

ARCHAEOLOGICAL DESK BASED ASSESSMENT

**Land North of Water Lane
Angmering
West Sussex**

October 2017

**Local Planning Authority:
Arun District Council**

**Site centred at:
TQ 0755 0500**

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EXECUTIVE SUMMARY

- The site north of Water Lane, Angmering, West Sussex, has been reviewed for its archaeological potential.
- There are no designated or non-designated archaeological assets on the site, nor does it lie within an Archaeological Notification Area.
- Based on the available evidence the site is considered to have a low potential for archaeological evidence. Any archaeological remains, if they occur, will be of no more than a local significance.
- This limited archaeological interest could be secured by an appropriately worded planning condition following planning permission.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been written by Sylvia White and Suzanne Gailey of CgMs Consulting on behalf of Rydon Homes and Gleeson Strategic Land.
- 1.2 The subject of this assessment is land north of Water Lane, Angmering, West Sussex, centred on National Grid Reference TQ 0755 0500. The study site is c.31.8ha in extent and is bordered by the Arundel Road Bypass (A27) along its northern boundary, by open farmland to the east, by Angmering centre to the west and by Water Lane (A280) to the south.
- 1.3 Rydon Homes and Gleeson Strategic Land have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In line with national and local policy and guidance, this desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (WSHER) and other sources, including the West Sussex Records Office. The report also includes the results of a comprehensive map regression exercise.
- 1.5 The study therefore provides an assessment of the archaeological potential of the site and enables relevant parties to consider the need for design, engineering or archaeological mitigation measures.

2.0 **PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 National legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10th April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition that heritage contributes to our knowledge and understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could 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.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - Protects the settings of such designations.
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.12 Arun District Council Local Plan was published in October 2014. It contains the following policy relevant to archaeology on the site:

POLICY HER DM6 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 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) 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:

a.) 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*. 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

b.) 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.

c.) 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.

d.) 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.

e.) Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.

f.) Developments shall also be consistent with all other Local Plan Policies.*

Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in (1) above).

- 2.13 No Scheduled Monuments lie within the study site or its immediate vicinity, nor does the study site lie in an ANA (Archaeological Notification Area). Two Listed Buildings are located within 150m of the study site (Weaver Cottage and Avenals Farmhouse). In addition, the site of Ecclesden Deserted Medieval Village Archaeological Notification Area lies immediately to the southeast of the study site. This report will address archaeological matters only.
- 2.14 Accordingly, this desk-based assessment seeks to establish whether locally important artefacts or archaeological remains are present on the study site, and thus whether Policy HER DM6 is relevant.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey data (BGS 2013) indicates that the study site lies on a solid geology of London Clay Formation consisting of clay, silt and sand. This is overlain in the north and south by a band of Head deposits consisting of clay, silt, sand and gravel.

3.1.2 No geotechnical investigation data is currently available for the site.

3.2 Topography

3.2.1 A tributary of the Black Ditch flows immediately south of the study site. The study site lies on the south facing valley slope of the tributary and falls gently from north to south towards the river channel from approximately 40m AOD (Above Ordnance Datum) in the north to c.14m AOD in the south.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND AND ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo-Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.1 Introduction

4.1.1 What follows comprises a consideration of archaeological finds and features held within a 1km radius of the study site, also referred to as the study area, held on the West Sussex Historic Environment Record (WSHER) (Figure 2), together with a map regression exercise charting the development of the site from the eighteenth century until the present day. In addition a geophysical survey has recently been undertaken across the site (Appendix 1).

4.1.2 In terms of Designated Heritage Assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Protected Historic Wreck sites lie within the study site or its immediate vicinity. A Scheduled Monument, Angmering Roman Villa, is located 2km to the east, however, there is no inter-visibility between the monument and the site.

4.2 Prehistoric - Palaeolithic to Neolithic

4.2.1 There are no finds of Palaeolithic or Mesolithic date within the 1km study area, though isolated residual flints cannot be precluded.

- 4.2.2 There is limited Neolithic evidence within the 1km study area, a findspot of a Neolithic flint axe was found c.600m west of the site (MWS3165, TQ 068 047).
- 4.2.3 An evaluation at Pond Nursery, just over 1km south of the study site, found pottery and flintwork from post holes and ditches dating to the Neolithic (MWS12115, TQ 07506 03923).
- 4.2.4 Due to the paucity of evidence the study site is considered to have a low archaeological potential for evidence of activity dating from the Palaeolithic to the Neolithic periods.

4.3 Bronze Age

- 4.3.1 Approximately 500m south of the study site a geophysical survey recorded a system of rectangular enclosures with associated trackways. The subsequent archaeological trial trenching confirmed that the earliest phase of these enclosures dates from the Late Bronze Age/Iron Age and comprises evidence of industrial (possibly salt production and metal working) and possible settlement activity (GSB Survey Report No. G1613 Water Lane, Angmering, West Sussex, February 2016 and Archaeological Evaluation Report Land South of Water Lane Angmering, West Sussex, ASE, 2016)
- 4.3.2 Works on the Angmering By-pass South, c.350m south of the study site, found a Late Bronze Age circular enclosure consisting of a boundary ditch, fire pit, postholes and pits possibly used as an animal corral (MWS7050, TQ 07638 04456). Further Bronze Age evidence was found c.200m south of the study site, further north along the By-pass (MWS7051, TQ 07655 04663), consisting of a high number of features including enclosures, ditches, urn, pottery and flints interpreted as a farmstead.
- 4.3.3 An evaluation at Pound Nursery (MWS12115, TQ 07506 03923) revealed evidence of a variety of features comprising ditches, pits and postholes, indicating clear evidence of systematic land organisation possibly dating to the Late Bronze Age. Bronze Age flintwork and fragments of two later Bronze Age loomweights were also recovered.
- 4.3.4 A small Bronze Age potsherd was found together along with a number of fire fractured flints c.500m southwest of the study site (MWS5418, TQ 0722 0447).
- 4.3.5 An archaeological evaluation c.800m southwest of the study site, at 24 Water Lane, revealed Late Bronze Age pottery, burnt flint, worked flint and plant macro remains (MWS7432, TQ 06891 04456).

- 4.3.6 The land to the south of the study site lay within a landscape that was clearly occupied during the later prehistoric periods. In particular the discovery of Bronze Age farmstead and animal enclosure in this area does suggest that further activity within the well-drained gravels on the site cannot be ruled out. However, the paucity of evidence in the immediate proximity of the study site suggests a low archaeological potential for prehistoric evidence.

4.4 Iron Age and Roman

- 4.4.1 The recent archaeological investigations to the south of the study site identified evidence of a continuation of occupation of the industrial/settlement activity into the Late Iron Age and early Roman periods (GSB Survey Report No. G1613 Water Lane, Angmering, West Sussex, February 2016 and Archaeological Evaluation Report Land South of Water Lane Angmering, West Sussex, ASE, 2016).
- 4.4.2 Works on the Angmering By-pass, c.350m south of the study site, found Iron Age and Roman artefacts from the fills of Bronze Age ditches including a La Tene I brooch and Roman pottery (MWS7050, TQ 07638 04456).
- 4.4.3 An evaluation at Pound Nursery revealed a probable Early Roman ditch, and pottery dating to the second century AD was also recovered (MWS12115, TQ 07506 03923).
- 4.4.4 Two Iron Age/Romano-British sites (MWS1222, TQ 066 051 and MWS3645, TQ 0665 0510) and a findspot of Iron Age pot (MWS3646, TQ 0665 0510) were recorded during archaeological investigations approximately 750m west of the study site. This area forms an Archaeological Notification Area.
- 4.4.5 Isolated finds comprising Iron Age coins, brooches and Roman brooches were recorded during investigations at Highdown Hill c.1km southeast of the study site (MWS8306, TQ 08566 04340, Archaeological Notification Area).
- 4.4.6 Evidence of Roman occupation has been found close to the centre of Angmering, c.900m southwest of the study site (MWS7042, TQ 07104 041780) as well as c.860m west of the study site (MWS3134, TQ 0682 0443; MWS7431, TQ 06864 04483; Archaeological Notification Area).

- 4.4.7 The remains of over a hundred vessels of Roman date were found in c.1912 during quarrying at a chalk pit c.950m southeast of the study site (MWS3142, TQ 082 043). The number of vessels suggests a villa is located in the vicinity.
- 4.4.8 A small piece of much abraded possibly Roman brick or tile was found c.500m southwest of the study site (MWS5418, TQ 0722 0447).
- 4.4.9 The recent archaeological investigations to the south of the study site have identified evidence of late Iron Age/Romano-British occupation. However, based on the paucity of finds in the immediate vicinity of the study site, the study site is considered to have a low archaeological potential for the Iron Age and Roman periods.

4.5 Anglo-Saxon and Medieval

- 4.5.1 It is thought that the name "Angmering" probably derives from a Saxon farming settlement of about 600AD, the original name was "Angenmaering" meaning Angenmaer's people.
- 4.5.2 Approximately 350m south of the study site, Early Saxon and Medieval evidence was recorded during works on the Angmering By-pass South consisting of ditches, pits and postholes containing Saxon pottery (MWS7050, TQ 07638 04456).
- 4.5.3 The original Saxon Church was discovered in excavations in 1974 at St. Peter's Church c.860m west of the study site. Later medieval additions to the church were also recorded (MES3127, TQ 0681 0444). It was demolished in the c.16th century.
- 4.5.4 An Archaeological Notification Area less than 50m southeast from the study site denotes the site of Ecclesden deserted Medieval village (MWS3890, TQ 081 050).
- 4.5.5 A watching brief on the excavation of a pond south of Ecclesden Manor revealed a single silver Tudor coin (MWS7054, TQ 07799 04251, c.600m south of the study site).
- 4.5.6 The study site's location away from the core of any settlement activity dating to these periods suggests that it has a low potential for settlement evidence, although evidence of agricultural activity can be anticipated.

4.6 Post-Medieval and Modern (including map regression exercise)

- 4.6.1 During the majority of the Post-Medieval period the site appears to have remained in the agricultural hinterland (Figures 3-7).
- 4.6.2 The 1839 Tithe map (Figure 8) shows the study site in more detail as 'grass' and 'arable'. There is a building in the centre of the study site called New Barn Outbuilding. There was subtle change by the 1879 OS map (Figure 9) with small plots being incorporated into larger ones.
- 4.6.3 There was no change until the late 20th century (Figures 10-12).
- 4.6.4 By 2001 the motor racing track was developed in the north east of the study site, accessed via a track leading off Water Lane. New Barn was demolished by this date (Figure 13).
- 4.6.5 There has been no subsequent change to the study site (Figures 14 and 15).
- 4.6.6 The potential for significant archaeological remains of Post-Medieval or Modern date is considered to be low/nil.

4.7 Geophysical Survey

- 4.7.1 No potential archaeological anomalies were recorded during the recent geophysical survey undertaken across part of the site (Appendix 1). The remainder of the site will be surveyed once the fields become accessible following harvest and the results will be provided as an addendum to the planning application.

4.8 Negative Evidence

- 4.8.1 Monitoring of groundworks took place on the study site in 1994, ahead of proposed topsoil disposal from the A27 Patching Junction Improvement. This recorded no archaeological features or finds (MWS4163, TQ 0750 0540).

4.9 Assessment of Significance

- 4.9.1 Paragraph 128 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal on the significance of that asset.

- 4.9.2 There are no designated archaeological assets recorded on or close to the study site.
- 4.9.3 No non-designated archaeological assets have been recorded on the study site. An archaeological intervention on the study site yielded negative evidence.
- 4.9.4 The study site is considered to have a low potential for all periods, seemingly located away from settlement, in agricultural land.
- 4.9.5 In accordance with the criteria set out in 'Scheduled Monuments and Nationally Important but Non-Scheduled Monuments' (DCMS 2013) and the Regional Research Framework (EAA 2008) any potential archaeological remains on the site are likely to be of local significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

- 5.1.1 The site currently comprises open agricultural arable land and a motor sports track (Figures 13-15).
- 5.1.2 Centuries of past ploughing are likely to have had a widespread negative impact on any sub-surface horizons. The motor racing track is also likely to have had a localised negative impact on archaeological horizons restricted to the race circuit.

5.2 Proposed Development Impact

- 5.2.1 The site is proposed for development consisting of the construction of commercial and residential buildings.

5.3 Impact on Archaeological Assets

- 5.3.1 The proposed development will not impact any known designated or non-designated archaeological assets.
- 5.3.2 Any potential archaeological remains on the site are likely to have been subject to truncation by previous agricultural practices and motor sport activity. Based on the available evidence the proposed development theoretically has the potential to impact archaeological assets of a local importance.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 In accordance with central and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.2 No designated archaeological assets lie on or close to the site, nor does the site lie within an Archaeological Notification Area.
- 6.3 The study site is considered to have a low potential for all periods, seemingly located away from settlement, in agricultural land.
- 6.4 Centuries of past ploughing are likely to have had a widespread negative impact on any sub-surface horizons. In addition the construction of the motor racing circuit on the study site is likely to have had a severe below ground archaeological impact.
- 6.5 Based on the available evidence the proposed development theoretically has the potential to impact archaeological assets of no more than a local importance.
- 6.6 Consequently this limited archaeological interest could be secured by an appropriately worded planning condition following consent.

SOURCES CONSULTED

1. General

West Sussex Heritage Environment Record
British Library
West Sussex Records Office

2. Bibliographic

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4. **Cartographic**

1724 Budgen

1795 Gardner and Gream

1806 Ordnance Survey Drawing

1813 Ordnance Survey

1825 C & J Greenwood

1839 Tithe Map

1879 Ordnance Survey

1899 Ordnance Survey

1962 Ordnance Survey

1976-7 Ordnance Survey

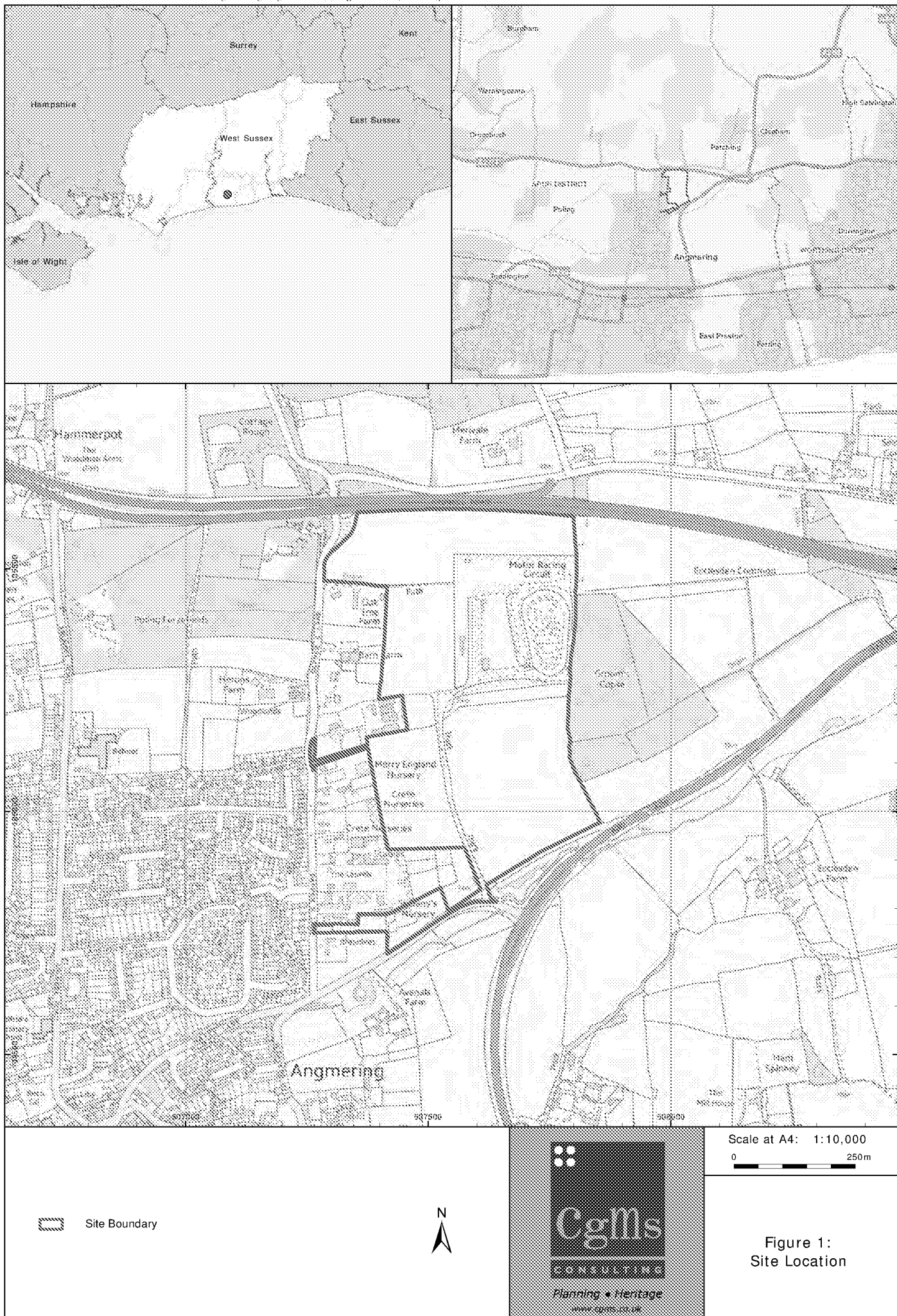
2001 Google Earth View

2013 Google Earth View

Appendix 1

Geophysical Survey Report

Sumo Survey 2017







Site Boundary



Scale at A4: 1:25,000



Figure 3:
1724 Budgen



Site Boundary



Scale at A4: 1:25,000



Figure 4:
1795 Gardner and
Gream



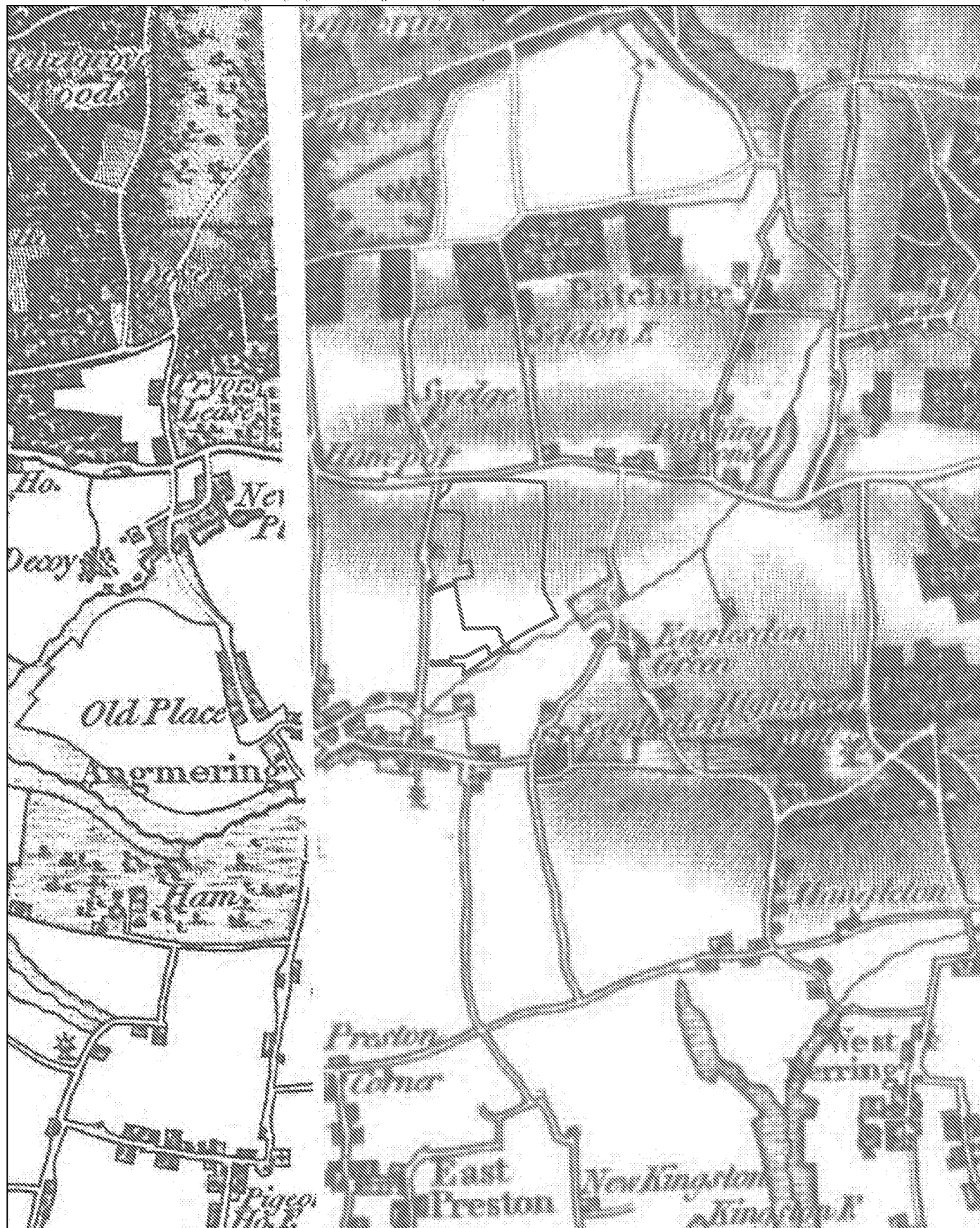
 Site Boundary



Scale at A4: 1:15,000



Figure 5:
1806 Ordnance Survey
Drawing



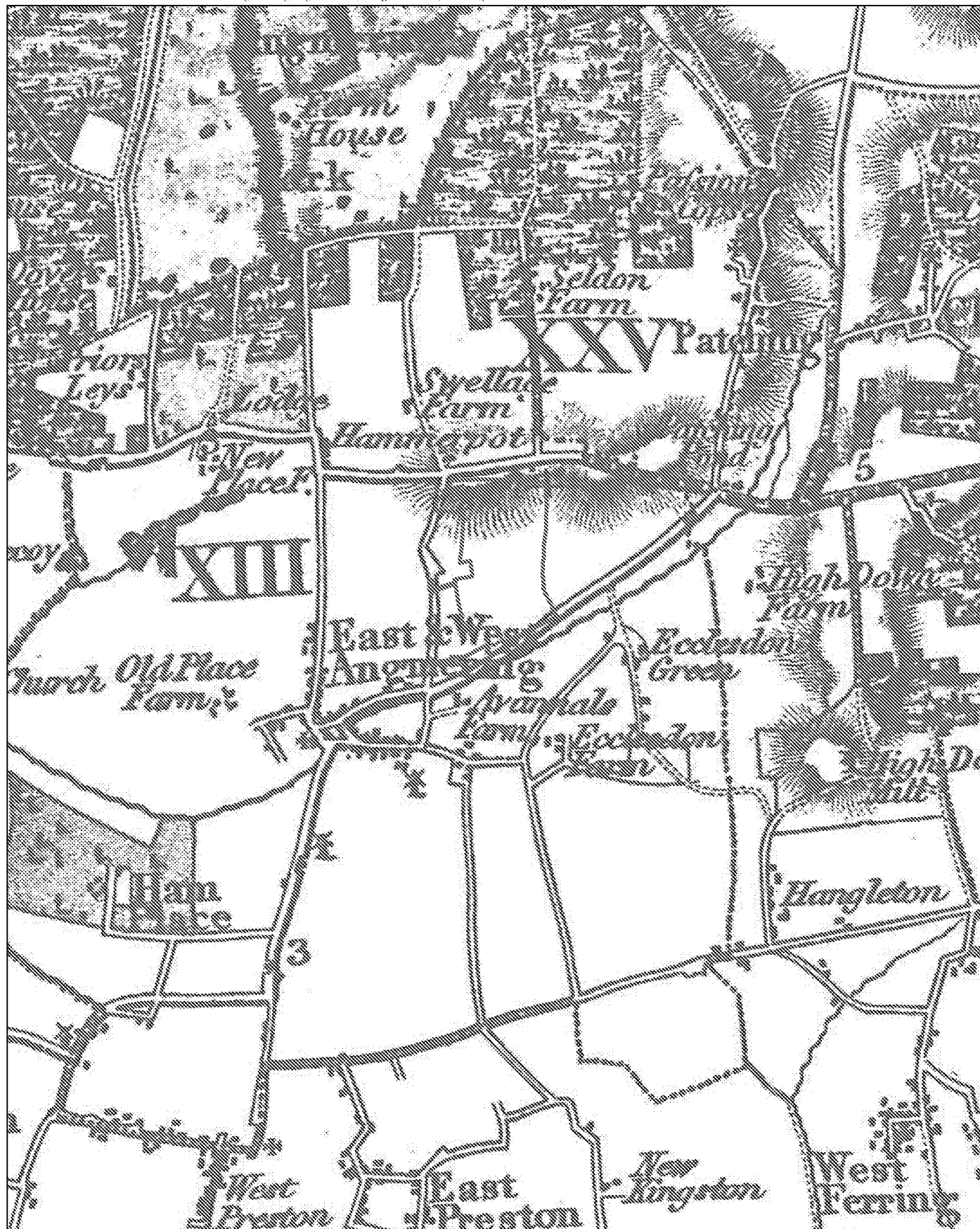
Site Boundary



Scale at A4: 1:25,000



Figure 6:
1813 Ordnance Survey



Site Boundary



Scale at A4: 1:25,000



Figure 7:
1825 C & J Greenwood



 Site Boundary



Scale at A4: 1:5,000



Figure 8:
1839 Tithe Map



Site Boundary



Scale at A4: 1:7,500



Figure 9:
1879 Ordnance Survey



Site Boundary



Scale at A4: 1:7,500

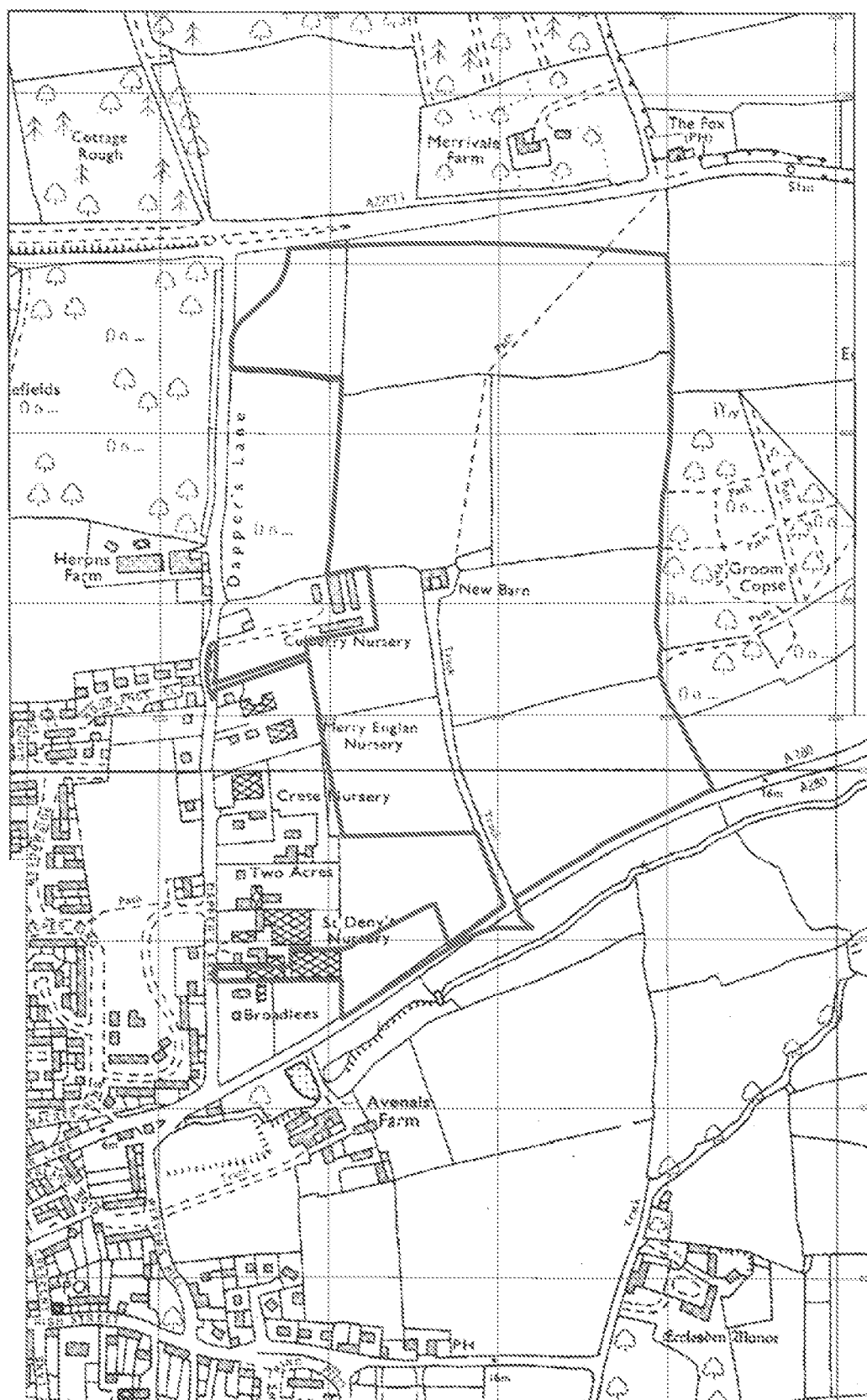


Figure 10:
1899 Ordnance Survey



0 200 m

Figure 11:
1962 Ordnance Survey



Site Boundary



Scale at A4: 1:7,500



Figure 12:
1976-7 Ordnance Survey



 Site Boundary



Scale at A4: 1:7,500



Figure 13:
2001 Google Earth View