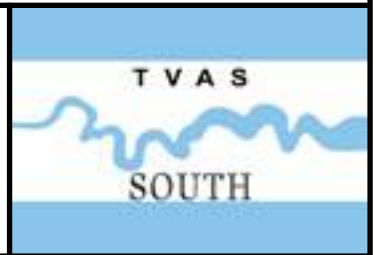


**Land at Clay Lane, Fishbourne,
West Sussex, 2022**

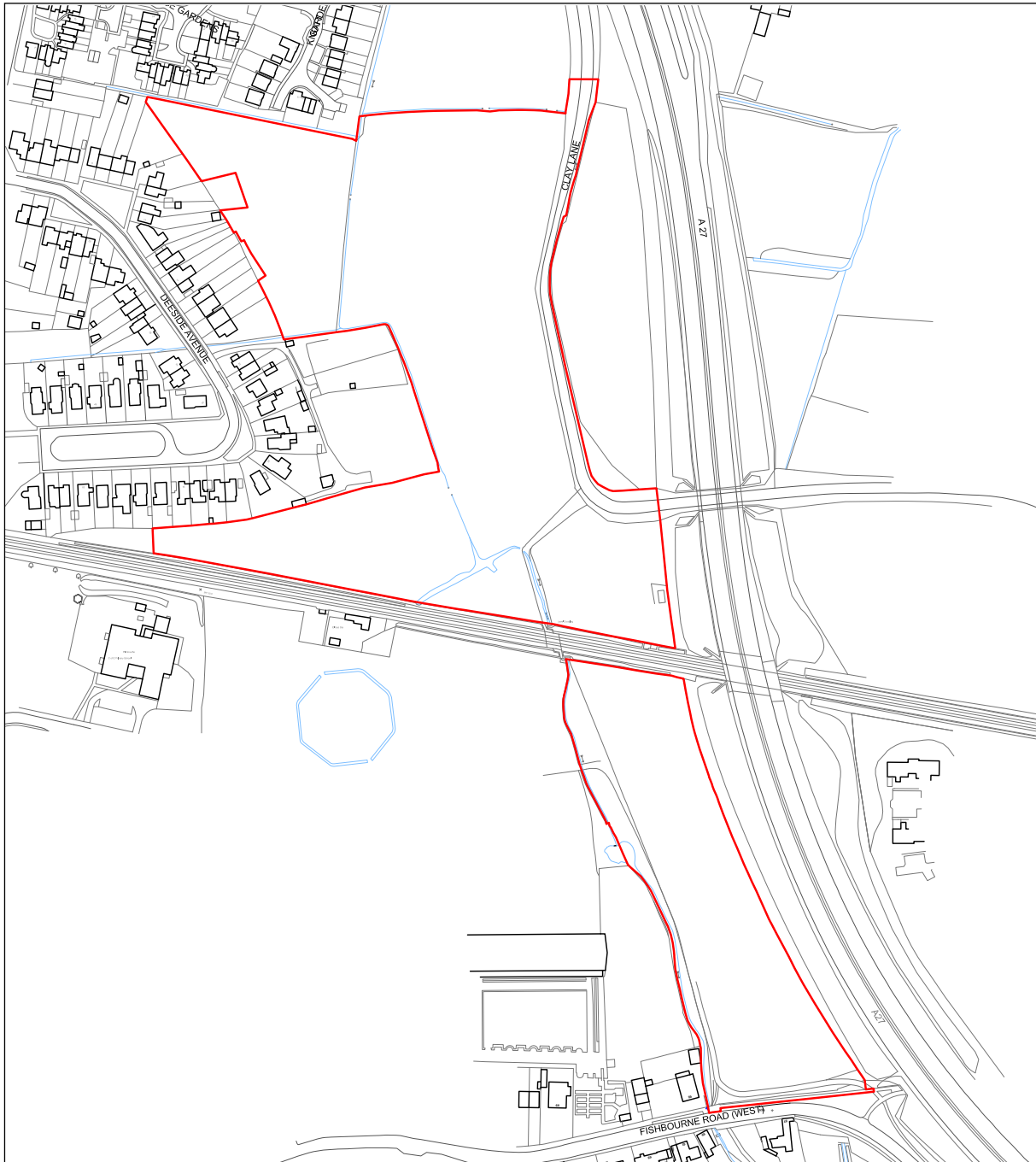
Archaeological Desk-based Assessment

Figure 1. Location of site within Fishbourne showing locations of West Sussex HER records.

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CLF 19/143



CLF 19/143



**Land at Clay Lane, Fishbourne,
West Sussex, 2022**
Archaeological Desk-based Assessment
 Figure 3. Current site layout.





CLF 19/143



Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 4. Saxton's map of Sussex, 1575.





Approximate location of site

CLF 19/143



Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 5. Speed's map of Sussex, 1610.

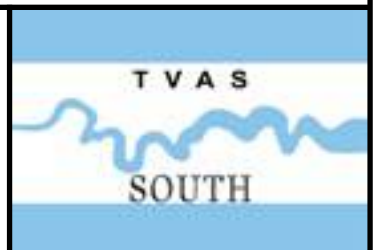


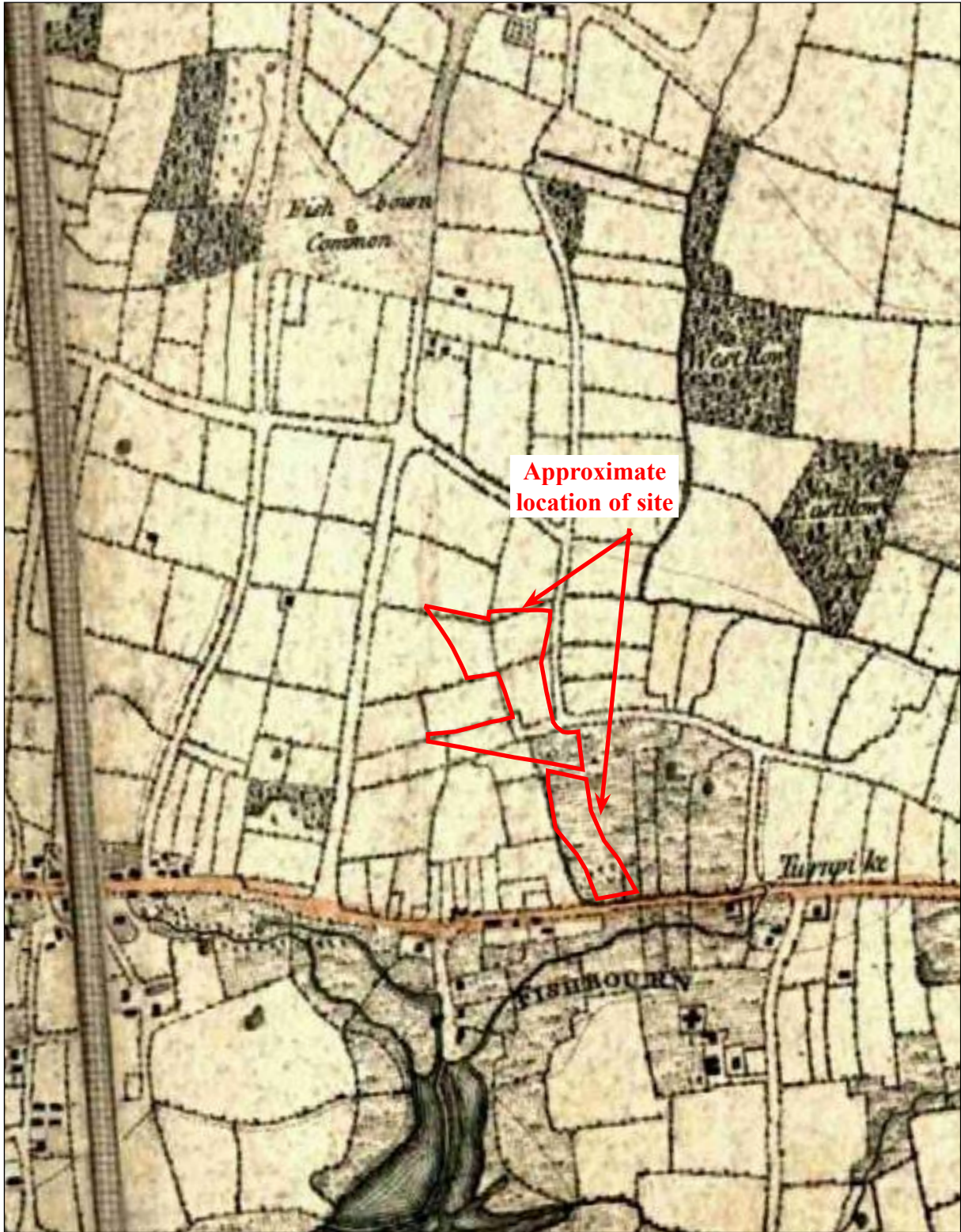


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Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 6. Morden's map of Sussex, 1695.





CLF 19/143



Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 7. Yeakell and Gardner's map of Sussex, 1778-83.

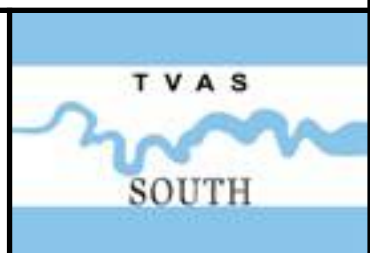


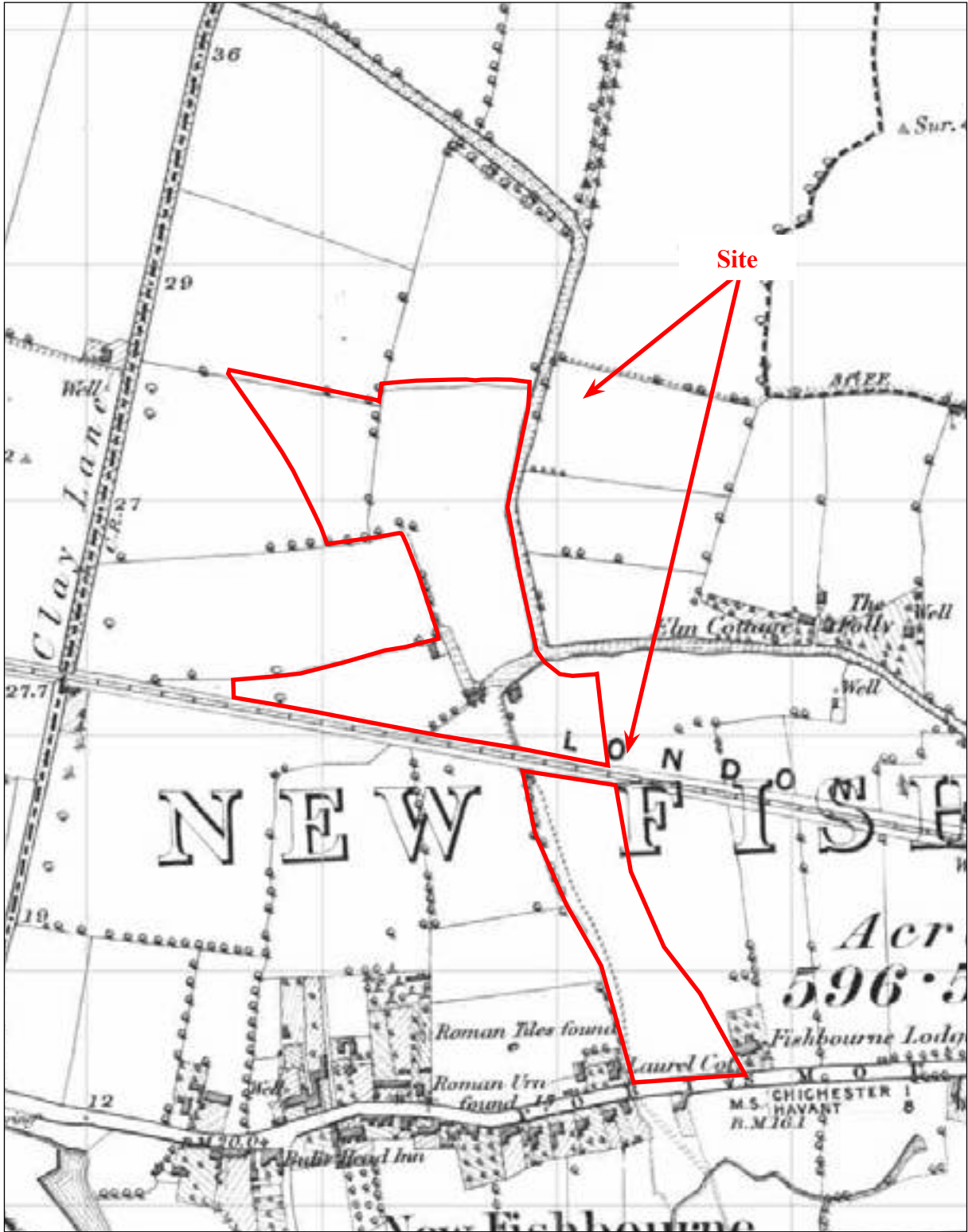


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Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 8. Fishbourne Tithe map, 1839.



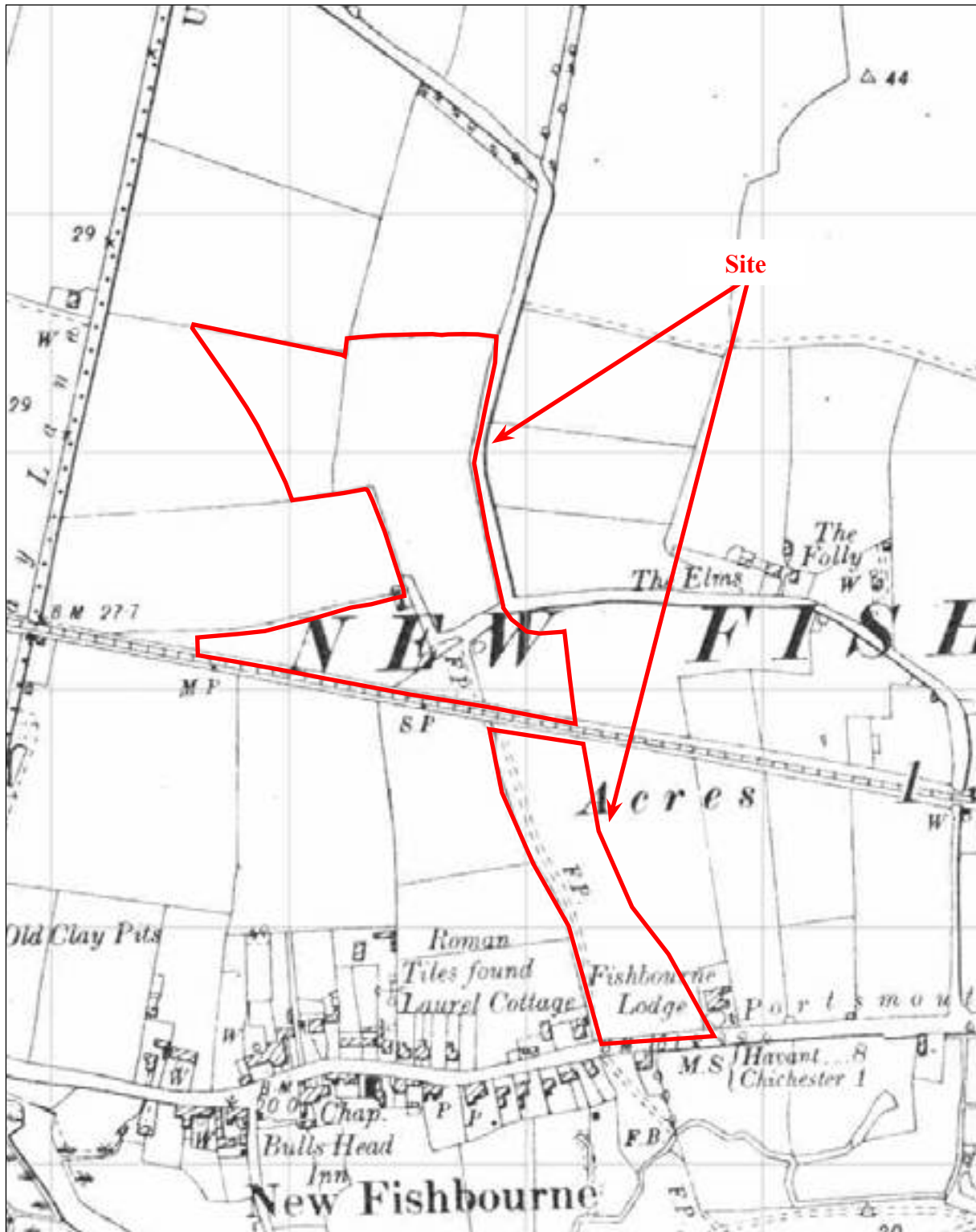


CLF 19/143



Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 9. Ordnance Survey map, 1875.



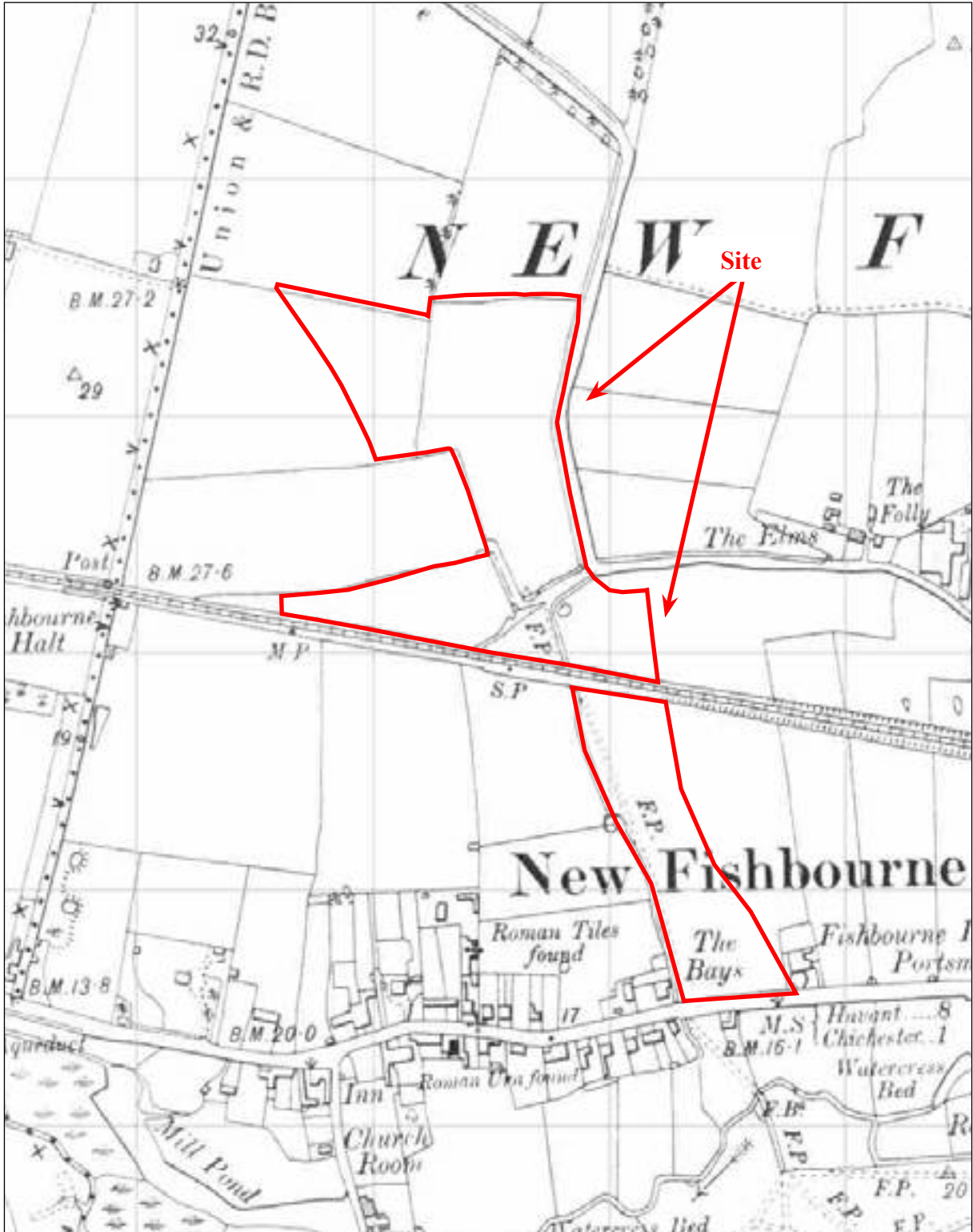


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Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 10. Ordnance Survey map, 1896.



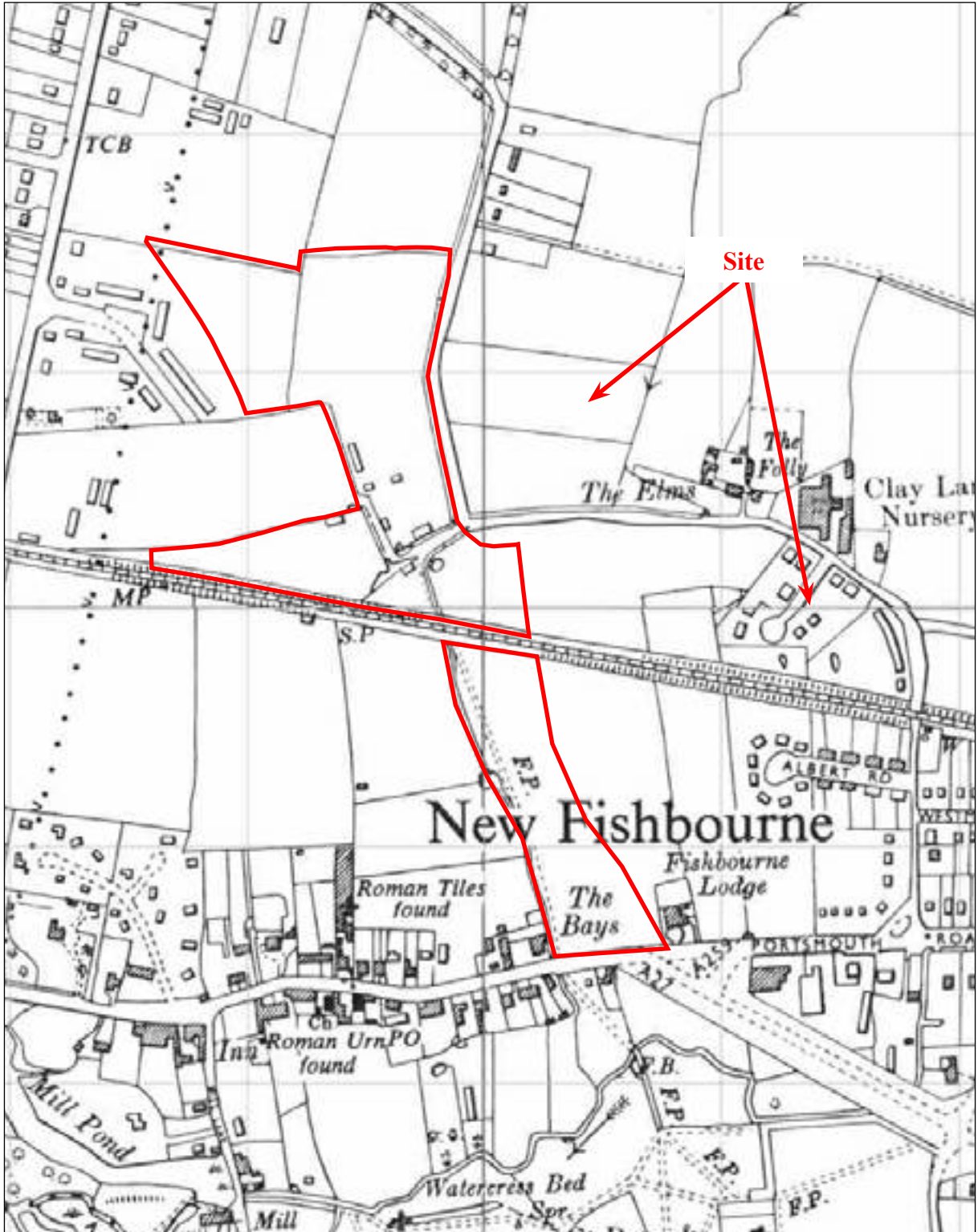


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Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 11. Ordnance Survey map, 1909-10.



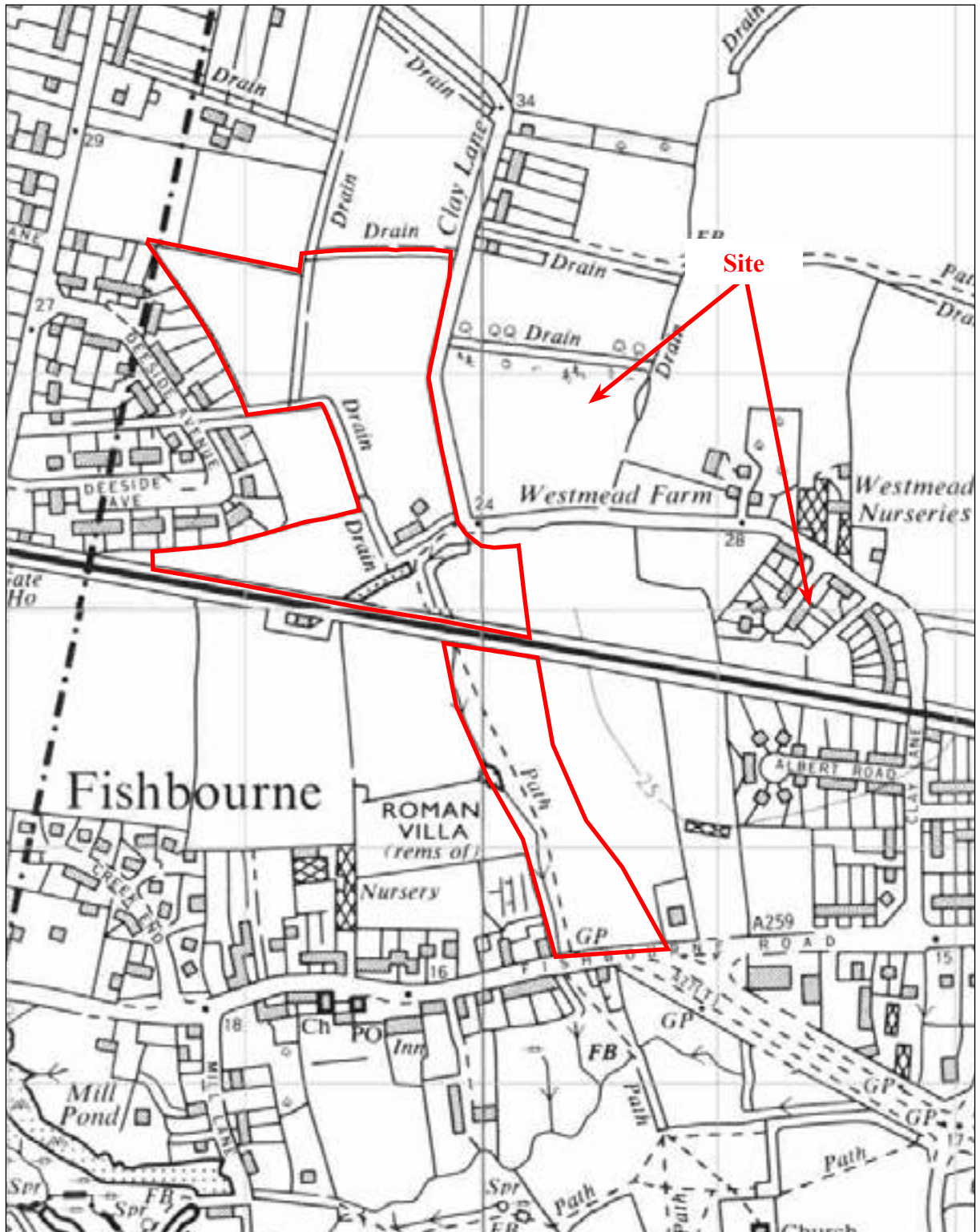


CLF 19/143



Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 13. Ordnance Survey map, 1957-61.



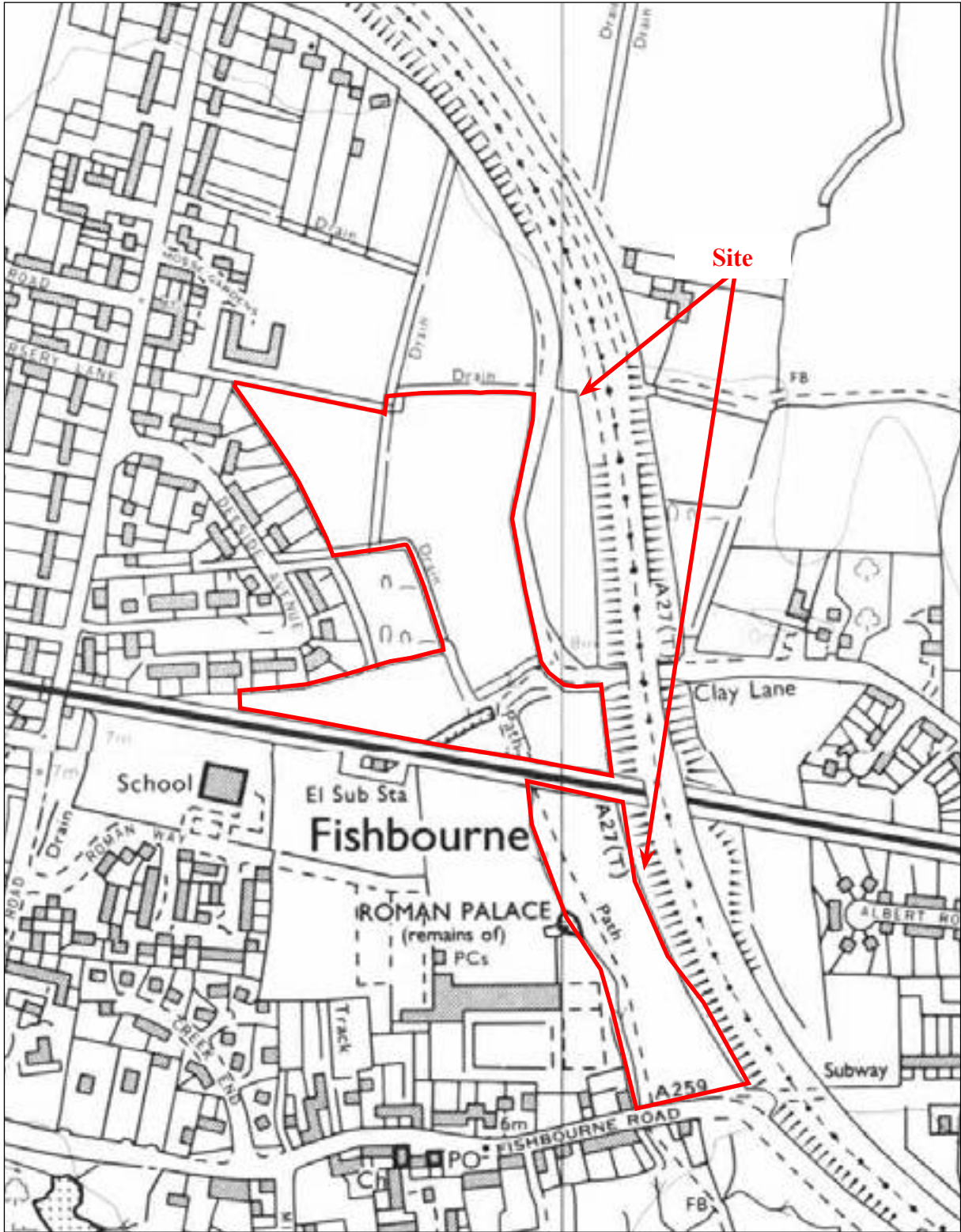


CLF 19/143



Land at Clay Lane, Fishbourne,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 14. Ordnance Survey map, 1968.





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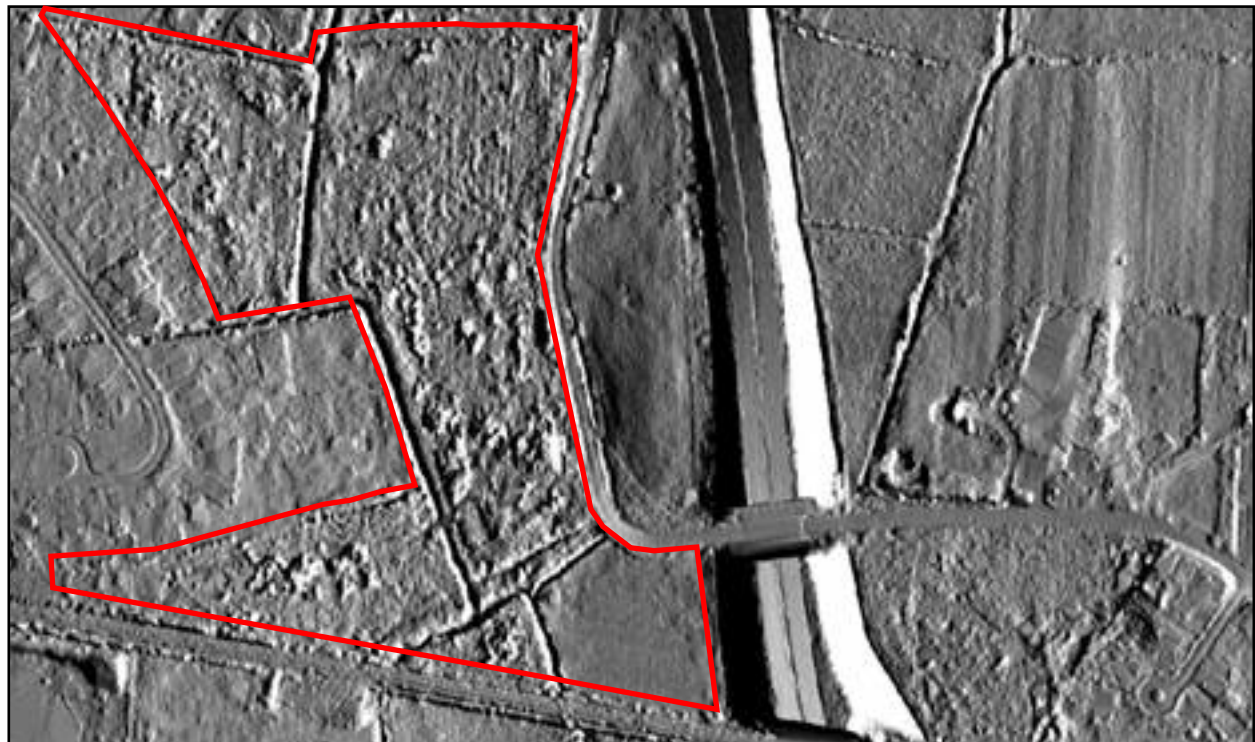


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Figure 15. Ordnance Survey map, 1987-94.





a. Azimuth 0°, vertical angle 15°.

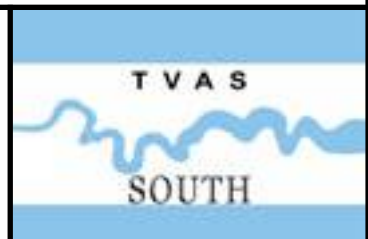


b. Azimuth 90°, vertical angle 15°.

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Figure 16. Lidar 'hillshade' gray scale plots.
Not to scale.





c. Azimuth 135°, vertical angle 15°.

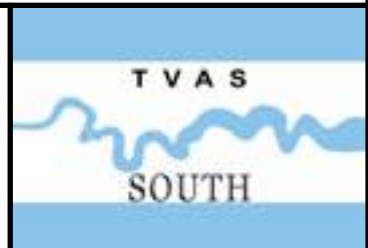


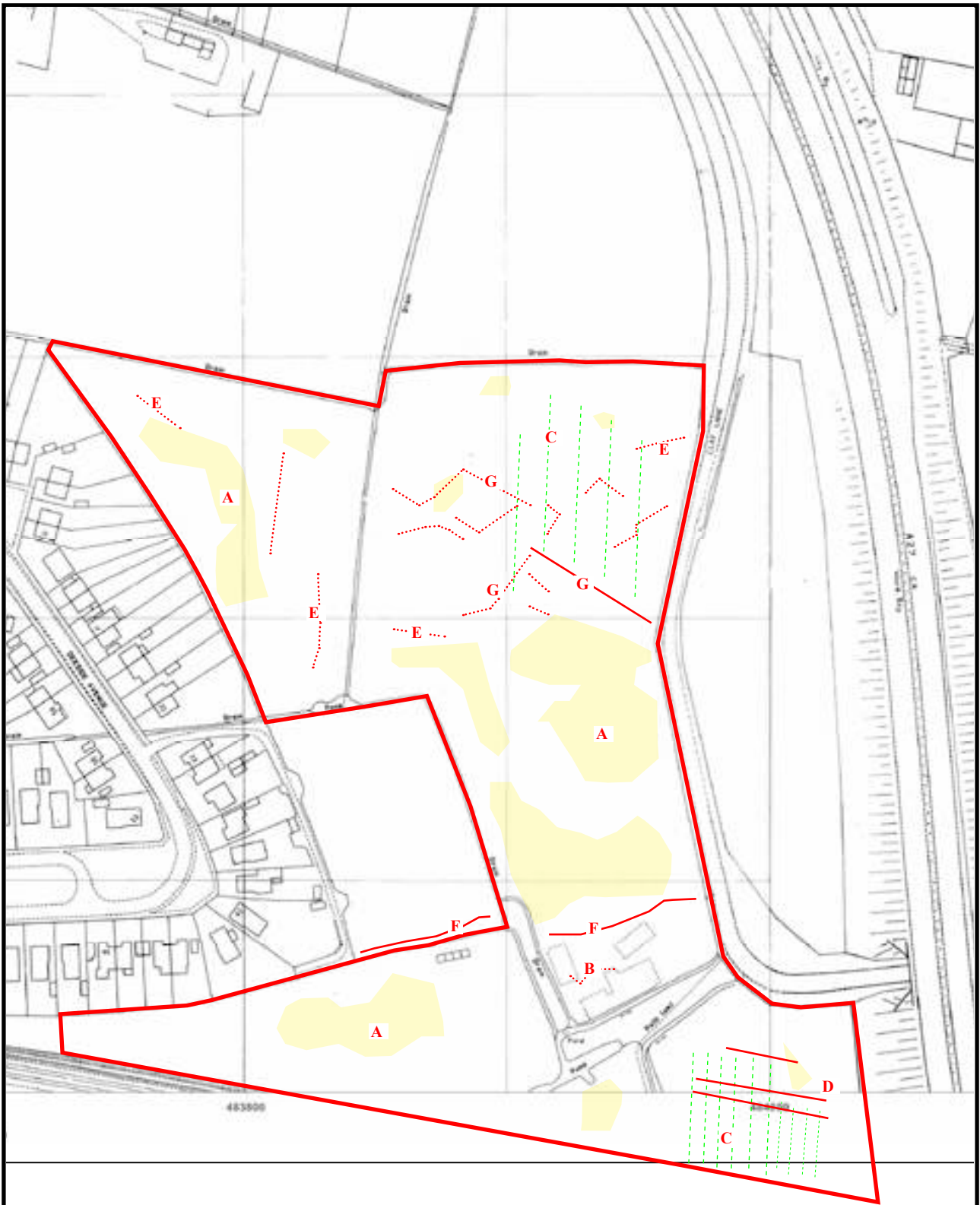
d. Azimuth 180°, vertical angle 15°.

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Figure 17. Lidar 'hillshade' gray scale plots.
Not to scale.

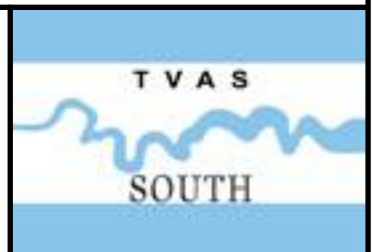


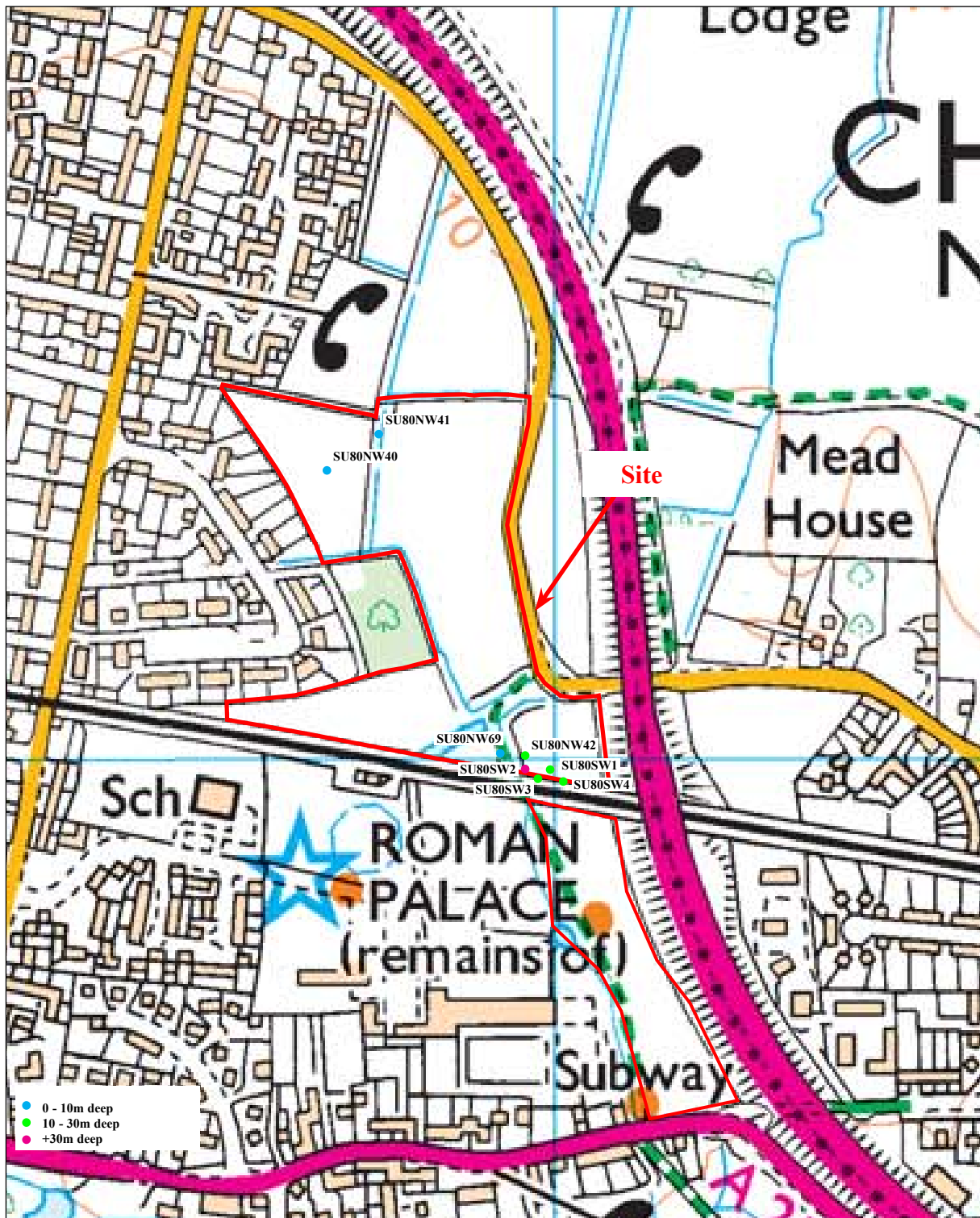


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 Figure 18. Interpretation of Lidar images,
 Superimposed on Ordnance Survey map, 1994.
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Figure 19. Location of boreholes.





Land for ecological enhancement only:
no development

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Figure 20. Illustrative masterplan of the development. Not to scale.

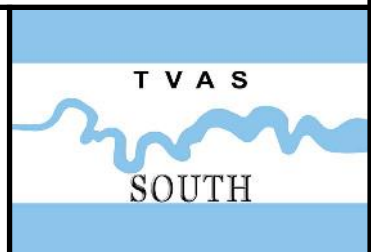




Plate 1. Site looking north.



Plate 2. Site looking north.



Plate 3. Site looking north-east.



Plate 4. Site looking south.



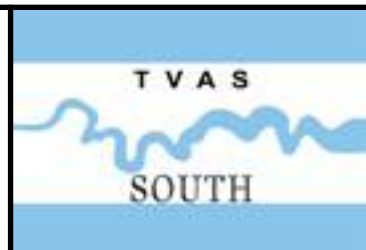
Plate 3. Site looking south.



Plate 4. Site looking south-west.

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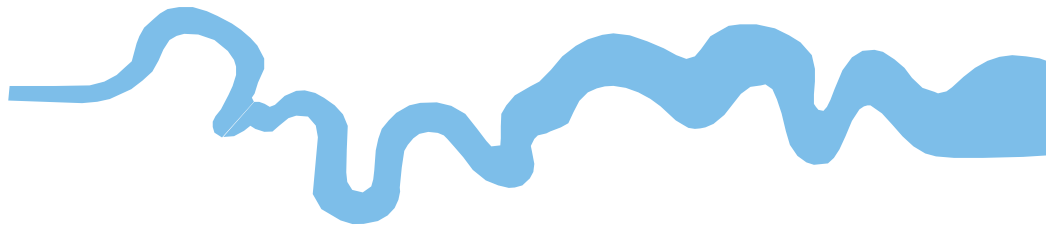
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Plates 1 to 6.**



TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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