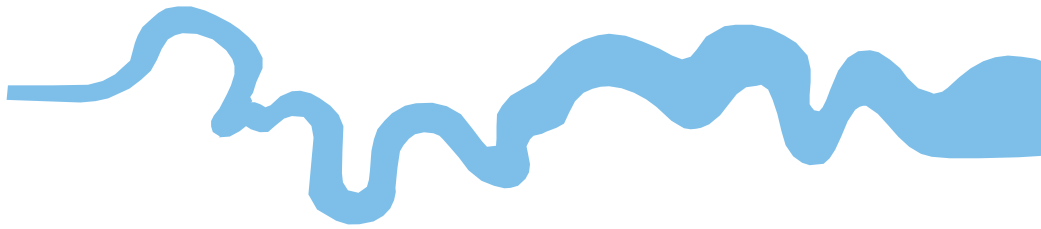


T V A S



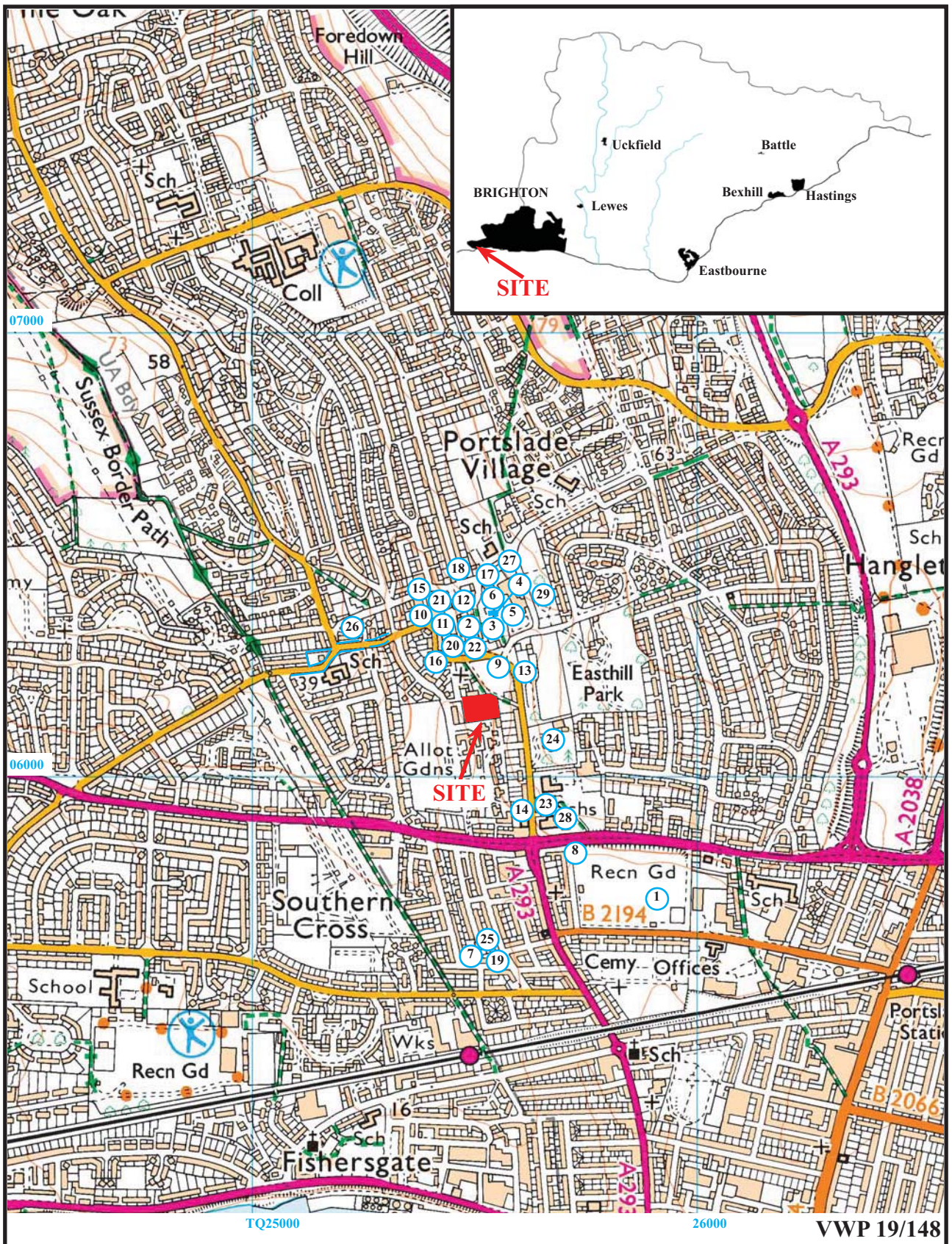
SOUTH

**Portslade Village Centre, 43 Windlesham Close,
Portslade, East Sussex**

Heritage and Archaeological Desk-based Assessment

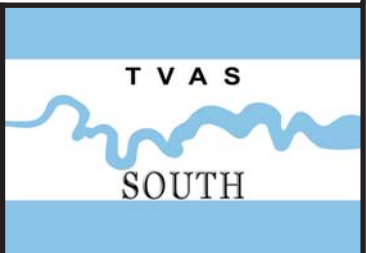
by Gordana Baljkas

**Site Code: VWP19/148
(TQ 2551 0615)**



**Portslade Village Centre, 43 Windlesham Close,
Portslade, East Sussex, 2019**
Heritage and Archaeological Desk-based Assessment
 Figure 1. Location of site within Portslade and
 East Sussex showing locations of East Sussex HER entries.

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**Portslade Village Centre, 43 Windlesham Close,
Portslade, East Sussex**

**Heritage and Archaeological Desk-based Assessment
for Brighton and Hove City Council**

by Gordana Baljkas
Thames Valley Archaeological Services Ltd

Site Code VWP 19/148

November 2019

Summary

Site name: Portslade Village Centre, 43 Windlesham Close, Portslade, East Sussex

Grid reference: TQ 2551 0615

Site activity: Heritage and Archaeological desk-based assessment

Project manager: Steve Ford

Site supervisor: Gordana Baljkas

Site code: VWP 19/148

Summary of results: There are no known heritage assets within the proposal site or in position to be negatively affected by its development. The area around the site contains no prehistoric evidence, very limited evidence for the Roman period (a small cemetery) and only marginally more substantial evidence for medieval occupation. The site remained undeveloped until the 1960s when the existing building was constructed in its eastern section. It was joined by a sports court and a row of garages in the 1970s. In the area of the building, any below-ground archaeological deposits and finds, should they have been present, would have a lower expectation of survival, however, in the area of the sports court and garages the ground disturbance would not have been as significant and any below-ground archaeological features and finds might have survived relatively intact. The proposed 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. If requested, this could be achieved by an appropriately worded condition to any consent gained.

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www.tvas.co.uk/reports/reports.asp.

Report edited/checked by: Steve Ford✓ 28.11.19 Steve Preston✓ 28.11.19

Portslade Village Centre, 43 Windlesham Close, Portslade, East Sussex Heritage and Archaeological Desk-based Assessment

by Gordana Baljkas

Report 19/148

Introduction

This report is an assessment of the heritage and archaeological potential of land at Portslade Village Centre, 43 Windlesham Close, Portslade, East Sussex (Fig. 1). The project was commissioned by Ms Amy Gordon of Miller Bourne Architects, 332 Kingsway, Hove, East Sussex BN3 4QW on behalf of Brighton and Hove City Council, Hove Town Hall, Norton Road, Hove, East Sussex BN3 3BR 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 Brighton and Hove City Council for re-development of the site. This assessment will accompany the 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 2019) and the Council's heritage policies.

Site description, location and geology

The proposal site is located centrally in Portslade Village, on the western fringe of Brighton. It comprises an irregular parcel of land covering an area of approximately 0.63ha and is centred on NGR TQ 2551 0615 (Fig. 1). The site is bounded by residential properties on all sides, with Lindfield Close and a recreation ground to the north, Lock's Hill to the east, and Windlesham Close to the west. A site visit conducted on 20th September 2019 showed that the site is currently occupied by Portslade Village Centre. The village centre building, Courthope Centre, is located in the eastern section of the site, parallel with its eastern boundary. To the west of the building is a sports court which is bounded by grassed areas on all sides except the north where there is a small car park. The western section of the site comprises an access road leading to a row of garages on the site's western boundary. Mature trees bound the area of the sports court to the west and south and a hedgerow separates the site from the residential properties to the east (Fig. 1, Pls 1-4). The site lies on Head with a possible area of Upper and Middle Chalk along its north-eastern boundary (BGS 1984) and at a height of approximately 110m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought from Brighton and Hove City Council for re-development of the site. The proposed development entails removal of the existing structures and construction of two blocks of flats, new community centre, communal space, parking spaces, access roads and other infrastructure (Fig. 14).

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2019 (NPPF 2019) 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 2019, 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 189 and 190 state that

‘189. 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.

‘190. 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 2019, 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 2019, 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 2019, 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 192 to 197:

‘192. 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.

‘193. 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.

‘194. 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 exceptional⁶³.

Footnote 63 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.’

‘195. 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.

‘196. 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.

‘197. 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 199 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:

‘199. 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.'

'200. 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.'

'201. 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 195 or less than substantial harm under paragraph 196, 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 2019, 71) 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 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.'

The *Brighton and Hove City Plan Part One* was adopted on 24th March 2016 and it contains the retained policies from the *Adopted Local Plan 2005*. The policies pertaining to archaeology and historic environment relevant in this case state:

CP15 Heritage

'The council will work with partners to promote the city's heritage and to ensure that the historic environment plays an integral part in the wider social, cultural, economic and environmental future of the city through the following aims:

'1. The city's historic environment will be conserved and enhanced in accordance with its identified significance, giving the greatest weight to designated heritage assets and their settings and prioritising positive action for those assets at risk through neglect, decay, vacancy or other threats. The council will further ensure that the city's built heritage guides local distinctiveness for new development in historic areas and heritage settings;

'2. Where proposals are promoted for their contribution to mitigating climate change, the public benefit of this will be weighed against any harm which may be caused to the significance of the heritage asset or its setting; and

'3. The Conservation Strategy will be taken forward and reviewed as a framework for future conservation area management proposals; to provide criteria for future conservation area designations and other local designations, controls and priorities; and to set out the council's approach to dealing with heritage at risk.'

HE12 Scheduled ancient monuments and other important archaeological sites

'Development proposals must preserve and enhance sites of known and potential archaeological interest and their settings. Proposals that are likely to have an adverse impact on the archaeological interest, character or visual amenity of such sites and their settings will not be permitted. Exceptions will only be made where:

‘a. in the case of Scheduled Ancient Monuments and their settings, the development would provide for an essential national need for which no alternative site is available and the archaeological remains are to be preserved, as far as practicable, in situ and the adverse impacts minimised; or

‘b. in the case of other archaeological sites and their settings, the planning authority, in considering the relative importance of the site against the need for the proposal, is satisfied that the adverse impacts are to be minimised and the need for the proposal outweighs the likely harm to be done.

‘All proposals must be accompanied by an appropriate assessment of their archaeological implications. In considering whether an exception should be made, the planning authority may require the applicant to provide a further assessment of the significance of potential archaeological remains before the application is determined. This might form part of an Environmental Impact Assessment.

‘If the planning authority is satisfied that the value of the archaeological remains is outweighed by the need for the development, it will seek to preserve archaeological remains in situ as far as possible. If preservation in situ is not practicable, the applicant may be required to make provision for archaeological recording and/or specialist excavation before and during development; the conservation and storage of artefacts; and the dissemination of results.

‘The planning authority will also require appropriate enhancements, mitigation, and compensatory measures to be undertaken.

‘Planning conditions may be imposed, or a planning obligation sought, in order to secure these requirements.’

The site is not located within an Archaeological Notification Area nor a Conservation Area, however it adjoins the Portslade Old Village Conservation Area to the north-east. The East Sussex Historic Landscape Characterisation classifies the proposal site modern ribbon development (HES15587).

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 East Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies on the Sussex coastal plain, to the south of the South Downs. Both areas are known to be archaeologically rich for most periods (Rudling 2003). The chalk uplands of the South Downs and the coastal plain were favoured areas of activity throughout the prehistoric period and archaeological evidence ranges from the Palaeolithic onwards (Harris 2007).

Neolithic and Bronze Age monumental sites and barrows are common within the area. For example, the Scheduled Neolithic causewayed enclosure at Whitehawk lies about 7km to the east of the proposal site,

while long barrows have been recorded at Surrenden Road and Preston Drove. Several Bronze Age barrows have been recorded in the vicinity of Brighton, mostly on the chalk uplands. To the east of the site a tumulus at Palmeira Avenue, Hove has been radiocarbon dated to the late 16th or 15th centuries BC. Settlement sites and field systems from the Bronze Age and Iron Age have been identified at Mile Oak and Varley Halls. A late Bronze Age and Iron Age defensive enclosure at Hollingbury (scheduled) is located about 6.5km to the north-east (Harris 2007).

The Roman period within the area is characterized by the development of villas, often on pre-existing settlement sites. One such site is the 3rd- to 4th-century villa at West Blatchington, to the north-east of the site, where evidence for Bronze Age and Iron Age occupation was also identified. Other Roman villas have been found at Southwick and Springfield Road, while a small Roman settlement has been identified at Rocky Clump, Stanmer. Roman cemeteries have been recorded at Trafalgar Street, Brighton and Old Shoreham Road, Portslade by Sea. Roman findspots for coins, pottery vessels and other objects are widely scattered throughout the area (Harris 2007).

Archaeological evidence of Saxon settlement in the area is rare, although this is likely to be due to the fact that it may be expected to lie on sites where occupation will have continued into the medieval and post-medieval periods. However, a number of cemetery sites have been identified including those at Upper Hamilton Road, Exeter Road and Stafford Road in Brighton. Closer to the proposal site, burials have been recorded in Portslade by Sea, close to the junction of Church Road and St Andrew's Road. The Saxon settlements in the area probably developed into the various villages and manors which are mentioned in Domesday Book (1086). These include Aldrington, Portslade, Hangleton, Patcham, Preston, Brighton and Ovingdean. Whilst many of these continued to be occupied throughout the medieval period and into the post-medieval period, the settlements at Hangleton and Aldrington seem to have been deserted at some point (Harris 2007).

Urban expansion in the area took place from the end of the 18th century, intensifying following the construction of the railway network from the late 1830s onwards. Further growth throughout the late 19th and 20th centuries has resulted in the original villages in the area being merged to form the continuous conurbation which now stretches along the south coast.

A search was made on the East Sussex Historic Environment Record on 26th November 2019 for a radius of 500m around the proposal site. This revealed 22 entries relating to monuments including one Scheduled Ancient Monument, sixteen entries relating to listed buildings, fifteen entries relating to locally listed heritage assets and nine 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 29 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Prehistoric

There are no entries pertaining to the prehistoric period recorded in the HER within the study area.

Roman

The only entry pertaining to the Roman period recorded in the HER within the study area relates to a cemetery **[Fig. 1: 1]** discovered in 1875 at Buckfield to the south-east of the site. It comprised twenty or more cremation burials in urns, with grave goods including samian and New Forest pottery, brooches and clay balls.

Saxon

The only Saxon period entry in the HER refers to the mention of Portslade **[2]** as *Porteslage* in Domesday Book.

Medieval

Portslade **[2]** continued into the medieval period as a market village. The village was centred around the now Grade II* listed Parish Church of St Nicholas **[3]** and the scheduled and Grade II* listed manor house **[4]**. The Church of Nicholas dates from the late 12th century and was enlarged in the 13th and 14th centuries as well as in the 19th and 20th centuries. The manor house dates from the 12th century (see separate heading below) with alterations carried out in the 16th or 17th century. By 1840 it had been replaced by a new house in the grounds to the east. Medieval material from the manor house was used in the 19th century for construction of a Grade II listed ruin with grotto **[5]** in the grounds of the neighbouring St Mary’s Convent. Also Grade II listed are the south and east boundary walls to the churchyard **[3]** and the south and west boundary walls to St Mary’s Convent **[5]**. These walls are medieval in origin, but were subsequently rebuilt and repaired. A probable medieval wall **[6]** was exposed during groundworks at Emmaus, Drove Road to the north of the site.

Post-medieval

A 19th century, or earlier, underground chamber **[7]** was recorded at 16 Gardener Street to the south-west of the site. It was concluded that it was a septic tank for Abinger Villa. A watching brief at Victoria Park to the south-east revealed a possible Victorian rubbish pit **[8]** while a watching brief at Lock’s Hill to the north-east found evidence for road construction and 19th century finds **[9]**.

The majority of post-medieval entries recorded in the HER within the study area relate to listed and locally listed buildings. All of the post-medieval listed buildings bear a Grade II designation. On Manor Road are St Mary's Convent (1807, altered and enlarged in the late 19th and 20th centuries) and the adjoining ruin with grotto mentioned above [5]. Located on High Street are Nos 35 and 37 (The Stag's Head Public House, late 17th century, subsequently altered) [10]; 44-50 (18th century, extended soon after construction) [11]; 57-63 (possibly 18th century, altered in the mid/late 20th century), 65 and 67 (possibly 16th century, with additions) and 69 and 71 (Kemps, with wall adjoining to north-east, possibly 16th century, enlarged early 17th century and mid-19th century) [12]. On Lock's Hill are Manor Lodge (c. 1810, enlarged in the late 19th century, altered in the mid/late 20th century) and a wall fronting it (18th and late 19th centuries) [13] and No 8 (18th century, altered in the late 19th and early/mid-20th century) [14]. Also Grade II listed are a former malthouse and brewery (mid-19th century) [15] on Drove Road and Robin's Row (18th century, altered late 20th century) [16] on South Street.

The remainder of the post-medieval entries are for locally listed buildings and one locally listed garden. The buildings comprise Portslade Farmhouse, South Street/Windlesham Close (19th century) [16]; 18 and 20 Drove Road (early/mid-19th century) [17]; 1-8 Southdown Road (19th century) [18]; 87 Abinger Road (mid-19th century) [19]; Alma Cottage, South Street (late 18th/early 19th century) [20]; The Old Brewery, South Street (1880) [21]; Whychote, South Street (1885) [22]; Brackenbury Primary School, Locks Hill (19th century) [23]; Loxdale, Locks Hill (1899) [24]; Crown House, Crown Road (19th century) [25]; flint walls, High Street and Mile Oak Road (19th century) [26]; Manor Cottage, Manor Road (19th century) [27]; and Sellaby House, Old Shoreham Road (19th century) [28].

Portslade Manor Gardens [29] date from the 19th century. Portslade Manor was built in 1807 by the Borrer family, to replace the Old Manor. It was used between 1904 and 1996 as St Mary's Convent, when it was heavily extended. A folly and grotto survive in the gardens. The Manor House preserves its original relationship to the front lawn and Manor Road to the south, which comprise its primary setting. The land on the east side of Manor Road (accessed via a tunnel beneath Manor Road) comprises part of the gardens to Portslade Manor, including the nuns' burial ground and a wildlife garden.

Modern, undated

The only modern building recorded within the study area is locally listed 6 Lock's Hill [14] built in 1903. The HER, curiously, records 67 High Street [12] as an undated historic building although it would appear to be Grade II listed together with No 65.

Scheduled Ancient Monuments

The remains of Portslade Manor [Fig. 1: 4] are located approximately 200m to the north of the proposal site. The scheduled monument (which is also Grade II* listed) is located immediately north of the Church of St Nicholas, abutting on the churchyard wall. The monument comprises the remains of the 12th-century manor house which consisted of a small building of two storeys of which much of the southern half remains. Attached to the west wall are the remains of a wing which may be medieval but shows only 16th century and later features. The house was pillaged in the 18th or early 19th century to make a sham ruin in the garden of St Mary's Convent.

The earliest surviving remains on the site are those of a flint-built 12th-century range aligned on a north-south axis. There are structural indications of an annex to the east, replaced by a new main range aligned on an east-west axis. This range is illustrated as still standing in a drawing of 1802. In the 16th or early 17th century a new parlour range was added to the east of the 12th-century block. The building was still in use in 1802 but by 1840 it had been replaced by a new house built in the grounds to the east, the old manor house by then being ruinous.

The proposed development will not have any negative impact on the Scheduled Ancient Monument due to the distance and intervening development.

Cartographic and documentary sources

The place-name Portslade derives from the Old English nouns *port* meaning 'harbour' and *gelād* denoting 'crossing-place, river-crossing' giving the composite meaning of 'Crossing-place near the harbour'. It was first recorded as *Porteslage* in Domesday Book in 1086 and as *Portes Ladda* in c. 1095 (Mills 2011, 374).

Domesday Book records two holdings at Portslade. The first was held of William de Warenne by Oswald, who had held it during the reign of King Edward as well. It was assessed at half a hide and it had not paid geld. There was one villager and in 1086 it was worth 6 shillings. The other estate was also assessed at half a hide and was held by Albert also from William de Warenne. It also did not pay geld. There was one villager with half a plough-team. It was worth 6 shillings both in 1066 and 1086 (VCH 1905, 439). The rest of Portslade was then apparently part of the 9 hides in Aldrington held by Godfrey Pierpoint (VCH 1940, 282-6).

This estate eventually became the manor of Portslade and some land in the neighbouring Aldrington was held as of the manor of Portslade. The overlordship of the manor was given to the Earl of Surrey who granted it to his illegitimate son Rainald de Warenne. The lordship of the manor descended uneventfully through numerous hands in the ensuing centuries generating little history of note (VCH 1940, 282-6).

The Church of St Nicolas was founded in c. 1170. In 1312 John de Warenne, Earl of Surrey, was granted a charter by King Edward II to hold an annual fair at Portslade on 6th December and the lord of Portslade had claim to all wreckage cast up between the west hedge of Aldrington and the ditch of Hove. The village developed around the Church and Manor House throughout the medieval period. Its economy was based on traditional downland sheep-corn husbandry (VCH 1940, 282-6; BHCC 2015, 3).

At the end of the 19th century, however, the new maritime village of Portslade-by-Sea was founded on the west side of the old street of Aldrington, and development spread into Aldrington parish (VCH 1940, 275-6).

A range of Ordnance Survey and other historical maps of the area were consulted at the East 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 first available map of the area is Saxton's map of Sussex from 1575 (Fig. 3). The proposal site cannot be identified with precision or in detail at this scale, although the small settlement of *Portslade* is shown within *The Downs* between *Angleton* (Hangleton) to the north-east and *S: Wike* (Southwick) and *Kingston* to the south-west. *Howe* (Hove) is shown further to the south-east and appears to be even smaller than Portslade, while the large, well-established settlement of *Brighthelmston* (Brighton) is depicted on the coast still further to the south-east. Norden's county map from 1595 (not illustrated) also shows *Poststade*, but apart from showing a number of new toponyms gives no additional information regarding the site.

Speed's map of 1610 (Fig. 4) shows *Porrstad* as a fairly large settlement within *Lewes Rape*. The map also depicts the hamlet of *Blatchington* to the south-east. *Brightemston* is depicted more inland than on Saxton's map with *Hoove*, still appearing smaller than Portslade, to the west. A similar arrangement is depicted on the 1695 map of Sussex by Morden (not illustrated) where the settlement is named *Portslade*. Morden's map also depicts the emerging road network within the area, a short stretch of a road between *Brighthhemston* and *New Shoreham* being the closest road to the site.

While Budgen's map of Sussex from 1723 (not illustrated) gives a slightly more detailed depiction of the area, *Portslade* is still shown only schematically and no new information can be gleaned regarding the site. Yeakell and Gardner's detailed map of Sussex from 1778-83 (Fig. 5) is the first to give the layout of the small village of *Portslade* where the church and the post-medieval Portslade Manor can be easily identified. The roads corresponding to Lock's Hill, South Street and High Street are also readily recognised and the area of the site

can be found to the south of the village in a large undeveloped plot bounded by South Street to the north, Lock's Hill to the east and Old Shoreham Road to the south. No buildings are visible within the area of the site. Other 18th- and 19th-century maps of Sussex (Kitchin 1750 and 1763, Bowen 1756, Cooper 1808, Cole 1808, Moule 1837, Dugdale 1840) were also consulted but none of them gives any detail as to the site or its surroundings.

The first map to allow for a precise identification of the proposal site is Portslade Tithe map from 1841 (Fig. 6). The site is located within the middle section of a large arable plot 198 which bounds it on all sides. The plot is named *Ten acres below village* and is owned by Elizabeth Bridger and occupied by Charlotte Peters. No structures are visible within the site.

The First Edition Ordnance Survey map from 1873 (Fig. 7) shows the site comprising parts of undeveloped plots 129 to the west and 119 to the east. The site forms a small part of plots 19 and 128, which are crossed by what appear to be footpaths on a roughly north to south alignment and what seems to be a short channel leads to a pond just off the site to the south. Apart from a footpath and the boundary between the plots, the site is featureless.

The Second Edition Ordnance Survey map from 1898 (Fig. 8) shows the site as comprising part of a larger plot 17. There are no distinguishing features within it and the footpath shown on the previous map appears to have been diverted to the north-east forming the proposal site's distinctive north-eastern corner. No changes to the site are seen on the 1912, 1932 (not illustrated) and 1937 (Fig. 9) Ordnance Survey maps although the gradual development of Portslade can be tracked. The area comprising the proposal site had become allotment gardens by the 1930s.

The area of the site remained in use as allotments throughout the early 1950s as shown on the maps from 1951-4 (Fig. 10) however by 1965-6 (Fig. 11) a large building named *Courthope Centre* has been erected in its eastern section. The building and middle part of the site are a separate plot while the eastern section still belongs to the allotment gardens. The site also includes part of a road running along the length of its northern boundary. The Ordnance Survey map from 1975-80 (Fig. 12) most notably shows that a row of small structures, presumably garages, and an access road have been constructed in the eastern part of the proposal site as the urban development continued to encroach on the allotments. It would appear that the sports court to the west of the building has been laid out by this time as well. No changes to the site are shown on the 1990-1, 1994 (not illustrated) and 2003 (Fig. 13) Ordnance Survey maps.

Listed buildings

The site is well screened on all sides by the existing development and it would appear that there are no direct views to and from the site towards any of the listed or locally listed buildings nearby. The small section of the site that bounds the Portslade Old Village Conservation Area adjoins a footpath with a grassed area beyond and any planting here within the site would be retained. Therefore it is considered that none of the settings of listed buildings or locally listed buildings nor the adjoining Conservation Area are likely to be negatively affected by the proposed development.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks or gardens or 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

The site areas lies within an urban area which has been developed since before the advent of aerial photography. No photographic collections have therefore been consulted.

Discussion

There are no known heritage assets within the proposal site or in position to be negatively affected by its development. 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 site lies within an area generally considered to be archaeologically rich for all periods. However, the immediate area around the site has been little explored archaeologically and thus contains very limited evidence for any period prior to the growth of post-medieval occupation. A small Roman cemetery was discovered to the south in the 19th century, and there are remains of medieval structures. The HER entries around the site are

dominated mainly by post-medieval listed and locally listed buildings, and the few archaeological investigations carried out within the study area revealed a possible medieval wall and some 19th century features.

Cartographic and documentary evidence show that the proposal site remained undeveloped until the 1960s when the present building, Courthope Centre, was constructed in its eastern part. Previously, the site was used as arable land and allotment gardens. The building within the site does not appear to have been altered since its construction, while the sports court and a row of garages and the associated access road have been laid out in the 1970s. In the area of the building, any below-ground archaeological deposits and finds, should they have been present, would have a lower expected rate of survival, however, in the area of the sports court and garages ground disturbance may not have been as significant and any below-ground archaeological features and finds might have survived relatively intact. the proposed development could 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 might 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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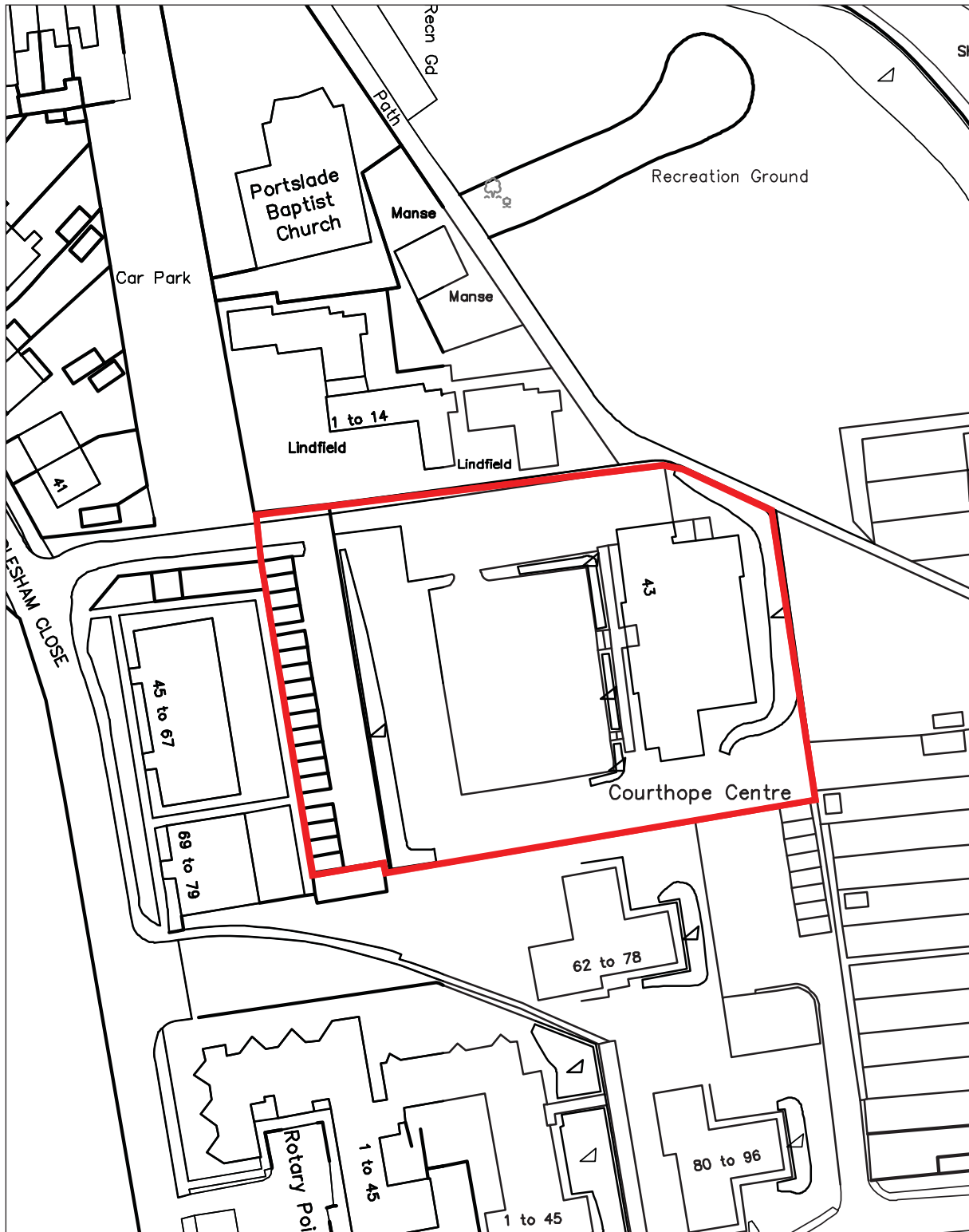
APPENDIX 1: Historic Environment Records within a 500m search radius of the proposal site

No	HER Ref	GridRef(TQ)	Type	Period	Comment
1	MES1080	2590 0573	Documentary	Roman	Urned cremations discovered in Buckfield in 1875.
2	MES22005	2552 0636	Documentary	Saxon Medieval	Portslade. Mentioned in Domesday Book as <i>Porteslage</i> . Medieval market village.
3	MES1065 DES6929 DES6851	2554 0634 25546 06348 25511 06345	Listed building	Medieval Post-medieval	Parish Church of St Nicholas, late 12th century with 13th and late 14th century additions, 1849 north aisle, 1869 north-west chapel and modern repairs. Grade II*. South and east boundary walls to churchyard, medieval in origin, subsequently rebuilt and repaired.
4	DES8230 MES1064 DES6847 EES17689	2554 0636 25549 06369	Scheduled monument Listed buildingsurvey	Medieval	Portslade Manor. Remains of the 12th century manor house. Scheduled Ancient Monument. Grade II*. A building survey was undertaken of the remains of Portslade Manor.
5	DES6795 DES6924 DES6794	25573 06352 25602 06378 25588 06371	Listed building	Medieval Post-medieval	St Mary's Convent, 1807, late 19th and 20th century additions. South and west boundary walls, medieval in origin. Ruin with grotto adjoining the west front, early 19th century, incorporating medieval material, restored in the early/mid-20th century.
6	MES7365 EES14319	25532 06403 25532 06403	Watching brief	Medieval Post-medieval	Probable medieval wall exposed during groundworks at Emmaus, Drove Road in 2006.
7	MES19917 EES14715	2549 0560	Evaluation	Post-medieval	A 19th century (or earlier) underground chamber at 16 Gardener Street - a septic tank for Abinger Villa.
8	EES17439	2572 0583	Watching brief	Post-medieval	Watching brief at Victoria Park revealed a Victorian rubbish pit.
9	EES17440	2555 0625	Watching brief	Post-medieval	Watching brief at Lock's Hill found evidence for road construction and 19th century finds.
10	DES6777	25383 06356	Listed building	Post-medieval	The Stag's Head Public House, High Street. Late 17th century, late 19th and 20th alterations.
11	DES6778	25418 06346	Listed building	Postmedieval	44-50 High Street. 18th century, extended soon after construction.
12	DES6900 DES6918 DES6836 MES35132 EES18409	25465 06384 25479 06391 25497 06403 2550 0640	Listed building Building Buildingsurvey	Post-medieval Undated	57-63 High St. Possibly 18th century, altered in mid/late 20th century. 65 and 67 High St. Possibly 16th century, refronted. Kemps, with wall adjoining to north-east, possibly 16th century, enlarged in the early 17th century, mid-19th century alterations. A building survey was undertaken on 67 High St, an 'undated' timber framed building.
13	DES6923 DES6886	25619 06236 25601 06233	Listed building	Post-medieval	Manor Lodge, Lock's Hill, c. 1810, with walls fronting it, 18th and late 19th centuries.
14	DES6845 MES27154 DES12754	25610 05936 25608 05903 25609 05903	Listed building Building	Post-medieval Modern	8 Lock's Hills. 18th century, altered in the late 19th and early/mid-20th century. 6 Locks Hill. 1903. Locally listed.
15	DES6904	25377 06423	Listed building	Post-medieval	Former malthouse and brewery, Drove Road. Mid-19th century.
16	DES6884 MES28847 DES12833	25415 06255 25393 06260 25394 06260	Listed building Building	Post-medieval	Robin's Row. South Street. 18th century, altered in the late 20th century. Portslade Farmhouse, 19th century. Locally listed.
17	MES26551 DES12375	25537 06449 25538 06448	Building	Post-medieval	18 and 20 Drove Road. Early/mid-19th century. Locally listed.
18	MES28852 DES12837	25463 06460 25464 06459	Building	Post-medieval	1-8 Southdown Road. 19th century. Locally listed.
19	MES26480 DES12186	25546 05602	Building	Post-medieval	87 Abinger Road. Mid-19th century. Locally listed.
20	MES28849 DES12834	25448 06280 25448 06281	Building	Post-medieval	Alma Cottage, South Street. Late 18th/early 19th century. Locally listed.
21	MES28850 DES12833	25420 06388	Building	Post-medieval	The Old Brewery, South Street. 1880. Locally listed.
22	MES28851 DES12836	25498 06290 25497 06290	Building	Post-medieval	Whychote, South Street. 1885. Locally listed.
23	MES27155 DES12755	25653 05933 25654 05934	Building	Post-medieval	Brackenbury Primary School, Locks Hill. 19th century. Locally listed.
24	MES27156 DES12756	25677 06083 25676 06084	Building	Post-medieval	Loxdale, Locks Hill. 1899. Locally listed.
25	MES26538 DES12362	25533 05625 25533 05626	Building	Post-medieval	Crown House, Crown Road. 19th century. Locally listed.
26	MES26657 DES12724	25205 06281 25229 06283	Building	Post-medieval	Flint walls, High Street and Mile Oak Road. 19th century. Locally listed.
27	MES27160 DES12761	25580 06477 25581 06477	Building	Post-medieval	Manor Cottage, Manor Road. 19th century. Locally listed.
28	MES28774 DES12793	25707 05907 25708 05908	Building	Post-medieval	Sellaby House, Old Shoreham Road. 19th century. Locally listed.
29	MES26552 DES12376	25601 06440 25602 06440	Building	Post-medieval	Portslade Manor Gardens, Drove Road. 19th century garden. Locally listed.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton' map of Surrey, Sussex, Middlesex and Kent (Fig. 3)
1595	Norden's map of Sussex (not illustrated)
1610	Speed's map of Sussex (Fig. 4)
1695	Morden's map of Sussex (not illustrated)
1723	Budgen's map of Sussex (not illustrated)
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 Gardner's map of Sussex (Fig. 5)
1808	Cooper's map of Sussex (not illustrated)
1808	Cole's map of Sussex (not illustrated)
1837	Moule's map of Sussex (not illustrated)
1840	Dugdale's map of Sussex (not illustrated)
1841	Portslade Tithe map (Fig. 6)
1873	Ordnance Survey First Edition (Fig. 7)
1898	Ordnance Survey Second Edition (Fig. 8)
1912	Ordnance Survey (not illustrated)
1932	Ordnance Survey (not illustrated)
1937	Ordnance Survey (Fig. 9)
1950-1	Ordnance Survey (not illustrated)
1951	Ordnance Survey (not illustrated)
1951-4	Ordnance Survey (Fig. 10)
1952	Ordnance Survey (not illustrated)
1965-6	Ordnance Survey (Fig. 11)
1975-80	Ordnance Survey (Fig. 12)
1990-1	Ordnance Survey (not illustrated)
1994	Ordnance Survey (not illustrated)
2003	Ordnance Survey (Fig. 13)
2016	Ordnance Survey – Explorer digital edition at 1:25,000 (Fig. 1)



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Figure 2. Current site layout.

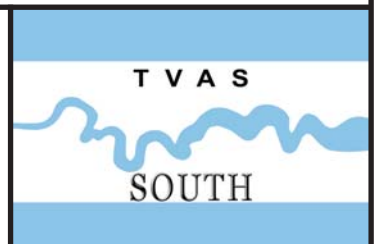




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 Figure 3. Saxton's map of Sussex, 1574.

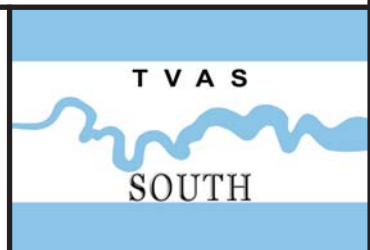




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Portslade Village Centre, 43 Windlesham Close,
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 Figure 4. Speed's map of Sussex, 1610.

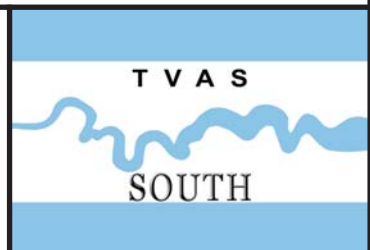




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Figure 5. Yeakell and Gardner's map of Sussex, 1778-83.



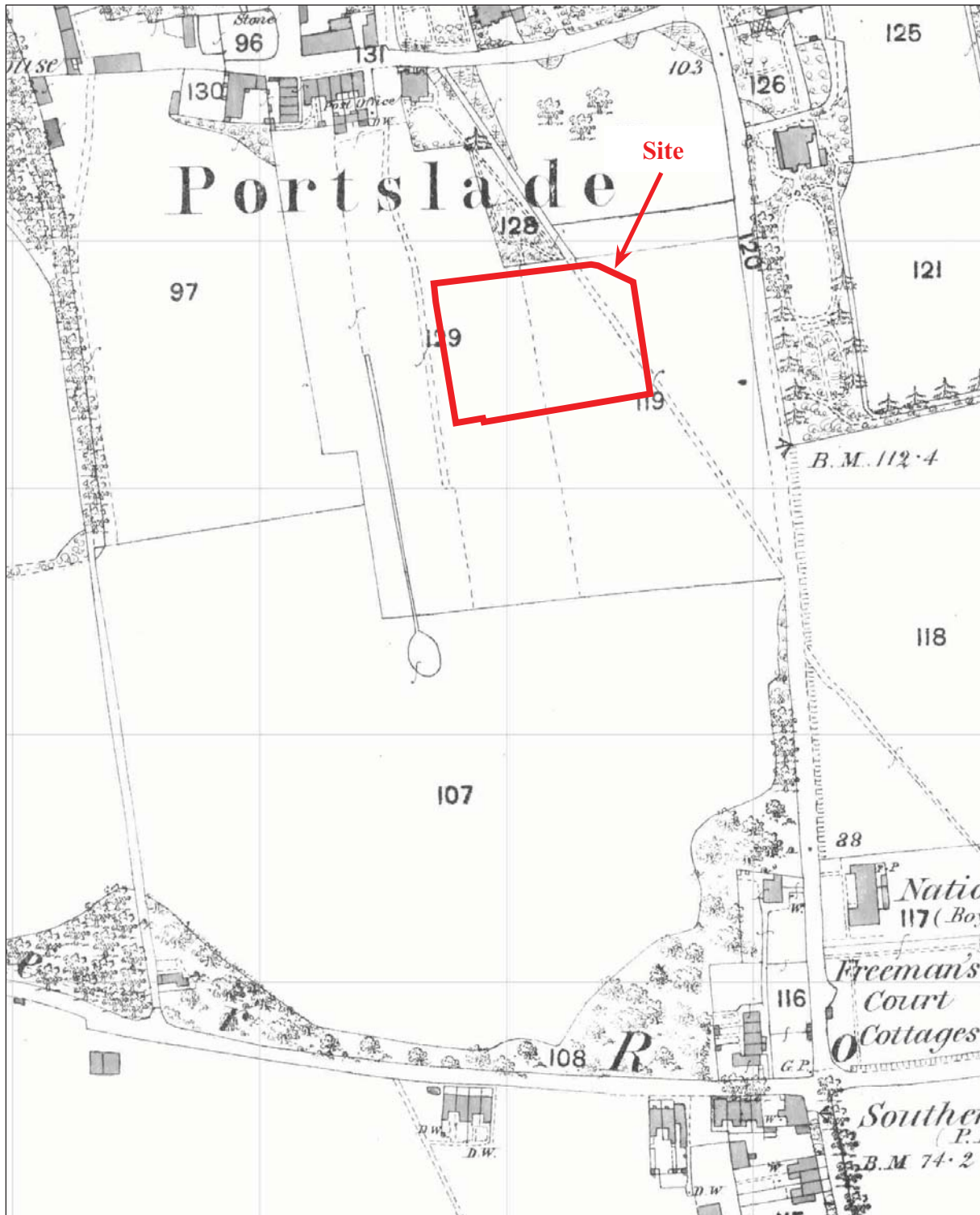


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Figure 6. Portslade Tithe map, 1841.



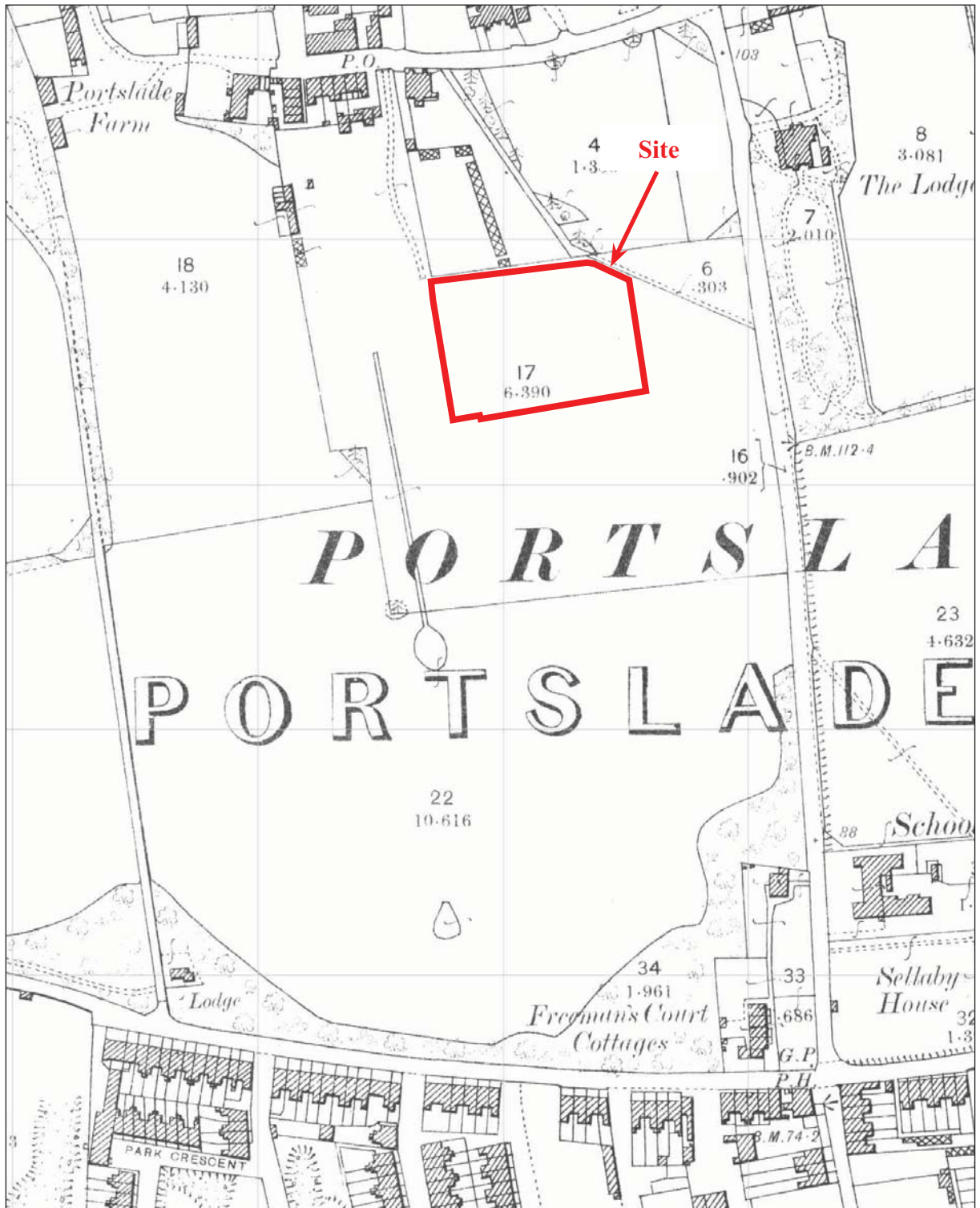


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 Figure 7. Ordnance Survey map, 1873.



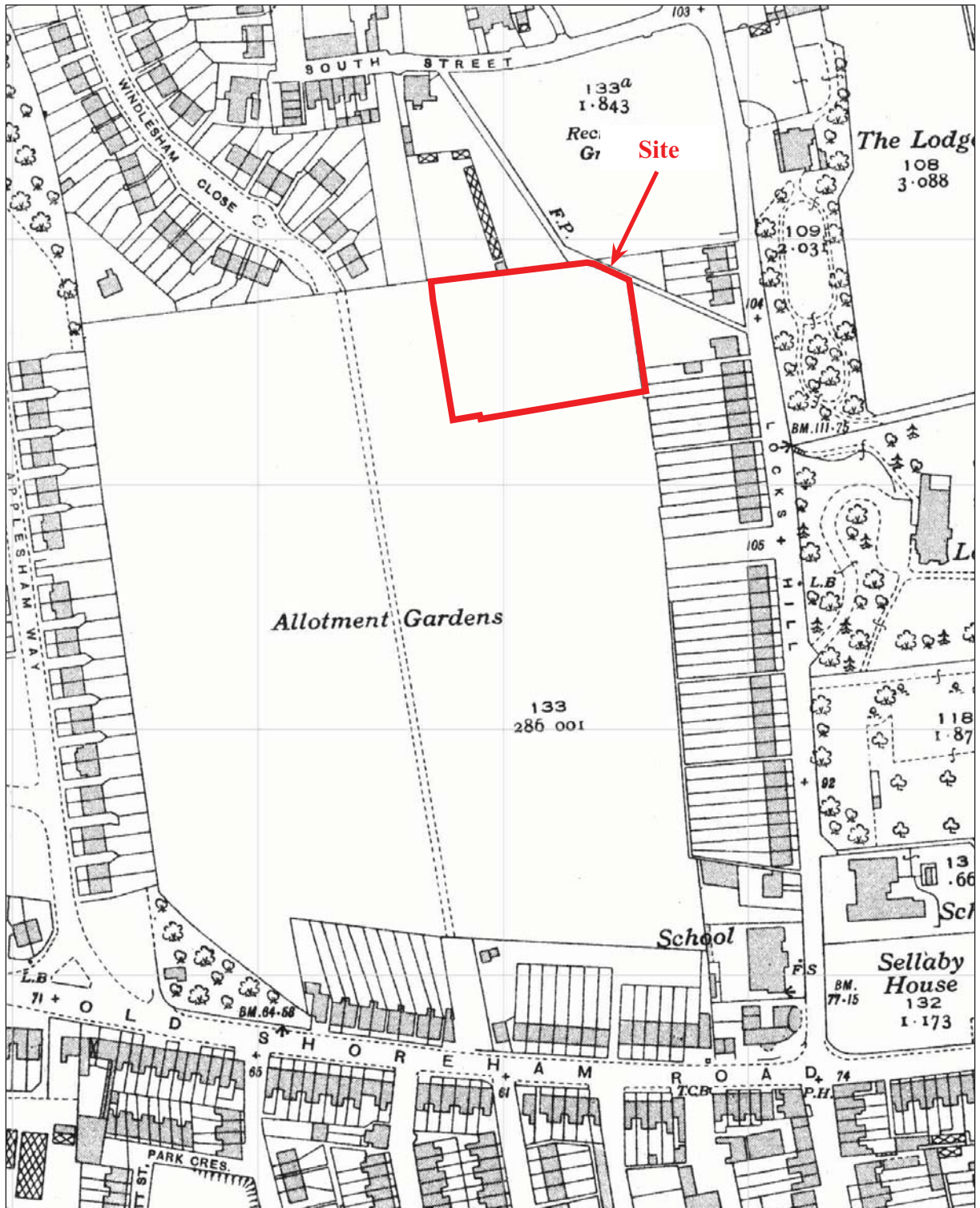


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 Figure 8. Ordnance Survey map, 1898.

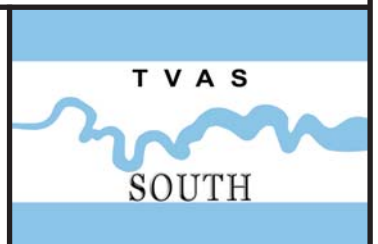


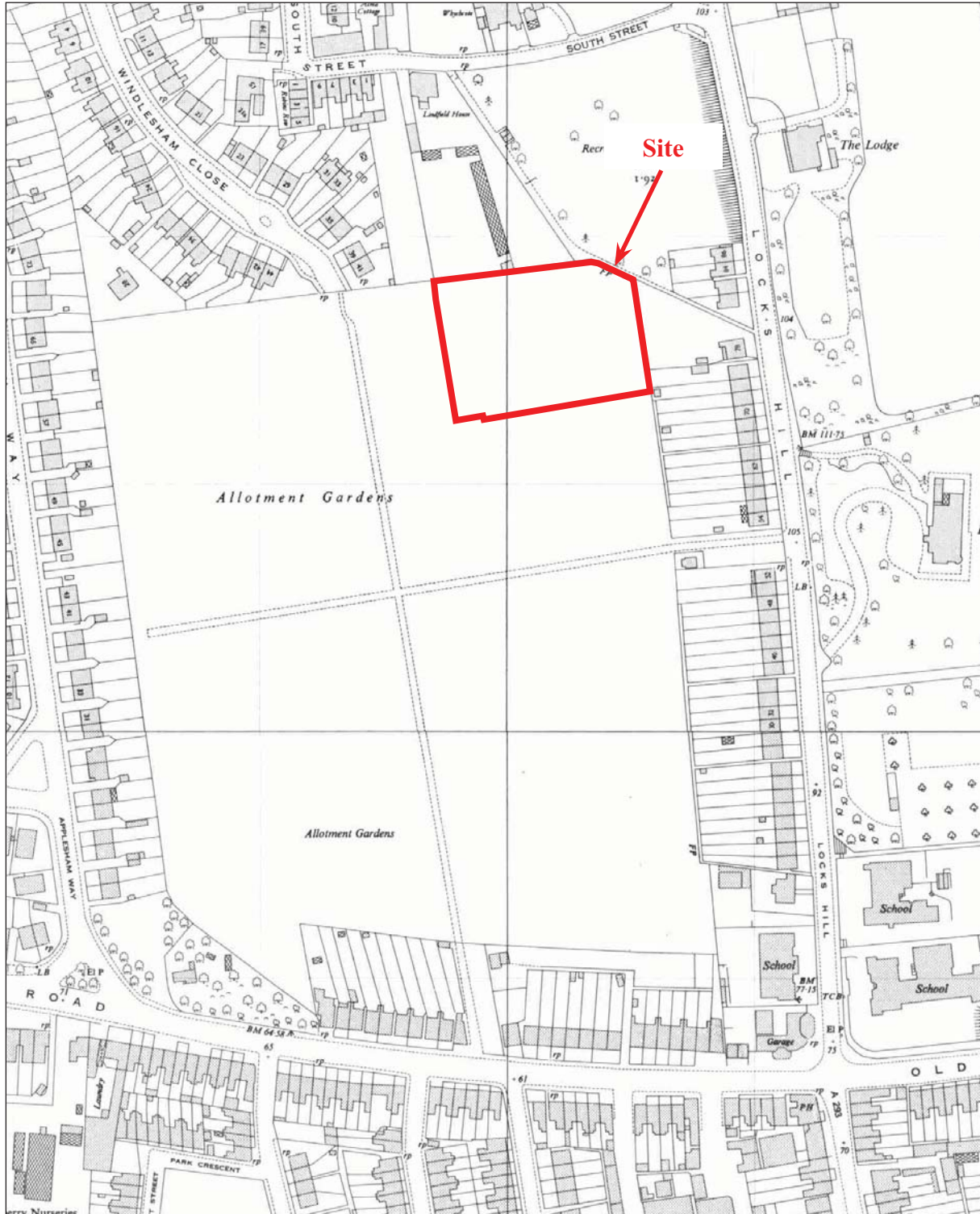


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 Figure 9. Ordnance Survey map, 1937.



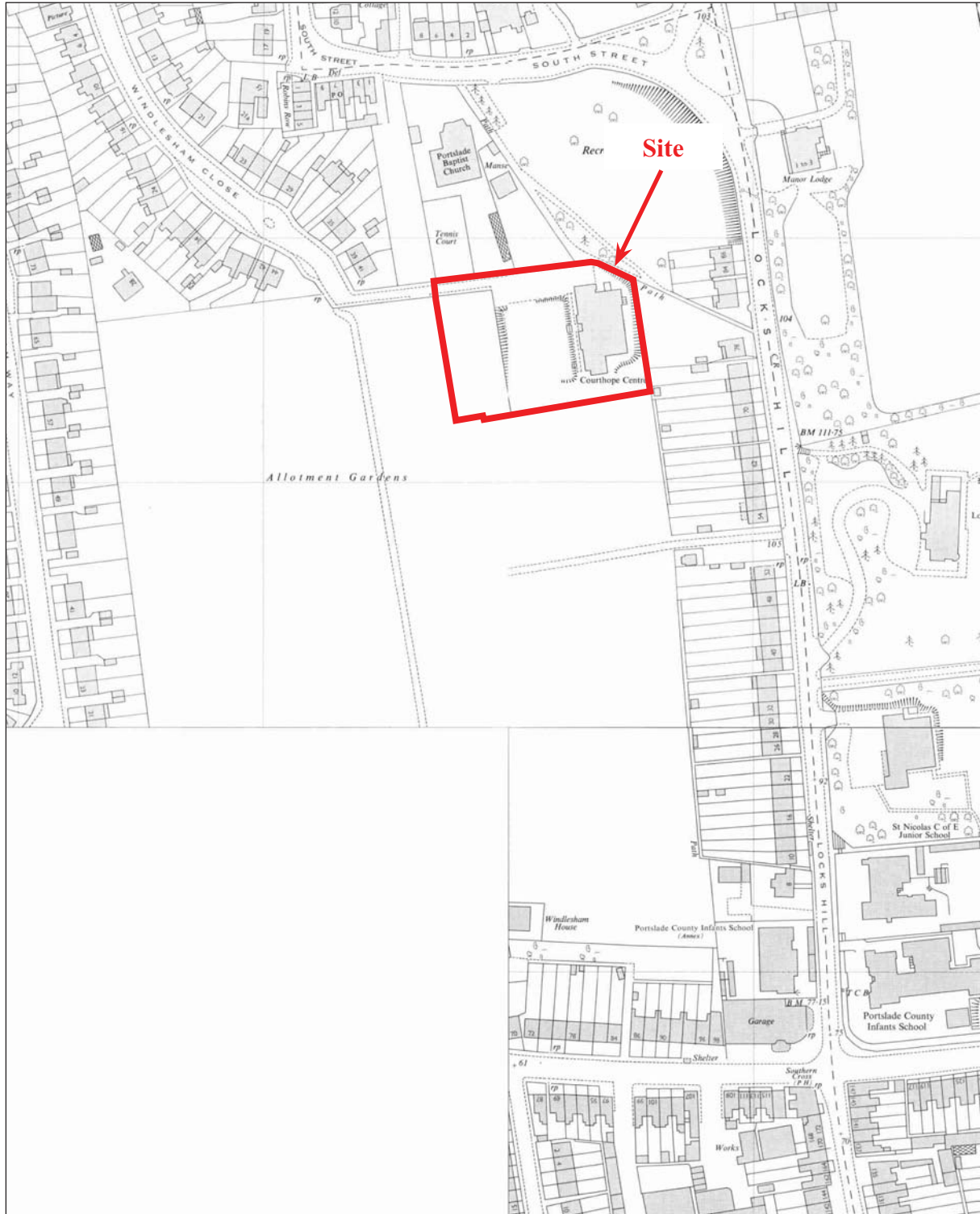


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 Figure 10. Ordnance Survey map, 1951-4.



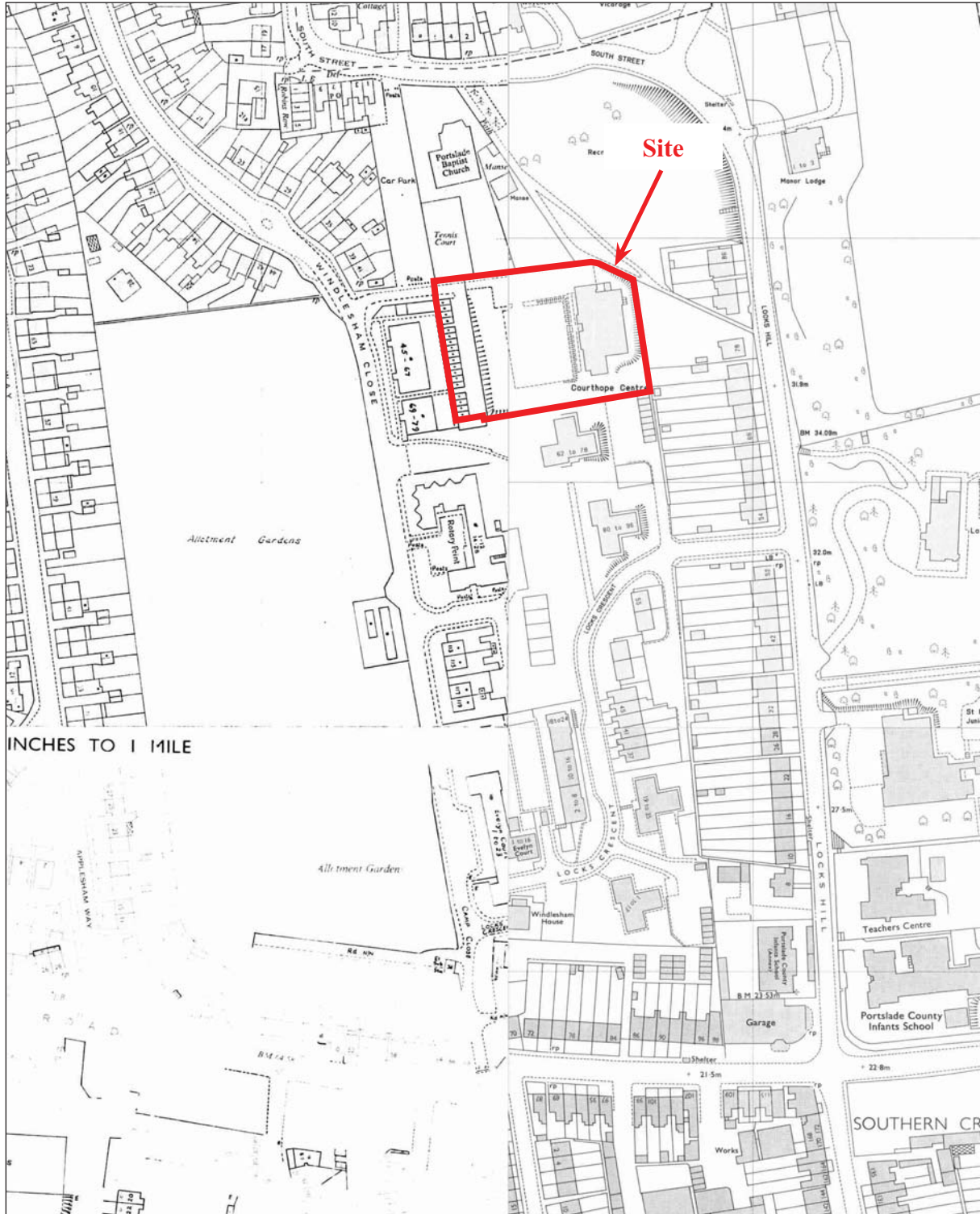


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 Figure 11. Ordnance Survey map, 1965-6.



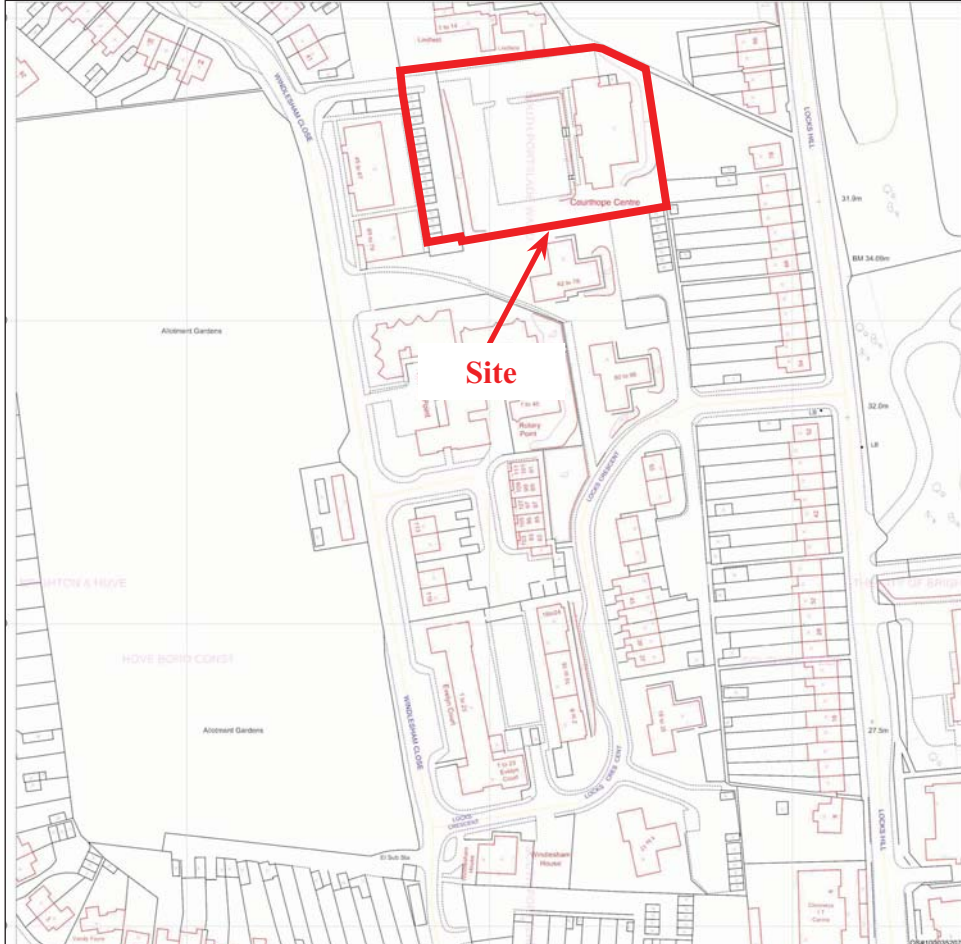


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Figure 12. Ordnance Survey map, 1975-80.



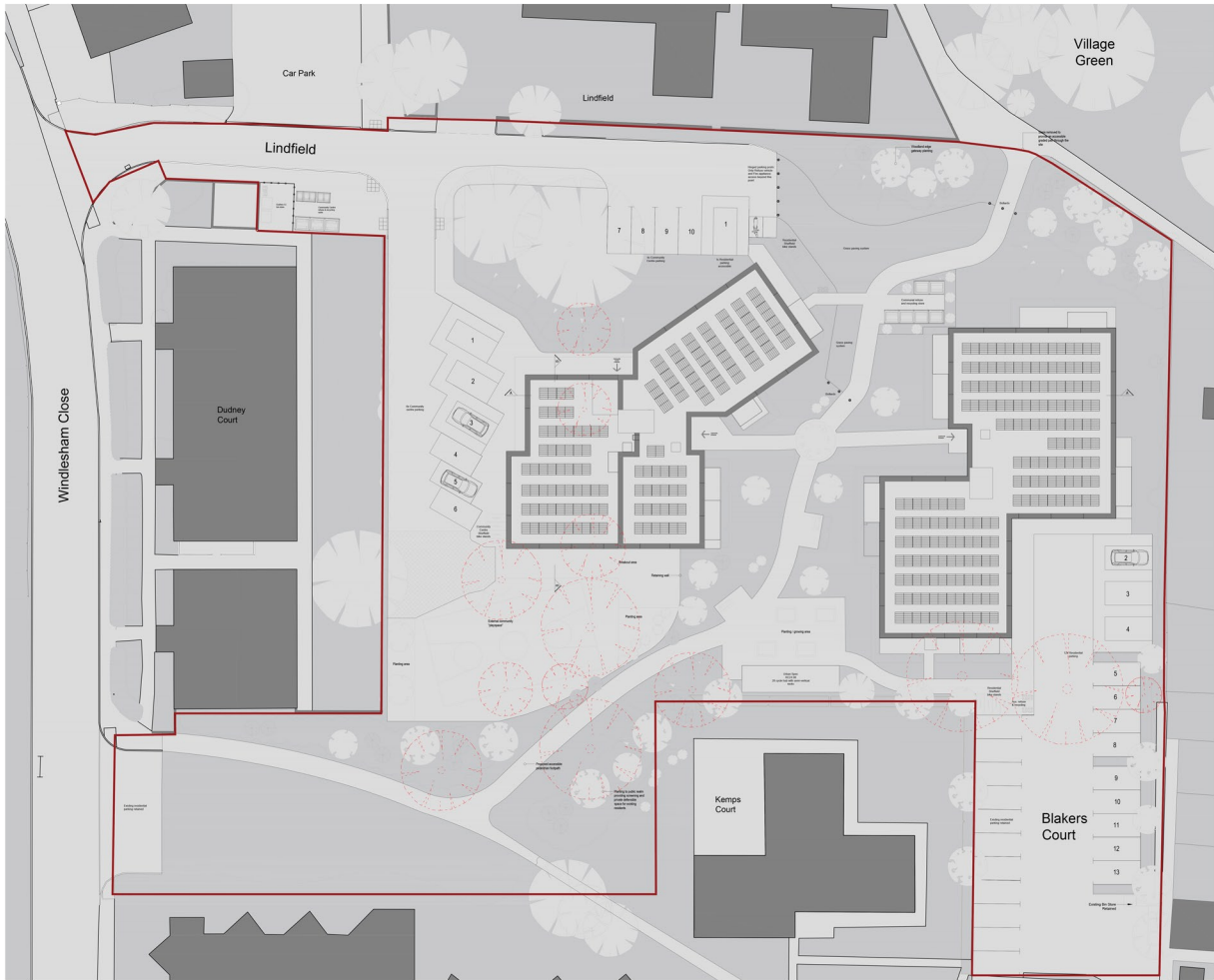


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Figure 13. Ordnance Survey map, 2003.**





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**Portslade Village Centre, 43 Windlesham Close,
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 Figure 14. Proposed development layout.
 Not to scale.

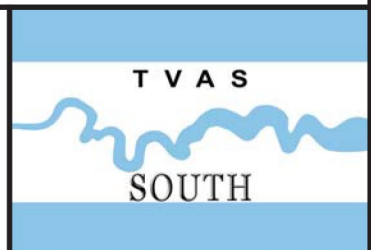




Plate 1. Entrance to site looking north-east from north-west.



Plate 2. Site looking south-west from north.



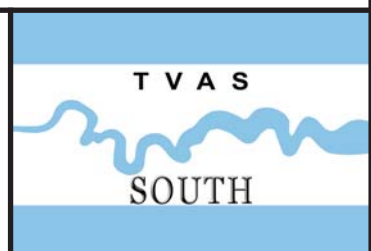
Plate 3. Site looking south-east from north-east.



Plate 4. Site looking north-west from south-west.

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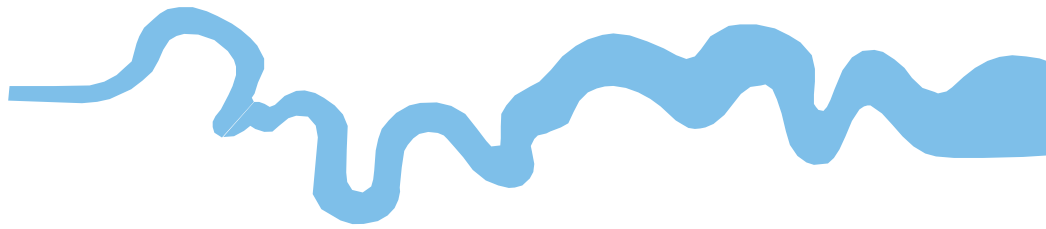
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Plates 1 to 4.**



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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