

DEVELOPMENT ARCHAEOLOGY SERVICES Ltd

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT OF LAND AT MANOR NURSERY ANGMERING,

[Site Centred at approximately
National Grid Reference TQ 07588 0417]

PREPARED FOR HANBURY
PROPERTIES Ltd.

By

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Summary

- *This pre-planning application archaeological desk based assessment has been prepared for Hanbury Proprieties Ltd and is to be submitted in association with a proposed planning application for development at the site comprising the construction of new residential units on land all at the present Manor Nursery site Angmering West Sussex.*
- *This study indicates that the assessment site has **moderate** potential for finds and archaeological features and or deposits to be made from the prehistoric, Romano-British and, medieval periods. It is suggested that the highest potential is for archaeology relating to the Bronze Age to be present within the site area / environs of the site.*
- *Presence of existing concrete rafting may have compromised archaeological survival at some site locations. Conversely the rafting, if previous phases of ground works / landscaping did not impact on archaeological levels, may have had a beneficial and protective effect. These two scenarios require proving by intrusive investigation.*
- *It is likely that the proposed construction of the residential units with associated infrastructure, road access routes and services will have potential to impact on archaeological horizons if present.*
- *It is recommended that a phase of evaluation [by investigative trenching], be undertaken in advance of any development proceeding. To achieve adequate site cover / distribution of investigative trenching the investigation should be post demolition of buildings and concrete and other ground cover, presently occupying part of the site area.*
- *Considering the moderate potential for archaeology to be present it is suggested that these works may be conditioned and be undertaken post determination though in advance of development of the site.*

1.0 Introduction

- 1.1 This archaeological desk-based assessment was commissioned by Hanbury Properties Ltd. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of land at the site of Manor Nursery Angmering West Sussex. This will form the basis for a decision making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.



Figure 1: General site location at a scale of 1:25,000. The area of the proposed development site is shown in red.
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2.0 Location and site description [Figure 1]

- 2.1 The proposed development site lies approximately 500 metres from the centre from of the village and parish of Angmering. The site is centred at approximately TQ 07588 04107 and sits at an altitude of approximate +16.00 metres Above Ordnance Datum. [AOD].
- 2.2 The site sits approximately 100 metres from the eastern boundary of the Arun District Council designated Conservation Area of Angmering. The site is bounded on its eastern flank by a foot path and shrub screening and the north south aligned A 280.
- 2.3 The study site has an area of approximately 1 hectare [10,000m² or 2.47 acres [see **Figure 2**]. The site is rectangular [square] in shape and is predominantly flat and level whilst it was noticed, during the walkover survey undertaken by the author, that surrounding areas were predominantly flat it appears that within the site boundary area some levelling, to install the present current car parking areas, has taken place.
- 2.4 It is recommended that the reader refer to **Plates 1-10** and **Figures 4** and **5** for photographic descriptions and existing site layout details.
- 2.5 The site lies approximately 500m metres south of the Chichester Syncline and a similar distance north of the Littlehampton Anticline. Drift geology for the site is mapped as brick earth silts [Devensian] overlying Middle Chalk [Cretaceous]. Seaford, Newhaven and Tarrant Chalk members are mapped in close proximity to the east of the site and may extend into the site area. The presence of drift alluvial deposits associated with east west aligned tributaries draining into the River Arun to the west should not be discounted. [BGS 1996]

3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundwork associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 Based on the results of this non intrusive survey, suggested mitigation procedures are proposed.
- 3.3 The report is based on information derived from the following sources: -

- The West Sussex Record Office, [including local studies published reference sources, maps and vertical aerial photographs held in their collections]; and
 - A site visit by the authors. [Friday 10th February].
- 3.4 A search of the WSCC [HER] was undertaken for listed buildings, archaeological sites and findspots within a 1km radius of National Grid Reference TQ 07588 0417 [**Figure 1**]. The results of this search are presented presented at Table 1. and their respective locations are shown plotted on **Figure 7**
- 3.5 Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the West Sussex Record Office, and comprise **Figures 8-15**. Published reference sources were also consulted at the Record Office Local Studies Library. A number of photographs of the assessment site were taken during the site visit, which are reproduced at Plates 1-10 at Appendix
- 3.6 The vertical aerial photographic collections were also consulted at the West Sussex Record Office for the area of the development site and its environs.

4.0 Planning Background.

- 4.1 This pre-planning application archaeological desk based assessment has been prepared for Hanbury Proprieties Ltd in association with a proposed planning application for development at the site comprising the construction of new residential units on land all at the present Manor Nursery site Angmering West Sussex [See Figure 3]. Some slight modification to the access route to the present site entrance is also anticipated to form passing bays see [Figure 3a].
- 4.2 This report will be submitted, with the forthcoming application to Arun District Council [the Local Planning Authority] as part of the planning application for proposed development on this site in accordance with Arun District Local Plan Policies Area 15 and Areas 16 [adopted] and in addition considering Policy Area 17 Sites of Archaeological Interest and Policy 16 Ancient Monuments and Sites of Archaeological Importance [draft, under consideration].

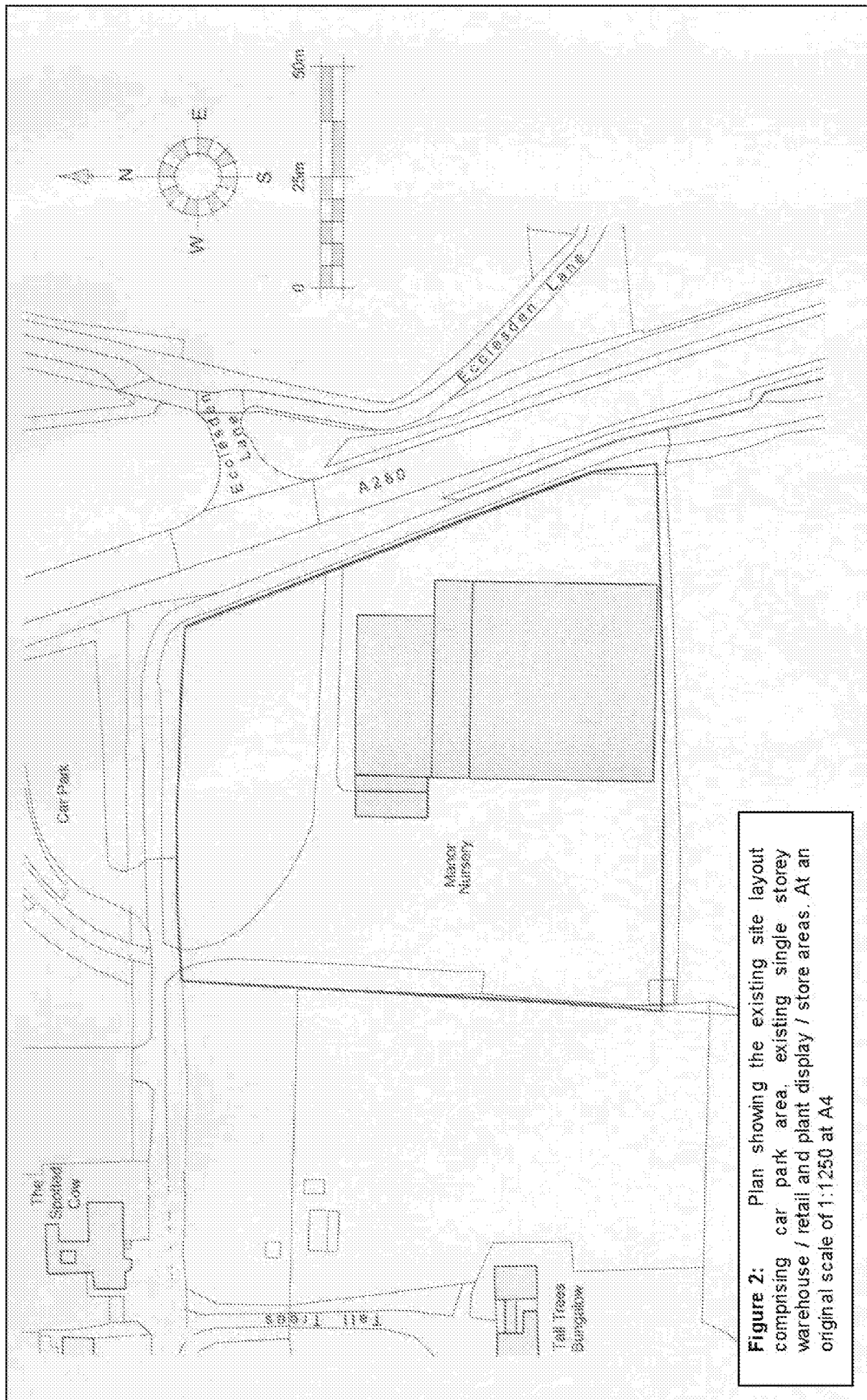


Figure 2: Plan showing the existing site layout comprising car park area, existing single storey warehouse / retail and plant display / store areas. At an original scale of 1:1250 at A4

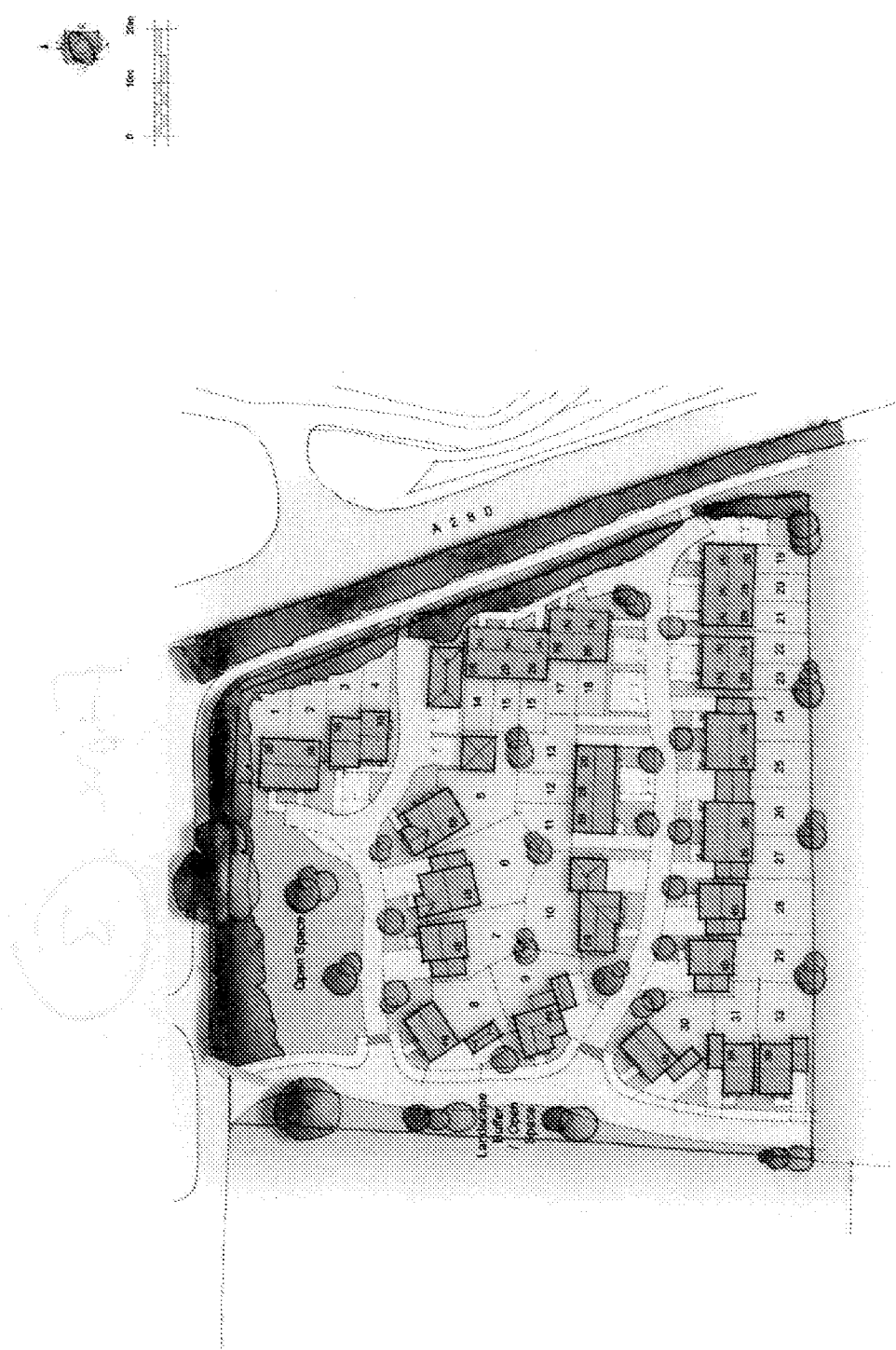


Figure 3: Sketch site layout [proposed]
at original scale of 1:500 @ A2. [Refer to
Scale bar]


DAS
Coloured Site Layout
Manor Nursery, Angmering
13114 / SK07
Scale 1:500 @ A2 March 2014
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5.0 Archaeological and historical background.

- 5.1 The name Angmering appears to be derived from Anglo Saxon as a settlement or 'tun' of the people of Angenmaer a Saxon Chieftain. Towards the end of the C9th the town " *Angmerengatum and the land that there to longyth* " was bequeathed to Osferthe by King Alfred.
- 5.2 The Domesday records for the town indicate that the town of *Angemere* developed into two manors which eventually developed into East and West Angmering, each with its own Church.
- 5.3 The WSCC Historic Landscape classification for the study 1km radius around the study site records a varied historic landscape. The western end of Angmering as being characterised as an Early Medieval /Dark Age town. The remainder of the townscape is classified as Post Medieval to modern. The rapid development of the modern town of Angmering is demonstrated by review of C20th development and enlargement shown by the C20th Ordnance survey maps. [See 6.1 below]. The areas immediately surrounding the study site [HWS24076] are classified immediately to the south [HWS24079] as medieval to Post Medieval to the east [HWS24060] as Post Medieval, and to the west [HWS24082] immediate north [HWS24083] as Post Medieval to Modern
- 5.4 Review of the WSCC HER data for the survey records 6 listed buildings [entries **32-37 at Table 1** and see **Figure 7** for their location.] The majority of these records are for Historic Farmsteads and associated cottages / buildings suggesting a rural character to the town and its immediate environs in the later medieval and post medieval periods.
- 5.5 The earliest evidence for archaeological activity within search area of the proposed development site is the find spot of a flint scatters in the area of Ecclesden Manor Farm House. [HER 6355 and see site 13 at Figure 7. Within the same general area fire fractured flints and possible struck flints were recovered and recorded as suggestive of pre-historic activity within the general area [HER 5418] and see site 10 at Figure 7.
- 5.6 Neolithic finds of an Axe, [HER 3159] and an 'adze' [HER 5232] were recovered as chance finds at space locations both c. 1km from the study site [for locations see Figure 7 find locations 9 and 6].

- 5.7 A collection of worked Neolithic flints were recovered from the Fresh Acres Nursery site located at TQ 0713 0388 over a c. 30 year period [**HER 3150**] and see site 5 at Figure 7. Although assigned a Neolithic date some resemble Palaeolithic types
- 5.8 The Bronze Age period is represented by both occupation sites and chance finds. **HER 3135** records the finding of a Cissbury type unpolished early Bronze Age flint adze from Angmering Nursery located at TQ 0717 0326 [Site 2 at Figure 7] . A kilometre to the north at TQ 06891 04456 during an archaeological evaluation in 2003 a collection of Bronze Age pot, burnt flint and worked flint was recovered indicating activity and possibly occupation. [**HER 7432** and see site 6 at Figure 7]. Further occupation during the Bronze Age is recorded at TQ 07321 03972 approximately 1 kilometre south west of the study site where an investigation recorded Middle Bronze Age cremation vessel, curvilinear ditch and a possible ritual deposit of flint.
- 5.9 A relatively high concentration of Bronze Age finds and features were recorded approximately 200 metres north of the study site [**HER 7050**] and see Site 21 at Figure 7 centred at TQ07638 04456] when an evaluation undertaken in advance of the construction of the new A 280 recorded a Bronze Age enclosure with a clear boundary ditch associated post holes suggesting a circular structure all recorded in association with diverse BA finds including pot and flint finds. Multi period, including Saxon Roman and medieval finds suggest this site area was utilised over a considerable time period.
- 5.10 A similar time depth is recorded at both **HER 7044** centred at approximately TQ 07248 03745 [site 16 at Figure 7] and **HER 7045** centred at TQ 07303 03604 [site 19 at Figure 7] where occupation through the Bronze Age to Romano British and Roman periods was recorded.
- 5.11 Within the 1kilometre radius survey area localised Roman period finds are relatively sparse At TQ 06864 0443 approximately 1 km from the study site a Roman post hole and two associated gullies were recorded in 2003. The results are suggestive of a small Roman enclosure or stock control area [**HER 7431** and site 25 at Figure 7] At Roundstone Lane at TQ 07104 04178, a Roman ditch and Roman pottery were recorded in association with a Post Medieval ditch. In addition an unurned Roman cremation was recorded [**HER 7042** and site 16 at Figure 7].
- 5.12 As seen at Figure 7 there is a recorded concentration of multi period finds within the environs of Ecclesden Manor. [See sites 4, 10 13, 24, [**HER 3143**, 5418, 6355, and

7054]. A similarly diverse and multi period finds collection is recorded at and around High down Hill.

6.0 Site-specific search/investigation results.

6.1 Cartographic and documentary information [Figures 3-8]

The earliest map consulted in this study was an extract from Yeakell and Gardener's map of the county of Sussex of 1778 **[Figure 8]**, which was downloaded from the Internet. This shows the area of the proposed development site being located in an area of enclosed field suggesting the site area is under cultivation. The site lies at the eastern end of an east west aligned 'ribbon' development flanking a main street. To the east of the study site lies a complex of farm buildings labelled "Eggleston Farm".

- 6.1.1 The Tithe Map for Angmering [1839] again records the site as being located within a field system covering field numbers 343 and 337. **[Figure 9]** The northern [field 343] is assigned to John Olliver and is named 'corner croft' with state of cultivation being listed as "under grass". Field [337] immediately to the south is again listed under the ownership of John Olliver with a field ed name of "The Pond Field". Again the state of cultivation is recorded as being under grass.
- 6.1.2 The extract from the First Edition 25 inch to one mile scale Ordnance Survey [O.S.] map of 1876 **[Figure 10]** shows that by that date the proposal site is still an open field though in the extreme south west of field 407 [Field 337 on the Tithe map for the area] a building has appeared.. On the 1898 OS map **[Figure 11]** this building is referred to as "Pound Cottage" suggesting a relationship with Pound House that lies to the north west.
- 6.1.3 The 1911 **[Figure 12]** 1932 **[Figure 13]** and 1942 **[Figure 14]** OS series maps show little or no change in field detail relating to the study site. In the Figure 14 there is an indication of formalisation within the grounds of Ecclesden Manor lying to the immediate north east of the site, as testified to by colonnades or avenues of trees along its southerly boundary / access routes.
- 6.1.4 The latest OS series map examined, extract from NG Sheet TQ 0604 – 0704 Scale: 1:2500[1971] **[Figure 15]** shows the site area still as an open field. To the north east the gardens of Ecclesden Manor appears still more formalised. To the west of the site a property, 'Tall Trees' has been built and increased development to the west of Roundstone Lane is seen.

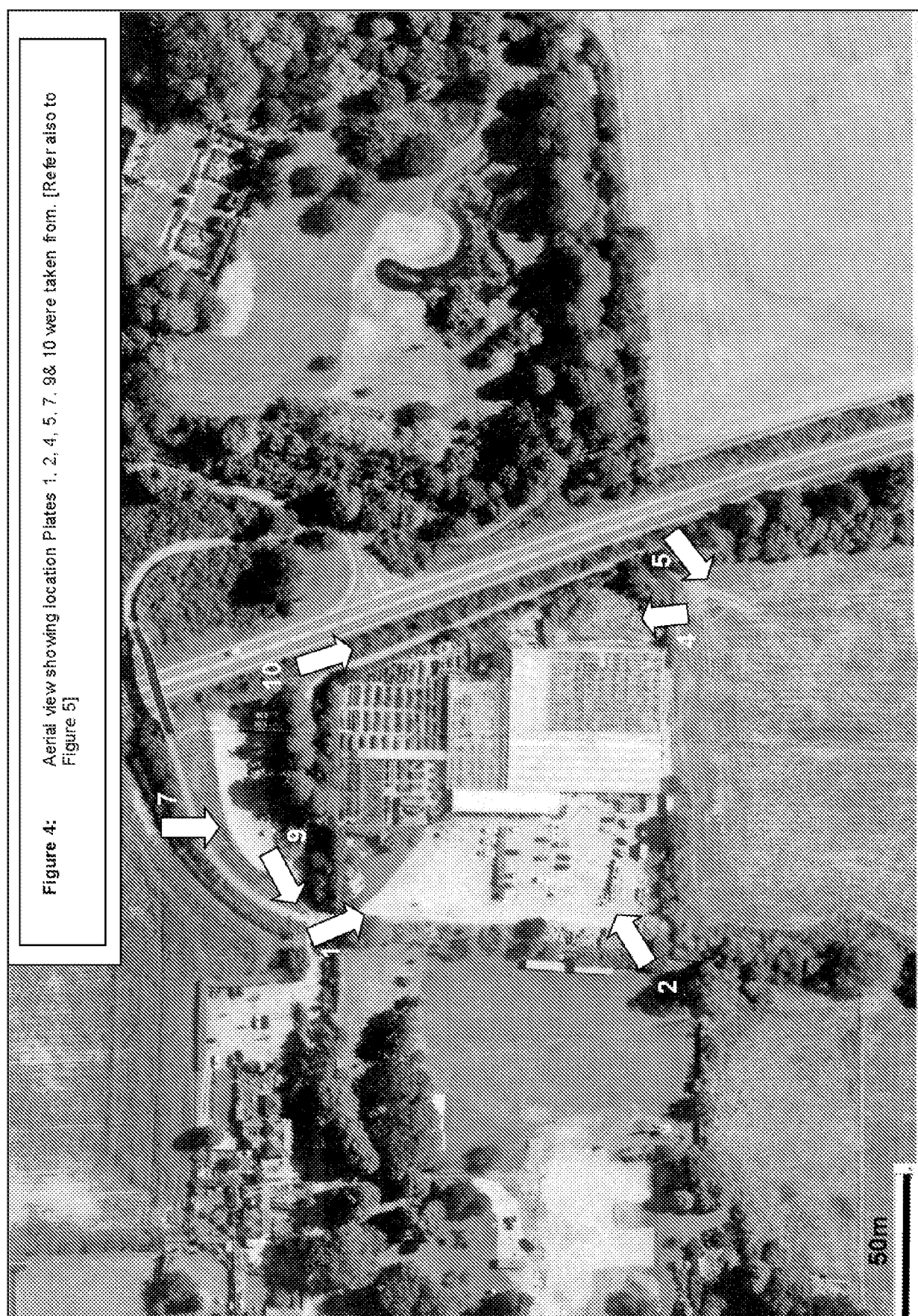
- 6.1.5 Review of later series OS maps show extensive development [residential] to the south west of the study site as Angmering village expands. This increased development and installation of the new A280 immediately to the east of the study site, is shown and recorded clearly on aerial photographs as reviewed in section 6.2 below.

6.2 Aerial photographs:

- 6.2.1 A total of four aerial photographs were examined during the course of this study. All photographs were held as part of the WSCC archive.
- 6.2.2 The earliest photograph was from 1997. There is no north south aligned section of the A280 present at this time. The site appears to exhibit an approximately equal cover of single storey buildings at the same location as present today. There is slightly less provision / cover for parking in the 1997 photograph. The surrounding areas are as today, with the exception of the present buildings the immediate west being absent. There are no significant crop marks or anomalous features on the ground.
- 6.2.3 The 2001 aerial photograph is considered equivalent to the 1997 record. Though the car parking area in the south west corner appears to have been more clearly defined. Interestingly to the north of the site, along and corresponding to the route of the A280 there appears to be evidence of earth works / top soil stripping. It is considered probable that this records stripping of topsoil possibly associated with evaluation work in advance of the new A280 installation. The survey areas appear to correlate with investigated areas recording finds recorded at HER entries 7050 and 7051 [See Figure 7 and entries 21 and 22 at Table 1].
- 6.2.4 The 2007 photograph shows the A280 in its present position / alignment. To the north of the site boundary significant landscaping is shown in the area of the east west aligned elevated walk way that crosses the A280. [See Plate 8]. The 2012 -2013 aerial photograph shows the build footprint of a large single building immediately to the west of the study site. This footprint is absent in all earlier photographs for this area.

6.3 Site visit [Plates 1-10]

- 6.3.1 A site visit was made by the author on the 10th February 2014, for the purpose of recording the present appearance and environs of the proposed development site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which are reproduced at **Plates 1-10**. The weather conditions were generally good with low level / oblique sunlight.
- 6.3.2 The whole of the proposal area was either under concrete raft or dense car parking gravels, or to the east of the existing buildings derelict and under part grass / shrub cover, consequently no archaeological remains or features were observed on the ground and no finds were made.



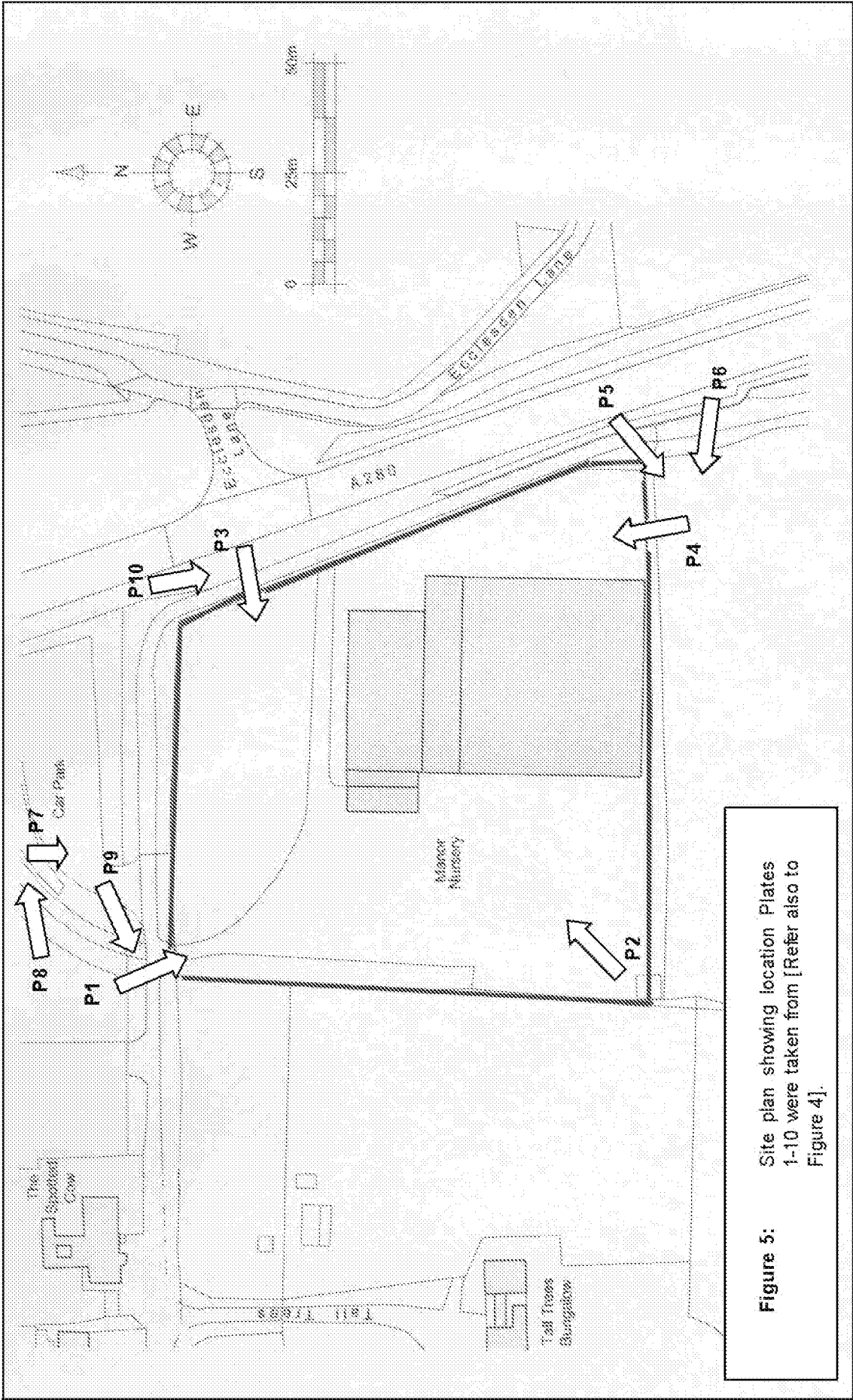


Figure 5: Site plan showing location Plates 1-10 were taken from [Refer also to Figure 4].

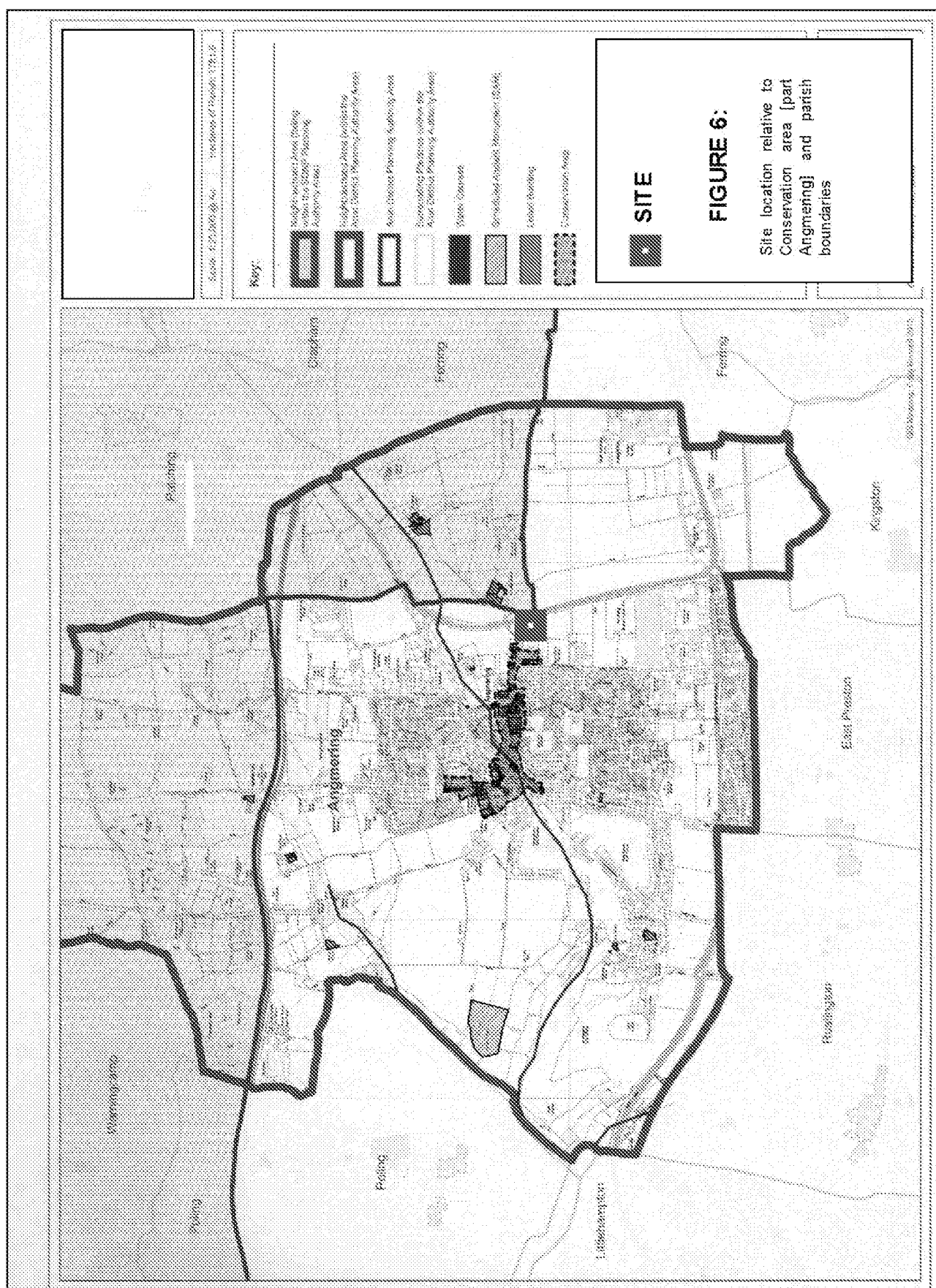


Figure 7: Cultural heritage sites within approximately 1km of the centre of the study site. [Refer to Table 1 for summary description and HER cross reference] and Section 5 for additional detail.

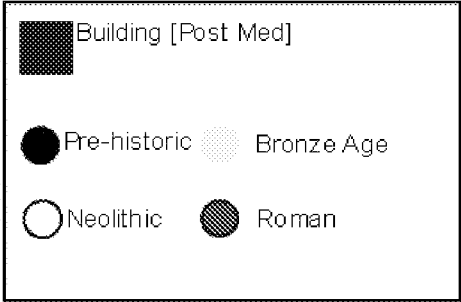
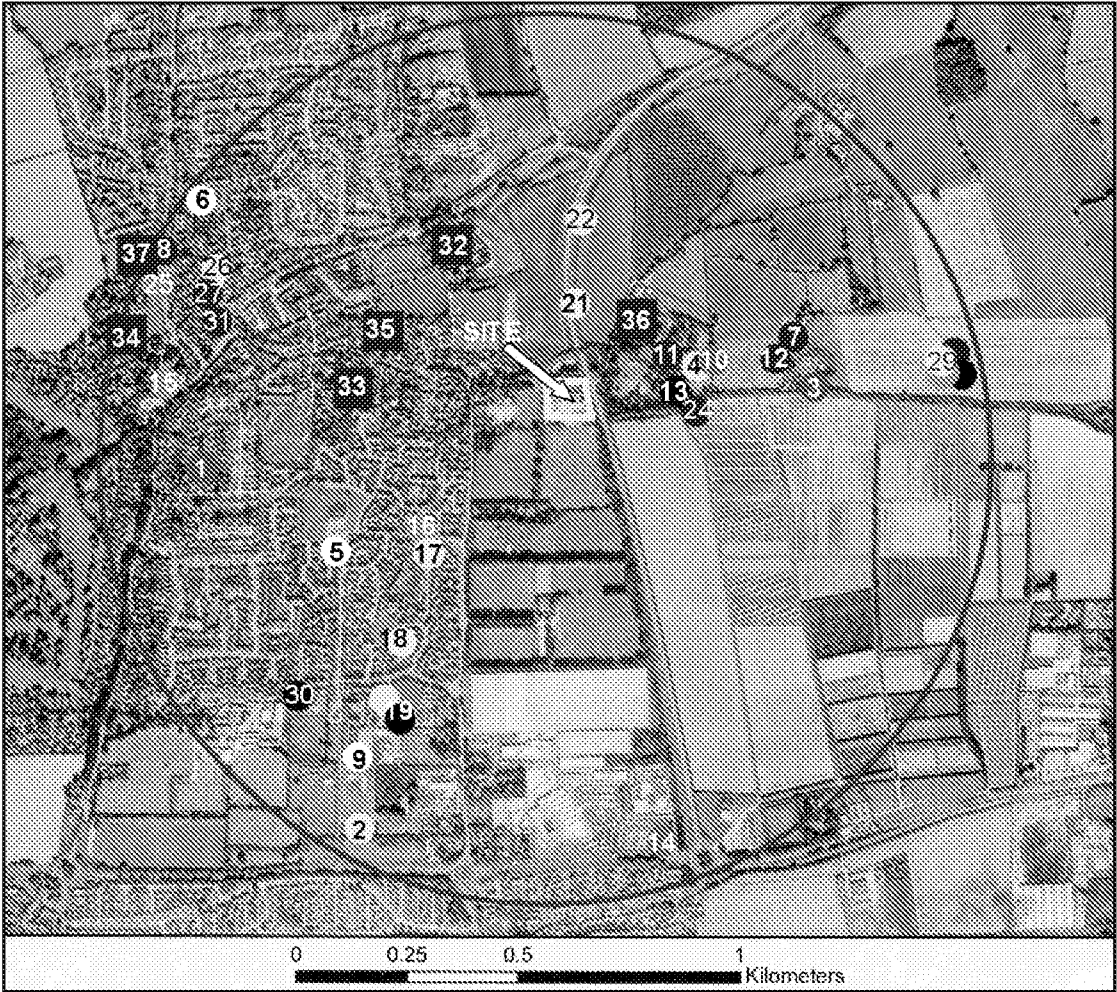


Table 1: HER SUMMARY: Refer to Figure 7 for location of entries 1-37

Site no	HER No.	NGR [TQ]	Description	Period
1	3132	0684 0407	Part / fragment of Roman quern stone recovered during garden excavation	R
2	3135	0717 0326	Cissbury type Bronze Age flint adze [axe]	BA
3	3142	082 043	Roman pot. Abundant quantities suggesting occupation site, possible villa site.	R
4	3143	078 044	Iron Age / Belgic pottery within Ecclesden Manor grounds.	IA
5	3150	0713 0388	Collection of Neolithic flints recorded including blades / scrapers arrowheads.	IA
6	3159	068 043	Neolithic axe found as stray fine	NE
7	3168	0816 0439	Post medieval mill [Windmill] Associated with historic farmstead [1064]	PM
8	3904	0672 0456	Post medieval building [indistinct classification]	PM
9	5232	072 034	Flint axe / adze. Neolithic. Chance find [poor detail / provenance]	NE
10	5418	0722 0447	Roman pot and possible Roman CBM. Possible Bronze Age pot sherds.	R / BA
11	5561	0782 0436	Eccleston [Ecclesden] Manor. Associated with Historic Farmstead [10164]	PM [extant]
12	5568	07232 04181	Angmering windmill. Reported collapsed 1936.	PM
13	6355	077 044	Flint scatter within the grounds of Ecclesden Manor farm house	PH
14	6368	0788 0325	Possible LMZ [Road] [report of]	R
15	6436	067 043	Roman Samian pot found	R
16	7042	07104 04178	Roman ditch. Suggesting land management	R
17	7043	07321 03972	Middle Bronze Age flint find	BA
18	7044	07246 03745	Late BA / Roman within ditch and high concentration of features suggesting occupation with =in this area. Purposive investigation confirmed BA/IA Roman	PH/ BA/ IA / R

			occupation and activity in this area.	
19	7045	07303 03604	Bronze Age/ Iron Age Roman. Multi period activity and probable occupation.	BA / IA /R
20	7046	07109 03330	Undated pit with associated flints [not dated]	?
21	7050	07638 04456	Bronze Age enclosure Iron Age finds Roman pot Med and post med pot. Extended activity / possible occupation suggested.	BA / IA /R
22	7051	07655 04663	Bronze Age farmstead suggested by abundant BA pits and finds. Medieval activity also suggested	BA /MD.
23	7053	07786 04421	Ecclesden Manor [see [36] 10164]	PM and extant
24	7054	07799 04251	Post medieval finds from pond dredging	PM
25	7431	06864 04483	Roman post holes suggesting enclosure. Roman pot within gully fills	R
26	7432	06891 04456	Bronze Age pot f& worked flints.	BA
27	7433	06883 04449	Post med. Post holes	PM
28	7702 [not shown at Figure 7]	06833 04354	Cartographic reference only [Historic Town of Angmering [See also 32-38 entries for building detail]	PM
29	8306	08566 04340	High down Hill. Multi period finds. Suggestive of activity' .No features recorded	IA / R / PM
30	8618	07057 03544	Negative evaluation	?
31	9025	0682404343	War Memorial 1914-18 1939-45	PM
Buildings				
32	9307	07403 04580	Cartographic evidence. Listed building [297748]	PM
33	9661	07182 04275	Cartographic evidence: Existing buildings. Chant Cottage Farmstead. Possible association with listed building CHANTS DWS911	PM
34	9726	06641 04426	Cartographic evidence: Historic building and Farmstead [Listed 297740]	PM
35	9953	07197 04411	Extant building Listed. Cressingham Cottage and Barn or outbuilding to south associated with cottage. [Listings: 297751 & 297752].	PM

36	10164	07817 04400	Cartographic and extant building evidence. Farmstead: Ecclestone Manor.	PM
37	102188	06722 04525	Cartographic and extant buildings Historic farmstead: Listed buildings 297698 and 297699	PM

ABBREVIATIONS

NE - Neolithic
 BA – Bronze Age
 IA – Iron Age
 PR - Prehistoric
 RO – Romano-British
 MD – Medieval
 PM – Post-medieval
 MO – Modern

7.0 Assessment of archaeological potential.

This study has identified evidence for Bronze Age / Iron Age activity and possible occupation within c. 250 metres north of the study site area. The potential for archaeological activity from the later prehistoric – the Bronze Age and possibly Iron Age is considered to be **moderate**.

It is considered significant that recent [last 20 years] evaluations to the south of the study site [HER 70444 and HER 7045] have recorded Bronze Age to Iron Age Romano British activity and possibly occupation. It is therefore suggested that formal investigation has a **moderate** potential at the study site to record archaeology from these periods

Finds to the east of the study site centred on Ecclesden Manor / Farm house suggest a moderately high concentration of finds with several periods represented. Whilst the potential for multi period finds to extend in to the study site should not be discounted the author considers this concentration as being largely, if not wholly, a function of a concentration focused on Ecclesden Manor. Similarly concentrations on High Down Hill where finds have been made though no features recorded may represent a skewed data set.

Map regression for this study has identified a consistent agricultural use for the site area until it became used in its present form. The presence of existing concrete rafting may have compromised archaeological survival at some site locations. Conversely the rafting, if previous phases of ground works / landscaping did not impact on archaeological levels, may have had a beneficial and protective effect. These two scenarios require proving by intrusive investigation.

8.0 Impact on archaeological resources and suggested mitigation.

The ground works associated with the proposed development of the new residential units and associated infrastructure, including modification to the access road area and installation of passing bays, may directly impact on buried archaeological potential.

This study has established that the potential for archaeological finds from the Bronze Age / Romano British Iron Age to be **moderate**.

Consequently, any potential impact from this development on the buried archaeological resource must overall be considered to be **moderate**.

It should be noted that this area of the Sussex Coastal plain will often yield unexpected and unforeseen archaeological finds, which should be taken into consideration.

It is recommended that a phase of evaluation [by investigative trenching], be undertaken in advance of any development proceeding. To achieve adequate site cover / distribution of investigative trenching it is suggested the investigation should be post demolition of buildings and concrete and other ground cover, presently occupying part of the site area.

Considering the moderate potential for archaeology to be present it is suggested that these works may be Conditioned and be undertaken post determination though in advance of development of the site.

9.0 Acknowledgements

Development Archaeology Services would like to thank Hanbury Properties Ltd for commissioning this report and the staff and officers of both the West Sussex County Records Office and Heritage planning team for their assistance in compiling the data used in this report.

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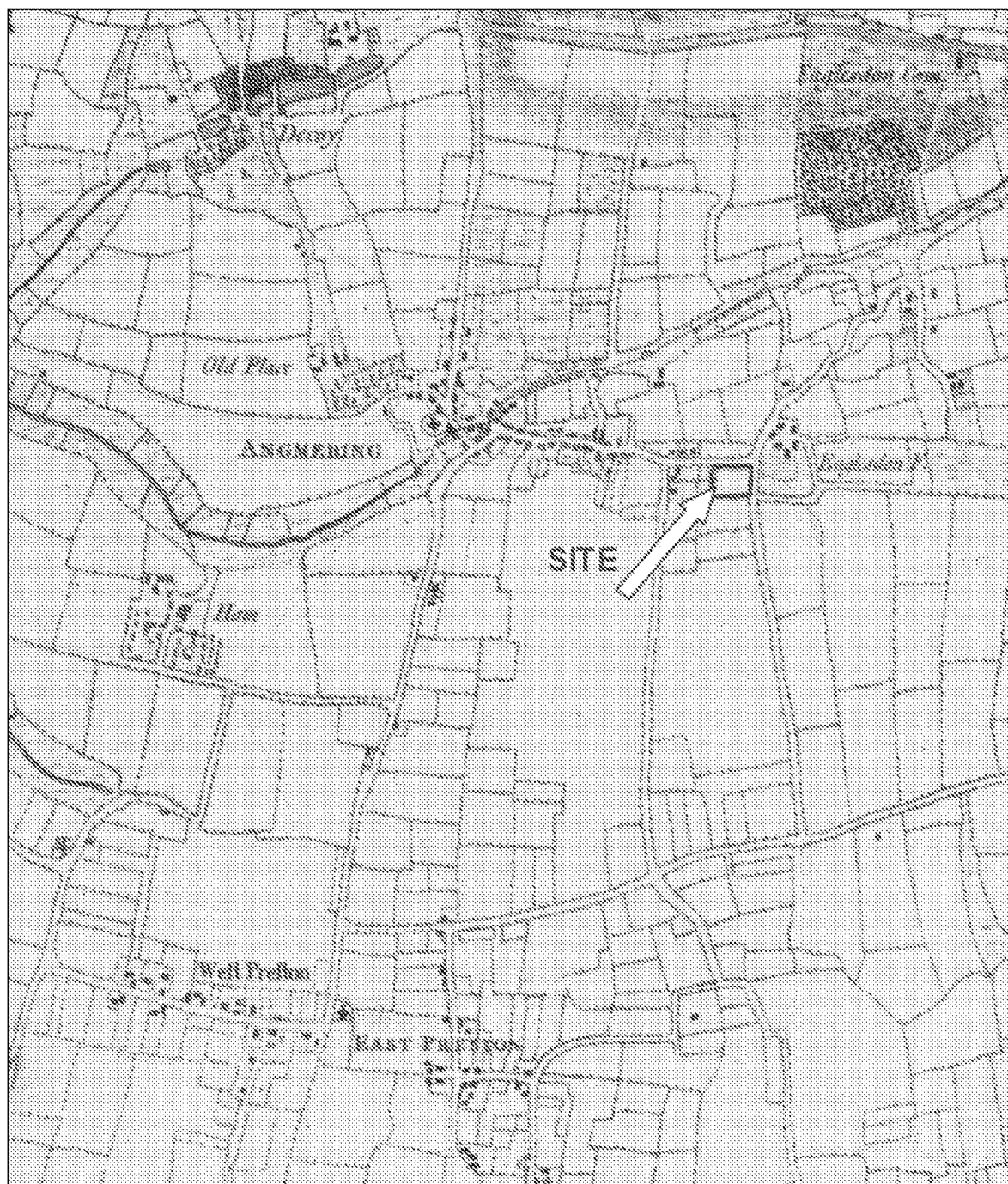


Figure 8: Extract from Yeakell & Gardener's map of the County of Sussex of 1778. The approximate location of the site is outlined in red.

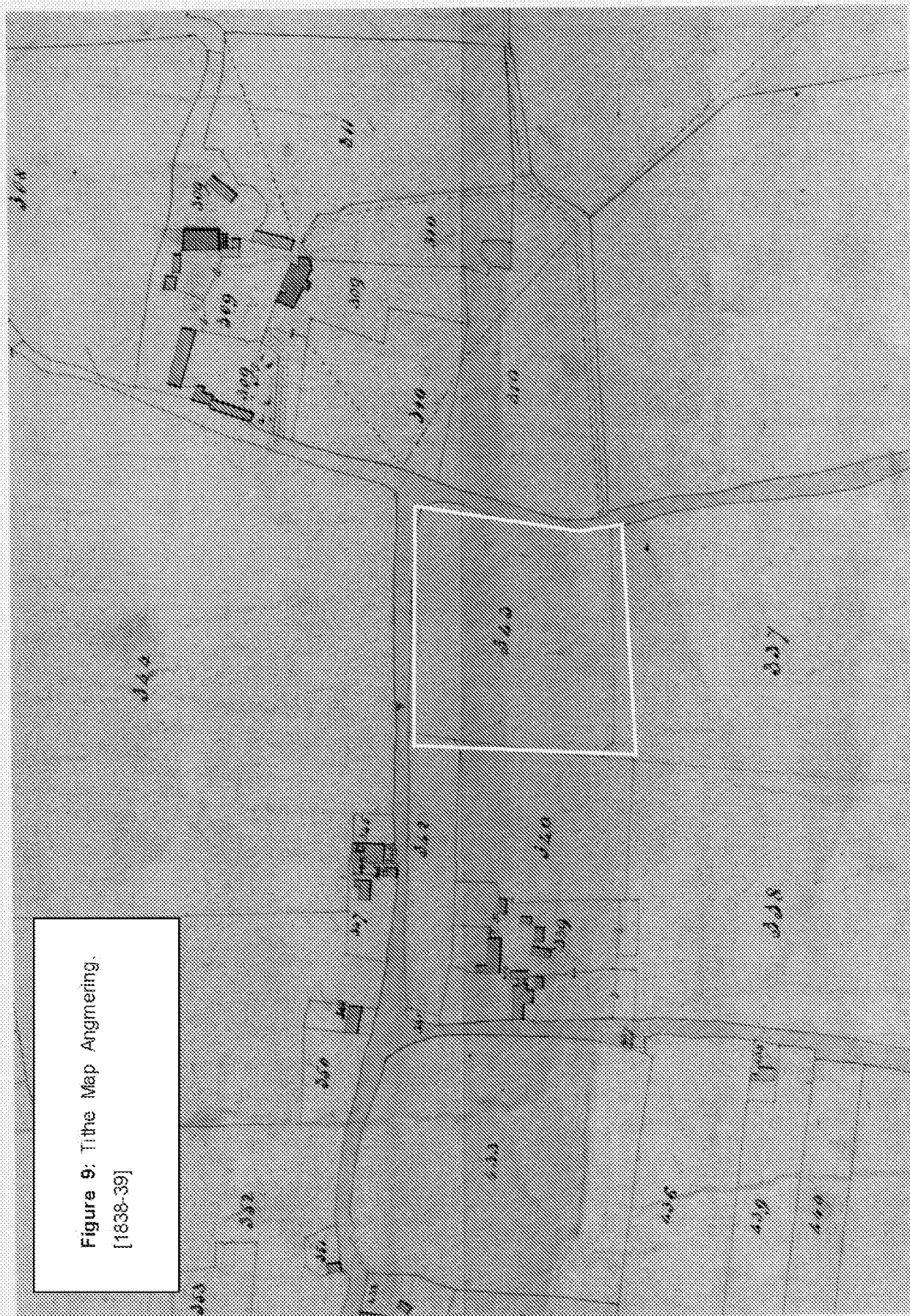


Figure 9: Tithe Map Angmering.
[1838-39]