

T H A M E S V A L L E Y

—ARCHAEOLOGICAL

S E R V I C E S

S O U T H

**Land at Water Lane, Angmering,
West Sussex**

Desk-based Heritage Assessment

by Andy Weale

Site Code WLA12/162

(TQ 0695 0440)

Land at Water Lane, Angmering, West Sussex

**Desk-based Heritage Assessment
for Chandlers Garage Holdings Ltd**

by Andrew Weale

Thames Valley Archaeological

Services Ltd

Site Code: WLA12/162

October 2012

Summary

Site name: Land at Water Lane, Angmering, West Sussex

Grid reference: TQ 0695 0440

Site activity: Desk-based heritage assessment

Project manager: Sean Wallis

Site supervisor: Andrew Weale

Site code: WLA12/162

Area of site: c. 0.5ha

Summary of results: The site lies in an area of moderate archaeological potential due to its location on the Sussex coastal plain and in the historic core of Angmering. Various sites and finds dating from the prehistoric and Roman periods have been found during archaeological work to the north-west of the site, with other casual finds of similar date recorded for the area in general. It is expected that further information about the archaeological potential of the site from field observations will be required, in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. Such a scheme could be implemented by an appropriately worded condition to any consent gained.

*This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder. All TVAS unpublished fieldwork reports are available on our website:
www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by:	Steve Ford✓ 31.10.12 Steve Preston✓ 24.10.12
---------------------------	---

Land at Water Lane, Angmering, West Sussex Desk-based Heritage Assessment

by Andrew Weale

Report 12/162

Introduction

This report is an assessment of the archaeological potential of an irregularly shaped parcel of land located immediately south of Water Lane, Angmering, West Sussex (TQ 0695 0440) (Fig. 1). The project was commissioned by Mr Bob Stoye, of Marshall Clark LLP, 24 Grafton Road, Worthing, West Sussex, BN11 1QP, on behalf of Chandlers Garage Holdings Ltd, 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 the redevelopment of the area.

Planning permission is to be sought from Arun District Council to redevelop the site for residential purposes, and this report will accompany the application in order to inform the planning process with regard to any potential archaeological and heritage implications.

Site description, location and geology

The development area is irregular in plan, covering an area of c. 0.5 ha, and is centred on NGR TQ 0695 0440 (Fig. 1). A site visit was carried out on 3rd October 2012. The site consists of the a garage/show room together with car parking/hard standing and a house with gardens (Fig. 2; Pls 1–4) and lies at a height of approximately 8m above Ordnance Datum. According to the British Geological Survey, the underlying geology consists of Quaternary Head - Clay, Silt, Sand and Gravel overlying Cretaceous Chalk (BGS 1996). Brickearth may also be expected towards the east.

Planning background and development proposals

Planning permission is to be sought from Arun District Council to re-develop the site for residential purposes. Only outline development proposals are available at time of writing (Fig. 12) but the proposed works include the demolition of the existing structures on site.

The Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012) 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 2012, 52) 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 128 and 129 state that

‘128. 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.

‘129. 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 2012, 52) 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2012, 51) 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 2012, 50) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.’

Specific guidance on assessing significance and the impact of the proposal is contained in paragraphs 131 to 135:

‘131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

‘132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are

irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

‘133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

‘134. 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 securing its optimum viable use.

‘135. 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 affect directly or indirectly 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 139 recognizes that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

‘139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

Paragraph 141 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:

‘141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.’

The Arun District Local Plan (ADLP 2003) was adopted in 2003, and contains a number of ‘saved’ policies relating to the historic environment.

‘POLICY AREA2 Conservation Areas

‘Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting. ‘

‘POLICY AREA16 Ancient Monuments and Sites of National Archaeological Importance

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Development which adversely affects their sites or settings will not be permitted.’

‘POLICY AREA17. Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- ii) where the assessment shows that the physical preservation of remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. The programme will be carried out prior to the commencement of the development; and
- iii) whenever possible, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ.’

Although not yet in force, the new local plan (2013–2028) is expected to be adopted shortly and its principles may also need to be taken into account. Its draft heritage policies are broadly similar in intent:

‘Policy DM 33

‘Sites of Archaeological Interest

‘There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 18.1 (i.e. developments requiring scheduled monument consent) or where developments will have an indirect impact on the settings of those sites listed in Table 18.1, permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

‘In all such instances;

‘1. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined and

‘2. where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the local planning authority or

‘3. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment

‘4. preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development;

‘5. whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or

in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.'

'Policy DM 31

'Conservation Areas

'Planning permission will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

'New buildings acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials and the spaces created between buildings;

'They retain or emphasise the qualities of the townscape or streetscape in the area;

'Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;

'Building materials which contribute to the character of the area are retained or re-used wherever possible;

'Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;

'Unsympathetic features are removed and missing features are restored or reinstated;

'High quality soft and hard landscaping is provided;

'Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;

'It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;

'It does not harm important views into, out of or within the Conservation area.

Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:

'The structure to be demolished makes no material contribution to the special character or appearance of the area; or,

'It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or

'It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area

'Permission has been granted for the redevelopment of the site

'Developments shall also be consistent with all other local plan policies.'

The southern and western extremities of the site itself (though not the bulk of the area) lie within Angmering Conservation Area and the entire site certainly affects the viewscape to/from the conservation area. Redevelopment of the site would need to be sympathetic to the appearance of the Conservation Area and indeed, given the character of the present buildings on the site, offers the opportunity to enhance the visual appeal of the area. The current buildings make no positive contribution to the special character of the area; indeed it is likely that the conservation area boundary has been drawn to avoid the garage complex specifically.

The site is not within an Archaeological Notification Area, and there are no Scheduled Ancient Monuments within the 1km radius study area.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Institute for Archaeologists paper '*Standards in British Archaeology*' covering

desk-based studies. These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies within the Sussex coastal plain, which is generally rich in archaeological remains of most periods. The internationally important Palaeolithic site at Boxgrove is situated about 10km away, to the west. The present site however, appears to be located on much younger Pagham/Selsey raised beach deposits, which have produced no *in-situ* Palaeolithic finds to date (Pope 2003).

Recent large-scale excavations on the coastal plain, to the west of the proposed site, have produced evidence of intensive land use during the Bronze Age, Iron Age and Roman periods (Taylor and Weale 2009; Wallis forthcoming). Slightly closer to the proposed site, recent archaeological projects have revealed a similar pattern of activity on the underlying Brickearth geology at Littlehampton (Wallis 2010) and West Durrington (Stevens 1997; James 2001; James and Barber 2004; Sygrave 2005; Wallis 2012). Work at the latter largely took place around Northbrook College, about 3.5km to the east of the present site, where a Roman villa was discovered during building work in the late 1970s. Another villa site has been recorded to the west of Angmering village (Gilkes 1999).

The surrounding area is low-lying and relatively flat and, as a result, one of the most prominent features is Highdown Hill, about 2km to the east of the present site, where a Bronze Age enclosure and Iron Age hillfort have been identified (Hamilton 2003).

The site lies within the historic core of the village of Angmering as defined by West Sussex County Council Historic Landscape Characterisation (2012).

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER) on 1st October 2012 for a radius of 1km around the proposal site. This revealed 36 entries within the search radius, along with 43 Listed Buildings. These are summarized as Appendix 1, with their locations plotted on Figure 1, except that the listed buildings, which cluster densely in the village centre, are not all plotted individually.

Palaeolithic/Mesolithic

There are no HER entries relating to the earliest prehistoric periods within the search radius.

Neolithic

There are three entries relating to the Neolithic period and all refer to stray finds of flint implements and flint waste flakes. Knives, scrapers, spearheads and arrowheads as well as waste flakes have been found at Freshacres Nursery [1]. A Neolithic flint axe fragment was found in Lansdowne Road [2]. A Neolithic arrowhead was found during archaeological investigations at Roundstone Lane [3].

Bronze Age

There are several HER entries relating to the Bronze Age. During archaeological investigations at Roundstone Lane a Middle Bronze Age cremation vessel and curvilinear ditch were found [3]. A bronze palstave was found during trenching 'not far from the church' (shown on Fig. 1 at the marginal location given in the HER [4] although the actual find spot must have been closer to the site). Fire fractured flints as well as a small Bronze Age potsherd were found 'on a ridge by Ecclesden Manor' [5] Again this findspot may not be especially accurately located. On the course of the route of Angmering By-pass South two Bronze Age sites were found [6] and [7]. At the first of these were a Late Bronze Age boundary ditch, fire pit and postholes, forming a circular structure. The second included a number of Bronze Age features and finds including an urn, enclosures, ditches, flints, and pottery. It is thought these represent a small Bronze Age farmstead. During an archaeological evaluation at No. 24 Water Lane, Bronze Age pottery, worked and burnt flint were recovered [8]. This site is located directly opposite the proposal site. The distribution of the Bronze Age finds suggests that the valley of the little stream that passes close to the site may have attracted settlement of this period.

Iron Age

There are four entries that relate to the Iron Age. Evaluation on the route of Angmering By-pass South found an Iron Age (La Tene I) brooch, from upper fill of a Bronze Age ditch [6]. Belgic (late Iron Age) pottery has been found at Ecclesden Manor [9]. During the construction of nos. 20 and 21 Decoy Close, a few fragments of flint-tempered Iron Age Pottery were recovered [10]. Iron Age to Roman pottery and a quern fragment, were allegedly found on a building site off Palmer Road [11]. Unlike the Bronze Age material, the Iron Age finds are all towards the outer edge of the 1km search radius and not particularly close to the proposal site.

Prehistoric

There are three entries that relate only broadly to the prehistoric period with no firm dating. A small scatter of struck and worked flint flakes was found during building works at Decoy Close [10] and another flint scatter at Ecclesden Manor Farmhouse [9]. During an archaeological evaluation at Lansdowne Nursery a residual fragment of burnt flint and a residual worked flint core were recovered from the subsoil [11].

Roman

There are several HER entries relating to the Roman period. During archaeological investigations at Roundstone Lane a Roman ditch was recorded [3]. The findspot referred to as 'on a ridge by Ecclesden Manor' included a

small piece of very abraded brick or tile which could be Roman [5] and a few sherds of Roman pottery were recorded on the course of the By-pass [6]. During the archaeological evaluation at No. 24 Water Lane, quite close to the site, a Roman post-hole and two associated gullies were found [8]. Part of a Roman quernstone was found in the garden of 4 Mill Road Avenue [12], to the south, while Roman pottery has been found near the former Older's School, not far to the north-west [13]. During the construction of nos. 25–27 Decoy Close a dark loamy soil horizon containing a number of fragments of Roman pottery, as well as some fragments of tile, brick and quernstone were observed [10]. Immediately to the west of Angmering under allotment gardens and partly under arable farmland is the possible site of a Roman bath house [14]. Although only a fragment of Roman tile was found in the area during field investigation in 1952, it cannot be dismissed: there is an excavated villa with bath house about 2km further west. Roman samian ware pottery was found during grave digging in the churchyard [15]. Although none of these finds occurred in large quantities, their clustering does suggest Roman settlement of some sort in the vicinity of the church.

Saxon

There are three entries that relate to the Saxon period. During archaeological investigations at Roundstone Lane a Saxon/Norman ditch was recorded [3]. Evaluation on the route of Angmering By-pass South recorded two ditches, pits and postholes containing Saxon pottery [6]. Excavations on the site of St Peter's church revealed the late Saxon origins for the church which was enlarged at the start of the 13th century [13].

Medieval

There are several HER entries relating to the Medieval period. Evaluation on the route of Angmering By-pass found medieval pottery, a possible ditch and pits in two places [6 and 7]. Excavations at the site of St Peter's church quite close to the proposal site, to the north-west [13], revealed 13th-century and later additions to the Saxon church including a 15th-century tower that was partially demolished in the late 16th century. The Parish Church of St Margaret further west is of late 11th- to 12th-century construction but as undergone extensive alterations [15]. At Ecclesden Manor a small north wing is built of Tudor brick and is obviously of an earlier date to the rest of the 17th century manor [9]. A further entry refers to historical maps of Angmering [8].

Post-medieval

There are numerous HER entries relating to the Post-medieval period, mainly listed buildings, discussed below. During archaeological investigations at Roundstone Lane a post-medieval ditch was present [3]. Evaluation on the route of the By-pass found Post-Medieval pottery and a possible ditch and pits [6]. During an archaeological evaluation at No. 24 Water Lane [8] two alignments of post-holes at the southern end of the site perhaps represented 19th-century fence lines defining the allotment gardens. The Parish Church of St Margaret has had 19th-century restoration and a 21st century extension [15]. At St Wilfrid's School a brick vaulted cesspit

chamber was uncovered during building work [16]. A post windmill on the outskirts of Angmering [17] was built during the 18th century. Its sweeps were taken down in the First World war and the mill finally collapsed in 1931. An archaeological watching brief was carried out at Ecclesden Manor Pond. No archaeological features were exposed, but a few post-medieval artefacts including a silver Tudor coin were recovered from topsoil [18]. Ecclesden Manor itself is 17th-century Jacobean, with numerous out-buildings which are all later or modern, with the exception of a probable 17-century, square dovecot [24].

The study area includes part of the parkscape of Ham Manor as shown on early editions of the Ordnance Survey maps. It is possible that the park was earlier, perhaps a Tudor hunting park, and has gardens and parkland around a house built in 1839. The estate is now Ham Manor Golf Course and Club and is separated from the proposal site by intervening development.

Modern

There is one entry that relates to the Modern period. The War Memorial is dedicated to the First and Second World Wars [13].

Negative Evidence

There is one entry that relates to negative archaeological evidence. A Watching Brief carried out on the Manor Farm house building footings, did not expose any archaeological features or finds [9].

Undated

There are three entries which are undated. During archaeological investigations at Roundstone Lane a possible un-urned cremation, and possible postholes (both undated) were recorded [3]. Only a grid reference is given for the approximate position of collapsed masonry, possibly a passage or chamber [19]. Also given is the approximate position of old cellar found during construction of new house which appears to correspond to location of the earlier Old Place Farm as shown on OS mapping 1876 through 1932 [20]

Angmering has a wealth of historic buildings, from the 16th century to the 19th, that contribute both individually and collectively to the character of the conservation area. Only one is listed Grade II*, Ecclesden Manor, well to the east of the proposal site [24].

All the other listed buildings in the study area are Grade II. Closest to the site are: The Lamb Inn and Eachways [21]; and buildings on High Street including Saddlers and Garden House [32].

Blaber Cottage [21], Chants, The Pigeon House [22], and Brocketts [33], are dated to the 17th century or earlier. Syon House [22], Malt Barn Cottage and The Malt House [25], Wayside Cottage [23], St Nicholas and Coneys [21] are all 17th century or partially 17th century in date. The Public Library, although rebuilt in the 19th century, was originally the Older School founded in 1682 [27].

The Dovecote at Ecclesden Manor [24], Old Well Cottage [26], The White Cottage [27], Pear Tree Cottage [28] all date from the 18th century or earlier. Aberdeen House is of 18th century date but the shop portion of the building is signed “Established in the 17th century” [28]. Weaver Cottage has a stone marked 1724 together with the initials “W.M.” [29]. Ann’s Cottage, Elm Grove and Dolphin Cottage were originally five cottages: Elm Grove is dated 1734 [21]. From the 18th century are all of: Church Farm House, Pound House, The Lamb Inn, Elmhurst, Saddlers, Weaver Cottage, Little Avenings, Cressingham Cottage, The Old House, The Old Mill House and the Old Cottage Church House, Thorpe Cottage and Ivy Cottage, and Angmering Forge [21, 22, 26, 27, 29–34]. Nos 1 to 5 Church Road are a range of 18th century cottages [21] facing the site. Various barns and stables [22, 26, 28] are also of 18th century date. White House Cottage, Thatchers and Bay Tree Cottage are one building of 18th century date [35]. Eachways, which is adjacent to the proposal area [21], Waterton House, Avenals Farmhouse, Garden House, Bennigton House, The End, Longback Cottages, Littleworth and Littleworth Cottage, Salters and Bow Cottage are all of an early 19th-century date [21, 23, 32, 34, 35, 37], The Former Baptist Chapel [36] is now a dwelling of early 19th century date. The School House is early 19th century and was probably part of Church House originally [34]. The Spotted Cow Public House at the extreme east of the village is of an early to mid 19th century date [38]. Church Cottage [28] and The Vestry Hall [27] are both of mid 19th century date and were both designed by S. S. Teulon who also restored St Margaret’s Church. Finally, the Barn at Elmhurst is also of 19th century date [27].

Cartographic and documentary sources

The site was historically located in the centre of Angmering parish, which is a long, narrow parish, stretching from the South Downs to the coastal plain. Prior to the reformation it had actually comprised three separate parishes, namely West Angmering (St Margaret’s), East Angmering (St Nicholas) and Bargeham.

Angmering is first mentioned in the late 9th century, as *Angemaeringum*, and the name is thought to be derived from the Old English (Anglo-Saxon) personal name *Angenmaer* and the common suffix *-ingas*, so the name is therefore believed to mean ‘(settlement of) the family or followers of a man called Angenmaer’ (Mills 1993). At the time of Domesday Book (1086), *Angemare* or *Langemare* appears to have consisted of two estates or manors, which belonged to Earl Roger. Both had been slightly larger before the Norman Conquest, but 1 hide from each of them had been transferred to William de Braose. The remaining estates were assessed at 10 hides in total (including the de Braose lands). There was land for 4 ploughs, 3 acres of meadow (William de Braose holdings also included ‘a small pasture’, unusually vague for Domesday Book), woodland for 3 pigs, and the

population consisted of 18 villagers (heads of households), possibly with two more on the de Braose lands. The estates were worth a total of 100s (Williams and Martin 1992, 59; 69). This seems a rather low value for land assessed at ten hides (at West Preston, for example, 13 hides were worth £25).

It appears that the two estates mentioned in Domesday Book may have been subdivided into five shortly afterwards. The manor house of one of these smaller estates, Ecclesden, was situated approximately 500m east of the present site. Angmering generally prospered during the medieval period, with its economy being primarily based upon arable and sheep farming. The coming of the railway in the mid 19th century, coupled with the growth of the sea-side towns along the south coast, made Angmering an ideal location for market gardening, and there are still several nurseries in the surrounding area.

A range of Ordnance Survey and other historical maps of the area were consulted at West Sussex Record 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 proposal area (see Appendix 2).

The earliest map available of the area is Saxton's map of Sussex from 1575 (Fig. 3), which clearly shows *Angmaring*, although no detail is shown in the area of the proposed site. The same is true of the maps by Speed and Norden, from 1610 and 1695 respectively (not illustrated). More detail is shown on Budgen's map of 1724 (Fig. 4), which shows part of the emerging road network, including Station Road, Arundel Road, The High Street which forms a part of the boundary of the site and what appears to be the start of Water Lane which forms the northern boundary of the site but which is not traced beyond its junction with High Street. An unnamed stream flows through or along the north edge of the site. It would appear that this stream has since been culverted and it probably currently flows under Water Lane. This map also includes some of the larger houses in the surrounding area, such as *Eglesdon* (Ecclesden). Although the proposal site can be pinpointed reasonably accurately on this map, no features such as field boundaries are shown. Such features are depicted on Yeakell and Gardner's map of 1778 (Fig. 5), which shows the surrounding area in far more detail than the earlier maps. But the depiction of fields, although appearing detailed, is probably schematic. The orientation of some of the field boundaries appear to be slightly different to later maps, and the subdivisions between the gardens of the houses shown are completely absent. A total of six buildings are shown occupying a triangular parcel of land covering the site. The long narrow strip of land to the east of the site appears to be a field as it separated from the building to the south along the High Street. The north eastern part of the site is within a large field extending to the east.

A Map of Estates in the Parishes of Angmering, Patching and Poling in the County of Sussex, the property of Sir Cecil Bishop, dated 1814 (Fig. 6) shows the long field forming part of eastern part of the site now attached to a house fronting on to the High Street which is described as a house, buildings and yard leased to William Sayels. The house and gardens which form the junction of The High Street and Water Lane have been separated from the previous triangle of land and are not listed on the map. The remainder of the site is shown as three cottages and gardens leased to Mr John Perkins. The only buildings shown are a block fronting on to the High Street. The plot containing Angmering Villas is shown with a building in the approximate location of the villa. The north-eastern corner of the site lies within a field referred to as The Steyn.

By the time the Angmering parish tithe map was produced in 1838/39 (Fig. 7) more detail is evident. There is no indication of the stream in the centre of the village or to its east, but it is marked towards the west. Although it is possible it had dried up, it seems more likely that it has been culverted under Water Lane. The long parcel of land forming part of the eastern portion of the site, numbered 369 on the map, no longer extends northwards to Water Lane as the northern part is now another property. Parcel 369 contains what appears to be a house and three outbuildings, in its southern part (beyond the site boundary), two of which front on to the High Street. The remainder of the site has been spilt into four parcels, 371, 372 and 374 that all front on to The High Street. Parcel 371 shows three buildings two which front on to the High Street and an out building behind the northern building on the High Street. Parcel 372 shows an “L” shaped building fronting on to the High Street, whilst 373 also has an “L” shaped building fronting the street and outbuilding behind. Parcel 375 has been formed from part of the previous large triangular parcel, the northern part of the long thin field and a small part of the field called Steyn and contains a building fronting on to Water Lane. All these parcels are referred to as cottage and garden in the accompanying apportionment.

By the time of the First Edition Ordnance Survey of 1876 (Fig. 8), there appears to be little change. There appear to be four additional outbuildings within the southern part of what was parcel 369 (now 359), all outside the site boundary apart from (possibly) the very small building next to the corner of parcel 360. The outbuilding within what was parcel 371 (now 360) now appears to be attached to the northern building, or that building has doubled in size. The outbuilding in what was parcel 373 (now part of 360) has slightly increased in size and has become “L” shaped. A well is marked within the garden of parcel 360. The major change is that what was parcel 375 has been subdivided into two and the building fronting on to Water Lane has been removed. A pump is marked within the western parcel of these two. The building on the corner of Water Lane is now marked as Post Office.

The Second Edition Ordnance Survey of 1896 (not illustrated) shows mostly stylistic changes from the first addition and the only changes are a small building across the back corner of the boundary between what were parcels 372 and 373, the boundary between what were parcels 371 and 372 is missing, as is the pump and the notation Post Office is absent. The 1911 Ordnance Survey revision (Fig. 9) shows similar small changes. The whole site is now land parcel 364 and 364a so the older parcel numbers will be referred to. There is a small building fronting on to Water Street in what was the western part of parcel 375. The well is now absent as is the boundary between what was parcel 371 and what was parcel 370 to its south and the outbuildings between parcels 372 and 373 and between 369 and 370 are also absent. The 1932 Ordnance Survey revision (not illustrated) shows some changes. There is a new boundary between the buildings in what were parcels 370 and 371 which appears to have moved northwards from its old position. The boundary between what were parcels 371 and 372 has returned but on a slightly different alignment. The north-eastern corner of what was parcel 373 has been transferred to the parcel to the north where the small building fronting on to Water Lane has been joined by a larger one to the east and a long thin building in the south-east corner of the new parcel. The gap between the two buildings in what was parcel 371 has been infilled and is shown as three buildings. However, the 1943 edition of the Ordnance Survey (Fig. 10) shows that the cottages and outbuildings in what were parcels 372 and 373 fronting on to the High Street have been demolished, as has the smaller building in the northern parcel fronting on to Water Lane. The boundary between what were parcels 371 and 372 now continues to the road and the boundary between the northern parcel and what was parcel 373 is now not continuous, forming one larger parcel.

The 1971 Ordnance Survey revision (Fig. 11) shows substantial changes both within and around the site. The general area is now fully built up. All of the buildings that were shown within the site in 1943 have been demolished. A new boundary has been constructed west to east across the south of the site to include parts of what were parcels 369, 371 and 372. The south-western part of what was parcel 372 together with parts of 371 have been enclosed and a building called Phases Courtledge has been erected parallel to the High Street but not fronting on to it. The remainder of the site is now one plot with a large building erected within the middle of the plot and labelled Garage. The north-eastern corner of the site is now the entrance to a new estate that has been built within the field called Steyn, later Allotment Gardens. The 1979 Ordnance Survey revision (not illustrated) shows no changes from the previous map. The only changes on the modern Ordnance Survey map (Fig. 2) shows further changes, the Garage has been enlarged to the south across the new boundary shown in 1971 and in the north-eastern corner of the site a “T” shaped building has been erected as part of the Garage complex.

Listed buildings

There are a total of 54 Listed Buildings within a 1km radius of the site, dating from the 17th century onwards. Some of these are within 100m of the site such as Blaber Cottage, a 17th century or earlier timber-framed cottage, The Public Library which was originally the Older School, founded by Sir William Older in 1682. The Lamb Inn is an 18th century building directly on the other side of Water Lane to the site. Saddlers is an early 19th-century cottage nearby on High Street, but separated from the site by more recent buildings. Development on the site would need to be designed to be sympathetic to the settings of these listed buildings and the visual amenity of the conservation area more generally.

Registered Parks and Gardens; Registered Battlefields

There are no Registered Parks, Gardens or Battlefields within the study area.

Historic Hedgerows

There are no hedgerows that could be considered to be Historic within the study area: all the boundaries of the site are post 1814.

Aerial Photographs

As the site has been within a built up area since 1838 no aerial photographs were examined.

Discussion

There are no known heritage assets which will be directly affected by the proposed development. There are, however, a high number of listed buildings in the area of the site whose settings are in a position to be affected. The development would need to be sympathetic to the settings of the listed buildings and to the character of the Conservation Area in general. The buildings currently on the site do not make a positive contribution to the character of the Conservation Area.

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 in an area of high archaeological potential, largely due to its position on the Sussex coastal plain, which is known to be archaeologically rich for most periods, and in the historic core of Angmering. No previous archaeological finds or features are recorded on the site itself, however, there are several within 250m of the site. These include Bronze Age and Roman finds highly suggestive of settlement in the vicinity, and stray finds of less significance for other periods. Also quite close by is the former St. Peter's Church, which had late Saxon origins and St Margaret church which is of late 11th or early 12th century date, suggesting potential for settlement from those periods. Where archaeological work has been carried out nearby, such as at Roundstone Lane, Angmering By-pass South, and St Peters church, features from the prehistoric to post medieval periods have been found. Only one investigation in the vicinity has found nothing of interest.

Cartographic evidence shows that the proposed site has been a mixture of housing with gardens and farmland since the mid 18th century until the mid to late 20th century, with cottages fronting on to both the High Street and Water Lane throughout this time. Some of these buildings may be of earlier date than their first appearance on an 18th century map. Extensive reorganization of the site including demolition of the cottages shown on the 18th to early 20th century maps suggest that the ground has been significantly disturbed in the recent past, but this only affects a small portion of the large site. The street frontage onto High Street has not so far been redeveloped, but the northern and central part of the site upon which the current garage buildings stand has been extensively so. As a result, any sub-surface archaeological remains which might have been present within the site may survive in areas which have not had deep foundations cut through them during the construction of the garage buildings and those of Phares Courtledge.

Only outline development proposals are available at time of writing (Fig. 12) but it must be assumed that the construction work will carry potential to damage or destroy archaeological deposits if present on the site.

It will be necessary to provide further information about the potential of the site, in particular the amount of truncation, 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 District Council and implemented by a competent archaeological contractor. Such a scheme could be implemented by an appropriately worded condition on any consent granted.

References

- BGS, 1996, *British Geological Survey*, 1:50,000 Sheet 317/332, Solid and Drift Edition, Keyworth
- Gilkes, O J, 1999, 'The bathhouse of Angmering Roman villa: a reconsideration of its sequence and context', *Sussex Archaeol Collect* **137**, 59–70
- Hamilton, S, 2003, 'Sussex not Wessex: a regional perspective on southern Britain, c. 1200-200 BC', in D Rudling (ed), *The Archaeology of Sussex to AD 2000*, King's Lynn, 69–88
- James, R, 2001, 'An archaeological evaluation at Northbrook College (West Durrington Campus) (Stage 1), Worthing, West Sussex', Archaeology South East unpubl rep, Ditchling
- James, R and Barber, L, 2004, 'Northbrook College, Worthing, West Sussex, Post excavation assessment and project design', Archaeology South East unpubl rep, Ditchling
- Mills, A D, 1993, *A Dictionary of English Place Names*, Oxford
- NPPF, 2012, *National Planning Policy Framework*, Dept Communities and Local Government, London
- Pope, M, 2003, 'The earliest occupation of Sussex: recent research and future objectives', in D Rudling (ed), *The Archaeology of Sussex to AD 2000*, King's Lynn, 17–28
- Rudling, D (ed), 2003, *The Archaeology of Sussex to AD2000*, King's Lynn
- Stevens, S, 1997, 'An archaeological evaluation (Stage 1) at Northbrook College (West Durrington Campus), Littlehampton Road, Worthing, West Sussex', Archaeology South East unpubl report, Ditchling
- Sygrave, J, 2005, 'Lower Northbrook Farm, Titnore Lane, Worthing : an archaeological evaluation report', Archaeology South East unpubl rep, Ditchling
- Taylor, A and Weale A, 2009, 'Land at North Bersted, Bognor Regis, West Sussex', Thames Valley Archaeological Services Ltd Interim report 07/135, Reading
- Wallis, S, forthcoming, 'Excavations at Lidsey, West Sussex', Thames Valley Archaeological Services Ltd draft publication rep 05/94b, Reading
- Wallis, 2010, 'Land off Courtwick Lane, Littlehampton, West Sussex – an archaeological evaluation', Thames Valley Archaeological Services Ltd unpubl rep 10/85, Brighton
- Wallis, 2012, 'The Northbrook Site, West Durrington, Worthing, West Sussex, an archaeological evaluation (Area A)', Thames Valley Archaeological Services unpubl rep 11/113b, Brighton
- Williams, A and Martin, G H, 2002, *Domesday Book, a complete translation*, London

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

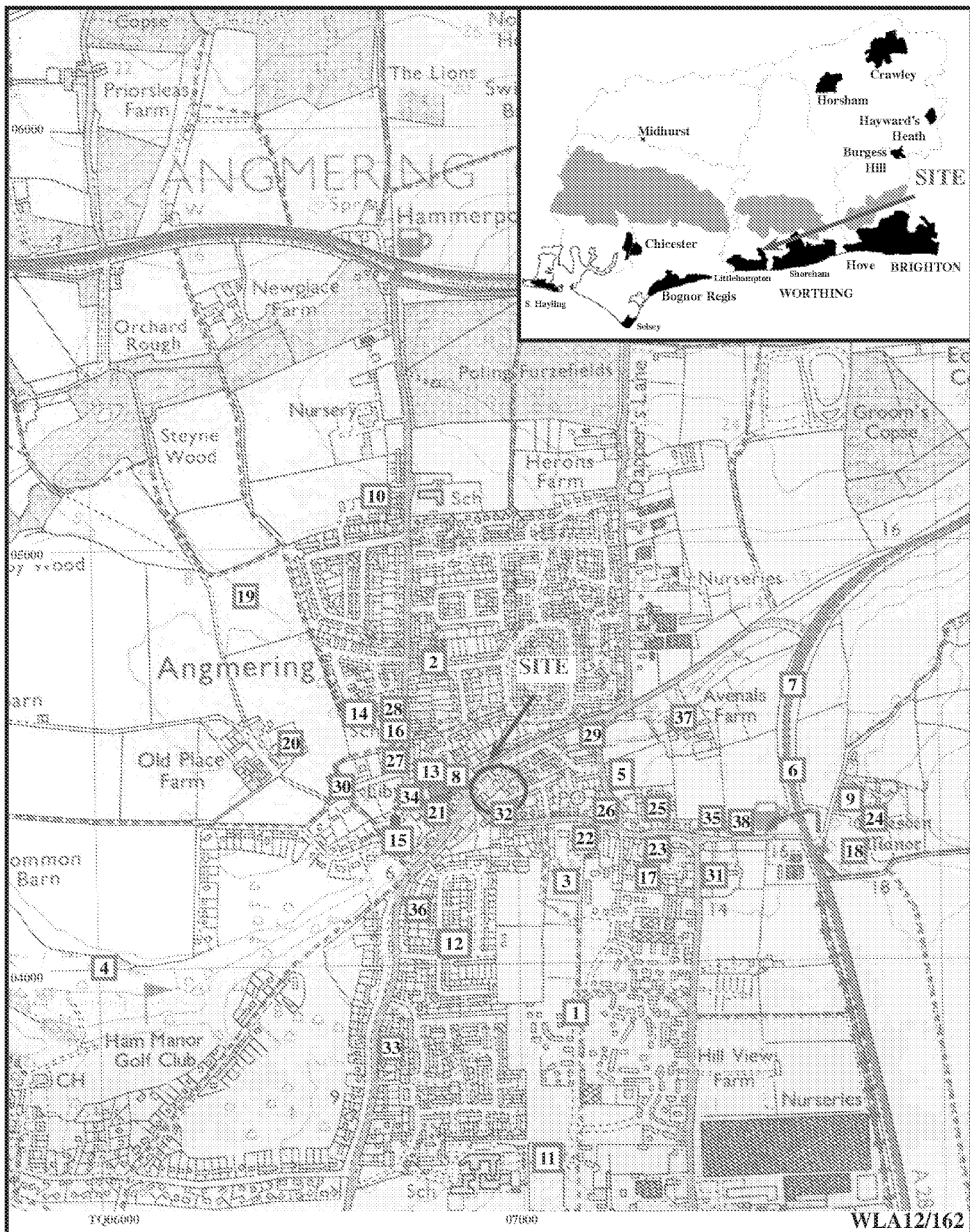
No	HER Ref	Grid Ref (TQ)	Type	Period	Comment
1	MWS3150	0713 0388	Find spot	Neolithic	Flint implements and waste flakes at Freshacres Nursery including knives, scrapers, spearheads and arrowheads.
2	MWS3159	068 047	Find spot	Neolithic	A Neolithic flint axe fragment from Lansdowne Road
3	MWS7042 MWS7043 MWS7044 MWS7045	07104 04178	Excavation	Neolithic Bronze Age Roman Saxon Post Medieval Undated	Roundstone Lane: Neolithic arrowhead; a Middle Bronze Age cremation vessel, curvilinear ditch; a Roman ditch; possible un-urned cremation, and possible postholes (undated). A Saxon/Norman Ditch and a post-Medieval ditch were also present.
4	MWS3155	060 040	Find spot	Bronze Age	A Bronze palstave found during trenching
5	MWS5418	0722 0447	Find spot	Bronze Age Roman	Fire fractured flints (pot boilers), a small Bronze Age potsherd and brick or tile which could be Roman
6	MWS7050	07638 04456	Evaluation	Bronze Age Iron Age Roman Saxon Medieval Post Medieval	Evaluation on the route of Angmering By-pass South found a Late Bronze Age boundary ditch, fire pit and postholes; Iron Age brooch, from upper fill of Bronze Age ditch; a few sherds of Roman pottery. Two ditches, pits and postholes within enclosure, containing Saxon pottery. Medieval and Post-Medieval pottery and a possible ditch and pits.
7	MWS7051	07655 04663	Evaluation	Bronze Age Medieval	Angmering By-pass South: very high number of Bronze Age features and finds including an urn, enclosures, flint, pottery and ditches. Some Medieval activity also recorded.
8	MWS7431 MWS7432 MWS7433 MWS7702	06864 04483 06833 04354	Evaluation Documentary	Bronze Age Roman Post Medieval	Roman post-hole and two associated gullies. Bronze Age pottery worked and burnt flint. Two alignments of post-holes were perhaps 19th - century fences. General entry for Angmering as shown on historic maps
9	MWS3143 MWS5561 MWS6355 MWS7053	078 044 0782 0436 077 044 07786 04421	Find spot Building Watching brief	Iron Age Prehistoric Medieval Post Medieval Negative	Belgic pottery and a flint scatter. Ecclesden Manor. The principal block is 17th century. A small N. wing built of Tudor brick is earlier but with no datable features. A probable 17 century dovecot. Watching brief at Manor Farm did not expose any archaeological features or finds
10	MWS1222 MWS3645 MWS3646 MWS3647	0665 0510 0660 0510	Excavation Find spot	Iron Age Roman Prehistoric	Flint-tempered Iron Age pottery and a small scatter of struck and worked flint flake recovered at 20 and 21 Decoy Close. Iron Age to Roman pottery and a quern fragment found at Palmer Road. At 25-27 Decoy Close a dark loamy soil horizon contained Roman pottery, tile, brick and quernstone.
11	MWS8618	0705 0354	Evaluation	Prehistoric	Residual fragment of burnt flint and worked flint core from subsoil. No archaeological features were identified.
12	MWS3132	0684 0407	Find spot	Roman	Part of a Roman quernstone from 4 Mill Road Avenue
13	MWS3134 MWS3127 MWS2239 MWS9025	0682 0443 0681 0444 0682 0434	Find spot Excavation Documentary Listed Building	Roman Saxon Medieval Post-Medieval Modern	Roman pottery on waste ground. In 1859 part of St Peter's Church remained. Excavations in 1974 revealed a late Saxon church enlarged at the start of the 13th century with later additions: a 15th century tower that was partially demolished in the late 16th century. Listed Memorial to the fallen of the First and Second World Wars.
14	MWS3146	0660 0460	Conjectural Documentary	Roman	The possible site of a Roman bath house.
15	MWS3147 MWS6436	0671 0435 0670 0430	Building Find spot	Roman Medieval Post-Medieval Modern	The Parish Church of St Margaret. Late 11th to 12th century with alterations including 19 century restoration and 21st century extension. In 1936 while grave digging in Churchyard some Roman Samian ware was found
16	MWS3904	0672 0456	Excavation Structure	Post Medieval	A brick built/vaulted/cesspit chamber
17	MWS5568	07232 04181	Documentary	Post Medieval	18 century post windmill. The sweeps were taken down in WWI and the mill collapsed in 1931
18	MWS7054	07799 04251	Watching brief	Post Medieval	No archaeological features, but post-medieval artefacts including a silver Tudor coin from topsoil
19	MWS8282	06359 04875	Documentary Observation	Undated	Approximate position of collapsed masonry possibly a passage or chamber
20	MWS8283	06446 04540	Documentary Observation	Undated	Approximate position of cellar appears to correspond to Old Place Farm shown on maps from 1876 through 1932
21	DWS909 DWS1433 DWS1319 DWS661 DWS908 DWS660 DWS662 DWS692	06803 04382 06834 04408 06829 04309 06861 04413 06805 04390 06897 04422 06850 04328 06797 04390	Listed Building	Post Medieval	Blaber Cottage. 17th century or earlier timber-framed cottage, refaced with cobbles and brick and dated 1649. St Nicholas and Coneys, L-shaped building, 18th century front, rear probably older. Date 1585 over door to No 9 is recent. Ann's Cottage, Elm Grove and Dolphin Cottage. Formerly five cottages, now three, all listed together, 18th century, Elm Grove 1734. The Lamb Inn, Little Avenings, 18th century. Eachways, early 19th century. The End and Byfleet House. The End was formerly two cottages, early 19th century. Nos 1 to 5 Church Road, range of 18th century cottages.

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (TQ)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
22	DWS911 DWS1436 DWS910 DWS1458 DWS1321 DWS1322 DWS1434	07184 04311 07179 04377 07093 04318 07176 04377 07163 04355 07043 04335 07165 04338	Listed Building	Post Medieval	Chants and The Pigeon House, both 17th century or earlier timber-framed buildings. Barn and stable at Pigeon House, both 18th century. Syon House, originally the Rectory. The north wing is an early 17th century timber-framed building, altered in the 19 century. South wing c. 1815. Thorpe and Ivy Cottages, one building, 18th century. Salters and Bow Cottage, one building, early 19th century.
23	DWS912 DWS698 DWS1435	07260 04302 07293 04324 07220 04317	Listed Building	Post Medieval	Brocketts, 17th century or earlier timber-framed building. Wayside Cottage, probably 17th century. Bennington House, early 19th century.
24	DWS656 DWS1457	07836 04361 07828 04434	Listed Building	Post Medieval	Ecclesden Manor. Grade II* Built by John Forster in 1634. Dovecote, 18th century or earlier
25	DWS665	725404403	Listed Building	Post Medieval	Malt Barn Cottage and The Malt House. Malt Barn Cottage was the original malthouse, probably 17th century. The Malt House, early 19 century.
26	DWS695 DWS696 DWS1317 DWS1320 DWS1458	07209 04319 07248 04307 07197 04425 07238 04295 07201 04402	Listed Building	Post Medieval	Old Well Cottage, 18th century or earlier. Weavers, originally two cottages, 18th century. Cressingham Cottage and the Old House, both 18th century. Barn to Cressingham Cottage and Wall, was two barns, now one; 18th century
27	DWS657 DWS903 DWS687 DWS1429 DWS686	06693 04476 06768 04403 06721 04518 06723 04530 06737 04393	Listed Building	Post Medieval	The White Cottage. 18th century or earlier. Public Library, originally the Older School, founded by Sir William Older in 1682 and rebuilt 1853. Elmhurst, 18th century. Barn at Elmhurst, 19th century. The Vestry Hall, mid 19th century.
28	DWS1323 DWS689 DWS904 DWS1326	06723 04612 06743 04517 06741 04505 06720 04571	Listed Building	Post Medieval	Pear Tree Cottage, 18th century or earlier. Aberdeen House, 18th century. Outbuilding or stable of Aberdeen House, 18th century. Church Cottage, mid 19th century.
29	DWS1318	07186 04580	Listed Building	Post Medieval	Weaver Cottage. Dated 1724.
30	DWS658	06604 04443	Listed Building	Post Medieval	Church Farm House, 18th century.
31	DWS659	07441 04231	Listed Building	Post Medieval	Pound House, 18th century.
32	DWS693 DWS694	06966 04339 07068 04337	Listed Building	Post Medieval	Saddlers, 18th century. Garden House, early 19th century.
33	DWS914	06660 03819	Listed Building	Post Medieval	The Old Mill House and The Old Cottage. One building. 18th century.
34	DWS1324 DWS1431 DWS902 DWS655 DWS1430	06746 04421 06740 04544 06720 04494 06726 04698 06747 04411	Listed Building	Post Medieval	Church House, 18th century. Angmering Forge, 18th century. Waterton House, Early 19th century. Longback Cottages, one building, early 19th century. School House, early 19th century.
35	DWS1455 DWS655 DWS913	07432 04319 07494 04318 07413 04319	Listed Building	Post Medieval	White House Cottage, Thatchers and Bay Tree Cottage, all one building, 18th century. Littleworth and Littleworth Cottage, one building. Early 19th century. The White House, early 19th century.
36	DWS663	06728 04165	Listed Building	Post Medieval	Former Baptist Chapel. Early 19th century.
37	DWS664	0739704544	Listed Building	Post Medieval	Avenals Farmhouse. Early 19th century.
38	DWS1456	07522 04313	Listed Building	Post Medieval	The Spotted Cow Public House. Early-mid 19 century

Listed Building all grade II unless noted.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1610	Speed's map of Sussex
1695	Norden's map of Sussex
1724	Budgen's map of Sussex (Fig. 4)
1778	Yeakell and Gardner's map of Sussex (Fig. 5)
1814	Map of the Bishop Estate (Fig. 6)
1838/39	Angmering parish tithe map (Fig. 7)
1876	First Edition Ordnance Survey (Fig. 8)
1896	Second Edition Ordnance Survey
1911	Ordnance Survey (Fig. 9)
1932	Ordnance Survey
1943	Ordnance Survey (Fig. 10)
1971	Ordnance Survey (Fig. 11)
1979	Ordnance Survey
2009	Ordnance Survey – Explorer 121, 1:25000 (Fig. 1)
2012	Ordnance Survey (Fig. 2)



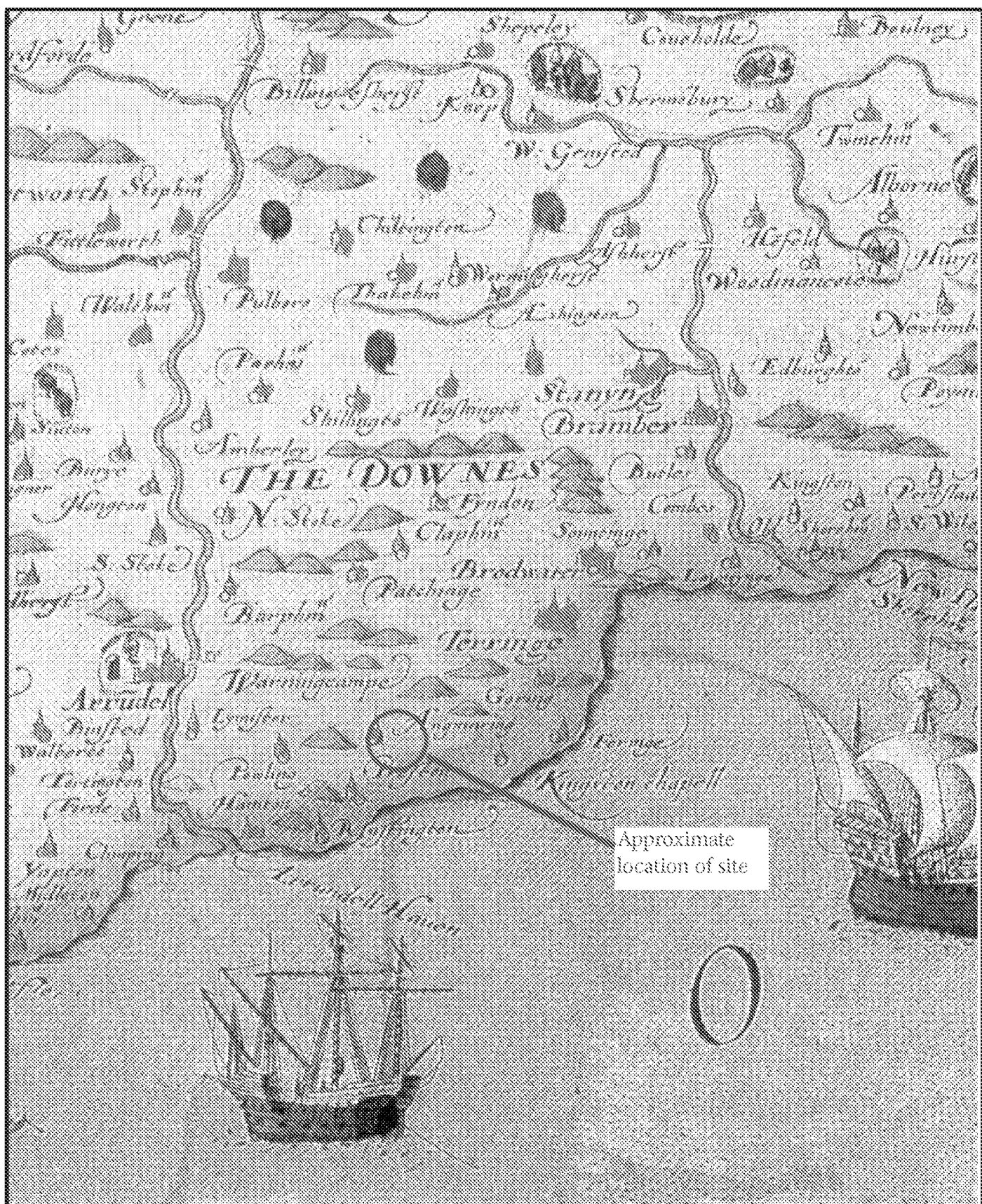
**Land at Water Lane, Angmering,
West Sussex, 2012**

Desk-based Heritage Assessment

Figure 1. Location of Site within Angmering and West Sussex,
showing locations of HER entries.

Reproduced from Ordnance Survey Explorer 121 at 1:12500
Ordnance Survey Licence 100025880

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



WLA12/162

N

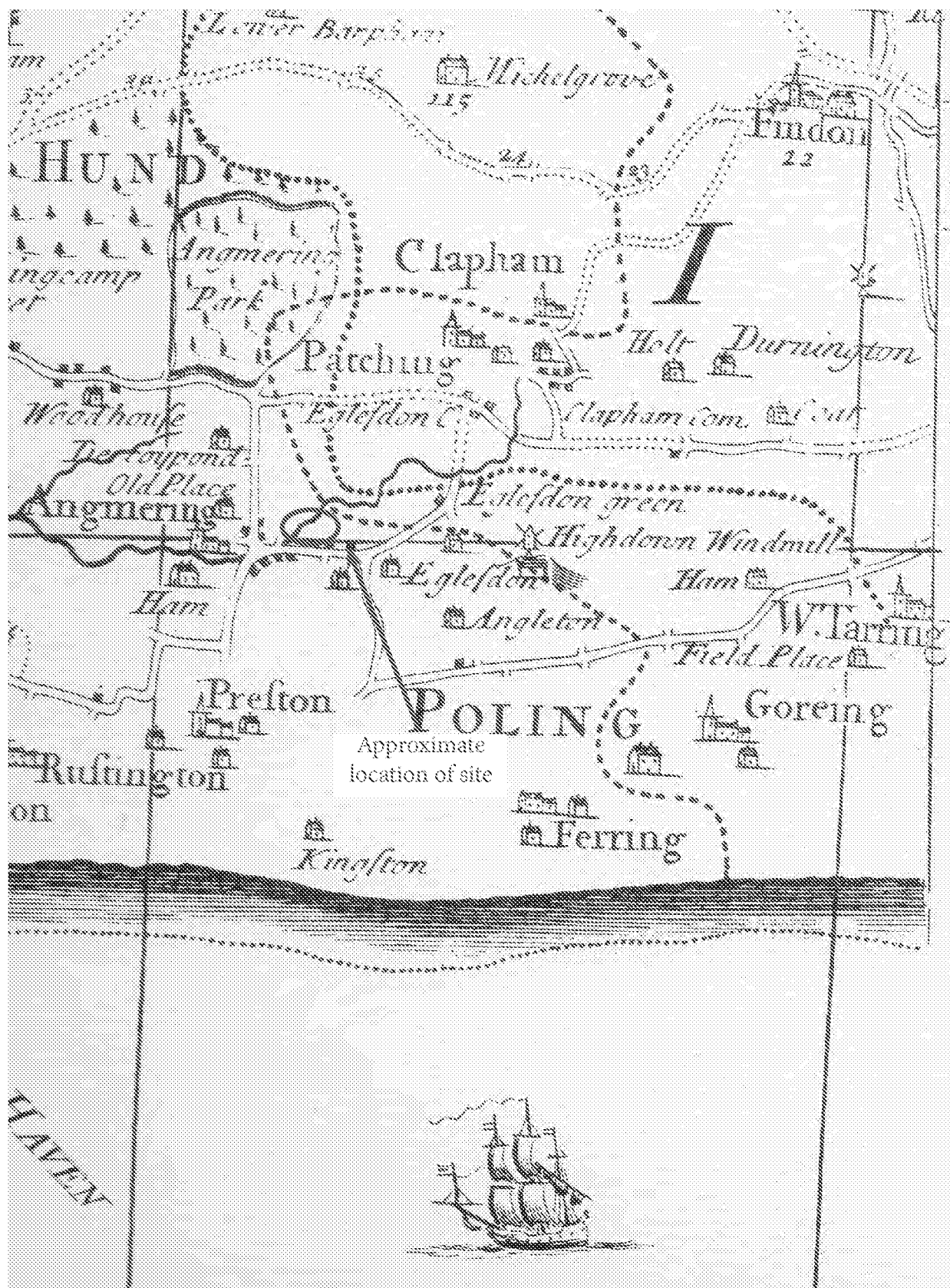


Land at Water Lane, Angmering,
West Sussex, 2012

Desk-based Heritage Assessment

Figure 3. Saxton's Map of Sussex, 1575

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH

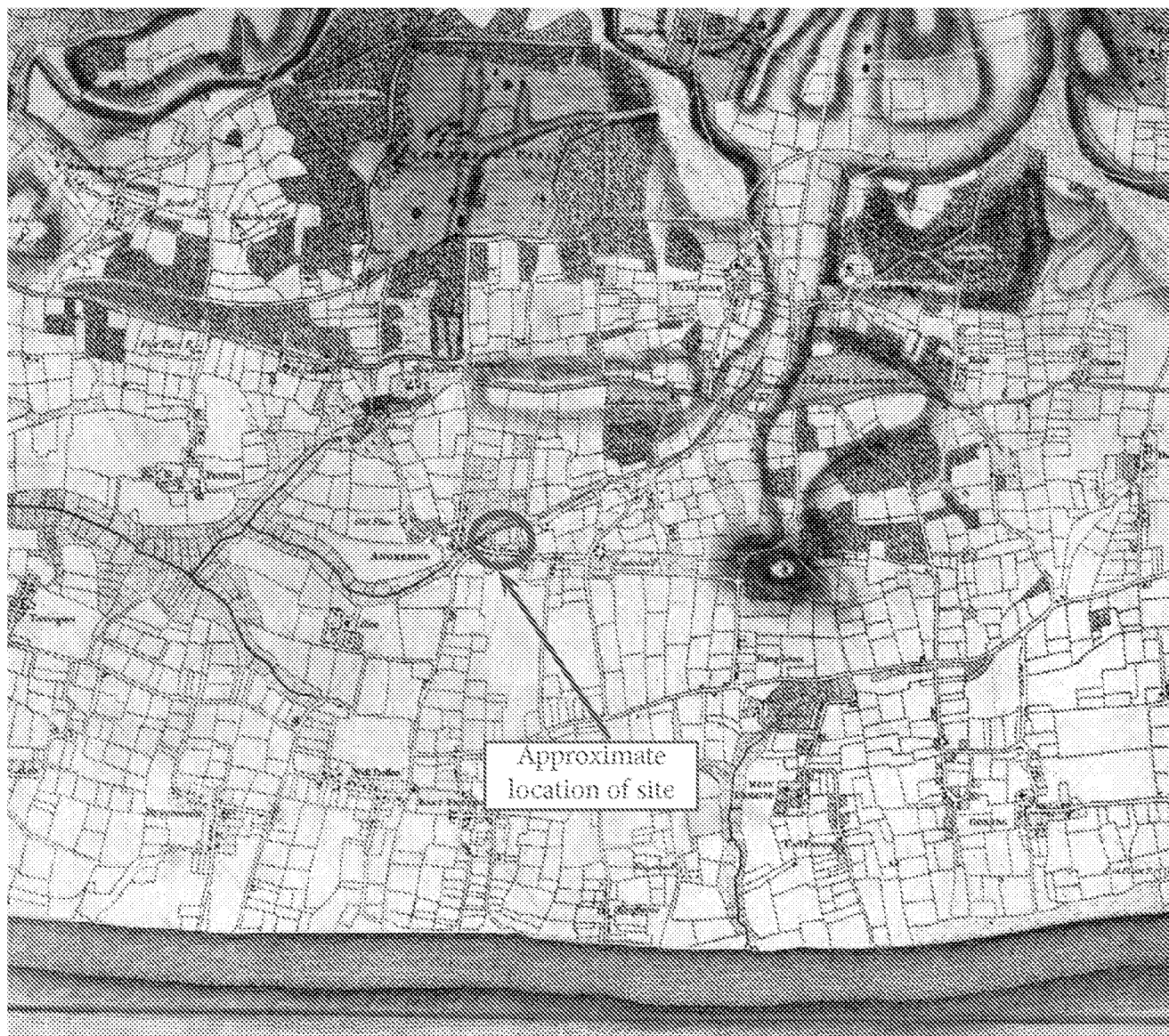


WLA12/162



Land at Water Lane, Angmering,
West Sussex, 2012
Desk-based Heritage Assessment
Figure 4. Budgen's Map of Sussex, 1724

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



WLA12/162



Land at Water Lane, Angmering,
West Sussex, 2012
Desk-based Heritage Assessment

Figure 5. Yeakell and Gardner's Map of Sussex, 1778

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



WLA12/162

N

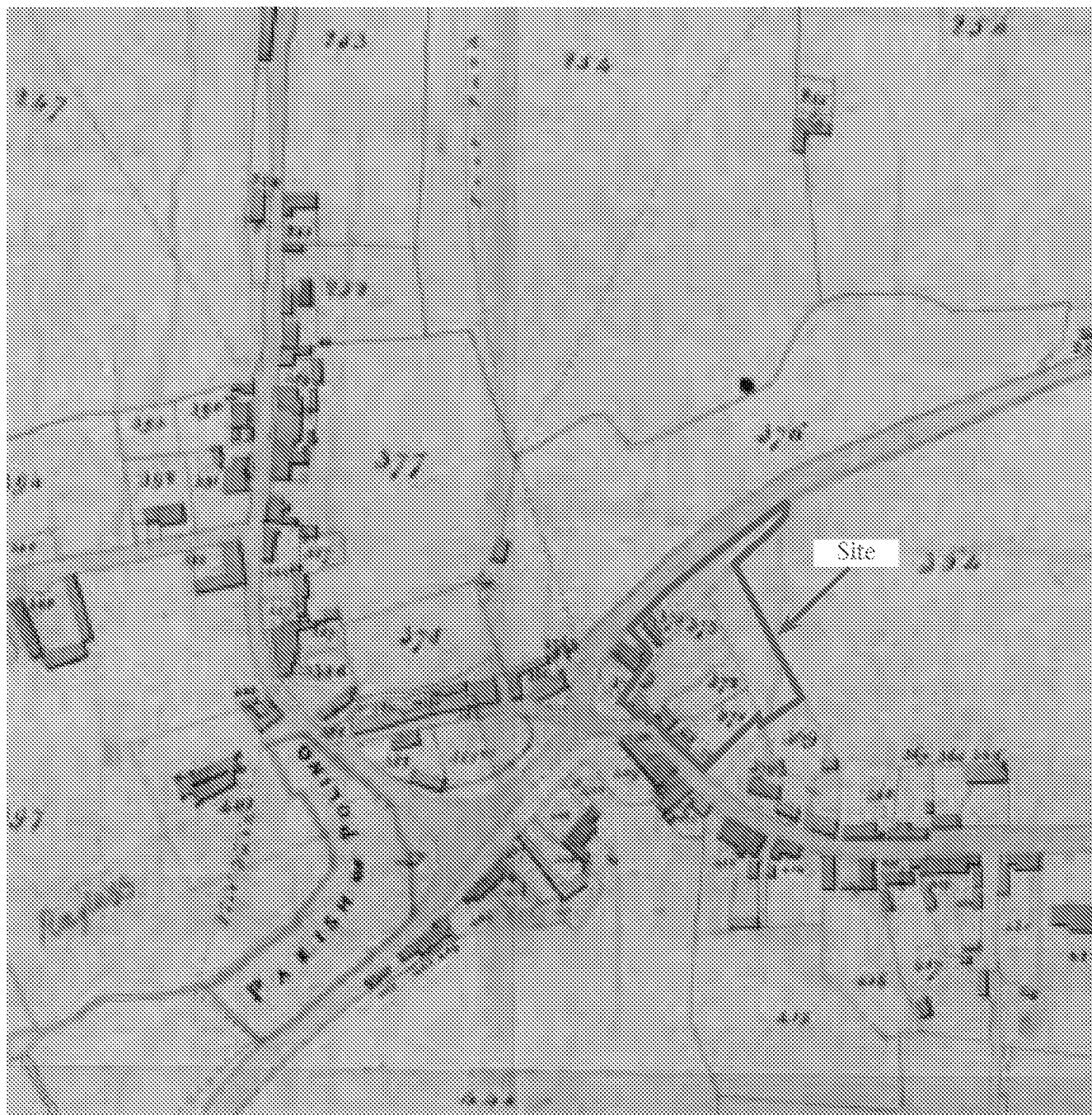


Land at Water Lane, Angmering,
West Sussex, 2012

Desk-based Heritage Assessment

Figure 6. Map of the Bishop Estate, 1814

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



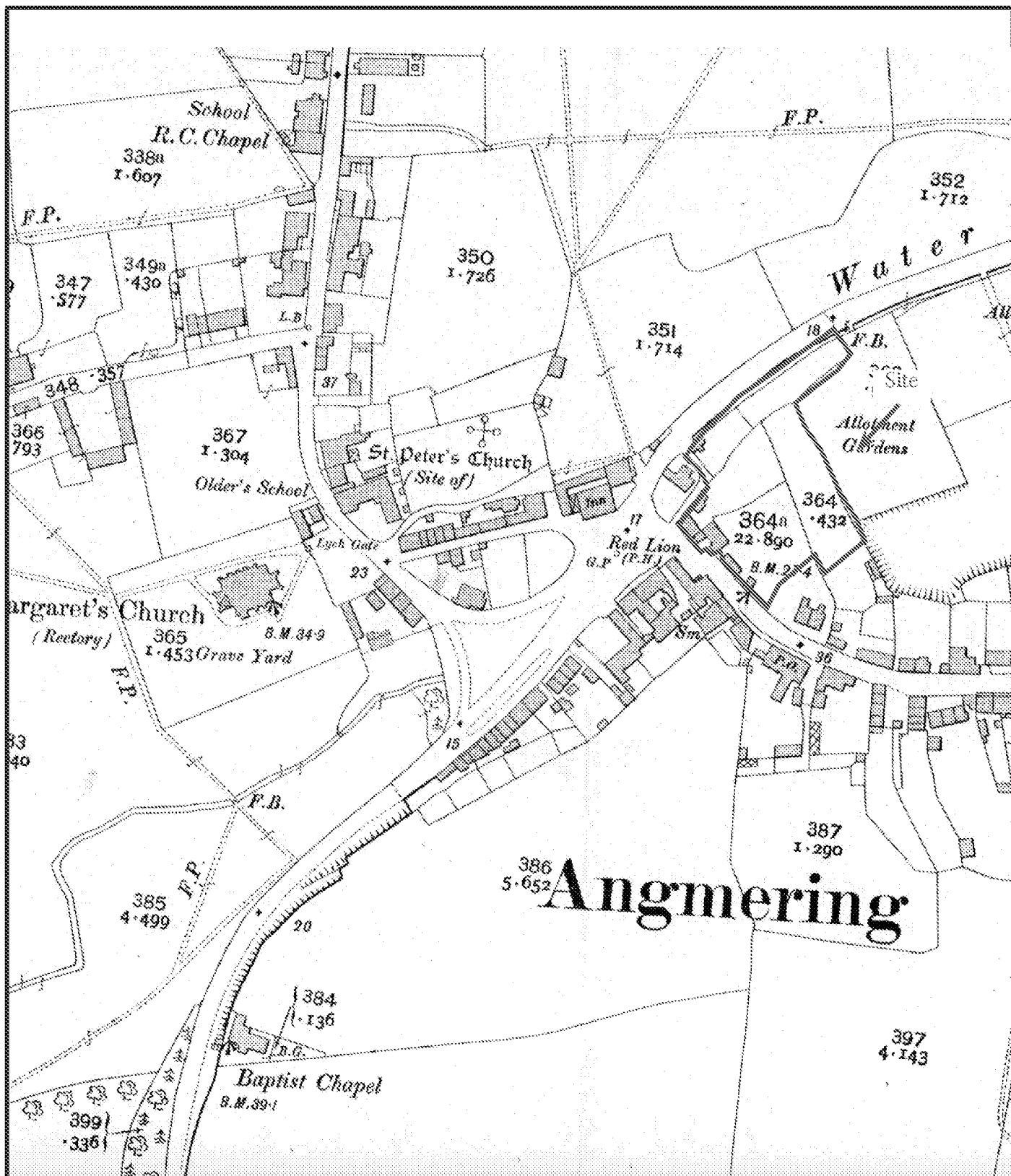
WLA12/162

N



Land at Water Lane, Angmering,
West Sussex, 2012
Desk-based Heritage Assessment
Figure 7. Angmering Tithe Map, 1838-9

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



WLA12/162

N

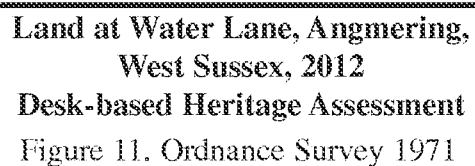


Land at Water Lane, Angmering,
West Sussex, 2012

Desk-based Heritage Assessment

Figure 9, Ordnance Survey, 1911

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



WLA12/162



Land at Water Lane, Angmering,
West Sussex, 2012
Desk-based Heritage Assessment

Figure 12. Outline development proposals (not to scale).

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



Plate 1. Phares Courtledge looking North North east



Plate 2. Water Lane looking North East

WLA12/162

**Land at Water Lane, Angmering, West Sussex, 2012
Desk-based Heritage Assessment**

Plates 1 and 2

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES
SOUTH



Plate 3. Water Lane looking south



Plate 4. Truncation associated with building of the garage complex looking south-east

WLA12/162

Lane at Water Lane, Angmering, West Sussex, 2012
Desk-based Heritage Assessment

Plates 3 and 4

THAMES VALLEY
 ARCHAEOLOGICAL
 SERVICES
 SOUTH

TIME CHART

	Calendar Years
Modern	AD 1901
Victorian	AD 1837
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
Iron Age	BC/AD 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
↓	↓

