

**Rustington Golf Centre, Golfers Lane,
Angmering, West Sussex**

**Heritage Statement
WSHER ref. 202021-220**

NGR: 505536 103415 (centred)

**Prepared for:
Barratt David Wilson Homes, Southern Counties**

**ASE Project No. 200388
Report No. 2021075**

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SUMMARY

Archaeology South-East (a division of the UCL Centre for Applied Archaeology) has been commissioned by Barratt David Wilson Homes, Southern Counties, to prepare a Heritage Statement in relation to a proposed residential development on land at Rustington Golf Centre, Golfers Lane, Angmering, West Sussex, BN16 4NB.

The assessment has considered the significance of heritage assets and the potential effects of the proposed development upon their setting in line with the requirements of the National Planning Policy Framework.

The study identified thirteen designated heritage assets within the 1km study area, of these nine were excluded from further assessment as they are separated from the Site by at least 0.6km of residential and industrial/commercial development as well as the railway line and the A259. The impact of the proposed scheme upon the setting of the remaining designated heritage assets was considered, as was the resultant impact upon these assets' heritage significance

The results of this assessment can be summarised as follows:

Romano-British Villa and Traces of Iron Age Occupation (1), a scheduled monument, is situated c. 810m from the development. There is no intervisibility with the Site and its setting will remain unchanged. As such **No Impact** has been identified.

The Dower House (2) and its gates (3) are Grade II listed buildings now situated within later (20th century) development, its setting is not a key component of its significance. There is limited, if any, intervisibility with the Site. **No Impact** has been identified.

The Ham Manor Golf Clubhouse (10) is a Grade II listed building c.380m from the Site. There is no intervisibility with the Site and its setting will remain unchanged. As such **No Impact** has been identified.

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets that have been subject to assessment.

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) has been commissioned by Barratt David Wilson Homes, Southern Counties, to prepare a Heritage Statement in relation to a proposed residential development on land at Rustington Golf Centre, Golfers Lane, Angmering, West Sussex, BN16 4NB (Fig. 1). The purpose of this assessment is to consider the impact of the proposed development on the setting/heritage significance of surrounding designated heritage assets. A separate Archaeological Desk-Based Assessment for the Site (ASE 2022) has been produced in relation to buried archaeological deposits and should be referred to in parallel with this document.
- 1.2 This report outlines the statutory designations relevant to the assessment, offers brief descriptions and statements as to the significance of the relevant heritage assets, assesses the contribution of the setting to the significance of those heritage assets, and then assesses how the setting of relevant heritage assets may be affected by the proposed development.
- 1.3 This heritage statement has been compiled in line with the policies set out in the National Planning Policy Framework. The Government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 1.4 Reference was also made to *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008), *Statements of Heritage Significance* (Historic England 2019) and *The Setting of Heritage Assets* (Historic England 2017), which are the standard guidance documents for such assessments.
- 1.5 The Site is centred on National Grid Reference 509498 103644 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client, and a wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated heritage assets are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.6 The Site was visited on 17th March 2021 in order to assess the proposed development area and to gain an appreciation of its setting. Designated heritage asset data was acquired from West Sussex County Council and Historic England (National Heritage List).

2.0 SITE LOCATION AND TOPOGRAPHY

- 2.1 The Site is located just to the north of the Rustington Bypass (A259) between Angmering and Littlehampton in West Sussex (Fig. 1). The Site lies entirely within the modern configuration of Rustington Golf Centre, established by 1992, with associated infrastructure, parking and club house, dominated by extensive areas of amenity grassland (e.g. greens, tees, fairways and driving range).
- 2.2 The built-up area of Rustington lies to the south, adjoining the parishes of East Preston and Littlehampton. It includes business and retail parks situated to the south of the A259, including a BMW/Mini showroom and Next/Aldi which are of relatively recent construction (within the last 10 years).
- 2.3 The Site lies at approximately 5-6m above Ordnance Datum (aOD). The local topography of the Site varies owing to its use as a golf course and the fact that it has been landscaped in the past.
- 2.4 The Site lies on the relatively flat landscape of the Sussex coastal plains, a narrow belt running along the coast between Chichester and Brighton. Approximately c.700m to the north of the Site a small stream runs across the landscape. There is also a stream to the south, the Rustington Stream, which formed the historic parish boundary between Rustington and Angmering. Both streams feed into the Black Ditch and from there to the River Arun. The edge of the rising ground of the South Downs lies c.2-2.3km to the north and north-east of the Site.
- 2.5 The topography of the area reflects the underlying geology of the area. According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural bedrock geology of the Site comprises New Pit Chalk Formation – Chalk, overlain by River Terrace Deposits, formed of sand, silt and clay.

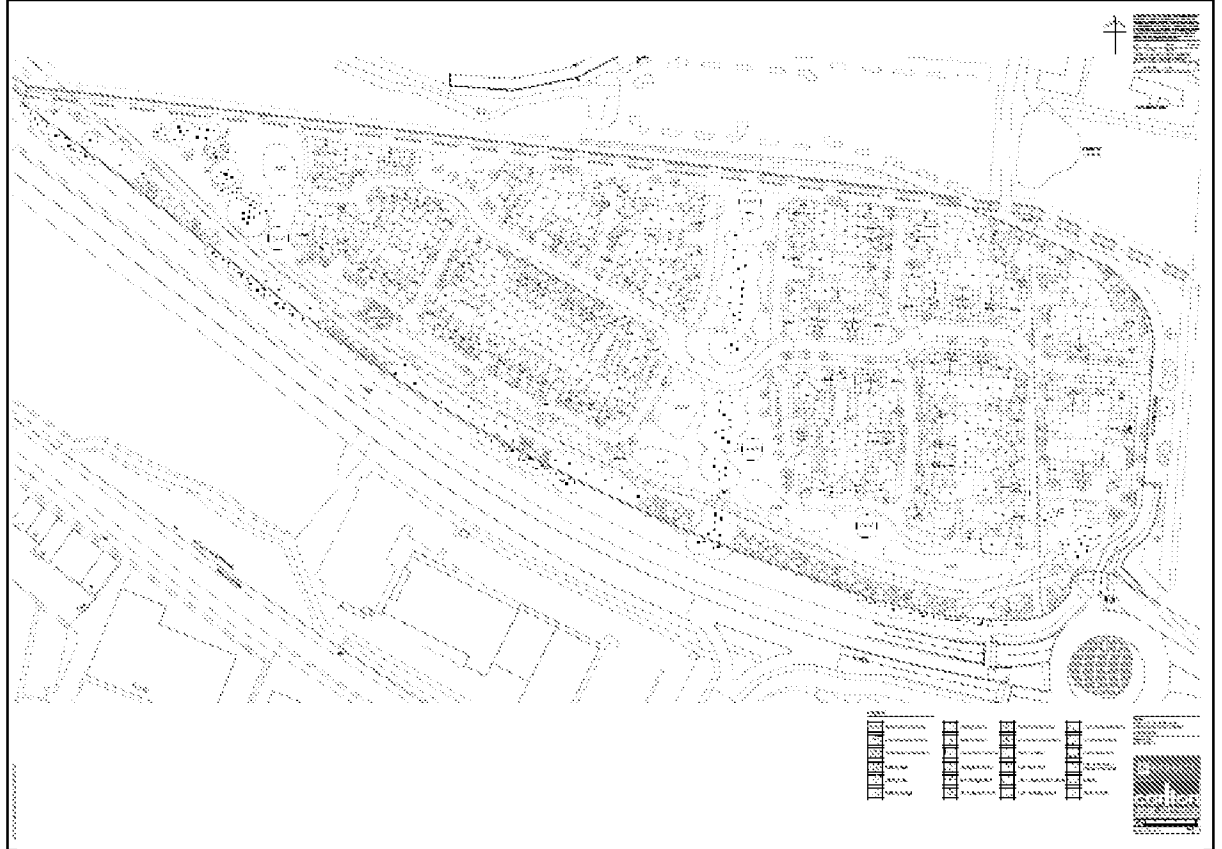


Aerial view (2019) showing the Site (red line) within the wider landscape

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed April 2021

3.0 DEVELOPMENT PROPOSALS

- 3.1 The Site is being put forward for residential development as illustrated below and Fig. 13.



Proposed development layout (February 2022)

4.0 PLANNING BACKGROUND

4.1 National Planning Policy Framework

- 4.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 189 – 208) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 4.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 190-191)². The NPPF is supported by Planning Practice Guidance.³ In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum.⁴
- 4.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'*.

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases.
- 4.2.2 This assessment is primarily concerned with Designated Heritage Assets defined by the NPPF as follows:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

4.3 The Arun District Council Local Plan 2011-2031

- 4.3.1 The Site falls under the auspices of Arun District Council. The Arun Local Plan 2011 – 2031 (adopted 18th July 2018)⁵ sets out the Council's vision for the development of Arun up to 2031. The Plan covers the Arun Local Planning Authority Area (LPA). The LPA is Arun District Council administrative area excluding land within the South Downs

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁴ <http://historicengland.org.uk/advice/planning/planning-system/>

⁵ <https://www.arun.gov.uk/adopted-local-plan/>

National Park Authority boundary. Arun Local Plan contains strategic and development management planning policies which will shape the future of the area and is used in the consideration of planning applications.

- 4.3.2 The following Local Plan strategic objectives and policies pertain to the historic environment (the numbering in the text reflects that of the Written Strategy Plan) and are relevant to this study:

16 Building Conservation & Archaeological Heritage

16.1 Built heritage

Arun's Local Plan strategic objective for Conservation & Archaeological Heritage is to:

"Protect and enhance Arun's outstanding landscape, coastline, historic, built and archaeological environment thereby reinforcing local character and identity".

The historic environment:

16.1.1 The historic environment is one of Arun District's greatest assets. It includes a varied and beautiful landscape rich with a variety of monuments and architecture and diverse archaeology.

16.1.2 This historic environment is worth protecting for its own sake as well as for the information and pleasure that it provides now and for future generations. In addition, it is also important to the local economy; it is one of the reasons why people visit the area and is also a key factor in the ongoing regeneration of parts of the District.

16.1.3 The Government's policy related to the historic environment is presented in the National Planning Policy Framework, where it reaffirms protection for the historic environment and heritage.

16.1.4 The elements of the historic environment that are worthy of consideration in planning matters are referred to as 'heritage assets'. This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether they have been formally designated or not and whether or not capable of future designation.

16.1.5 It is the heritage significance that justifies the degree of protection offered in planning decisions. The aim of the Policies within the plan is to conserve these assets, for the benefit of this and future generations. This is achieved by supporting their maintenance and requiring that change to them is managed in such a way to sustain, and where appropriate, enhance their heritage significance.

16.1.6 Significance is a key term, along with 'historic environment' and 'heritage assets' which are defined in the glossary. It is used as a catch-all term to summarise the qualities that make an otherwise ordinary place a heritage asset. The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.

16.1.7 Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas are all designated heritage assets. The process of

designation has identified them as having a level of significance that justifies protection under specific legislation.

16.1.8 In addition to the national and statutory designations, local authorities may formally identify heritage assets that are important to an area. The Council has identified Locally Listed Buildings or Structures of Character and Areas of Special Character.

16.1.9 The process of deciding planning permissions, Listed Buildings or Conservation Area consents may also lead to the recognition that a heritage asset has a significance that merits some degree of protection. Though lacking the statutory protection of other designations, formal identification through these processes is a material consideration in planning decisions.

16.1.10 There are many pressures on the historic environment, both in towns and in the countryside. The historic character of an area can be irreversibly altered by inappropriate changes, whilst the historic aspects of buildings can be irrevocably lost through redesign, adaption and demolition. Consequently, the Council has devised a number of policies which will be used when consent is required. These policies will seek to protect the important aspects of the historic environment, whilst also allowing for practical change.

16.1.11 The significance of a heritage asset derives not only from the structure itself, but also from its setting. Setting is defined in the NPPF as being "the surroundings in which a heritage asset is experienced". Careful management within the surroundings of heritage assets is key as it makes an important contribution to the quality of the places. Consequently, the Council will only permit development that does not have a negative impact on the setting of any heritage asset.

16.1.12 Whilst many heritage assets are maintained in a good state of repair, there are those that have been identified as being 'at risk' through neglect and decay. The Council will produce a heritage at risk register which identifies all assets within the District which are considered to be at risk. This will be updated on an annual basis. The Council will take a pro-active approach to get the assets back into good repair, and back in use (where relevant).

Policy HER SP1 - The historic environment

The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically:

- a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting;
- b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses;
- c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and

- d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses;*

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council.

The Council will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Council will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Council will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed.

Policy HER DM1 - Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.*

There is a presumption in favour of the preservation or enhancement of Listed Buildings and structures and therefore the total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*

- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- h. The physical condition of the building has deteriorated, through no fault of the owner/ applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.*

The Council will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Council will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Council will only approve a proposal for enabling development where there is no other alternative option available and the benefits of such as scheme outweigh any dis-benefits that arise.

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

Policy HER DM2 - Locally Listed Buildings or Structures of Character

The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high quality design. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate.

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

Policy HER DM3 - Conservation Areas

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

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;*
- b. They retain or emphasise the qualities of the townscape or streetscape in the area;*
- c. 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;*
- d. Building materials which contribute to the character of the area are retained or re-used wherever possible;*
- e. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- f. Unsympathetic features are removed and missing features are restored or reinstated;*
- g. High quality soft and hard landscaping is provided;*
- h. Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area;*
- i. 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;*
- j. 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:

- k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,*
- l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or*
- m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and*
- n. Permission has been granted for the redevelopment of the site.*

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

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 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).*

4.4 Legislative Background

- 4.4.1 Significant historic buildings or structures are provided with statutory protection by being placed upon the Statutory List of Buildings of Special Architectural or Historic Interest. Buildings which have been placed upon this statutory list are known as Listed Buildings and are graded. Listed Building Consent is required from the Local Planning Authority for any alteration, extension or demolition works which may affect the character or significance of the building. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework for the Listed Building process.
- 4.4.2 Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance as per The Planning (Listed Buildings and Conservation Areas) Act 1990. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features, listed or otherwise, within the area, are recognised as part of its character. Local planning authorities may withdraw permitted development rights for a prescribed range of developments that affect the external appearance of buildings in a conservation area by the use of a direction under Article 4 of The Town and Country Planning (General Permitted Development) Order 2015 (GPDO).
- 4.4.3 A scheduled monument (SM) is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. Any works to a SM, and flooding and tipping operations that might affect it, with few exceptions require scheduled monument consent from the Secretary of State Historic England manages the process of scheduled monument consent on behalf of the Secretary of State.

5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area and provides a background to the development of the area in order to place the Site within its archaeological and historical context. It is not intended to be comprehensive - a full historic environment desk-based assessment has been prepared separately. The identified heritage assets have been assigned an identifying number shown in **bold** in the text and are tabulated in Table 1. The locations of the designated heritage assets are indicated on Fig. 1.

5.1.2 A full list of the cartographic sources used during this assessment can be seen at the end of this report. The figures referred to within the text (Figs. 4 - 13) can also be seen at the back of this report. It should be noted that the Site is approximately located over the earlier maps, due to slight scaling differences and where there is an absence of established roads, buildings and field boundaries with which to accurately locate the Site.

5.1.3 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)
Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)
Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)
Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)
Prehistoric: Iron Age (c. 600 BC - AD 43)
Romano-British (AD 43 - c. AD 410)
Early Medieval (c. AD 410 - AD 1066)
Medieval (AD 1066 - AD 1540)
Post-medieval (AD 1540 to date)

5.2 Archaeological and Historical Narrative

Prehistoric

5.2.1 The Historic Environment Record indicates a rich occupation of the wider landscape around the Site during the prehistoric period. The recorded activity has been summarised below by sub-period. The chalk uplands of the South Downs were an attractive area for exploitation by human communities throughout the prehistoric period, allowing access to a variety of resource types. It is likely that significant prehistoric deposits also survive within the dry valleys that cut into the dip slope, masked by deep colluvial/alluvial deposits of later date. Although settlement evidence on the Coastal Plain was still sparse in the Early Bronze Age, the Downland was quite densely settled and by the Middle Bronze Age settlement started to spread. Recent years have seen a marked increase in the amount of Bronze Age archaeology found on the Coastal Plain in the form of burial sites, burnt mounds and hoards (Drewett, Rudling & Gardiner, 1988). Activity in Sussex during the Iron Age continues the focus on the South Downs and coastal plains, towards more intense systems of agriculture and the emergence of defended sites, notably hillforts.

- 5.2.2 Within the study area prehistoric activity is represented by Mesolithic and Neolithic artefacts, Bronze Age artefacts and sites and Iron Age artefacts and sites. Additionally, there are a number of features and finds of general but unspecified prehistoric date.

Romano-British

- 5.2.3 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest. Following the Roman invasion of AD43, the region became heavily settled, particularly along the Downs (Rudling 1999, 24). In the study area the most significant archaeological remains of this period are represented by a scheduled monument: *Romano-British Villa and Traces of Iron Age Occupation 500m WSW of New Barn (1)* (List No. 1015886; WSHR ref. DWS215). In addition, archaeological evidence of this period was also found at some of the prehistoric sites. Other features have also been recorded including a ditch, pottery production site, possible settlement, buildings and pottery.

Early Medieval (Angle Saxon) and Medieval

- 5.2.4 West Sussex was the front line of the Saxon invasion in the 5th Century. King Aella is thought to have landed somewhere to the west of Worthing and captured Chichester before marching east to destroy the Romano-British town of Anderitum, modern day Pevensey (Harris 2008). The area in between the two became the kingdom of the south Saxons. The densest Early Saxon settlement in West Sussex, identified by cemeteries evidence, is to the east of the Arun, with a greater concentration between the Ouse and Cuckmere rivers (Bell 1978, 64). The Later Saxon period saw the establishment of a settlement pattern which has survived to the present day, comprising both nucleated settlements focused around churches and isolated rural farmsteads.
- 5.2.5 Rustington is probably a place name of Saxon origin and Littlehampton was also a Saxon settlement at the mouth of the River Arun. The Saxon origins of the name 'Ham', a manor in relatively close proximity to the Site, may well have been derived from 'Hamm', signifying something in the nature of a river meadow, or promontory of dry land⁶; topographically it is partially enclosed by two streams and the Arun.
- 5.2.6 Ham Manor was one of five parishes of Angmering in the 11th Century (the others being Barpham, Ecclesden, East and West Angmering). The original manor house was built in 1570 when it became home to the Gratwicke family, who managed to acquire the entirety of Ham as a single estate over the following 300 years.
- 5.2.7 Known heritage assets of early medieval and medieval date included the site of the historic manor house of Ham; the late 16th century manor house was replaced in the 1830's by the current manor house⁷. Other medieval remains comprise medieval pottery and a medieval farmstead at Allengate.

⁶ <http://www.angmeringvillage.co.uk/history/ham.htm>, accessed 7th April 2021

⁷ <https://www.hammanor.co.uk/history-of-ham-manor/>, accessed 7th April 2021

Post-medieval

- 5.2.8 Yeakell and Gardner's map of Sussex, dating to 1778–1783 (Fig. 4) shows the Site in an undeveloped fieldscape to the north of the stream and south-west of a complex of buildings labelled as 'Ham'. The majority of the Site is positioned over two fields, as well as over small plots in the south-west which are probably marshy as they bound the stream on either side. The 1806 map (Fig. 5) shows a very similar landscape to the late 18th century map, although the Site appears to be sub-divided into four plots at this time.
- 5.2.9 The Bargham and Ham Tithe Map of 1847 (Fig. 6) shows the Site as entirely within Plot 55, part of the Ham Manor estate. The current manor house at 'Ham Manor' (10; Fig. 1) is situated to the north-west and was built in the mid-1830s to replace the 16th century house. It was designed by Henry Harrison for William Gratwicke Kinleside Gratwicke. Its parkland lay to its east and the manor farm to the west.
- 5.2.10 The railway line situated to the south of the Site is part of the modern West Coastway Line, which was built in five different stages between 1840 and 1899. The 1876 Ordnance Survey (OS) map (Fig. 7) shows this railway line, and the Site within one large field. From 1897-8 (Fig. 8), 'Ham Manor Farm' is labelled to the north-east. By the 1910s (Fig. 9) there has been gradual development to the south of the railway, with the construction of a plant nursery.
- 5.2.11 By the 1930s (Fig. 9) there has been considerable change to the south of the railway line, with the appearance of a residential development including a graveyard (which survives to this day amongst the current industrial units). The field in which the Site is situated has also been sub-divided with significant tree-belts, one of which forms the central tree-belt still present across the appraisal Site.
- 5.2.12 Ham Manor House (10) was enlarged on the west side in 1929 for Frederick Savill who was its last owner prior to its conversion into a clubhouse for as golf course Ham Manor Golf Course was designed by the renowned international golf course designer Harry Colt (1869-1951) and was opened c.1937. A housing development known as the Ham Manor Estate (which also incorporated The Thatchway) started at this time, but World War II interrupted the building.
- 5.2.13 The 1938-43 OS map (Fig. 10) shows considerable development to the south of the railway line. There had also been some changes within the Site, with the encroachment of a roughly marked golf course at the extreme eastern end of the site, resulting in removal of parts of the new tree-belts – presumably part of the Ham Manor Golf Club. The New Road (A259) from East Preston was also established by the late 1930s but did not extend as far west of the Site but rather turned south to cross the railway line and join Mill Lane.
- 5.2.14 The 1962 OS map (Fig. 11) shows few changes, but by 1976 (Fig. 12) the nursery area to the south of the railway was been redeveloped into an industrial estate. The Rustington By-pass, which forms the southern boundary of the Site, was constructed in the late 1980s /early 1990s. On the north of the bypass the Rustington Golf Centre was established. Construction of the main building and driving range commenced in 1991 and was completed and opened to the public on the 25th of August 1992 by

Gary Evans and the late Josh Gifford⁸. The par 27 9-hole course opened to the public in 1993 and two years later the 9-hole 18-tee par 70 course, the academy course and the putting green were opened to the public on the 14th of July 1995 by the late Sir Henry Cooper.

5.2.15 There are twelve Listed Buildings within the study area. All are Grade II and of post-medieval date (2 to 13).

- (2; List No.1276741) The Dower House and (3; List no.1353865) the Gates of The Dower House located 240m north-east of the Site;
- (4; List No. 1383895) Allangate Cottages and (5; List No. 1027550) Garden Wall of Nos 1 and 2 Allangate Cottages to the South of the Building - Grade II Listed Building - located 790m south-east of the Site;
- (6; List No.1353915) The Former Stables of Summerlea School to the West of the Schoolhouse located 623m south-west of the Site;
- (7; List No.1027561) Summerlea School – see 5.2.18 below);
- (8; List No. 1221589) The Lodge at Summerlea School to the South West of the Schoolhouse - located 612m south-west of the Site;
- (9; List No. 1027591) Woodbine Cottage - located 673m south of the Site;
- (10; List No. 1027689) Ham Manor Golf Clubhouse - located 308m north-east of the Site;
- (11; List No. 217203) Palm Cottage - located 6738m south of the Site;
- (12; List No. 1217221) Herne Farm House - located 717m south-east of the Site; and
- (13; List No.1027551) West Preston House - located 838m south-east of the Site. Mis-located point?

5.2.16 The HE point data shows Summerlea School (7) as being on the site of the existing school which is a modern building. This point should be at TQ 0487 0312, approximately 119m ESE of the mapped point and c.751m from the Site. The site of the former stables (6) also seems to be mislocated, the HE point would appear to be a modern building with the actual stables located to the east (see below)



Aerial photograph (2019) showing the school and stables

⁸ <https://rugggolf.com/about/>, accessed 7th April 2021

- 5.2.17 West Preston House (**13**; List No.1027551), located c.830m south-east of the Site may be a mislocated point. Mapping shows on the south side of the road in the garden of what appears to be a modern building.
- 5.2.18 In addition to the twelve Grade II listed buildings of post-medieval date there are a further fourteen non-designated heritage assets for this period recorded within the Study Area. Of these entries, three are brickyards and seven refer to 19th century historic farmsteads and outfarms.

6.0 METHODOLOGY

- 6.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the significance and setting of a heritage asset should be considered as part of the planning process:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.⁹

- 6.2 This assessment report considers the potential impacts arising from the proposed development of in relation to designated heritage assets and their setting. Setting is defined by the *NPPF* as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 6.3 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017):

Step 1: Identify which heritage assets and their settings are affected by the proposed development.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

- 6.4 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

⁹ <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

7.0 IDENTIFYING THE HERITAGE ASSETS

- 7.1 As noted previously heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include both buildings and archaeological sites. This assessment is concerned with Designated Heritage Assets; these are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. For the purposes of this assessment, the Study Area comprises the area defined by a 1km buffer from the boundaries of the Site (Fig. 1). Data on the designated heritage assets was downloaded from the Historic England website as GIS data sets. The relevant data for the Study Area was then extracted from the nationwide data. Comparative data, which also include LB information was also obtained from the WSHER. Assets beyond this limit have been incorporated where considered relevant.
- 7.2 For the purposes of assessment selected heritage assets have been assigned an identifying number shown in **bold** in the text; they are listed in Appendix 1. These are identical to those utilised in the archaeological desk-based assessment (ASE 2021) for consistency.
- 7.3 Relevant designated heritage assets were identified as those within a 1km area of the Site. Theoretical visibility was initially determined using viewshed analysis in Google Earth. In this instance the identified designated heritage assets within the study area are a Scheduled Monument and twelve Listed Buildings (see Fig. 1).

	Name	Grade/List entry no.	Distance from Site*	Visual relationship with Site (theoretical, based on 'bare earth' viewshed)?
1	Romano-British Villa and Traces of Iron Age Occupation	SM (1015886)	810m	N
2	The Dower House	II (126741)	240m	Y (partial)
3	Gates of The Dower House	II (1353865)	240m	Y (partial)
4	Allangate Cottages	II (1383895)	790m	Y (partial)
5	Garden wall, Allengate Cottages	II (1027550)	790m	Y (partial)
6	Former stables, Summerlea School	II (1353915)	623m	Y (partial)
7	Summerlea School	II (1027561)	751m	Y (partial)
8	Lodge; Summerlea School	II (1221589)	612m	Y (partial)
9	Woodbine Cottage	II (1027591)	673m	Y (partial)
10	Ham Manor Golf Clubhouse	II (1027689)	308m	Y (partial)
11	Palm Cottage	II (1217203)	747m	Y (partial)
12	Herne Farm House	II (1217221)	717m	Y (partial)
13	West Preston House	II (1027551)	838m	N

* at their closest extents

Table 1: Identified Designated Heritage Assets

7.4 Preliminary viewshed analysis was based on 'bare earth' models of the topography; intervening obstructions such as buildings and trees are likely to reduce this theoretical visibility in practice. As such a site visit was also conducted to determine whether a line of sight to the Site was present from each individual asset or group of assets (as far as such assets were publically accessible). On this basis those assets situated to the south of the railway line have been excluded from further assessment; all are separated from the Site by at least 0.6km of residential and industrial/commercial development as well as the railway line and the A259. Some additional observations are as follows:

- **4 Allangate Cottages and 5 Garden wall, Allengate Cottages:**
No intervisibility with the Site. These Listed Buildings are set within an area of mid to late 20th century development with their historic setting limited to their immediate surroundings.
- **Summerlea School (formerly Rustington Hall) and associated buildings:**
No intervisibility with the Site. The wider grounds of the former hall (7) have been developed in the late 20th and early 21st century. The historic setting is limited to the grounds/gardens around the hall/school, the surviving entrance lodge (8) and former stables (6).
- **9 Woodbine Cottage:**
No intervisibility with the Site. Listed Building is set within an area of mid to late 20th century development with historic setting limited to its immediate surroundings.
- **11 Palm Cottage:**
No intervisibility with the Site. Listed Building is set within an area of mid to late 20th century development with their historic setting limited to their immediate surroundings.
- **12 Herne Farm House:**
No intervisibility with the Site. Listed Building is set within an area of mid to late 20th century development with their historic setting limited to its immediate surroundings.
- **13 West Preston House**
No intervisibility with the Site. Listed Building is set within an area of mid to late 20th century development.

The following designated assets have been considered further:

Romano-British Villa and Traces of Iron Age Occupation 500m WSW of New Barn (1)

- 7.5 Scheduled monument (1; List No. 1015886) is situated on farmland approximately 880m north of the Site on the northern side of a small stream. The principle archaeological significance of this monument is the survival of flint rubble and brick building footings of a Romano-British villa, including domestic range, bath house and possible temple. Archaeological investigation was undertaken in 1819¹⁰ and extensive works in the 1930s and 1940 showed at least three phases of building spanning the first to third centuries AD as well as some evidence of activity of the site in the Iron Age.

- 7.6 The monument's List Description includes the following details:

The monument includes a Romano-British villa and traces of earlier, Iron Age occupation situated on the coastal plain of West Sussex 3km from the Channel coast at Littlehampton. The villa buildings are situated on a slightly raised, east-west aligned tongue of land originally bounded to the north and south by streams, and to the west by marshland. Surviving in the form of buried flint rubble and brick footings, the buildings were shown by part excavation during the 1930s and 1940s to be the result of at least three phases of development and remodelling carried out between the first and third centuries AD. The main, domestic range is represented by a roughly rectangular, NNW-SSE aligned building measuring about 46m by 21m which lies towards the north western edge of the monument. Around 80m to the east of the main range, and separated from it by a ditched enclosure, is a roughly east-west aligned, detached bath house. This was constructed around AD 65 and incorporated mosaic and opus signinum floors and Sussex and Italian marble fittings. Finds recovered during the excavations include a metal door lock, a pair of bronze and silver tweezers, bronze jewellery and coins. The excavations indicated that the bath building was dismantled during the first half of the second century AD. At least four further masonry buildings have been identified by investigation of the southern part of the monument, including a second, smaller and less substantially built bath house and a possible temple represented by an east-west aligned, rectangular building measuring about 6.2m by 4.1m. With walls up to 2.2m thick. The other masonry structures, along with several timber buildings also uncovered during the excavations, have been interpreted as having an agricultural or industrial function. The discovery of a fragment of rotary quern and an associated corn drying oven suggest that part of the villa's economy was based on arable farming. Evidence for the use of the site during the preceding Iron Age period was provided by part of a boundary ditch and a group of associated pits containing discarded pottery and animal bones found near the western edge of the monument.

- 7.7 The monument was first scheduled in 1939 and the most recent amendment to the schedule dates to 1997. The current extents of the scheduled area are illustrated on Fig. 1.

¹⁰ <http://www.angmeringvillage.co.uk/history/villa.htm> Accessed April 2021.

The Dower House (2)

- 7.8 This Grade II Listed Building (List No.126741) is situated 240m north-east of the Site. The list description is as follows:

Restored C17 or earlier timber-framed house, refaced with flints with red brick dressings, quoins and stringcourse and since modernised. Modern thatched roof with an added attic storey. Casement windows. Four-centred brick doorway. Two storeys and attic. Four windows. Two dormers as "eyebrows".

The Gates of the Dower House (3)

- 7.9 This Grade II Listed Building (List No.1353865) is situated 240m north-east of the Site. The list description is as follows:

The Gates of The Dower House II C18. These must have been the gates of Ham Manor originally or were brought from elsewhere. Wrought iron double gates with cresting set in flanking portions slightly larger than piers but of lower height.

Ham Manor Golf Clubhouse (10)

- 7.10 This Grade II Listed Building (List No.1027689) is situated 380m north-east of the Site. The list description is as follows:

The original portion of the building is the east wing, which was built by William Kinleside Gratwicke in 1822. Two storeys. Five windows. Faced with Roman cement. Eaves cornice. Hipped slate roof. The end window-bays are flanked by pilasters. Glazing bars intact. The ground floor windows have moulded architrave surrounds with rectangular fanlights. The north front has a porch with the original service wing to the west of it. In 1929 the house was restored and enlarged and an addition in matching style was added to the south of the original service wing with a piece joining the two and making a half H-plan facing south. The interior dates from 1929.

8.0 THE SIGNIFICANCE AND SETTING OF THE HERITAGE ASSETS

- 8.1 This assessment first determines the significance of the identified heritage assets, based on the sources set-out above.

Assessment of Significance

- 8.2 This assessment will first determine the significance of the identified heritage assets, based on a walkover survey, and the historical and cartographic evidence presented above. The foregoing discussion is based on Historic England guidance and terminology, which is expressed as evidential, historical, aesthetic and communal value (English Heritage 2008; Historic England 2019).

- *Evidential* value derives from the potential of the site to provide evidence of past human activity. The archaeological resource (both above- and below-ground) and its potential capacity to respond to investigative analysis make the primary contribution to evidential value.
- *Historical* value derives from the way in which past people, events, and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things rarity of survival, the extent of associated documentation, the ability to characterise a period, and association with other monuments.
- *Aesthetic* value derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, but more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.
- *Communal* value is based on the multivalent meanings a place may have for contemporary society. Commemorative and symbolic values are founded in collective memory and historical identity (including reminding us of uncomfortable aspects of national history) while social value often derives from contemporary uses of a place. Spiritual value can come from the customs and teachings of organised religion as well as less formal beliefs and is often associated with places sanctified by a long tradition of veneration.

- 8.3 Within each of these categories of heritage value, the following degrees of significance are adopted here:

- Exceptional: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
- High: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.

- **Moderate:** elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
- **Low:** elements that are of low value in general terms or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
- **Negative:** elements that are actively detrimental to the significance of the place, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

Assessment of Setting

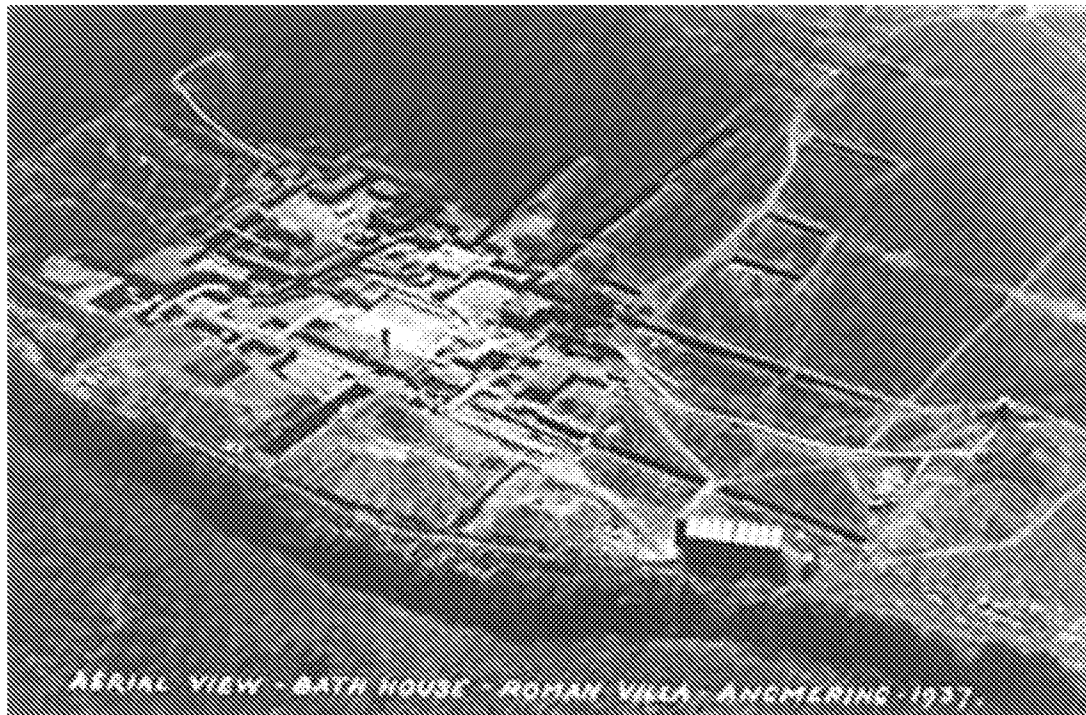
- 8.4 Closely allied to an asset's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Setting is defined in the NPPF as:
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.
(Annex 2: National Planning Policy Framework_Ministry of Housing, Communities & Local Government, June 2019)
- 8.5 All heritage assets have a setting irrespective of the form in which they survive; this includes those which comprise only buried remains which are not readily appreciated by an observer. Whilst setting is generally primarily considered a visual consideration it is also influenced by other factors. Buried archaeological remains can, for example, be appreciated in historic boundary patterns, in relation to their surrounding topography and/or other heritage assets or through a long term continuity of land use (Historic England 2017, 5).
- 8.6 The importance of setting lies in what it contributes to the significance of a heritage asset or the ability to appreciate that significance (Historic England 2017, 4). Setting can contribute to the significance of an asset even where an asset is obscured or not readily visible and thus has to be impacted by development even where there is no line-of-sight between them. Equally, a proposed development can be fully visible from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017).
- 8.7 A brief statement regarding the significance and setting of each potentially affected heritage asset follows below and is summarised in Table 2.
- 8.8 The Romano-British villa (1) is Scheduled Monument in accordance with the regime set-out in the Ancient Monuments and Archaeological Areas Act 1979. They are therefore of national importance; i.e. of High Significance. In considering this group of heritage assets for scheduling Historic England have set out the reasons for its designation against criteria set out by the DCMS¹¹. The full list description, including reasons for designation are provided as Appendix 1.

¹¹ <https://historicengland.org.uk/advice/mpg/has/scheduledmonuments/> Accessed Feb 2021

- 8.9 The built heritage assets, Dower House and Dower House Gates (2 and 3) and Ham Manor Golf Clubhouse (10) are Grade II Listed Buildings of special architectural or historical interest in accordance with the regime set out in the 1990 Act¹². They are of Medium (Moderate) significance in accordance with the criteria set out in the DRMB Table 6.1¹³

Romano-British Villa and Traces of Iron Age Occupation 500m WSW of New Barn (1)
High Significance

- 8.10 This scheduled monument has exceptional historical value. Whilst Roman villa buildings are quite widespread with between 400-1000 recorded nationally¹⁴, the Angmering example could be considered a 'major' villa; one of a smaller group of opulent and extremely substantial villas (as shown in photographs taken during its excavation; see below). Whilst the excavations at the site concentrated on the large detached bath house this was part of a wider complex including the main domestic range situated within a ditched enclosure, and four further masonry buildings which include a second smaller bath house and possible temple. The remains of several timber buildings were also identified (see list description).



- 8.11 This villa site (1) is also considered to have exceptional evidential value. It is now covered over but the previous excavations have illustrated that features survive below ground, and only a fraction has been subject to archaeological excavation. The site will contain archaeological remains which relate to the buildings themselves, the development of the monument, the lifestyle of the communities utilising them and the landscape around them.

¹² Planning (Listed Buildings and Conservation Areas) Act 1990

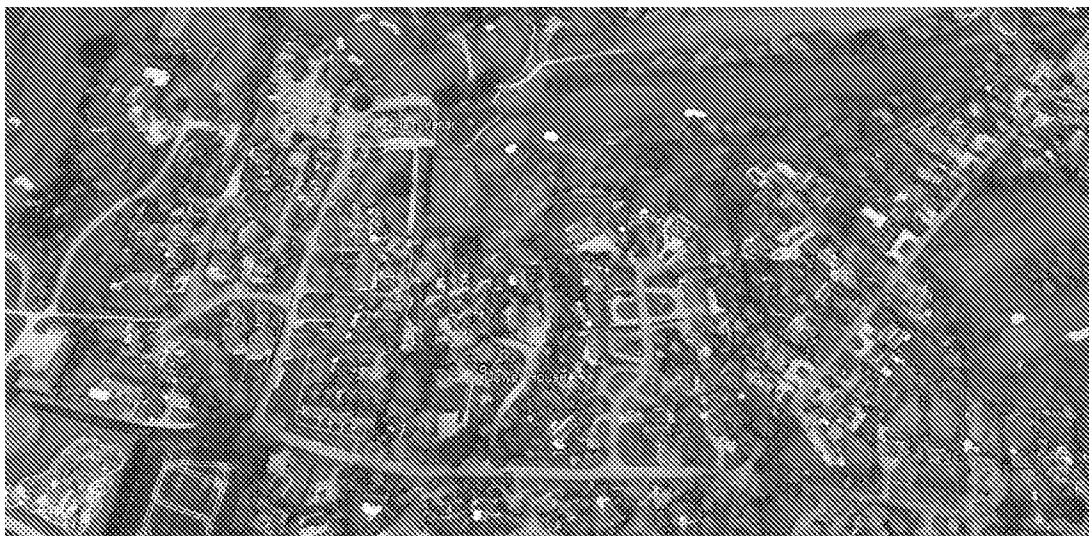
¹³ Design Manual for Roads and Bridges; Vol. 2, Part 2, Annex 6

¹⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1015866> Accessed April 2021

- 8.12 The setting of the villa in antiquity is likely to have been closely related to the local topography, with the SM (1) situated on a slightly raised, east-west aligned tongue of land originally bounded to the north and south by streams, and to the west by marshland. These two tributaries of the River Arun were tidal and ran to Angmering before silting up by around the 16th century. The villa would therefore have had access to the river for transport. It would have sat within its rural estates.
- 8.13 Based on the above, it is considered that the contribution that the setting of the SM (1) makes to its significance is *Moderate* and that the key component of that setting is the relationship to the topography.

The Dower House (2) and the Gates of the Dower House (3)
Moderate Significance

- 8.14 The Dower House (2) is of moderate historic value as a historic dwelling of relatively early post-medieval date (17th century or earlier). It is situated on the private Ham Manor Estate and as such was not visited. From the available photographs, for example that accompanying the list description, it would appear to have a moderate aesthetic value, with the quirky dormers in the added attic storey giving the building the appearance of raised eyebrows. The gates (3) to the house are of moderate historic value which largely relates to their date and group value due to their association with the Dower House. These two assets also have an historical association with Ham Manor House (10).
- 8.15 Historic mapping shows the Dower House and gates set within an orchard to the south of the Ham Manor House. The historic access to the Dower House was from a track to the west of the current entrance and via tracks/driveways within the gardens of the main house. The current access postdates the 1930s. The Dower House is now situated within the 20th century Ham Manor Estate, construction of which began in 1937. There is therefore little surviving of its historic setting and based on this it is considered that the contribution that the present setting of the building makes to its significance is *Low*.



Aerial photograph (2019) showing the Dower House and Ham Manor

Ham Manor Golf Clubhouse (10)

Moderate Significance

- 8.16 The Ham Manor Golf Clubhouse (10), formerly listed as Ham Manor, is of moderate illustrative value as an example of a post-medieval (1830s) building with a high aesthetic value. The original 1830s part of the building includes a stuccoed neoclassical east front of five bays and two storeys and was extended in the same style in 1929. It has been the clubhouse of the golf course since 1935.



Ham Manor Golf Clubhouse¹⁵

- 8.17 Ham Manor is now situated within the golf course, with fairways and greens to the north and east. Parking and working areas of the course lay to its west. The area to the south, between it and West Drive is now built up as the Ham Manor Estate. This current setting is largely that established in the mid to late 1930s when the golf course and residential estate were established. These replaced the historic Ham Park which used to extend eastwards from the manor house as far as Station Road, Angmering. There is therefore little surviving of the pre 1930s historic setting and based on this it is considered that the contribution that the present setting of the building makes to its historic significance is *Low* although its aesthetic appeal is acknowledged.



Ham Manor Golf Clubhouse (April 2021)

¹⁵ <https://www.hammanor.co.uk/ham-manor-course-gallery/> Accessed April 2021

Table 2 – The contribution of setting to the significance of affected heritage assets

ASE Ref.	Name	Grade	Simplified Significance	Key Aspect of Significance	Key Aspects of Setting	Contribution of setting to Heritage Significance
1	Romano-British Villa and Traces of Iron Age Occupation	SM	High	Extensive remains (now below ground) of Romano-British Villa complex; including substantial bathhouse	• Topographical position in relation to nearby watercourses	Moderate
2	Dower House	II	Moderate	Post-medieval residence	• Visually attractive • Set in gardens • Group value with 3 • Historic association with Ham Manor (10) • Historic setting degraded as now surrounded by 20th century development	Low
3	Gates to the Dower House	II	Moderate	Post-medieval gates	• Visually attractive • Group value with 2 • Possible historic association with Ham Manor (10)	Low
10	Ham Manor Golf Clubhouse (formerly Ham Manor)	II	Moderate	Post-medieval (1822) and later residence	• Possible location of earlier (medieval?) manorial centre • Historically set within parkland (partially developed as a golf course) • Historic relationship with wider agricultural landscape but now in recreational use • Historic (pre 1930s) setting degraded by 20th century development	Low

9.0 THE IMPACT OF THE PROPOSED DEVELOPMENT

- 9.1 The assessment above indicates that two heritage assets identified in the vicinity of the site have a landscape component to their heritage significance. This means that they have the *potential* to be affected by the proposed development, even where they cannot be seen from the proposed development site. This section aims to establish the extent of any such impact; its results are summarised below in Table 3.
- 9.2 For the purposes of this assessment, impact on setting has been considered with reference to the relevant guidance by Historic England (2017, 13).
- 9.3 In order to assist with this analysis the site visits have been supplemented by other data, such as aerial photographs and crude viewshed analysis undertaken in Google Earth.

Romano-British Villa and Traces of Iron Age Occupation 500m WSW of New Barn (1) High Significance

- 9.4 This villa complex (1) is situated c. 810m north-west of the proposed development site (at their closest extents) on the slightly lower ground between the two streams. The villa sits on a slight promontory at between 4-5m AOD and the Site is at c. 5-6m AOD. Observations made during the site walkover and based on 'bare earth' modelling show that there is likely to be no intervisibility between the SM and the Site. Intervisibility is limited by the relative topography, the considerable distance between the two, and the golf courses between them which include numerous bands of woodland. The development Site also sits partially behind the existing Rustington Golf Centre buildings. Those factors of setting which contribute to its setting, its relationship to the local topography, will remain unchanged.



*View from the driving range (northern edge of development Site)
towards the SM. April 2021*

- 9.5 On the basis of these of these observations it is considered that the development will have a **No Impact** on the setting of this SM. There is also therefore **No Impact** upon the overall significance of the heritage asset.

The Dower House (2) and the Gates of the Dower House (3)

Moderate Significance

- 9.6 The Dower House (2) and its gates (3) are situated c.240m to the north-east within the Ham Manor Estate. There is therefore little surviving of their historic setting. Whilst viewshed analysis indicates that there may be partial intervisibility with the development Site the walkover has established that visibility, if any, is likely to be limited to fragmentary glimpsed views due to significant intervening 20th century development and bands of trees.
- 9.7 As the contribution that the present setting of these buildings makes to their significance is *Low* such glimpsed views would not affect those factors from which the buildings derive their significance. On the basis of these of these observations it is considered that the development will have **No Impact** on the setting of these listed buildings. There is also therefore **No Impact** upon the overall significance of the heritage asset.



View from the north-east corner of development Site towards the Ham Manor Estate and the Dower House. April 2021

Ham Manor Golf Clubhouse (10)

Moderate Significance

- 9.8 The Ham Manor Golf Clubhouse (10) is situated c.380m to the north-east of the Site, with parts of the Ham Manor Estate between the two. Whilst viewshed analysis indicates that there may be partial theoretical intervisibility with the development Site

the walkover has established that there is none in practice given significant intervening 20th century development and bands of trees.

- 9.9 On the basis of these of these observations it is considered that the development will have **No Impact** on the setting of this listed building. There is also therefore **No Impact** upon the overall significance of the heritage asset.

Table 3 – The Impact of the Proposed Development

Ref.	Name	Simplified Significance	Contribution of setting to Heritage Significance	Impact of proposals on Setting	Overall Impact on Heritage Significance
1	Romano-British Villa And Traces Of Iron Age Occupation	High	Moderate	None	No impact
2	Dower House	Moderate	Low	None	No impact
3	Gates to the Dower House	Moderate	Low	None	No impact
10	Ham Manor Golf Clubhouse (formerly Ham Manor)	Moderate	Low	None	No impact

10.0 CONCLUSIONS

- 10.1 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) has been commissioned by Barratt David Wilson Homes, Southern Counties, to carry out a Heritage Statement in relation to a proposed residential development on land at Rustington Golf Centre, Golfers Lane, Angmering, West Sussex, BN16 4NB.
- 10.2 The assessment has considered the significance of heritage assets and the potential effects of the proposed development upon their setting in line with the requirements of the *National Planning Policy Framework*.
- 10.3 The study identified thirteen designated heritage assets within the 1km study area, of these nine were excluded from further assessment as they are separated from the Site by at least 0.6km of residential and industrial/commercial development as well as the railway line and the A259. The impact of the proposed scheme upon the setting of the remaining designated heritage assets was considered, as was the resultant impact upon these assets' heritage significance
- 10.4 The results of this assessment can be summarised as follows:
- Romano-British Villa and Traces Of Iron Age Occupation (1), a scheduled monument, is situated c. 810m from the development. There is no intervisibility with the Site and its setting will remain unchanged. As such **No Impact** has been identified.
 - The Dower House (2) and its gates (3) are Grade II listed buildings now situated within later (20th century) development, its setting is not a key component of its significance. There is limited, if any, intervisibility with the Site. **No Impact** has been identified.
 - The Ham Manor Golf Clubhouse (10) is a Grade II listed building c.380m from the Site. There is no intervisibility with the Site and its setting will remain unchanged. As such **No Impact** has been identified.
- 10.5 It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets that have been subject to assessment.

11.0 ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Rustington Golf Centre

Sean Havis, Barratt David Wilson Homes, Southern Counties

Melanie Dickenson, Historic Environment Record Officer, West Sussex County Council

Search Room Staff at West Sussex record Office

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Map Resources (all sources consulted):

Extract from Yeakell and Gardner's County Map of Sussex, 1778-1783
Extract from 1806-7 Map of West Sussex
Tithe map of Ham and Bargham, 1847
Extract from Ordnance Survey map, 1876
Extract from Ordnance Survey map, 1897-8
Extract from Ordnance Survey map, 1911-12
Extract from Ordnance Survey map, 1932
Extract from Ordnance Survey map, 1938-43
Extract from Ordnance Survey map, 1962
Extract from Ordnance Survey map, 1976

APPENDIX 1 – Historic England List Description (Scheduled Monument)

Romano-British villa and traces of Iron Age occupation 500m WSW of New Barn

Overview

Heritage Category: Scheduled Monument

List Entry Number: 1015886

Date first listed: 04-Apr-1939

Date of most recent amendment: 31-Jan-1997

Location

District: Arun (District Authority)

Parish: Angmering

National Grid Reference: TQ 05370 04471

Reasons for Designation

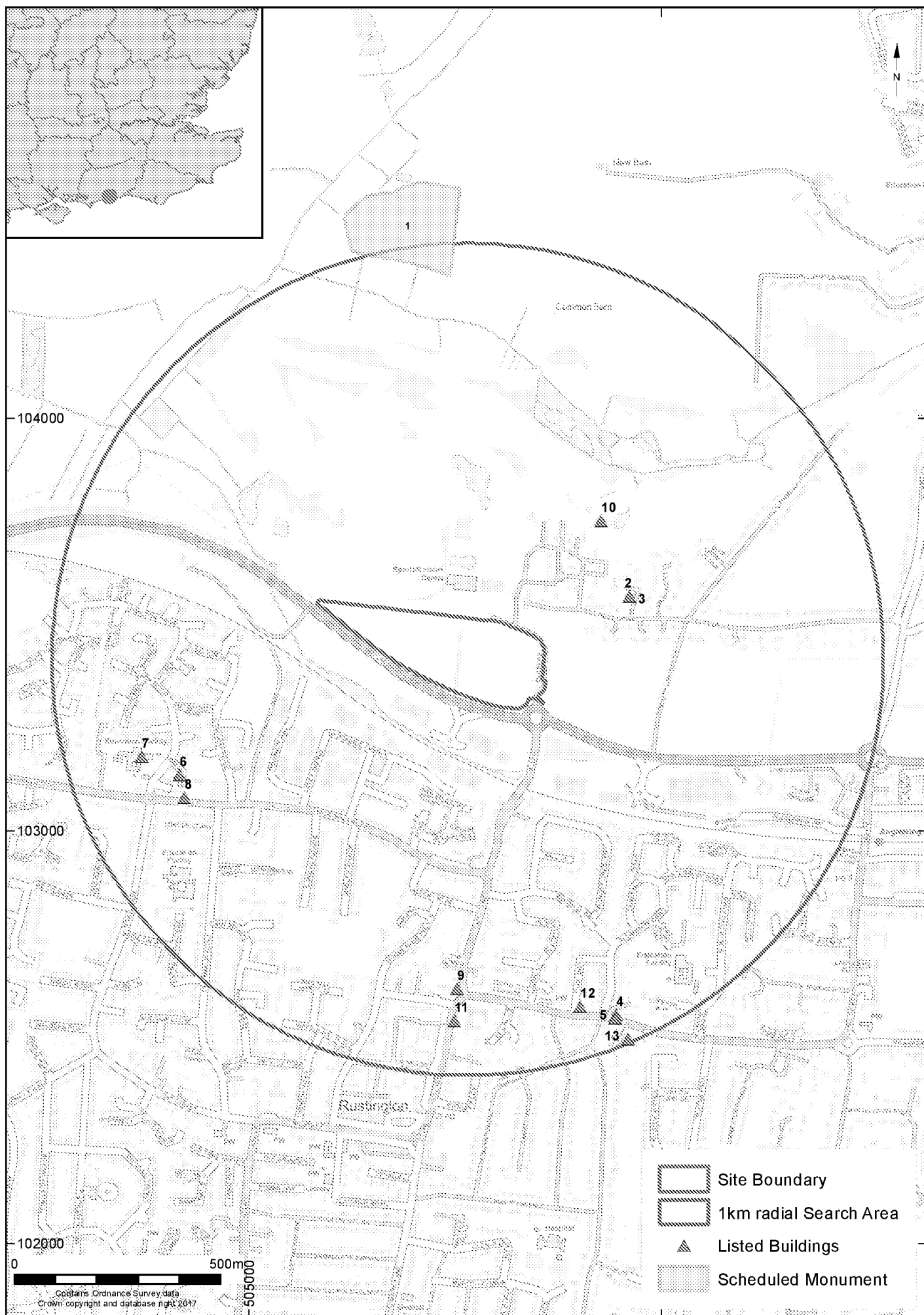
Romano-British villas were extensive rural estates at the focus of which were groups of domestic, agricultural and occasionally industrial buildings. The term "villa" is now commonly used to describe either the estate or the buildings themselves. The buildings usually include a well-appointed dwelling house, the design of which varies considerably according to the needs, taste and prosperity of the occupier. Most of the houses were partly or wholly stone-built, many with a timber-framed superstructure on masonry footings. Roofs were generally tiled and the house could feature tiled or mosaic floors, underfloor heating, wall plaster, glazed windows and cellars. Many had integral or separate suites of heated baths. The house was usually accompanied by a range of buildings providing accommodation for farm labourers, workshops and storage for agricultural produce. These were arranged around or alongside a courtyard and were surrounded by a complex of paddocks, pens, yards and features such as vegetable plots, granaries, threshing floors, wells and hearths, all approached by tracks leading from the surrounding fields. Villa buildings were constructed throughout the period of Roman occupation, from the first to the fourth centuries AD. They are usually complex structures occupied over several hundred years and continually remodelled to fit changing circumstances. They could serve a wide variety of uses alongside agricultural activities, including administrative, recreational and craft functions, and this is reflected in the considerable diversity in their plan. The least elaborate villas served as simple farmhouses whilst, for the most complex, the term "palace" is not inappropriate. Villa owners tended to be drawn from a limited elite section of Romano-British society. Although some villas belonged to immigrant Roman officials or entrepreneurs, the majority seem to have been in the hands of wealthy natives with a more-or-less Romanised lifestyle, and some were built directly on the sites of Iron Age farmsteads. Roman villa buildings are widespread, with between 400 and 1000 examples recorded nationally. The majority of these are classified as 'minor' villas to distinguish them from 'major' villas. The latter were a very small group of extremely substantial and opulent villas built by the very wealthiest members of Romano-British society. Minor villas are found throughout lowland Britain and occasionally beyond. Roman villas provide a valuable index of the rate, extent and degree to which native British society became Romanised, as well as indicating the sources of inspiration behind changes of taste and custom. In addition, they serve to illustrate the agrarian and economic history of the Roman province, allowing comparisons over wide areas both within and beyond Britain. As a very diverse and often long-lived type of monument, a significant proportion of the known

population	are	identified	as	nationally	important.
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Although it has been disturbed by modern ploughing, the villa 500m WSW of New Barn survives comparatively well. Part excavation has shown that it retains structural remains and archaeological and environmental evidence relating to the development of the monument over at least two centuries. The villa is one of a number of similarly well-appointed country estates established in this part of West Sussex during the first century AD, indicating the rapid Romanisation of the Chichester hinterland in the decades following the Claudian invasion.

Details

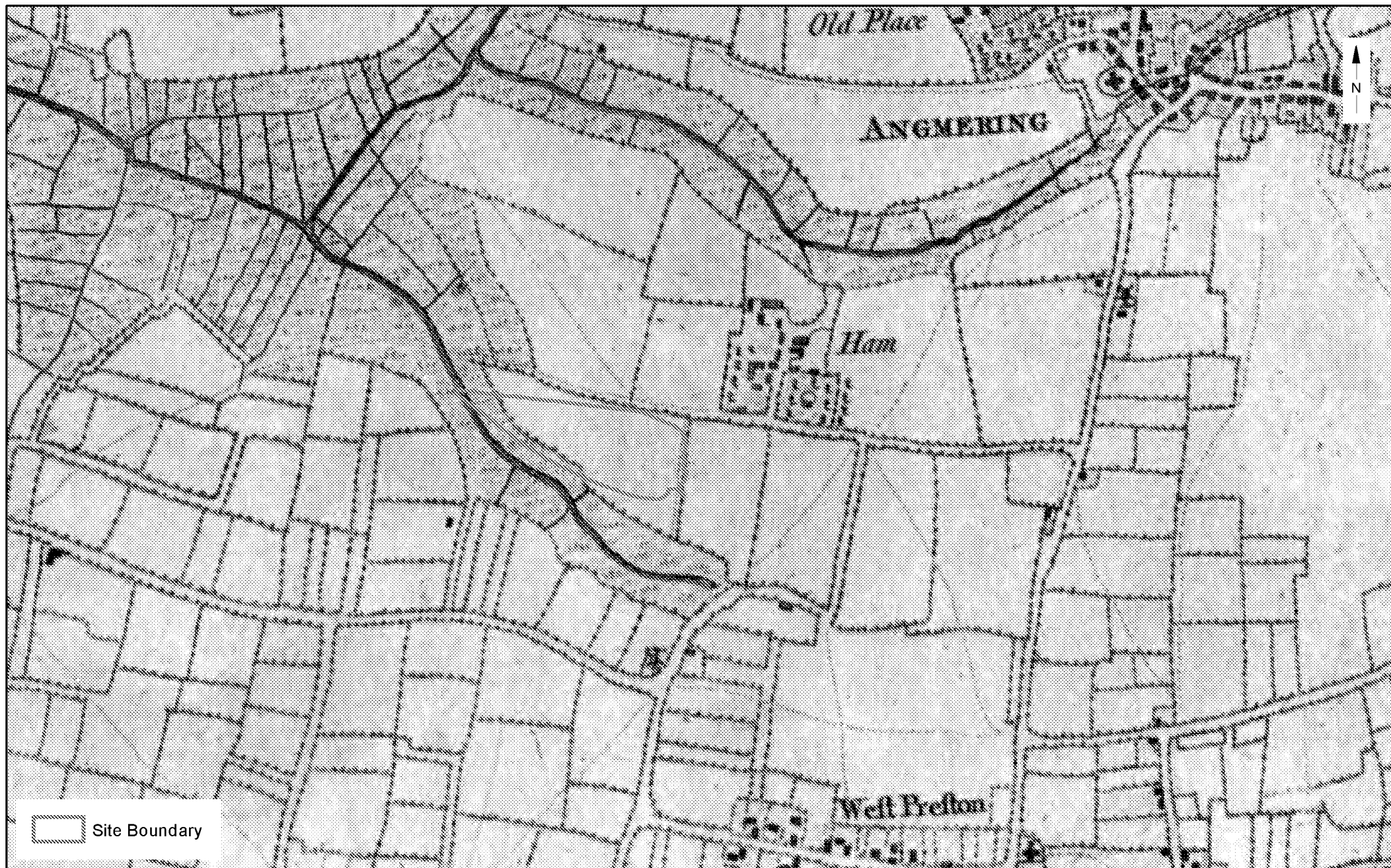
The monument includes a Romano-British villa and traces of earlier, Iron Age occupation situated on the coastal plain of West Sussex 3km from the Channel coast at Littlehampton. The villa buildings are situated on a slightly raised, east-west aligned tongue of land originally bounded to the north and south by streams, and to the west by marshland. Surviving in the form of buried flint rubble and brick footings, the buildings were shown by part excavation during the 1930s and 1940s to be the result of at least three phases of development and remodelling carried out between the first and third centuries AD. The main, domestic range is represented by a roughly rectangular, NNW-SSE aligned building measuring about 46m by 21m which lies towards the north western edge of the monument. Around 80m to the east of the main range, and separated from it by a ditched enclosure, is a roughly east-west aligned, detached bath house. This was constructed around AD 65 and incorporated mosaic and opus signinum floors and Sussex and Italian marble fittings. Finds recovered during the excavations include a metal door lock, a pair of bronze and silver tweezers, bronze jewellery and coins. The excavations indicated that the bath building was dismantled during the first half of the second century AD. At least four further masonry buildings have been identified by investigation of the southern part of the monument, including a second, smaller and less substantially built bath house and a possible temple represented by an east-west aligned, rectangular building measuring about 6.2m by 4.1m, with walls up to 2.2m thick. The other masonry structures, along with several timber buildings also uncovered during the excavations, have been interpreted as having an agricultural or industrial function. The discovery of a fragment of rotary quern and an associated corn drying oven suggest that part of the villa's economy was based on arable farming. Evidence for the use of the site during the preceding Iron Age period was provided by part of a boundary ditch and a group of associated pits containing discarded pottery and animal bones found near the western edge of the monument.



© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 1
Project Ref: 200388	Feb 2022	Site location and plotted designated heritage assets	
Report Ref: 2021075	Drawn by: KLGR		



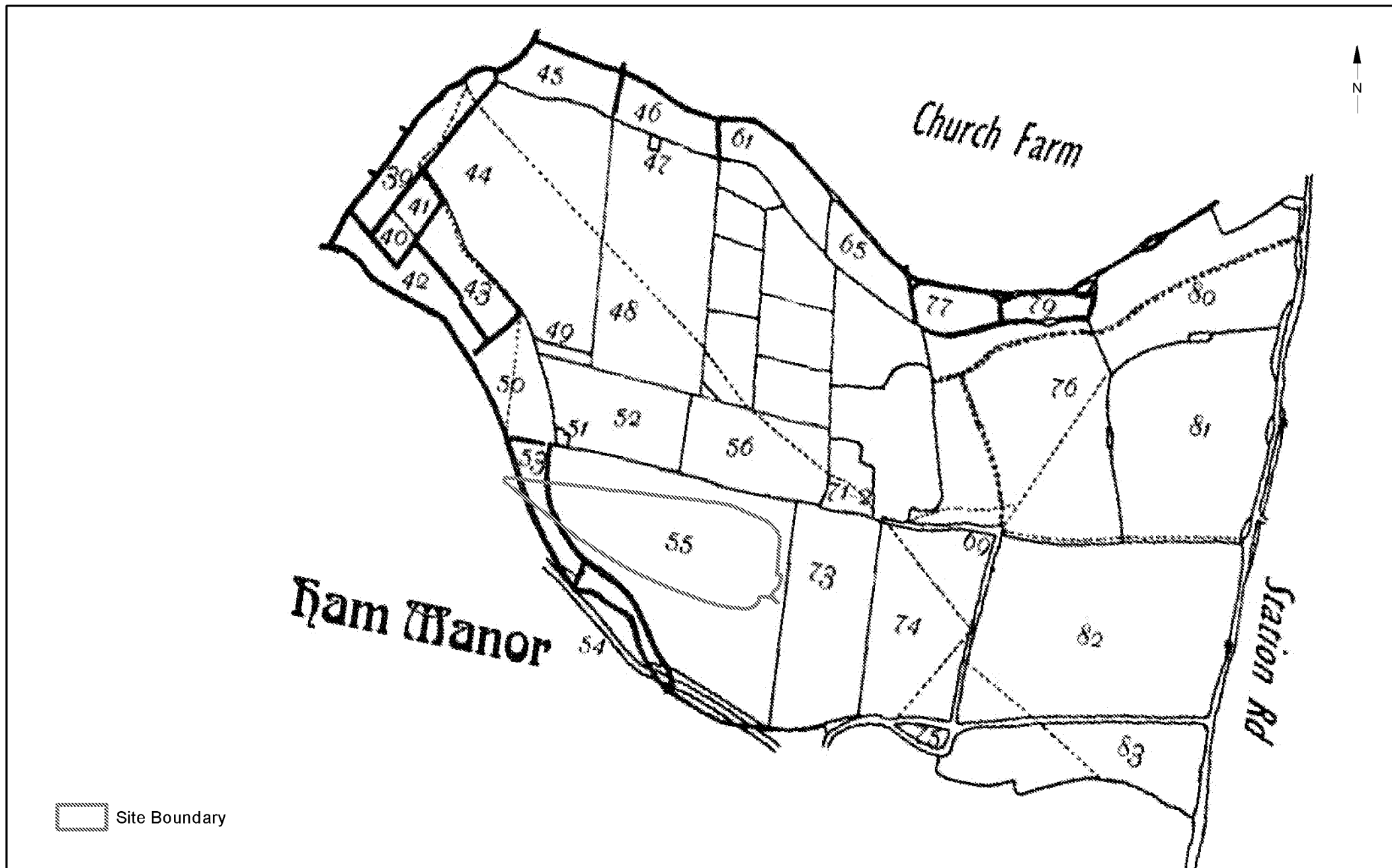
© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 2
Project Ref: 200388	Feb 2022	Site location shown over Google Earth satellite image (captured 2020)	
Report Ref: 2021075	Drawn by: KLGR		



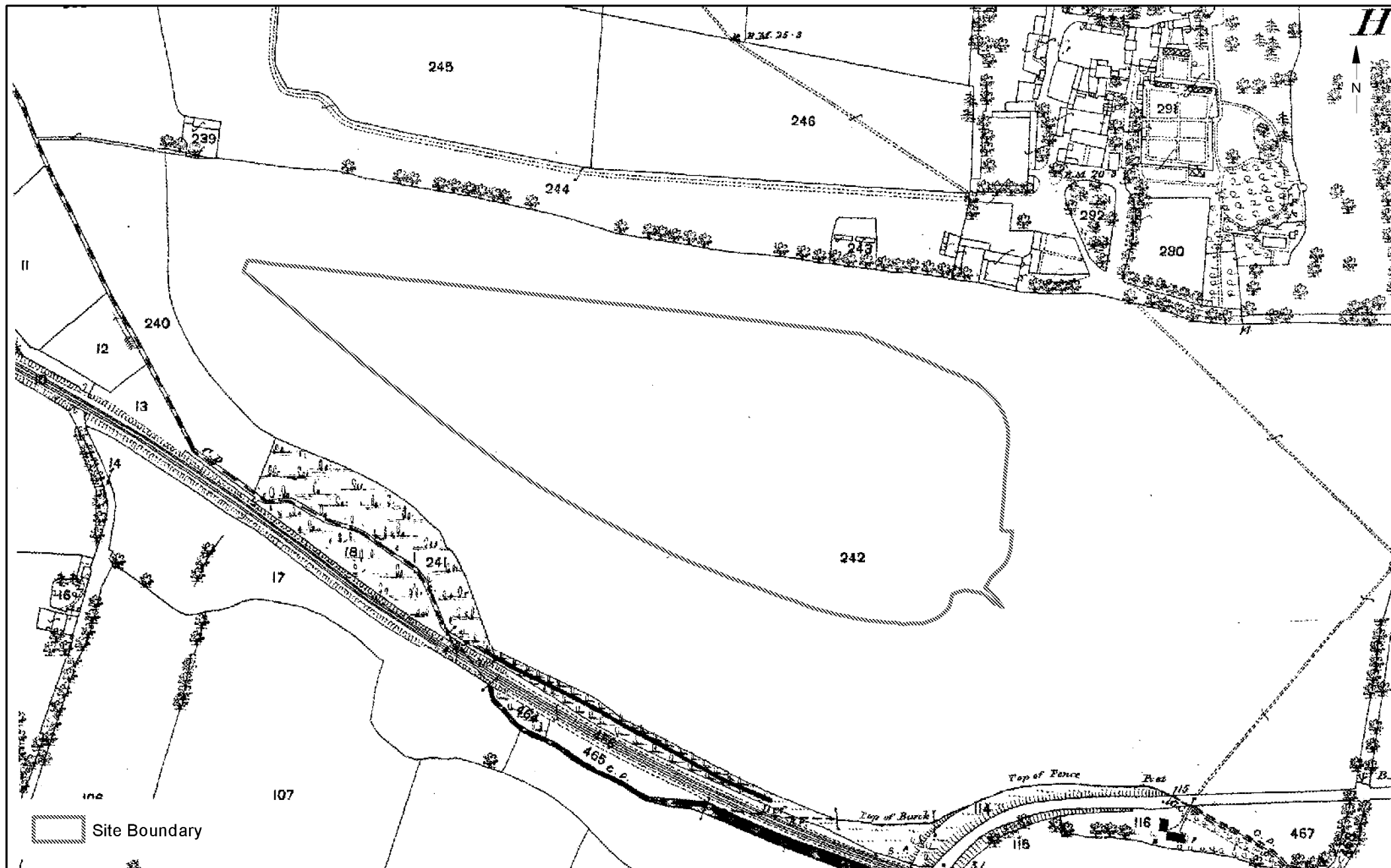
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Project Ref: 200388	Feb 2022	Extract from Yeakell and Gardner's County Map of Sussex, 1778-1783	
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Project Ref: 200388	Feb 2022		
Report Ref: 2021075	Drawn by: KLGR	Extract from 1806-7 Map of West Sussex	



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Project Ref: 200388	Feb 2022	Tithe map of Ham and Bargham, 1847	
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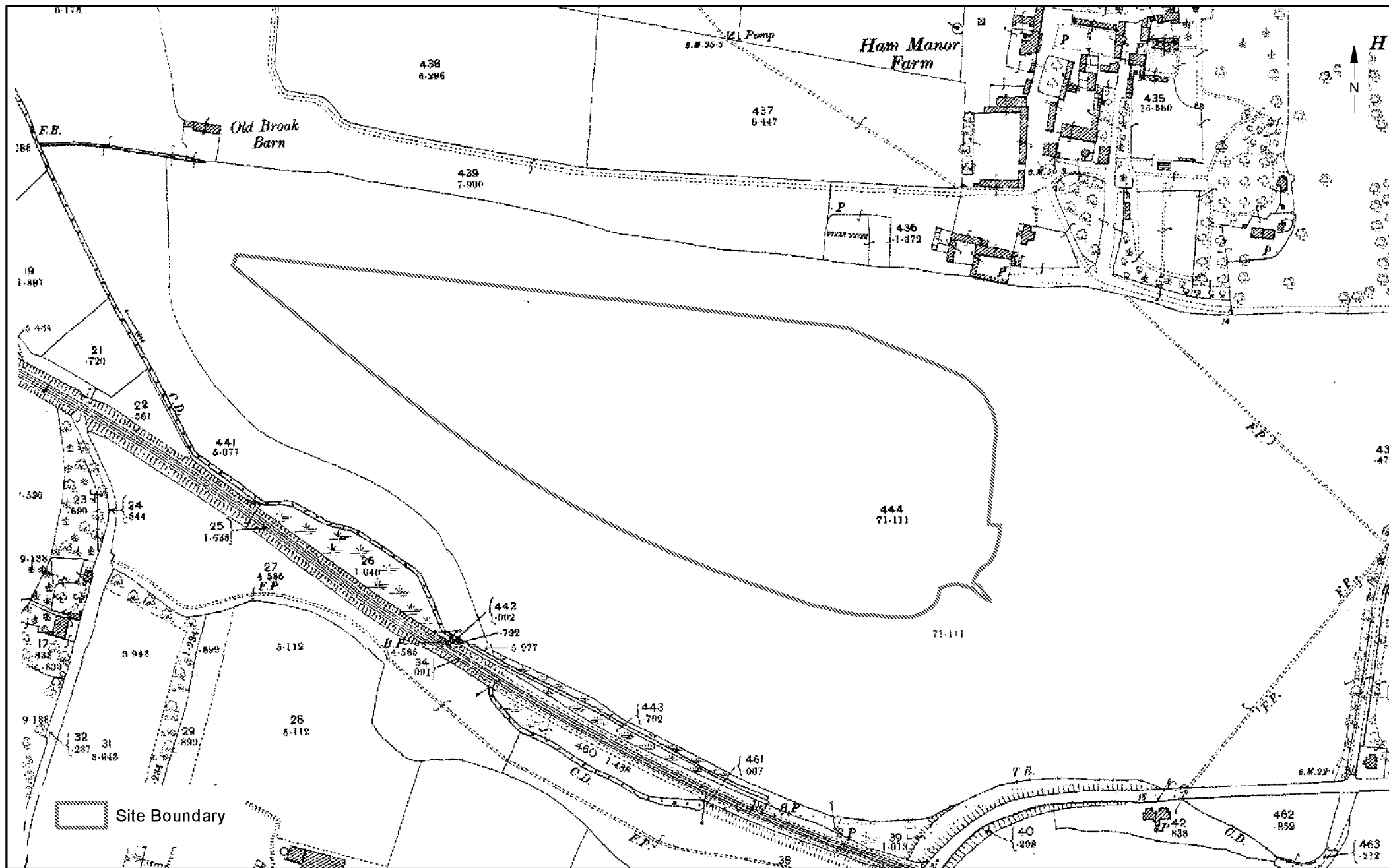
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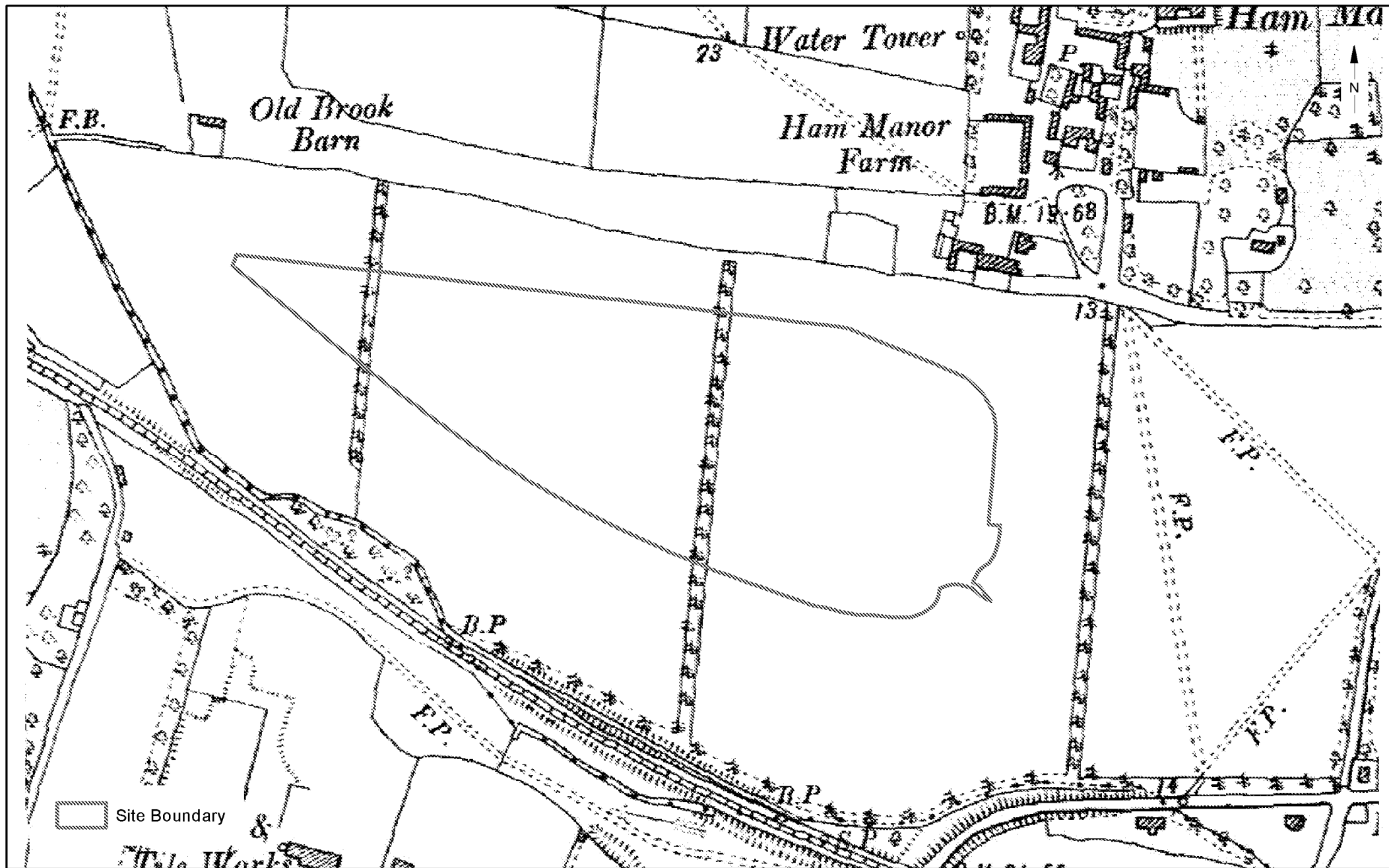
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Extract from Ordnance Survey map, 1876

Fig. 6



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Project Ref: 200388	Feb 2022	Extract from Ordnance Survey map, 1897-8	
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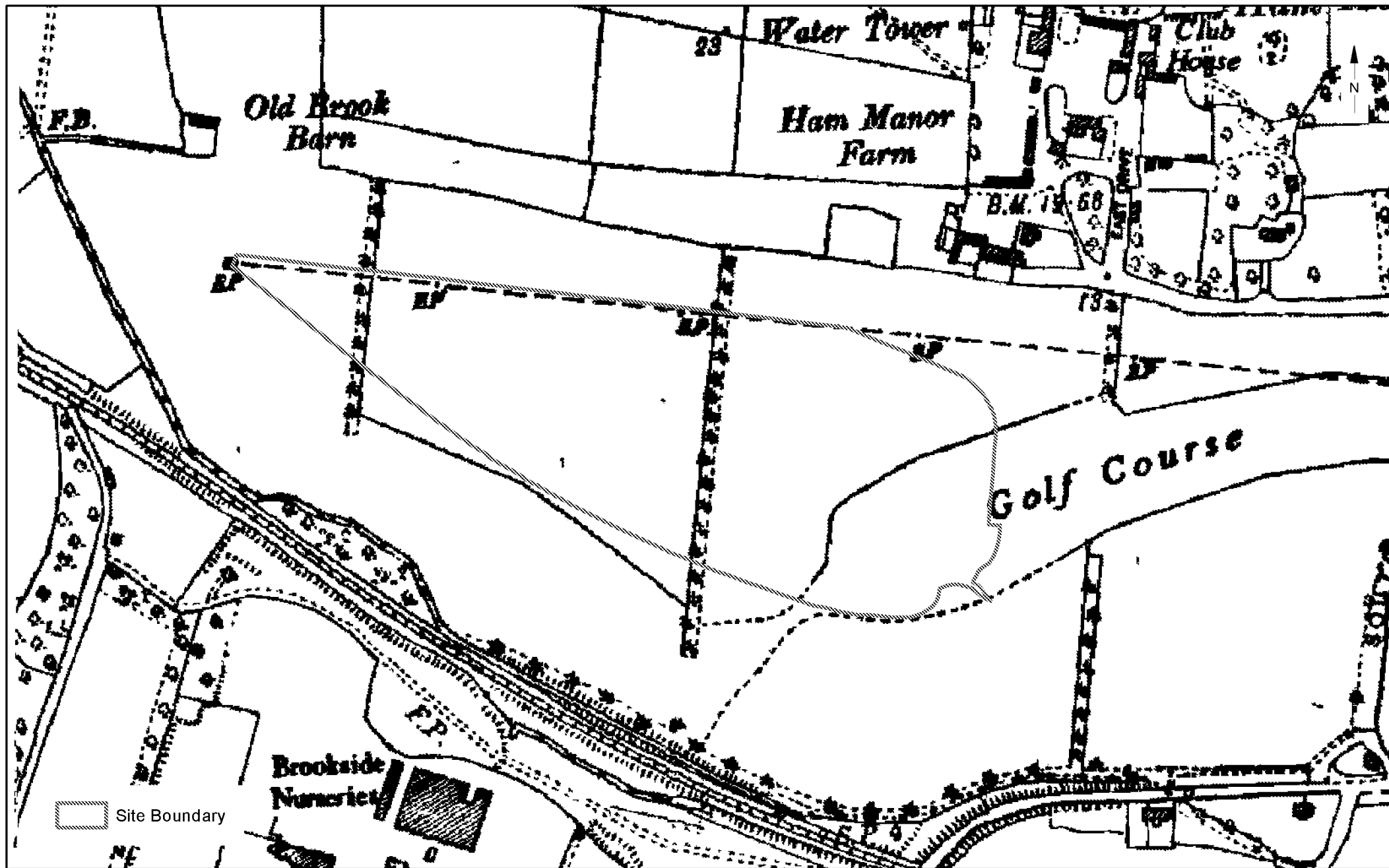
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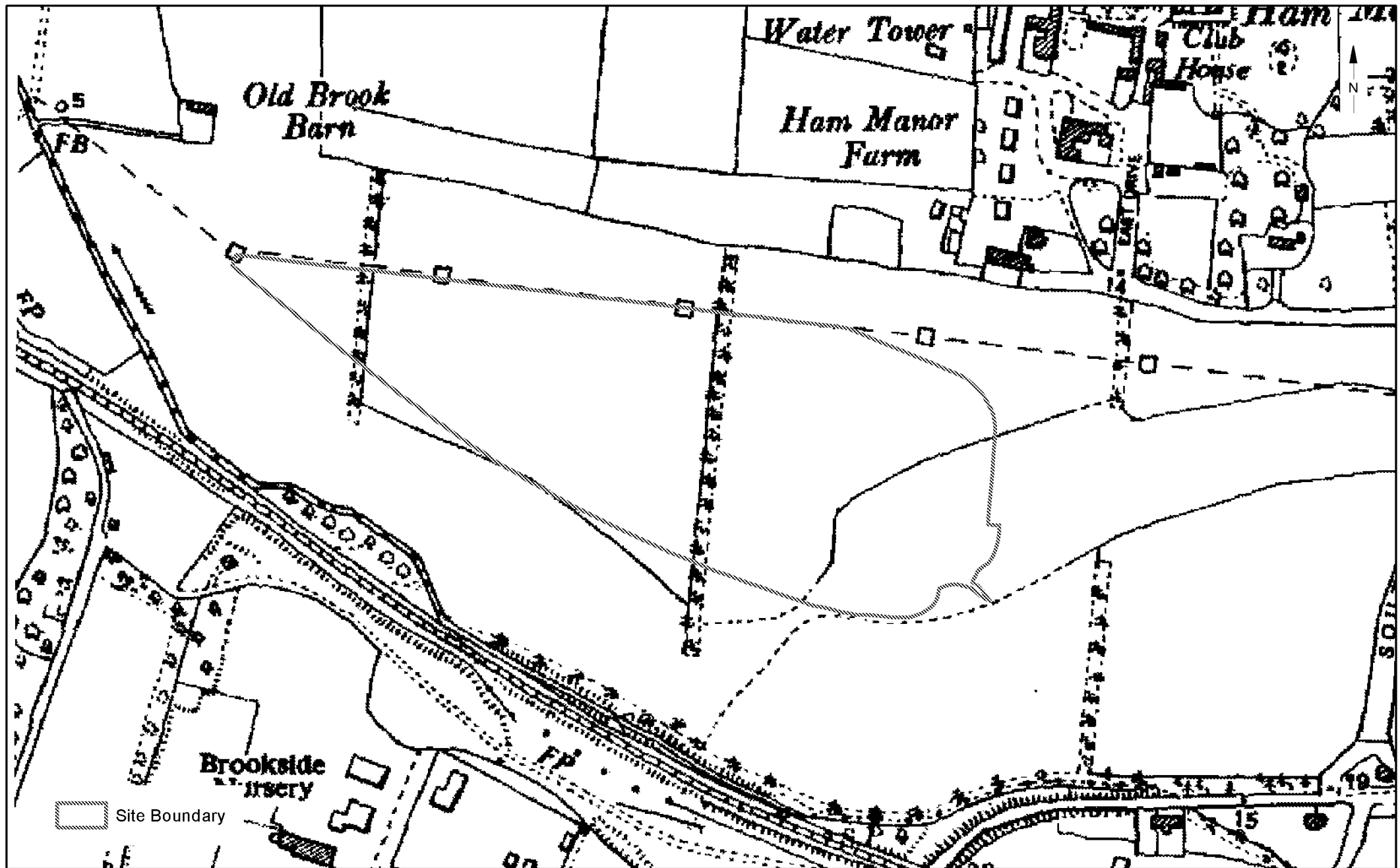
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Extract from Ordnance Survey map, 1932

Fig. 9



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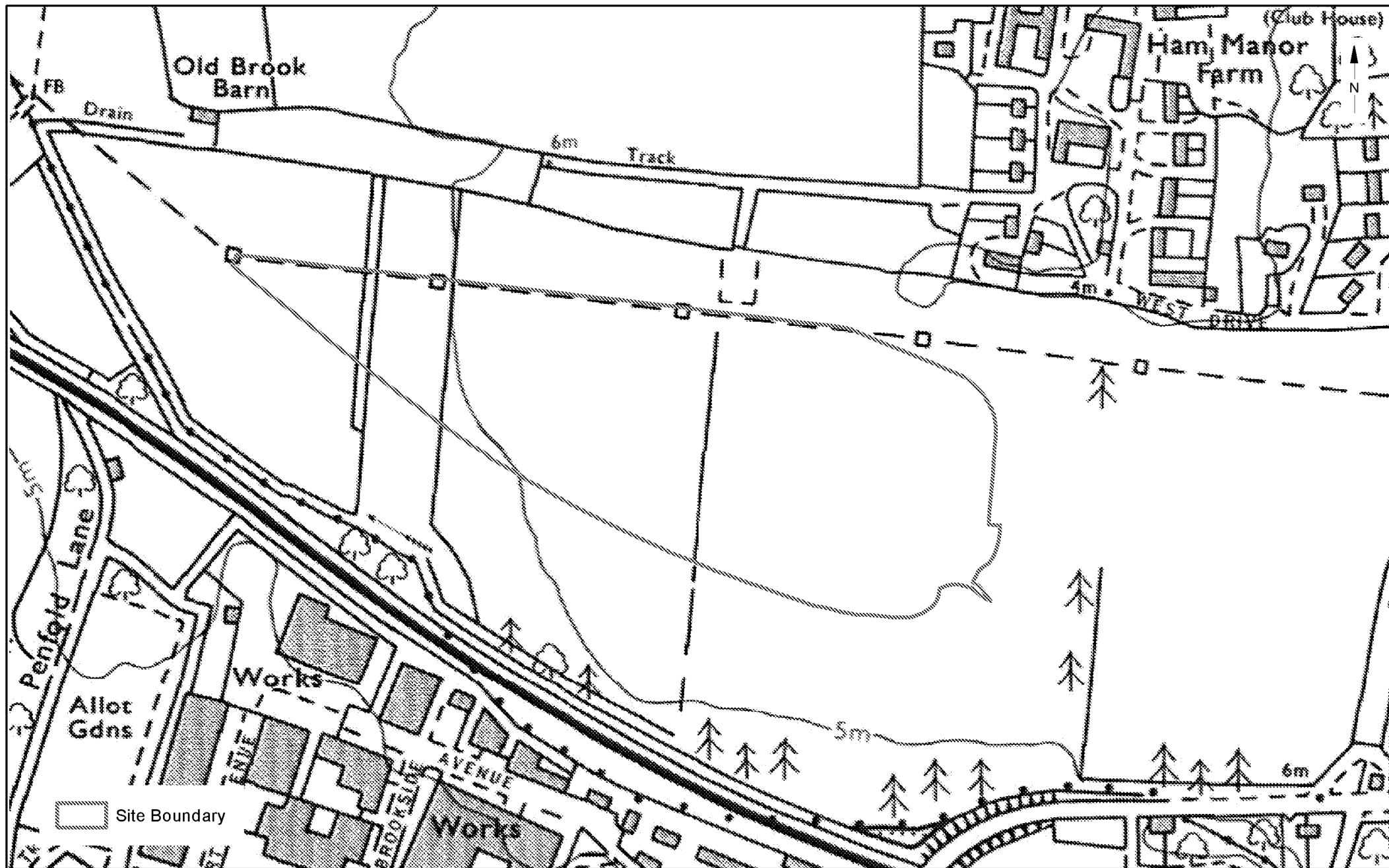
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Extract from Ordnance Survey map, 1962

Fig. 11



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