

DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY OF
LAND AT

MEDMERRY HOLIDAY PARK

[including summary HIA for Earnley Conservation Area]

[Site Centred at approximately
National Grid Reference SZ82013 95743]

PREPARED FOR COVE COMMUNITIES



By

Neville Hall, C. A. Pine MA BSc
& M. Taylor Sutton MA BA

[VERS 2] July 2023

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Summary

- *This archaeological desk-based assessment study has been prepared for the applicant, Cove Communities, to inform and support a proposed application for development at the site.*
- *Based on site specific search result the potential for archaeology for all periods within the study site may be considered as low. However, extrapolation of results from the adjacent Medmerry Managed Retreat Scheme suggest the archaeological potential for all periods within the site area should be considered as moderate to possibly high*
- *It is suggested that the indicated level of archaeological resource within the proposed development area should not be viewed as an overriding constraint to development.*
- *It is suggested that a program of archaeological investigation, post determination, though undertaken in advance of development, should be undertaken. This may be secured by implementation of an appropriately worded Condition.*
- *Considering the phased development program consideration should be given to adoption of a predictive, sub site area investigation strategy when considering any required archaeological mitigation. Each phased element of development being subject to a phased / area specific investigation specification. Results of each phased investigation to influence search requirements / parameters at each subsequent phase.*
- *There are no listed buildings within the proposed development area. Two non-designated buildings of moderate historic interest lie outside the proposed development boundary. There will be no impact on these buildings and there will be minimal impact on their setting.*
- *The site lies approximately 1km south of the Earnley Conservation Area. The development will have no physical impact on any building within this conservation area.*
- *Consideration should be given to implementation of a suitable management strategy relating to vehicle movements during the construction phases with the aim of mitigating any identified impacts relating to the conservation area.*

1.0 Introduction.

- 1.1 This archaeological desk-based assessment study was commissioned by Cove Communities.
- 1.2 The purpose of this document is to assess, without the use of intrusive methods, the archaeological potential of the proposed new development site with associated infrastructure.
- 1.3 This will form the basis for a decision-making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.
- 1.4 In addition although no built heritage assets lie within the proposed development area it is acknowledged that the site lies c. 1km south of the Earnley Conservation Area. Consideration is given, as detailed at Appendix 2 of this report to the potential impact on settings of buildings within the conservation area and the character of the conservation in general.
- 1.4 It is understood that the proposed development consists of re-development of the site to demolish the existing 308 units and replace with 308 units. The new development will seek to improve on-site facilities and will include the provision of a comprehensive flood defence scheme. Included within the proposal is the addition of landscaping to include ponded areas within the site area. The proposed 'end layout' of the development is shown at Figure 3.

2.0 Site location including geological summary. [See also Appendix 1 for site walkover results [and refer to this report Section 6.2 for site description]].

- 2.1 The site is centred at approximately National Grid reference: SZ82013 95743. The site lies within the Parish of Earnley, within Administrative district of Chichester District Council, within the county of West Sussex [See Figures 1 and 2].
- 2.2 The general area of the study site and immediate environs comprises of a mixture of arable and pasture land lying at altitudes of between c. +1.0m to c. +4.0 metres AOD [Above Ordnance Datum].

2.3 The site area and environs are drained by a number of man-made drainage channels [Earnley Rife and Park Rife].

2.4 The centre, main central site area, is currently utilised as a holiday village predominantly comprising of single storey bungalows of light weight construction seen in association with ancillary service buildings [see Appendix 1 for further description and photographic record / description of the site and its environs].

2.4 Site geological summary.

2.4.1 The site lies at the southern margin of The Manhood Peninsular that forms the most southerly part of the lower coastal plain of Sussex and East Hampshire. The Lower Coastal Plain comprises a combination of Cretaceous and Tertiary geologies modified by combination of marine and periglacial processes during the Pleistocene and Holocene.


2.4.4 British Geological Survey mapping [BGS 1996] indicates the geology of the site to comprise of an underlying bedrock geology of Eocene Bracklesham Group. Deposits are subdivided into the Earnley Sand formation, the Wittering Formation and the Selsey Sand formation. Tertiary deposits are overlain by shingle [predominantly flint] and nearshore sands and gravel terraces considered to have been laid down during the last interglacial [Marine Isotope Stage [MIS] 5e].

2.4.5 Upper near surface drift deposits consist of fine grained aeolian derived clays and silts [Brickearths] of the recorded last cold stage Marine Isotope Stages 5d-2.

2.4.6 The localised landscape has been formed by the stabilisation of soils and vegetation associated with a rise in mean temperature at the end of the last glaciation phase. The existing surface landscape has been modified through human actions including clearance, agriculture, drainage installation and the formation of flood defences.

2.4.7 In the last c. 9000 years rising sea levels have influenced lower coastal plain landscape development. Former terrestrial environments have been modified by transition to open shorelines, and intertidal inlets leading to localised salt marsh development. The juxtaposition of variable time dynamic ecotones may result in species diversity creating relatively localised rich natural resource habitats available for human exploitation.



Figure 1: Site location 

Site centred at approximately SZ 481704 096692

[Reproduced from original scale 1:50,000. OS ILandranger Sheet 197] OS Licence [OS Licence 100048723]

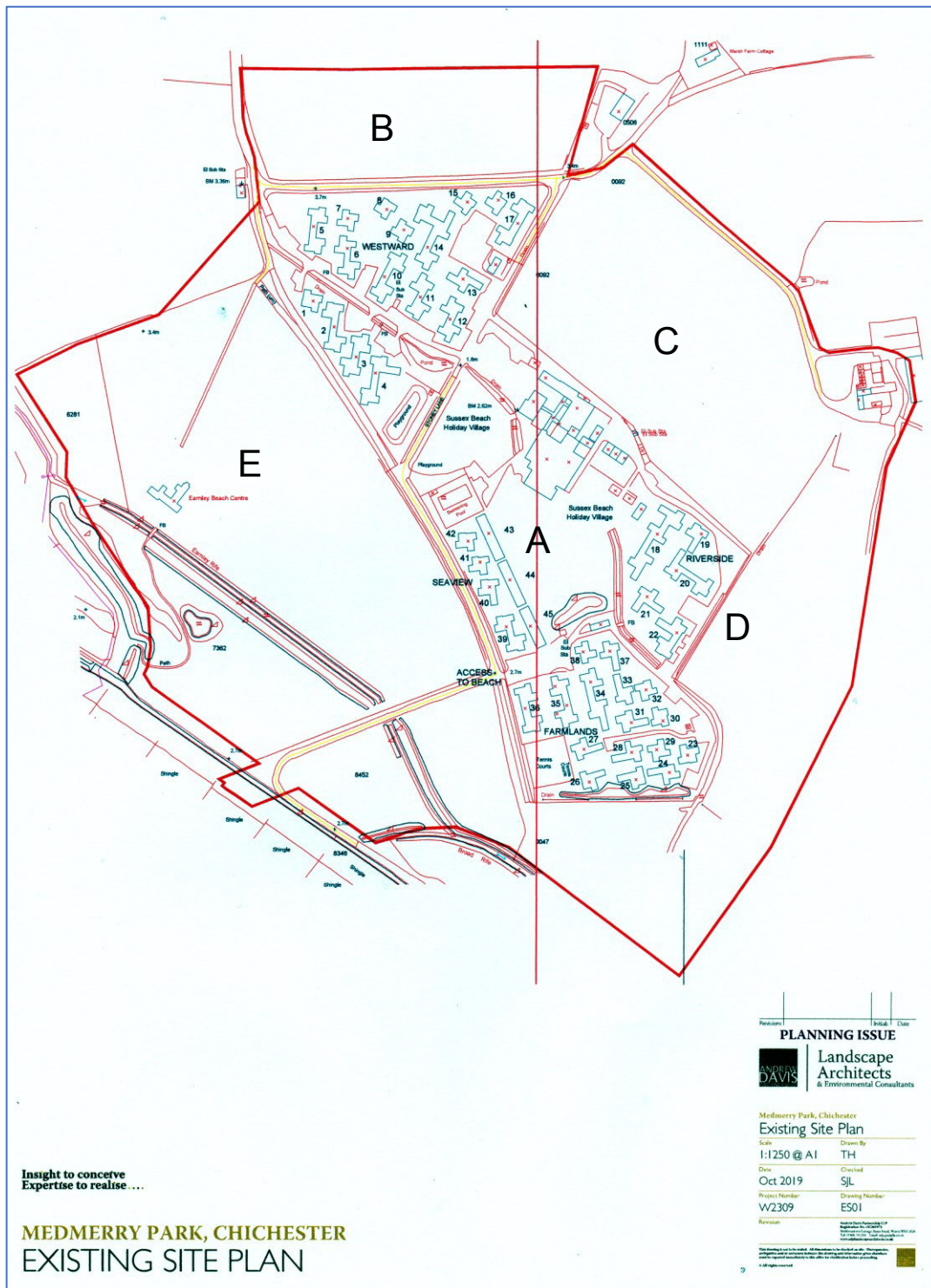


Figure 2: Full proposed development site area, as existing [May 2023]

[Shows arbitrary sub-divisions used within this document [Areas A-E].

3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development and to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following research sources: -
- The Chichester District Council HER.
 - The West Sussex HER [cartographic search]
 - Consultation of published local histories of the area.
 - Four site walkover surveys by Christopher Pine of Development Archaeology Services Ltd.
- 3.3 A search of the Chichester District Council Heritage Environment Record [HER] was undertaken for previous archaeological investigations, listed buildings, scheduled monuments, archaeological sites and findspots within a 0.5km radius of the site centre. The site is centred at approximately National Grid Reference SZ 82013 95743. The results of this search are presented below in tabulated format as **Table 1**, and their respective locations are shown plotted on **Figure 4**.
- 3.4 Extracts from manuscript and published editions of Ordnance Survey maps of the area of the assessment site were obtained from the West Sussex archives and Local Studies, and comprise **Figures 6-9** of this assessment. A map regression exercise utilising these extracts is presented below in **Section 6.1** of this study.
- 3.5 A total of four walkover surveys of the assessment site were undertaken by Christopher Pine of Development Archaeology Services Ltd. on the 20th October 2018 and 11th October 2019 [first phase] and 2nd February and 18th February 2023 [second phase]. The results of this site walkover survey are presented below in **Section 6.2** of this assessment. [See also **Appendix 1** for site walkover photographic record].
- 3.6 Outside the application site area, a preliminary review of potential impact on the 'The Earnley Conservation Area' located c. 1km to the north of the application site is presented at Appendix 2.

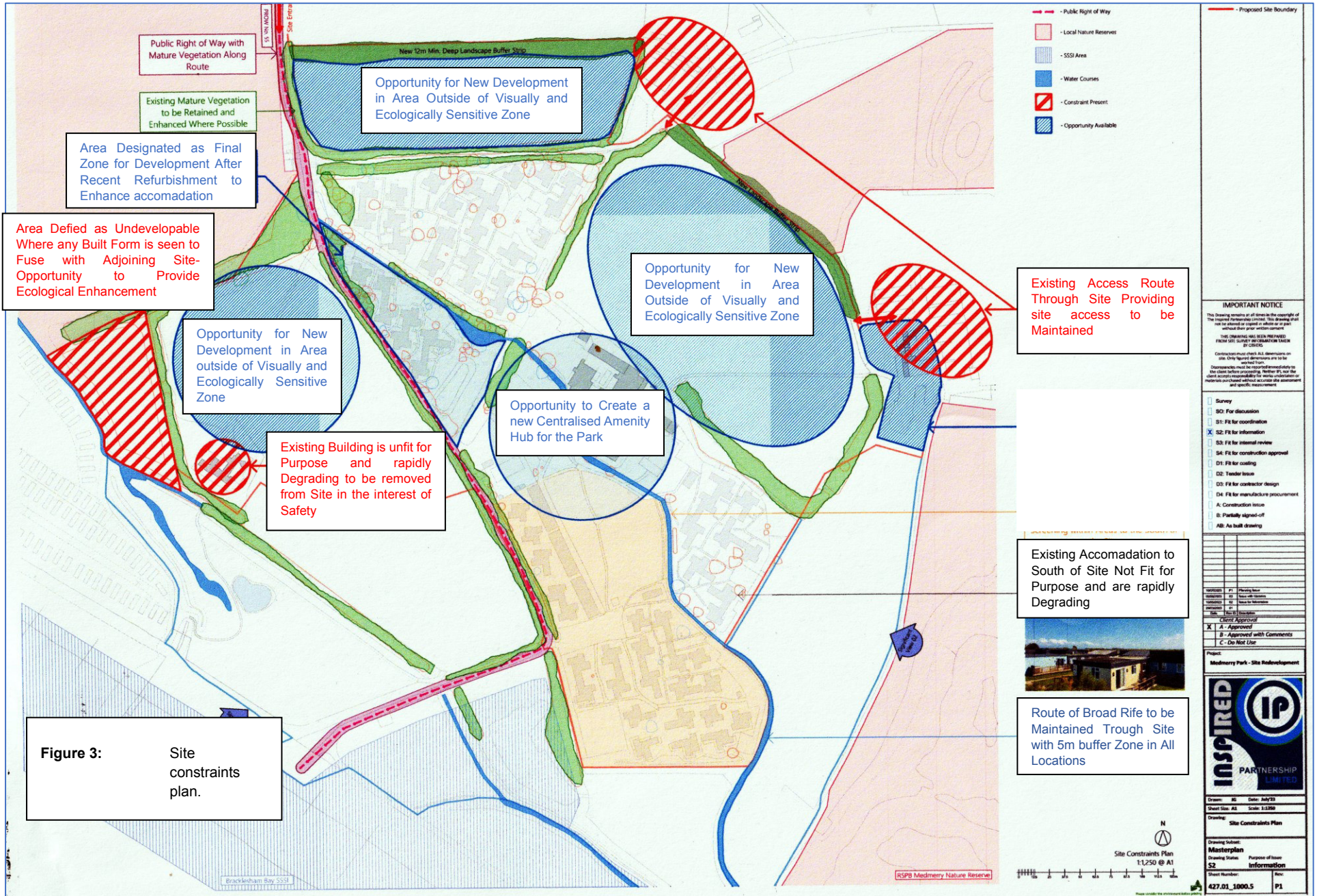


Figure 3: Site constraints plan.



Figure 4A: Phase 1 schedule of works.

Construct 100 Units of Accommodation

Then Demolish 116 units of Accommodation

[Construction of Accommodation to be carried out Prior to Demolition]

2: Land to be re-graded in locations marked in pink to assist with Flood Mitigation.

TEMPORARY STORE OF EXCESS ARISINGS
 NOT TO BE USED IN LATER PHASES
 Store of excess arisings Mitigation.

1: Medmerry Village enhancement carried out under Phase 1.

1: Enhancement of Existing Pool Block carried out at

2: Block 39-45 to be Demolished [45 Units Total]


2: Block 35,36 & 38 to be demolished [22 Units Total]


2: new bunds to be formed in locations marked yellow following excavation of lakes. All spoil to be used within site for re-grade of Areas


1: Lake Accommodation [100 Units] to be constructed and completed at Phase 1.


1: Back of House Operations to be re-located Under Phase 1.


2: Block 18-22 to be Demolished [49 Units]


Site boundary 

Land under ownership 

Propose landscaping 

New bund location 

Area of land re-grade 

Demolition Area 

This key applicable to Figures 4A to 4E

Key Plan

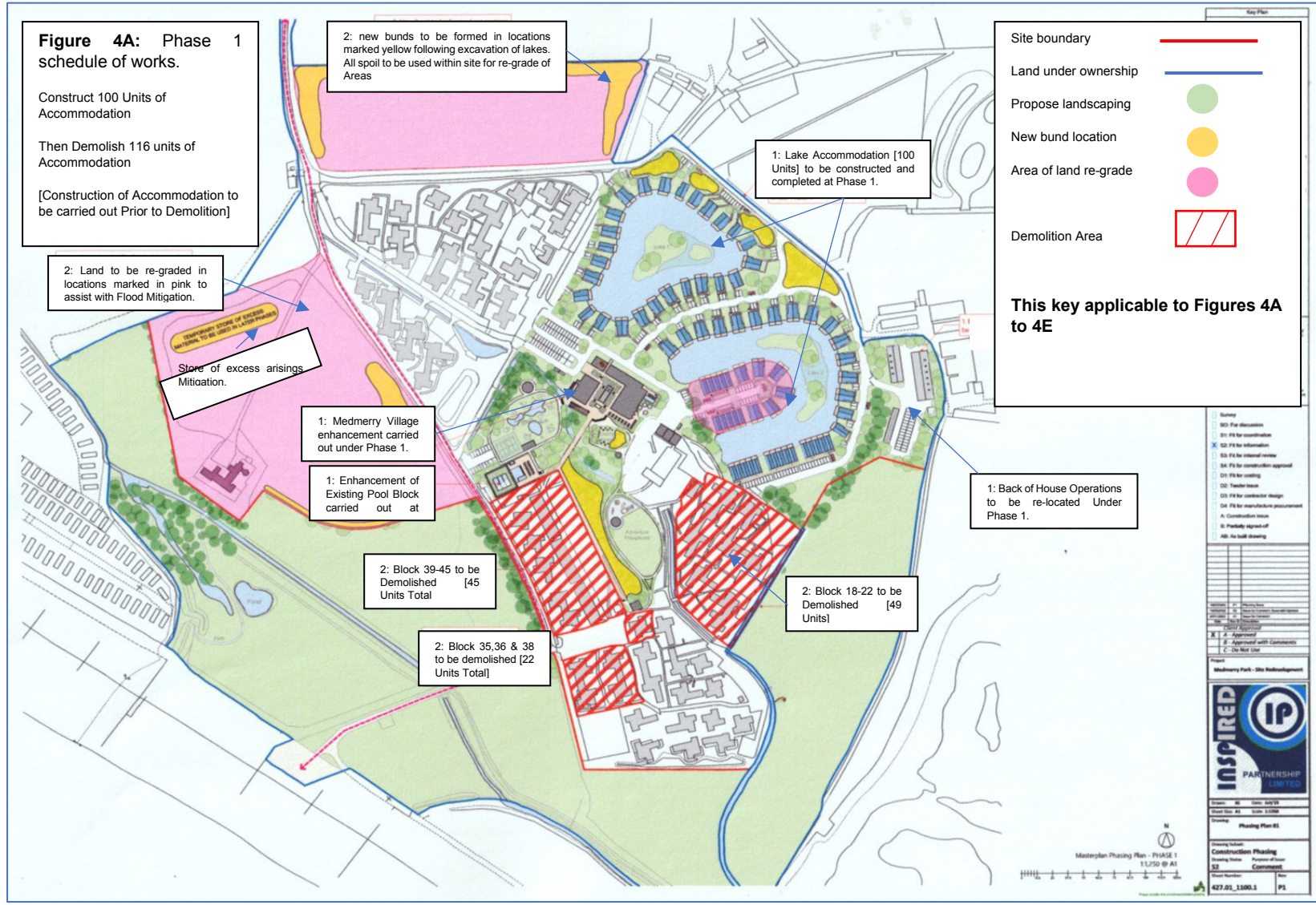
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Project: Medmerry Park - (Site Redevelopment)

INSPIRED PARTNERSHIP

Drawing Name: Construction Phasing
 Drawing Number: 53
 Comment:

Sheet Number: 427.01_1300.1
 Rev: P1



**Figure 4C: Phase 3
schedule of works.**

Construct 113 Units of
accommodation

then Demolish 95 units of
Accommodation

[Construction of
Accommodation to be carried
out Prior to Demolition]

6: Blocks 5-17 to be
Demolished [35 Units Total]

5: Woodland
Accommodation 113 Units,
to be Constructed under
Phase 3.

5: Southern Amenity
Implementation to be carried
out under Phase 3



Key Plan

- Proposed Site Boundary
- Land Under Ownership
- Public Right of Way
- Existing Tree Location
- Proposed Landscaping
- Demolition Area
- New Build Location - ALL Spill to be used within Site Boundary
- Area of Land Re-Grade Ensuring RPIs and Local Constraints are Considered

IMPORTANT NOTICE

This drawing represents an off-site development and is not to be used for any other purpose. The drawing shall not be altered or copied or used for any other purpose without the prior written consent of the Designer. See also the RPIs and Local Constraints and the RPIs and Local Constraints Schedule of Works.

Contractors must check all dimensions on the site before commencing work on the site. Dimensions shall be the responsibility of the contractor. The contractor shall be responsible for any errors or omissions and shall be liable for any and all costs incurred as a result of any such errors or omissions.

Schedule of Works

1	Survey
2	BDI For discussion
3	S1: FI for coordination
4	S2: FI for information
5	S3: FI for internal review
6	S4: FI for construction approval
7	D1: FI for costing
8	D2: Tender issue
9	D3: FI for contractor design
10	D4: FI for manufacture procurement
11	A: Construction issue
12	B: Partially signed-off
13	AB: As built drawing

Client Approval

X	A - Approval
	B - Approved with Comments
	C - Do Not Use

Project

Midmercy Park - Site Redevelopment

INSPIRED PARTNERSHIP LIMITED

Drawn: RB Date: July/23
 Sheet Size: A1 Scale: 1:250
 Drawing: Phasing Plan 03

Phasing Plan

Drawing Status	Purpose of Issue
S2	Comment

Sheet Number: 427.01_1100.3
 Page: P1

4.0 Planning Background & Description of proposed development and phasing

- 4.1 This archaeological desk-based assessment study was commissioned by Cove Communities to inform a forthcoming application for planning consent at the site. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of proposed new development of the site. This will form the basis for a decision-making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.
- 4.2 This report will be submitted to Chichester District Council, to inform any forthcoming planning application for proposed development on this site in due course. This approach conforms with current National Policy Guidelines [NPPF 18] and adopted local planning authority protocols.
- 4.3 The relevant protocols / methods to be followed regarding the archaeological and heritage aspect of the project / application are contained within the National Planning Policy Framework 2018 [NPPF 2018] [July 24th 2018]. This document / policy replaces and updates NPPF 2012.
- 4.4 In addition, reference and consideration will be made to the Chichester Local Plan [2014-2029] Section 19, Key Policy 47: Heritage & Design.
- 4.5 Research and presentation of data within this document follows current [2018] Chartered Institute for Archaeologists guidelines. In addition, the current [2019] Sussex [East & West] Archaeological Standards for Desk Based Assessment are followed and guide production of this report.

4.6 Description of proposed development and its phasing.

- 4.6.1 As noted, at Section 1, the proposed development consists of re-development of the site to provide 308 static holiday units replacing and upgrading the existing 308 units, improvements to on-site facilities and the provision of a comprehensive landscaping and associated flood defence / alleviation scheme.
- 4.6.2 The application / development area is situated within Environment Agency designated Flood Zones 1,2 and 3. The proposed engineering solutions proposed to deal with flood risk mitigation over a c. 100-year period to include coastal flooding, and fluvial, pluvial flooding.
- 4.6.3 It is understood it is intended that the development will be undertaken in five [5] phases: These phases as designated / termed **Phases 1-5** [See Figures 4A-4E].
- 4.6.4 **Phase 1:** See Figure 4A: Construct 100 units of accommodation [demolish 116 units of accommodation]. Construct north east / east ponded areas.
Phase 2: See Figure 4B: Construct 137 units of accommodation [demolish 66 units of accommodation]. Construct south east ponded area.
Phase 3: See Figure 4C Construct 40 units of accommodation [demolish 95 units of accommodation].
Phase 4: See Figure 4D: Construct 22 units of accommodation [demolish 31 units of accommodation].
Phase 5: See Figure 4E: Construct 9 units of accommodation [no demolition at this phase]
- 4.6.5 It is understood that foundations to the proposed new units of accommodation will utilise cement / board piling. [The precise foundation methodology, to include site levelling / preparation / foundation impact depths and footprints etc. will be reviewed to determine a suitable mitigation strategy].

5.0 Archaeological and historical background.

- 5.1 A search was made of Chichester Council Historic Environment Record [HER] for a 0.5km radius that was centred on the assessment site. The National Heritage List of Historic England was also consulted. The results/distribution of finds are shown at **Figure 4**.
- 5.2 Only a single find of a prehistoric Greenstone mace-head [HER Reference CD 766] has been made within the site area. The location of this find suggests it may be residual and re-worked from its primary depositional context.
- 5.3 Two buildings, New Barn [CD9829] and Marsh Barn [CD 9827] are located within the survey area. Both these sites sit outside the proposed development site.
- 5.4 Both farm building listings sit within a landscape described according to Chichester District Council classification as; 'Post Medieval Enclosure'. This landscape use is supported by the reviewed cartographic evidence for the gross site area.
- 5.5 Based on the results of reviewed HER data it is suggested that there is low archaeological potential within the site area. This lack of data should be considered as being a result of low to nil investigation within the study site area and not reflect the true archaeological potential of the site.
- 5.6 Recent excavations immediately to the east and north east of the study site area, as shown at Figure 5, undertaken as part of an archaeological investigation works undertaken in association with the Medmerry Managed Retreat scheme have produced nationally significant archaeological finds/ results for all periods.
- 5.7 Between 2010-2013, the Environment Agency undertook the managed realignment of the coastline at Medmerry. The project is the largest open-coast flood relief scheme undertaken in Europe and impacted on upwards of 60ha of landscape now confirmed as having rich archaeological potential.
- 5.8 The opportunity for archaeological research offered by the scheme has provided a window into the evolution of this distinctive coastal landscape from the earliest period of archaeologically visible human settlement in the Bronze Age through to the modern era.
- 5.9 The geoarchaeological and paleoenvironmental programme produced a significant sediment archive, an important contribution to the study of the Manhood Peninsula.
- 5.10 Important prehistoric archaeology was uncovered including a Mesolithic flint assemblage, partly from an *in-situ* knapping site, and five burnt mounds, radiocarbon dated to the Early-Middle Bronze Age transition, recorded in probable lagoon-edge locations. These are succeeded by Middle Bronze Age

settlement and more widespread Late Bronze Age activity, with two settlements within a localised co-axial field system.

- 5.11 Historic period remains include Saxon settlement, with boundaries of possible building plots, and a series of wooden structures within the estuarine or lagoon silts, including major conserved wooden structures of 13-14th century date, interpreted as several phases of large fish weir.
- 5.12 Detailed recording of six pillboxes and two gunnery range buildings, together with a large assemblage of expended ordnance, allowed for a detailed consideration of the coastal defences installed during World War II.
- 5.13 Recent excavations to the north of the study site, [see Figure 5 site locations at SZ 82708 96794 and SZ 82896 967807] undertaken by Development Archaeology Services Ltd [Hall & Pine 2018] recorded sparse evidence for Bronze Age activity. Within this study site area, it was considered that deep ploughing had severely impacted upon pre-historic archaeological levels.
- 5.14 A pre-determination archaeological field evaluation, undertaken for the Latham Trust, involving the excavation of twenty-five trial trenches was carried out by Development Archaeology Services Ltd (DAS) on and between the 29th November to 1st December 2019 within sub site **Area C** in advance of a proposed new holiday accommodation installation on land at the Medmerry Holiday Park site, Earnley, West Sussex [DAS 2019].
 - 5.14.1 No archaeological activity was identified by this archaeological evaluation within this sub site area and there were no significant archaeological finds.
 - 5.14.2 Although reviewed data for the site suggested there was some potential for multi-phase archaeology, based on the results of the adjacent Medmerry Managed Retreat investigation, this site area specific investigation produced no significant archaeology.
 - 5.14.3 The findings from this 2019 site specific archaeological assessment consisted of a number of modern 'French Drains' along with one further 18th century ceramic land drain. The identified site deposit sequence comprised a topsoil horizon which overlay a natural horizon of brickearth. This deposit sequence was consistent over the whole assessed area and was recorded within a total of five representative sections, that were widely distributed over the survey area.

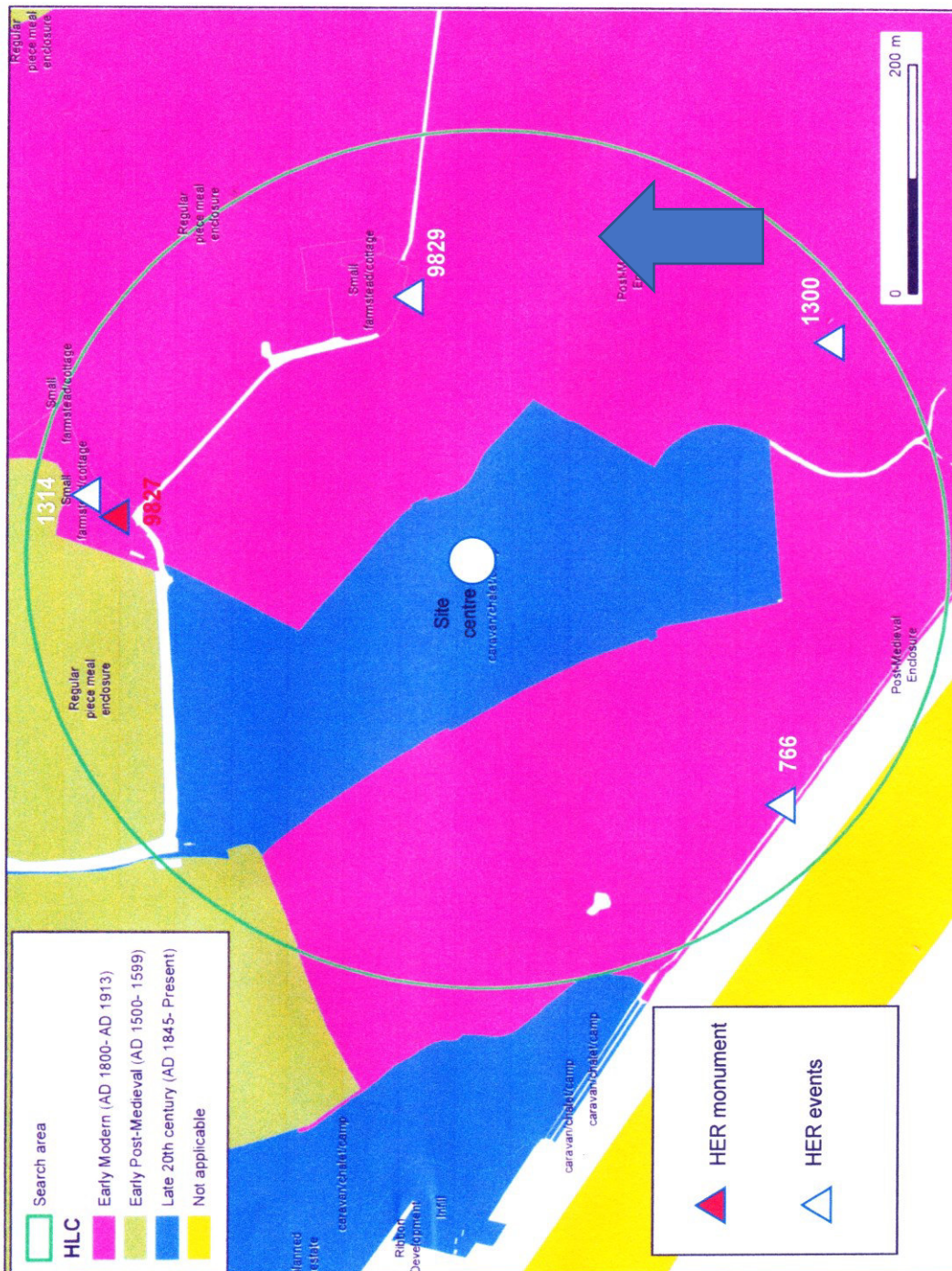


Figure 5: HER monument and events. Shows 'land classification' within site area.

Table 1: Detail of HER events and finds [Refer to Figure 4 for location of finds relative to the study site] [See also DAS Ltd survey report [DAS 2019].

<u>HER No. / Site name</u>	<u>NGR [SZ]</u>	<u>Description / comment</u>	<u>Period</u>
<u>CD 766</u> Stone mace	<u>481800 95500</u>	<u>Greenstone mace-head in Earnley Parish. Recovered from beach area. Possibly residual.</u>	<u>Prehistoric</u>
<u>CD 9827</u> Marsh Farm	<u>482047 96060</u>	<u>C19th Farmstead. Loose courtyard formed by agricultural buildings. Significant loss of original structure [>50%] Grouping includes a 5-bay aisled barn that has been much altered. [Refer to 'event' E1314]</u>	<u>Post -Medieval</u>
<u>CD 9829</u> New Barn	<u>482250 95847</u>	<u>Outfarm. U plan regular courtyard. > 50% loss of original structures with modern additions.</u>	<u>Post-Medieval</u>
Event reference			
<u>E1300</u> Medmerry [managed retreat scheme]	<u>483260 95349</u>	<u>Geoarchaeological survey. Monitoring of 24 test pits during preliminary survey works associated with Medmerry Flood Relief managed retreat scheme.</u>	<u>Non specific No archaeological remains recorded.</u>
<u>E1314</u> Marsh Barn	<u>482050 96064</u>	<u>Building survey of Marsh Barn. Survey concluded barn was an excellent sample of its type. Potential to convert with retention of key timbers considered possible.</u>	<u>Post-Medieval</u>
DAS 2019 <u>[no HER reference]</u>	<u>8201 9574</u>	<u>Evaluation survey [trail trenching investigation] Recorded post med/modern drainage ducts</u>	<u>Post -Medieval</u>

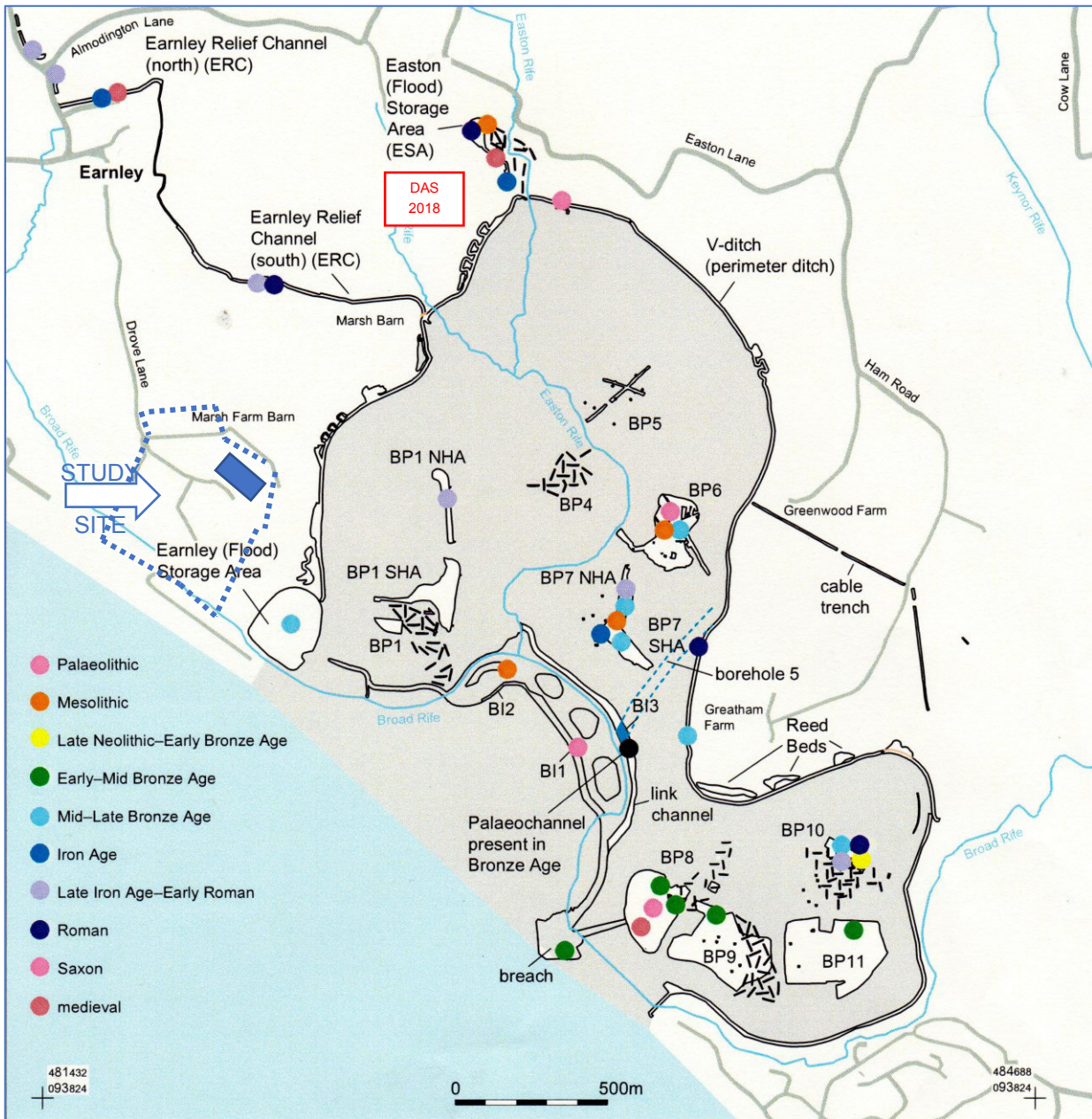


Figure 6: Study site location

shown relative to the adjacent Medmerry site. Shows locations finds / feature for specified periods within the Medmerry site [Stephenson P. and Krawiec K. 2019]

Shows location of DAS evaluation survey undertaken in 2018



Shows location [approximate] of DAS 2019 evaluation report [site specific within sub site Area C] See Section 5.14.



6.0 Site-specific search/investigation results.

6.1 Documentary information [cartographic review]

- 6.1.1 Copies of manuscript and of printed Ordnance Survey maps were obtained from the Chichester District Local Studies. Maps available for review are presented at Figures 7 to 10 of this study.
- 6.1.2 The earliest consulted map is the Earnley Tithe Map for 1845 [Figure 7] [Refer to Table 1 for owner / usage list]. This map shows the main Earnley site access road [Drove Lane] present in its current location and alignment. Marsh barn is present to the north of the application site. New Barn to the south is not recorded. Field use is a combination of arable and pasture. Drainage cuts are present indicating localised water management was in place at this time.
- 6.1.3 The 1875 OS series map [Figure 8] shows limited change from the 1845 record with no change in field boundaries / layout. The north south aligned single track link road to [Drove Lane] appears to have become redundant to the immediate north of Stoney Lane.
- 6.1.4 The 1911 OS series map [Figure 9] shows minimal change from the 1875 edition.
- 6.1.5 The 1933 OS series map [Figure 10] shows the initial installation of first phase structures / development associated with the New Beach Holiday Camp with structures noted to the south east of Stoney Lane. The line of Earnley Rife has been moved to the north east. The Earnley Beach Centre building appears within the north east of site Area E.

- 6.2.1 Walkover photographic survey** [Refer to Appendix 1 for site photographs and See **Figure P1** for location and direction photographs were taken from].
- 6.2.2 Four site walkover surveys were undertaken by C.A. Pine and N. Hall of DAS during October 2018 and October 2019 [first phase] and 2nd February and 18th February 2023 [second phase]. The purpose of the visits was to undertake / recording of the present appearance of the proposed development site, and noting any features which might indicate surviving archaeological remains. Recording included a digital photographic record, which are reproduced in **Appendix 1**. The weather conditions for all visits were fine with slight cloud cover.
- 6.2.3 Site sub Area B [Plates 1-4]. This site area, located to the north of the existing holiday village-built area, was fallow, and laid to grass and stubble. Ground surface was flat with no visible surface anomalies. Past recent use as arable land may have resulted on reduction / levelling of any surface anomalies.
- 6.2.4 Both Areas C [Plates 7,8 and 9] and D [Plate 11,30 and 32] located to the east and north east of the existing built holiday village area, were under managed grass. No surface undulations or anomalies were observed within this site area. [See results of DAS survey 2019 summarised at Section 5.14].
- 6.2.5 Area E lies to the south of the existing 'built' holiday village area and is separated from the existing built area by a south east north west orientated rough service / access track [Plate 15]. The building complex [C20th] named 'The Earnley Beach Centre' occupies an area within the north west of Area E. This building is accessed via a single track [Plate 17].
- 6.2.6 Area E is predominantly used as grazing / pasture land [Plates 16 and 18]. The main feature within Area E is the north west south east aligned 'Broad Rife', [Plates 22 and 23]. This deep, c. 4m deep, drainage ditch runs parallel to the existing beach line. Apart from acting as a drainage conduit its form and orientation acts as a flood defence separating the main part of Area E from the storm beach line to the south [Plates 25 and 27].
- 6.7 Area D lies to the immediate east of the existing holiday park complex. This area exhibits equal characteristics [grassed & flat] to the adjacent Area C [Plates 28,31 and 32]. No surface undulations or anomalies were observed within this site area.
- 6.8 The site conditions / status of the existing main holiday centre complex is shown at Plates 33 to 38. The majority of site buildings [holiday bungalows] comprise of light weight single storey constructions located on raised timber platforms lying on shallow [predicted / assumed less than 0.50m deep] foundations [Plate 36 and 38].
- 6.9 At the south east of the site and selected perimeter / near perimeter locations service buildings are present. These are again of lightweight construction and predominantly of agricultural / barn construction type [Plates 33 and 35].

- 6.10 The presence of more substantial two storey [service amenity] structures are limited to the centre of the site [Plate 35 and 37].
- 6.11 In summary the areas peripheral to the main existing complex, Areas B, C, D and E are under pasture / grass. It is probable that most of these areas have undergone some degree of impact from ploughing though this is assessed as having had low potential to impact on any near surface archaeological resource having likely to have taken place intermittently. These areas do not appear to have been subjected to intensive, deep ploughing, that is typical of intensive arable farming over the last c. 25 years.
- 6.12 Though the main site area Site A at Figure P1, has been 'developed' the majority of structures are lightweight and on shallow or raised foundations. Therefore, the potential of impact on any archaeological resource that may be present is considered to have been low to possibly moderate.



Figure 7: Earnley Tithe Map for 1845. [Refer to Table 1 for owner/usage list]

Approximate site boundary



Table 2: 1845 Tithe map. Owner / land usage summary.

Field number	Landowner / occupier	Field name / usage
2	-----	-----
3	Owner: Lucy Anne Drew Occupier: Richard Seymour	Horse Marsh: Pasture
4	Owner: Lucy Anne Drew Occupier: Richard Seymour	Horse Marsh: Pasture
5	Owner: Lucy Anne Drew Occupier: Richard Seymour	Slip: Pasture
20	-----	-----
21	Owner: Lucy Anne Drew Occupier: Richard Seymour	Carthorse Field: Arable
22	-----	-----
23	-----	-----
24	-----	-----
25	Owner: Lucy Anne Drew Occupier: Richard Seymour	-----
26	-----	-----
27	-----	-----
28	Owner: William Slade Occupier: William Tribe.	Marsh Field: Arable
33	Owner: Lucy Anne Drew Occupier: Richard Seymour.	Cottage Field: Arable

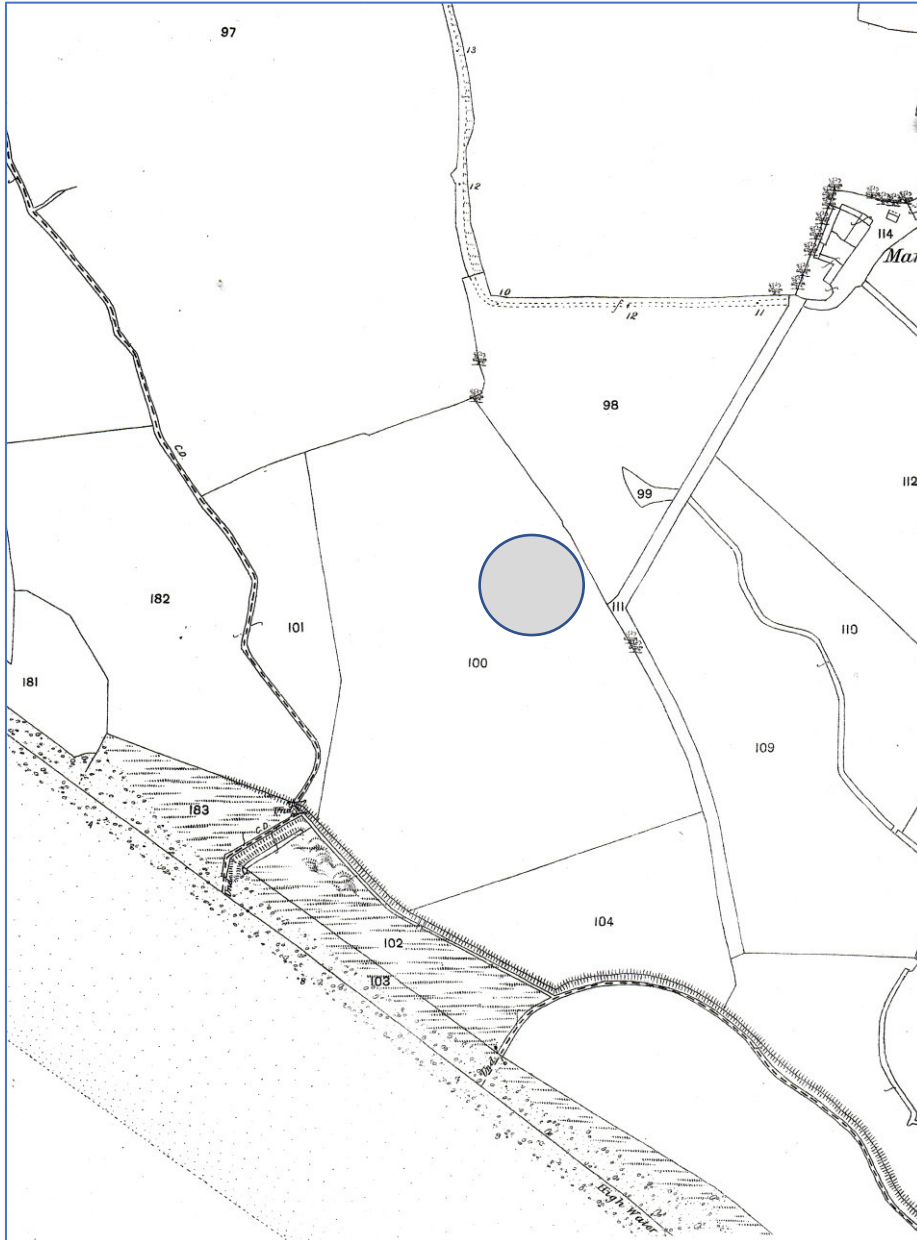



Figure 8: Extract from OS 1875 [1st Edition] Original scale 25 inch to 1 mile.

Approximate centre of study site 

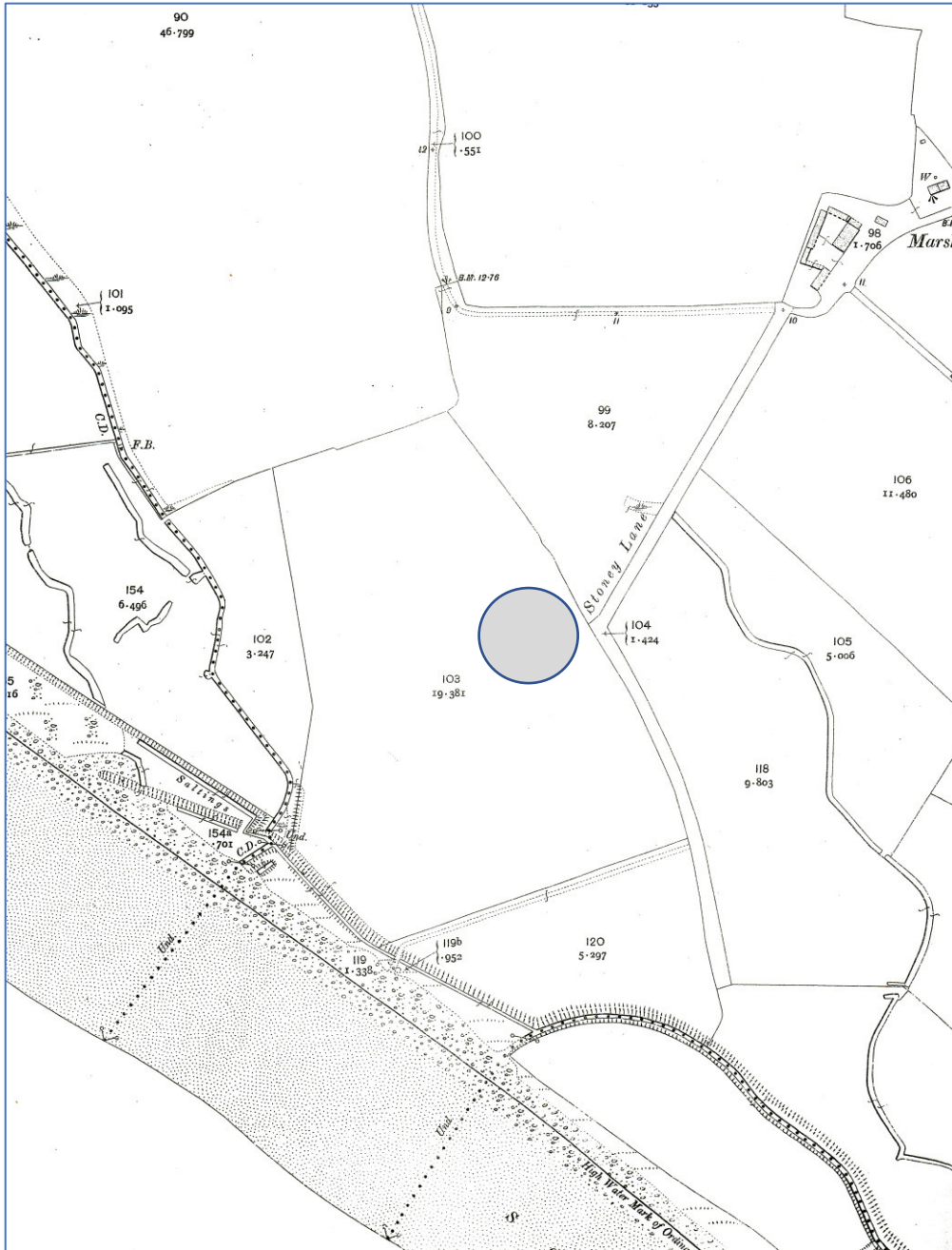



Figure 9: Extract from OS 1911 [3rd Edition] Original scale 25 inch to 1 mile.

Approximate centre of study site 

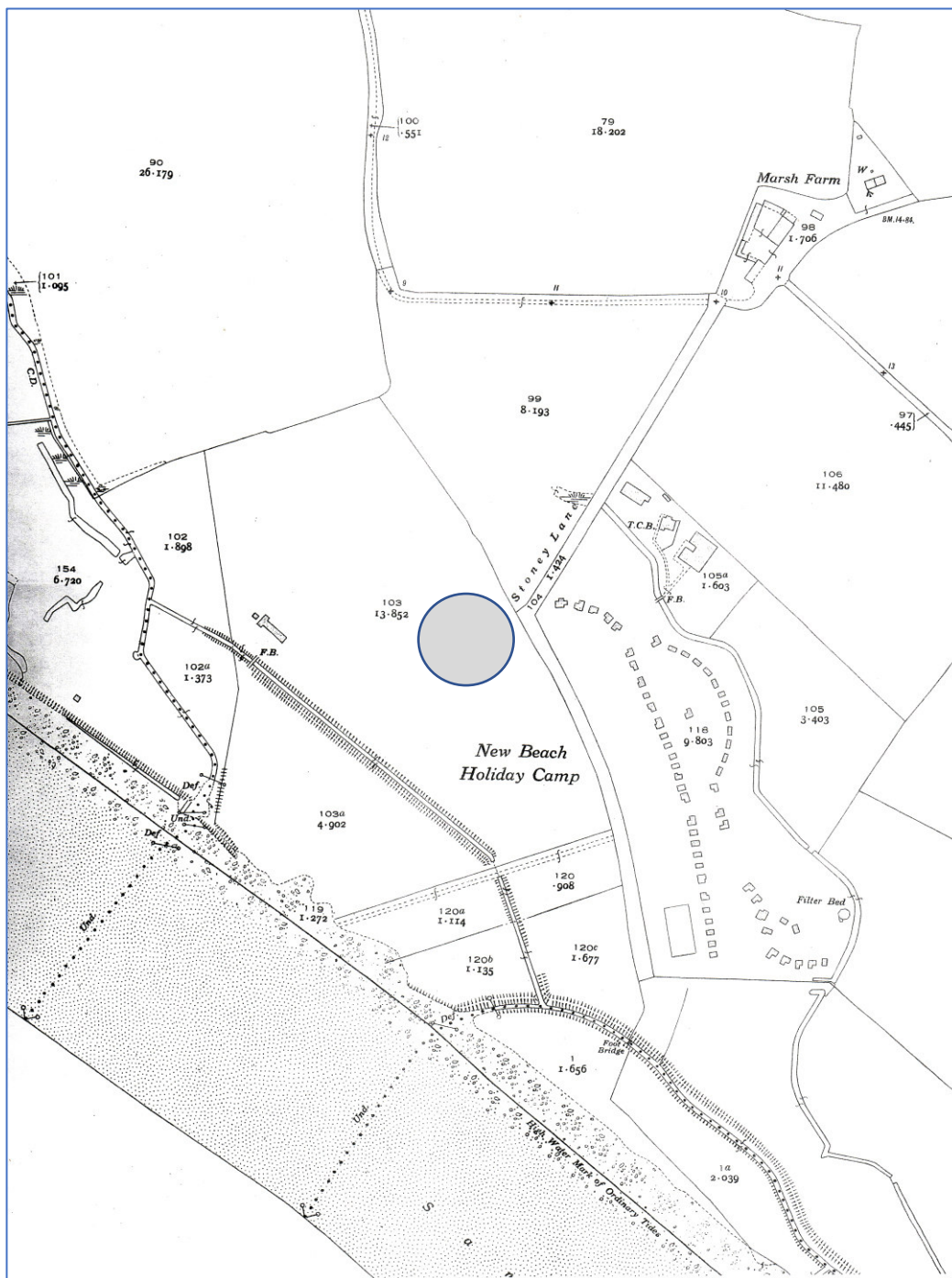



Figure 10: Extract from OS 1933 [4th Edition] Original scale 25 inch to 1 mile.
 Approximate centre of study site 

7.0 Assessment of archaeological potential

- 7.1 This study has identified on a single pre-historic find [CD766] a greensand mace-head recovered from the beach area external to the south west of the study site.
- 7.2 The standard HER search area produced very limited data relating to known finds, from any period, within the study site. Based on the standard search criteria employed it may appear that the archaeological potential for all periods might be considered as low to very low.
- 7.3 A pre-determination archaeological field evaluation involving the excavation of twenty-five trial trenches was carried out by Development Archaeology Services Ltd (DAS) on the 29th-30th of November and on the 1st of December 2019 within sub site **Area C** in advance of a proposed new holiday accommodation installation on land at the Medmerry Holiday Village, Earnley, West Sussex.
- 7.3.1 No archaeological activity was identified by this archaeological evaluation within this sub site area and there were no significant archaeological finds.
- 7.3.2 Although the location of this investigation area suggested there was some potential for multi-phase archaeology [based on the results of the adjacent Medmerry Managed Retreat investigation, this site area specific investigation produced no significant archaeology.
- 7.3.3 The findings from this archaeological investigation consisted of a number of modern 'French Drains' along with one further 18th century ceramic land drain. The identified site deposit sequence comprised a topsoil horizon which overlay a natural horizon of brickearth. This deposit sequence was consistent over the whole assessed area and was recorded within a total of five representative sections, that were widely distributed over the survey area.
- 7.3.3 However given the proximity of the recent 'nationally significant finds' made during construction / works Medmerry Managed Realignment Scheme [see Section 5] the authors stress that the potential for archaeology to be present within the proposed development are should be considered to be minimally moderate and possibly high for all periods.
- 7.4 The landscape characteristics recorded during the map analysis and walkover surveys, for the study site show a relative absence of varied surface topography, when compared with the Medmerry 'managed retreat' site. At the Medmerry site surface undulations and slight topographic variations at ground surface were noted as a result of variable depositional regimes relating to channel fills. Channel edges / margins produced relatively higher concentrations of archaeological finds for all periods. It is considered probable that minor topographic variations may have been levelled during land management / arable farming. The potential for the presence of channel fills below ground should not be discounted.

7.5 Built heritage: Only two historic buildings are recorded within the immediate site survey area. Both Marsh Barn [E1314] and New Barn [CD9829] lie outside the proposed development area. Neither of these buildings are listed. Whilst it would be legitimate to consider them as non-designated heritage assets the proposed development will have no impact on their fabric minimal / negligible impact on their setting.

7.7 Earnley Conservation Area [see Appendix 2]

7.7.1 Although not within the site area, or within c. 750m radius of the site centre consideration is given to built assets within the Earnley Conservation area [see Appendix 2 for full description of built / historic assets].

7.7.2 Surviving historic features within the Conservation Area

The following are the most significant surviving historic features within the Conservation Area:

- Survival of medieval street plan with small central “green”
- Earnley Manor, a possibly 13th century building, with a c.1800 refacing
- Earnley Church, with 13th century nave and 14th century chancel
- Earnley Place, late 18th century
- 18th and 19th century barns south of Earnley Manor
- 19th century agricultural labourers’ cottages on north side of the green

8.0 Impact on archaeological potential archaeological resources and proposed mitigation.

- 8.1 The groundworks associated with any proposed development such as the excavation of new foundations and services along with landscaping access, can directly impact on any buried archaeological resource.
- 8.2 The potential for previously unknown archaeological activity to be encountered during development and any resultant impact from this development therein should also be taken into consideration. As noted above this potential has been assessed as moderate to possibly high for all periods.
- 8.3 Based on currently available construction logistics for each phase the following potential impact on any available archaeological resource may be predicted.
- 8.4 **Phase 1:** See Figure 4A: Construct 100 units of accommodation, demolish 116 units of accommodation]. Construct north east / east ponded areas. This sub site area [Area C at Figure 3 and 4] has been investigated [DAS 2019]. Results of the evaluation / investigation in this area suggest low archaeological potential within this sub-site area. Existing structures likely to have had limited impact on any below ground archaeological resource with previous build areas.
- 8.5 **Phase 2:** See Figure 4B: Construct 137 units of accommodation, demolish 66 units of accommodation. Construct south east ponded area. The majority of this subsite area E has undergone no development and is presently under pasture / grassed cover. It is therefore considered that this area should be, in advance of construction, be subjected to a phase of purposive archaeological investigation. It is suggested that evaluation / investigation may be carried out by trial trench investigation [as / similar to that undertaken in 2019 within sub site Area C, see Figures 3, 4 and Figure 11].
- 8.6 **Phase 3:** See Figure 4C Construct 40 units of accommodation, demolish 95 units of accommodation.: This site area is presently an area of existing chalets and associated infrastructure. Whilst existing buildings are moderately densely arranged within this site area foundation / service installations associated with structures are likely to be relatively shallow therefore any archaeological resource present is unlikely to have been severely impacted upon. It is therefore suggested that consideration be given to a program of archaeological monitoring during development works within this site area.
- The northern part of this phase [Area B at Figure 2] has undergone no development and is presently under pasture / grassed cover. It is therefore considered that this area should be, in advance of construction, subjected to a phase of purposive archaeological investigation. It is suggested that evaluation / investigation may be carried out by trial trench investigation

- 8.7 **Phase 4:** See Figure 4D: Construct 22 units of accommodation, demolish 31 units of accommodation. Whilst existing buildings are moderately densely arranged within this site area foundation / service installations associated with structures are likely to be relatively shallow therefore any archaeological resource present is unlikely to have been severely impacted upon. It is therefore suggested that consideration be given to a program of archaeological monitoring during development works within this site area.
- 8.8 **Phase 5:** See Figure 4E: Construct 9 units of accommodation [no demolition at this phase].
- 8.9 **Built heritage:** Only two historic buildings are recorded within the immediate site survey area. Both Marsh Barn [E1314] and New Barn [CD9829] lie outside the proposed development area. Neither of these buildings are listed. Whilst it would be legitimate to consider them as non-designated heritage assets the proposed development will have no impact on their fabric with no impact on their setting.
- 8.10 **Refer to Appendix 2** for description of Listed Buildings within Earnley conservation Area c. 1km from the study site centre. See also outline / draft mitigation proposals during phased construction period at / within Appendix 2.

8.7 Proposed Mitigation

- 8.7.1 It is considered on archaeological or built heritage grounds there should be no reason for refusal for development at the study site.
- 8.7.2 Given the potential for archaeology, particularly, Bronze Age, Iron Age and Roman periods to be present within the gross site area, it is suggested that suitable mitigation strategy would be the imposition of a Condition, requiring investigation of the site post determination though in advance of each separate development phase.
- 8.7.3 The precise details of any evaluation / investigation to be determined / confirmed after consultation between the applicant's appointed archaeological contractor and the archaeological advisor to the relevant planning authority.
- 8.7.4 **NOTE:** Given the predicted 'phased' nature of works careful consideration should be given to the implementation of a program of pro-active investigation in advance of each separate construction phase.
- 8.7.5 As the proposed works are anticipated to take place over a protracted period [+ 2-year time frame] it is suggested that key areas, within each separate sub-site area be investigated in advance of construction / impact within those specific sub-site areas.[as shown at The results of each investigation phase to inform mitigation undertaken at each subsequent phase.

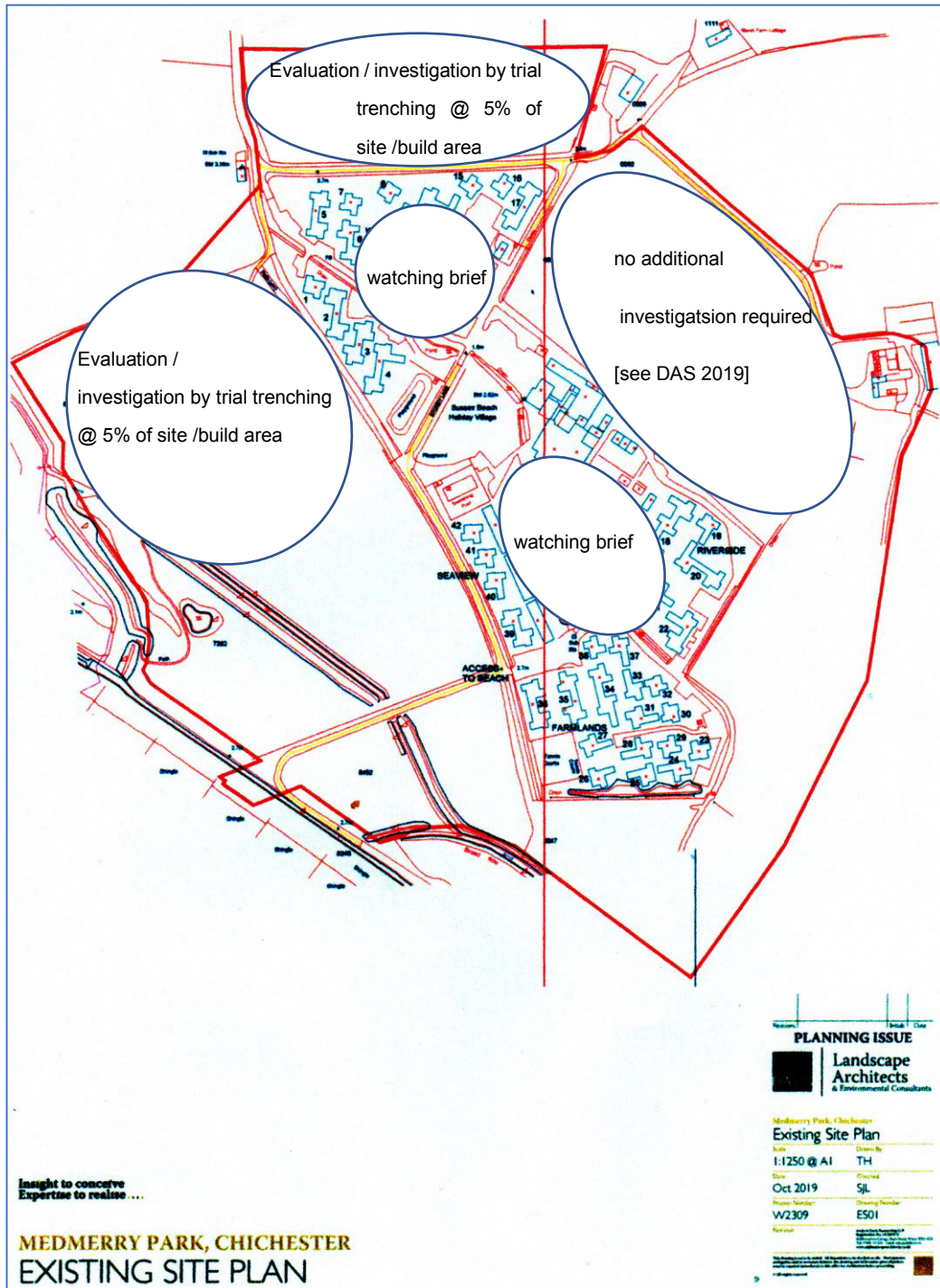


Figure 11:

Existing [2022/23] site layout showing proposed new build areas [buildings and landscaping]
Shows suggested level of investigation / monitoring for each development area.

Precise methodology to be confirmed after consultation with the appropriate planning officer
[as of 05:2023, J. Kenny Chichester District Council Archaeology Officer]

9.0 Acknowledgements

9.1 Development Archaeology Services would like to thank Cove Communities for commissioning this archaeological desk-based assessment study.

9.2 Thanks, are also extended to James Kenny [Chichester District Archaeology Officer] for his assistance at all stages and particularly for his discussions regarding the Medmerry Scheme results. Thanks, are also extended to the staff of the West Sussex Records Office for their assistance in accessing cartographic data sets.

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Appendix 1: [Site Walkover Plates and descriptions]

**Appendix 2: [Earnley Conservation Area
Description & Plates]**

MEDMERRY HOLIDAY PARK

[including summary HIA for Earnley Conservation Area]

**[Site Centred at approximately
National Grid Reference SZ82013 95743]**

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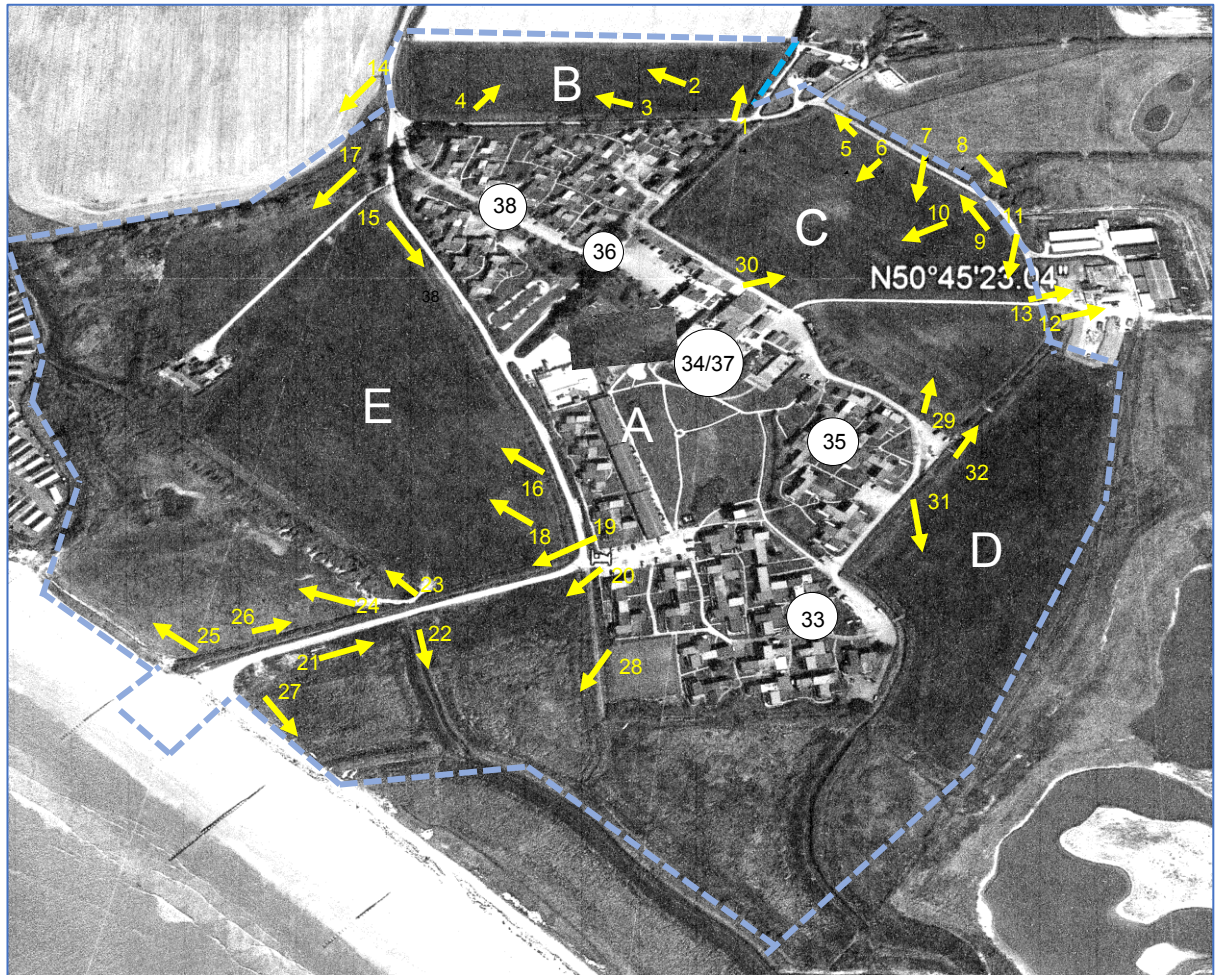


Figure P1: Site layout [existing] showing location and direction Plates 1-31 were taken from.
 Characteristic structure type [see Plates 33-38] within 'built' site areas as existing ○



Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6

Plate 1: Eastern boundary of Area B viewed from the south looking north.

Plate 2: Area B viewed from the south east looking north west.

Plate 3: As Plate 2 looking along the southern east west orientated hedge boundary of Area B.

Plate 4: Area B viewed from the south west looking north east.

Plate 5: North eastern site perimeter road showing north part of Area C. Viewed from south looking to the north west.

Plate 6: Area C viewed from the eastern perimeter boundary road looking to the east towards the existing site centre. [Note refer to DAS 2019 evaluation report for sub site survey detail]

For location and direction plates were taken from refer to Figure P1.



Plate 7: Site sub-site area C viewed from eastern site perimeter road looking to the south west towards Area D.

Plate 8: Site sub area C viewed from the eastern perimeter access / service road looking due south.

Plate 9: Site perimeter road looking north. Area C to the left of the service / access road.

Plate 10: Area C viewed from the southern terminal of the perimeter service / access road looking to the north

Plate 11: The north of sub site Area D viewed from the southern terminal of the perimeter access road, looking to the south

Plate 12: Access / service perimeter road looking to the east showing service / agricultural barn complex external to the site.

For Area C [Note refer to DAS 2019 evaluation report for sub site survey detail]

For location and direction plates were taken from refer to Figure P1.



Plate 13



Plate 14



Plate 15



Plate 16

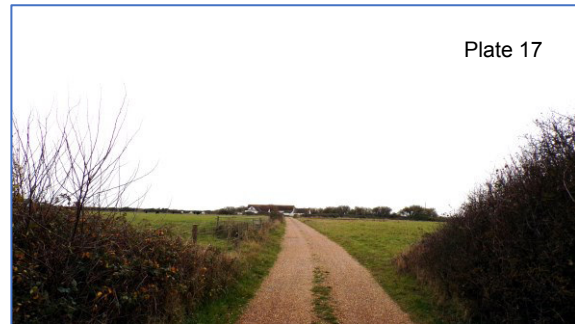


Plate 17

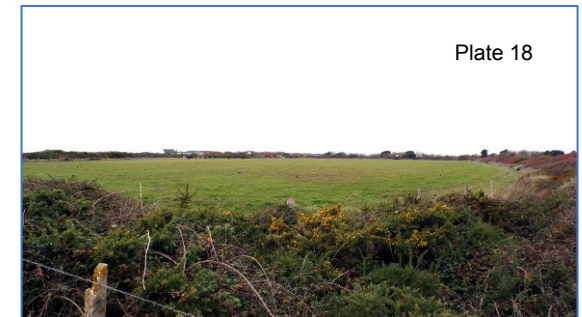


Plate 18

Plate 13: Detail of agricultural barn complex external to the site.

Plate 14: Arable field detail external to the north western boundary corner of the site. View to the south along the western boundary of the site

Plate 15: Detail of service / access route [Stoney Lane] orientated north west / south east dividing site Area A and Area E

Plate 16: Site Area E viewed from the south east looking north west.

Plate 17: Access route [Earnley Beach Centre] transecting the north west of Area E. Viewed from the north looking south west.

Plate 18: Site sub area E viewed from the south east looking north west

For location and direction plates were taken from refer to Figure P1.



Plate 19



Plate 20



Plate 21

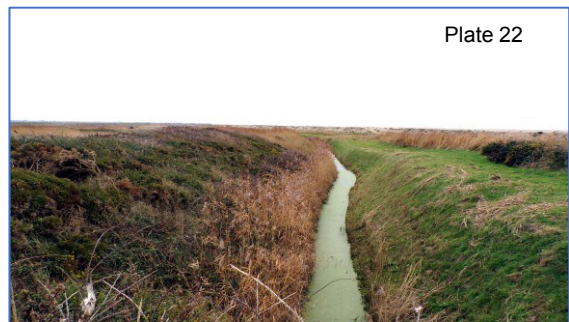


Plate 22



Plate 23

Plate 19: Trackway defining the eastern edge of Area E from the north looking to the south.

Plate 20: As Plate 20

Plate 21: Trackway as seen in Plate 19 though viewed from the south looking to the north.

Plate 22: Rife [Earnley Rife] viewed from pathway delineating eastern edge of Area E. View is to the east towards the extreme south east of the development area

Plate 23: As Plate 22 though looking to the west. Earnley Rife marks the approximate southern edge of Area E.

For location and direction plates were taken from refer to Figure P1.



Plate 24: View from the southern end of trackway defining the eastern edge of Area E. View looking to the south west / shoreline

Plate 25: View looking to the west along the shingle ridge lying to the south of Area E.

Plate 26: Track way defining the eastern edge of Area E looking from the shingle ridge beach line. View from the south looking to the north.

Plate 27: Back track to the existing shingle ridge line lying to the south of the gross site area. View from the south of trackway looking to the east.

Plate 28: View south of open grassland from the southern boundary of Areas A and D.

Plate 29: View of Area C viewed from its south eastern corner of this sub site area looking to the north.

For location and direction plates were taken from refer to Figure P1.



Plate 30: View of footpath / track way transecting southern part of sub site Area C. View from the west looking east.

Plate 31: View of Area D looking from the western boundary of this sub site area looking to the south east.

Plate 32: View along the north western boundary of Area D looking to the north east.

For location and direction plates were taken from refer to Figure P1.



Plate 33: Example of existing structures within **southern area A**.

Plate 34: Example of existing landscaping / building type within central Area A.

Plate 35: Example of 'service' buildings present within Area A.

Plate 36: Example of 'typical' chalet structures, as existing, within Area A.

Plate 37: As Plate 34.

Plate 38: Example of 'typical' chalet structures, as existing, within Area A.

For location of plates refer to Figure P1.

**Appendix 2:
Earnley Conservation Area
Description & Plates.**

[Includes suggested outline mitigation during construction period]

Appendix 2:

Earnley Conservation Area [Review of the proposed development, including associated activity, on the character and amenity of the Earnley conservation Area].

Conservation Area as defined by Chichester District Council [CDC] Cabinet: 7 May 2013

1.0 Review of potential impact on Earnley Conservation Area.

The Earnley Conservation Area is located approximately one kilometre from the northern boundary of the application site [See Figure AP2].

- 1.1 A description of the location and characteristics of key features of the conservation area are presented at Section 2.0
- 1.2 Although external and distant [c. 1km north] from the application site all vehicular access to the site requires routing through the Earnley conservation area.
- 1.3 Whilst the proposed works will have no direct physical impact or affect the setting of any built asset's significant built assets within the conservation area, it is appreciated that vehicular access to the proposed development site is only possible through the conservation area.
- 1.5 Following guidance and advice received at the consultation stage it is understood vehicle access to the site through the conservation area may have the potential to affect the area and therefore it will be a material consideration in the determination of relevant planning applications.

2.0 Description of the Designated Conservation Area

- 2.1 The name Earnley is taken from two early English words, "*Earn*" – an eagle, and "*Leah*" – a clearing in the wood. These lands equated in the medieval period to the Hundred of the Manhood, a name derived from "*la Manwode*", meaning "the common wood".
- 2.2 The Earnley Conservation Area is small (so it has no special "character areas"), and is centred on the small medieval church which sits on a triangle of land between three roads. The spacious layout of the surrounding buildings, irregularly positioned, provides an informal plan form entirely appropriate to the rural setting. Wide grass verges add to this character, with a number of tree groups providing a green backdrop. Despite blocks of more modern development, which tends to surround the conservation area to the north, west and partially to the south, there are strong visual links to the surrounding countryside.
- 2.3 The village is surrounded by generally open countryside, providing an attractive setting on all sides, apart from the west, where some limited modern development has impinged.
- 2.4 Historically, Earnley stood on the edge of Earnley Marshes, leading to Ham Marshes, which separated Selsey from the rest of the Manhood Peninsula. This land has now been drained but remains very flat.
- 2.5 Earnley is a well-preserved rural village which despite some modern development still retains a feeling of its long history, personified by the survival of its 13th century church and its early Manor House. The spacious character of its layout, and the few but attractive historic buildings in a sylvan setting, all contribute to the positive qualities of the conservation area.

2.6 Surviving historic features within the Conservation Area

The following are the most significant surviving historic features:

- Survival of medieval street plan with small central "green"
- Earnley Manor, a possibly 13th century building, with a c.1800 refacing
- Earnley Church, with 13th century nave and 14th century chancel
- Earnley Place, late 18th century
- 18th and 19th century barns south of Earnley Manor
- 19th century agricultural labourers' cottages on north side of the green

2.6.1 There are four listed buildings in the Earnley Conservation Area.

2.6.2 **1] Earnley Parish Church** [Earnley SZ 89 NW 20/727 The Parish Church 5.6.58-II*

Built of Mixon stone and Lavant stone rubble. Chancel and nave without division between the, western bell-turret, tile hung with shingle roof and northern porch. Dedication unknown. Nave C13th chancel C14th, north porch dated 1873.

Arguably the most important listed building within the conservation area.

The main focal building of the village of Earnley is the Parish Church which is Grade II* listed. The church building and church grounds / cemetery are clearly visible as it is positioned at the intersection of 3 no. roads

The heritage significance of the Parish Church is primarily derived from its architectural and historic interest. The setting contributes to the significance of the asset. as it may be appreciated 'in the round' from the surrounding approach access routes within the conservation area.

- **There will be no physical impact on this asset during any phase of development**

2.6.3 **2] Earnley Place** [Earnley SZ 89 NW 20/729 Earnley Place Grade II.

C18. Two parallel ranges. Two storeys and attic. Three windows. Two dormers. red brick and grey headers. Modillion eaves cornices. Tiled roof. Glazing bars intact.

Listing NG: SZ8154696872.

The building is considered to date to the C18th. Its setting has undergone some alteration since the 1930' with the construction of Earnley concourse. Earnley Place has recently been used for commercial activity / purpose.

The heritage significance of Earnley Place is derived from a combination of its architectural and historic significance of its physical fabric. The building is largely screened from external view therefore its setting is best appreciated from immediately within its grounds. The significance of the building is mainly rested in its historic fabric best experienced from viewing from its immediate garden surroundings.

- **There will be no physical impact on this asset during any phase of development**
- **The site is not viewable from the development site.**

2.6.4 **3] Earnley Manor** [Earnley SZ 89 NW 20/728 Earnley Manor II.

An C18th early C19th refronting of an earlier building. Two storeys. Four windows. Stuccoed. Parapet. Tiled roof. Glazing bars intact

Listing NGR SZ8166297021

Earnley Manor is located to the north east of the Conservation area. The existing C19th fronting is a modification, re-fronting, to an earlier C18th building. The build plan is approximately 'T' shape and is two storeys in height. The building is set in substantial 'isolating' grounds with associated agricultural barns to the south. The setting of the building has undergone some modification with a development [Earnley Manor Close

The heritage significance of Earnley manor is derived primarily from its architectural and historic interest of its fabric as an example of a historic country manor house. The setting also contributes to the overall significance of this asset. The fabric and setting have undergone some earlier modification. The asset may best be appreciated from views from within the grounds of the asset.

- **There will be no physical impact on this asset during any phase of development**
- **The site is not viewable from the development site.**

2.6.5 **4] K6 Telephone Kiosk** [Earnley 1080/0/10051 Clappers Lane 25-Jul-03 K6 Telephone kiosk opposite cottages.

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Manufactured by various contractors. Cast Iron construction. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

The kiosk [Plate AP2/9] is located marginal to the green area in front of / to the south west, of Church Cottages. Its heritage significance is derived from historic interest as a British design 'icon' representing innovation in the mid C20th.

- **There will be no physical impact on this asset during any phase of development**
- **The site is not viewable from the development site.**

2.6.6 There are a few further historic buildings within the Earnley Conservation Area which make a positive contribution to the character and appearance of the conservation area. They are mainly 18th or 19th century and with the listed buildings described above, form an important part of the special architectural and historic interest of the area.

2.6.7 The former barn complex to Earnley Manor, including Oak Lodge, Oakwood, Poplars and Sandalwood, is perhaps the most significant of these positive buildings, and forms a strong link with the agricultural past of the settlement.

2.6.8 Another link is provided by the small 19th century cottages opposite the church which are built from flint with red brick dressings and small multipaned casement windows. [See Plates AP2/7 and AP2/8].

- There will be no physical impact on any of the above assets during any phase of development
- The assets are not viewable from the development site.

3.0 Summary assessment of impact on assets with the Conservation Area.

3.1. It is considered that the on-site works will have no impact on either setting or fabric of any recorded designated or non-designated built asset within the Earnley Conservation area.

3.2 It is understood that no vehicle study predicting vehicle management through the conservation area has been undertaken. It is anticipated 'site' vehicle movement will be variable within each predicted build phase.

3.3 It is advised that site / construction traffic passing thorough the conservation area should be subject to control / management protocols to be determined and put in place in advance of construction works [all phases]

3.4 Possible Mitigation:

3.4.1 It is understood a 'Construction Traffic Management Plan' will be included within the submitted Environmental Statement informing the application [Integrated Transport Planning Ltd].

3.4.2 A summary of proposed 'draft' mitigation measures relating to traffic management is presented at Figures TM 1 and TM 2 [reproduction/copy of Table 2.1] below.

3.4.5 It is suggested that within the final submitted ES [Construction Traffic management Plan] specific reference, consideration should be made to recorded heritage assets present within the conservation area.

Table 2-1: Summary of CTMP measures

Objective	Measure	Impact
Objective 1: Safeguard the existing level and quality of local resident amenity against construction traffic and activities	Access and routing strategy	Designated construction traffic routes to avoid sensitive receptors and inappropriate roads and lanes where possible.
	HGV movement restrictions	Restriction of HGV movements to certain periods to minimise disruption to regular local car journeys.
	Traffic Management Group	Monitor, evaluate and update measures of the CTMP to address any shortfalls in effectiveness.
	Signage strategy	Signage for construction vehicles to use designated routes and to warn other road users of the presence of construction traffic.
	Co-ordinated approach	Clear and frequent communication between the developers and contractors of nearby housing developments will be pivotal to ensure a co-ordinated approach should the developments be under construction at the same time
Objective 2: Limit the potential for congestion and maximising safety for all road users on the local highway network	Core working hours	Core working hours to avoid the need for workers to travel during peak periods.
	HGV movement restrictions	HGV movements will avoid the school drop and pick up times to minimise conflict during peak periods.
	Delivery Management Strategy (DMS)	A DMS to manage the arrival and departure of delivery vehicles in designated time slots to avoid any build-up of HGVs on the local road network and within the Site.

TM1

Objective 3: Ensure that the structure and quality of the local highway network is not degraded by construction vehicles	Information packs and communication	Information packs and incentives for construction staff to help encourage car sharing and the use of a mini bus provided by the contractor to transport workers staying in local accommodation, to the Site.
	Signage strategy	Signage at necessary junctions to improve safety and warn other road users of the presence of construction traffic.
	Highway condition surveys	Highway condition surveys before, during and after the construction period to identify any potential damage caused to the local highway surface. Surveys to be undertaken along construction vehicle route, including through the village of Earnley.
	Highway protection and repair	Appropriate padding and surface treatments will be implemented when and where necessary to protect and reinstate any damaged areas.
	Wheel washing	Equipment located at the Compound and Site exit to avoid the transfer of mud and debris to the public highway.
	Highway sweeping	Routine sweeping of the public highway adjacent to the Site to further eliminate any mud and debris originating from the Site not prevented by wheel washing.
	Access and routing strategy	Designated construction vehicle routes will make it easier to locate and address sensitive areas for surface treatments and risk mitigation.

TM2

TM 1 & TM2 proposed 'draft' mitigation traffic management associated with proposed phased development





Figure AP2: Location of Earnley Conservation area  relative to the Study Site location. 



Figure AP3 Location of Listed Buildings / structures within Earnley Conservation Area.

[1] **Earnley Parish Church** [Earnley SZ 89 NW 20/727 The Parish Church 5.6.58-II*]

[2] **Earnley Place** [Earnley SZ 89 NW 20/729 Earnley Place Grade II.

[3] **Earnley Manor** [Earnley SZ 89 NW 20/728 Earnley Manor II.

[4] **K6 Telephone Kiosk** [Earnley 1080/0/10051 Clappers Lane 25-Jul-03 K6 Telephone kiosk opposite cottages.

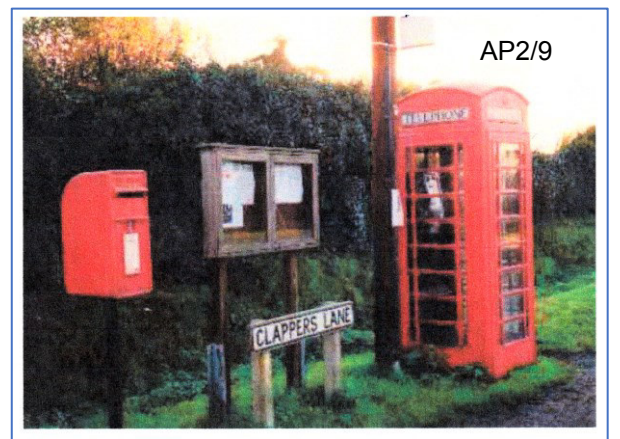


AP2/1: Drove Road [access route from Earnley Conservation area to the application site].

Viewed from the north looking due south.

AP2/2: As AP2/1 though from the south looking to the north.

AP2/3 Earnley Concourse. Now derelict [subject to current Planning Application for re-development] Viewed from the north looking south along the east facing frontage.



AP2/4. Earnley Church [no dedication] viewed from the east looking to the west along northern part of Drove Lane

AP2/5. Earnley Church viewed from the east looking to the west. This routeway skirts the northern boundary of Earnley Church and leads into a C20th development complex known as Manor Close.

AP2/6. Drove Lane skirting the southern wall of Earnley Church. View from the east looking to the west.

AP2/7. The eastern end of Clappers Lane leading / joining Bookers Lane skirting the western part of the small traffic island that lies to the west of the Church. Shows the western end of a small terrace of 'worker' cottages that are orientated east west and run parallel to the east west orientated church

AP2/8. The eastern end of the small terrace of workers cottages seen at Plate AP2/7.

AP2/9. Telephone Kiosk [Earnley 1080/0/10051 Clappers Lane 25-Jul-03 K6]