

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

Archaeological Desk-Based Assessment

NGR: 505536 103415 (centred)

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

**Project No. 200388
Report No. 2021064**

WSHER ref. 202021-220

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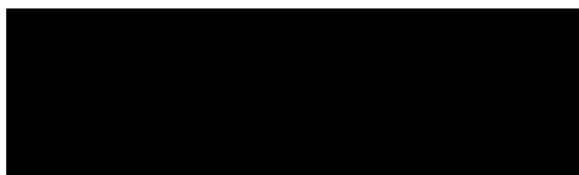
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Summary

Archaeology South-East (a division of the Centre for Applied Archaeology UCL) was commissioned by Barratt David Wilson Homes, Southern Counties, to carry out an archaeological appraisal in relation to a proposed residential development on land at Rustington Golf Centre, Golfers Lane, Angmering, West Sussex, BN16 4NB (NGR: 505536 103415). The Site is currently in use as a golf course, which was established by 1992. The Site lies on natural bedrock geology comprising New Pit Chalk Formation – Chalk, overlain by River Terrace Deposits, formed of sand, silt and clay.

The assessment has concluded that:

- Prehistoric flint scatters have been previously found within the Site;
- There are a range of heritage assets from all periods within the wider 1km Study Area with nearby activity indicating Bronze Age to Romano-British settlement activity;
- The Site lies within an Archaeological Notification Area defined for multi-period settlement activity;
- There is moderate potential for below ground archaeological remains to be present at the Site dating from all periods, particularly the prehistoric and Romano-British periods with a low archaeological potential for evidence from the Early Medieval period onwards;
- It is not known to what degree landscaping at the Site for the golf course may have impacted archaeological remains, but there is the possibility of some previous disturbance or truncation;
- Any development at the Site has the potential to cause permanent damage, and possibly the complete destruction of archaeological remains, if present, particularly in areas where new buildings are proposed;
- It may be necessary to establish with a greater degree of certainty the presence or absence of any archaeological features in areas which will be impacted by groundwork. It is recommended that a programme of archaeological evaluation work can be carried out under a condition attached to the planning consent.
- The details and extent of any archaeological mitigation will require discussion with the archaeological advisors for the LPA at WSCC.

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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 carry out an archaeological appraisal in relation to a proposed residential development on land at Rustington Golf Centre, Golfers Lane, Angmering, West Sussex, BN16 4NB (Figs. 1 and 2). This appraisal comprises an archaeological desk-based assessment (DBA) and preliminary walkover survey. A separate Heritage Statement (ASE 2022) has also been prepared by ASE and should be read in parallel with this report.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their Standards and Guidance for historic environment desk-based assessment (CIfA 2017). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 505536 103415 (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. For the purposes of the archaeological assessment a wider Study Area of 1km radius has been considered to place the Site within its wider context (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the West Sussex Historic Environment Record (WSHER) and from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Arun District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.5 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location

- 2.1.1 The Site is located just to the north of the Rustington Bypass A259 between Angmering and Littlehampton in West Sussex.
- 2.1.2 The appraisal 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).
- 2.1.3 The Site is located within Arun District.

2.2 Topography and Hydrology

- 2.2.1 The Site lies at approximately 5-6m above Ordnance Datum (aOD). The topography of the Site varies owing to its use as a golf course and the fact that it has been landscaped in the past.
- 2.2.2 The nearest water source to the Site is a minor watercourse, the Rustington Stream, a tributary of the Black Ditch and part of the River Arun catchment, which passes to the south-west and south of the Rustington Bypass.

2.3 Geology

- 2.3.1 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.
- 2.3.2 No geotechnical data was available for the Site at the time of writing.
- 2.3.3 According to the BGS historic Borehole Viewer¹, no historic boreholes are located in the immediate area of the Site.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

3.0 PLANNING BACKGROUND

Legislative Background

3.1 Ancient Monuments and Archaeological Areas Act 1979

- 3.1.1 The Ancient Monuments and Archaeological Areas Act 1979 is the main piece of legislation concerned with the protection of ancient monuments in England, including a schedule of ancient monuments (Scheduled Monuments) protected by law.

3.2 Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 is concerned with the designation and protection of buildings and areas of special architectural or historic interest.

National Planning Policy

3.3 National Planning Policy Framework (NPPF)

- 3.3.1 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.
- 3.3.2 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.
- 3.3.3 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'* (Section 16, paragraph 194)².
- 3.3.4 The NPPF is supported by Planning Practice Guidance³. 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 Forum⁴.

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/>

Local Planning Policy

3.4 The Arun District Council Local Plan 2011-2031

- 3.4.1 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 National Park Authority boundary.
- 3.4.2 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.
- 3.4.3 The following sets out the Council's approach to managing the historic environment, and lists those policies relevant to the Site (the numbering in the text reflects that of the Written Strategy Plan):

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.*

⁵ <https://www.arun.gov.uk/adopted-local-plan/>, accessed 10th March 2021

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).*

3.5 Site Planning History and Proposals

- 3.5.1 The existing use of the Site is as a golf course, Rustington Golf Centre, which was 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).
- 3.5.2 The Site is being considered for a residential development as shown in Figure 14.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.4 and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets (West Sussex HER ref: 202021-220) have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Figs. 1 and 2.

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, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Scheduled Monument (Fig. 1)

- 4.2.2 There is one scheduled monument within the Study Area, ROMANO-BRITISH VILLA AND TRACES OF IRON AGE OCCUPATION 500M WSW OF NEW BARN (1) (National ref. 1015886; WSHER ref. DWS215). The monument lies 820m north of the Site. The following information summarises the monument and provides some background to historical and archaeological character of the Study Area:

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.

Listed Buildings (Fig. 1)

4.2.3 The Site does not contain any Listed Buildings, although there are twelve (2 – 13) listed buildings situated within the wider 1km Study Area, all located more than 240m away from the Site. All of the listings are of post-medieval date and all are Grade II listings. They are summarised below with their locations plotted on Figure 1:

- (2) THE DOWER HOUSE - Grade II Listed Building - located 240m north-east of the Site;
- (3) THE GATES OF THE DOWER HOUSE - Grade II Listed Building - located 240m north-east of the Site;
- (4) ALLANGATE COTTAGES - Grade II Listed Building - located 790m south-east of the Site;
- (5) 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) THE FORMER STABLES OF SUMMERLEA SCHOOL TO THE WEST OF THE SCHOOLHOUSE - Grade II Listed Building - located 623m south-west of the Site;
- (7) SUMMERLEA SCHOOL - Grade II Listed Building - located 623m south-west of the Site;
- (8) THE LODGE AT SUMMERLEA SCHOOL TO THE SOUTH WEST OF THE SCHOOLHOUSE - Grade II Listed Building - located 612m south-west of the Site;
- (9) WOODBINE COTTAGE - Grade II Listed Building - located 673m south of the Site;
- (10) HAM MANOR GOLF CLUBHOUSE - Grade II Listed Building - located 308m north-east of the Site;
- (11) PALM COTTAGE - Grade II Listed Building - located 673m south of the Site;
- (12) HERNE FARM HOUSE - Grade II Listed Building - located 717m south-east of the Site; and
- (13) WEST PRESTON HOUSE - Grade II Listed Building - located 838m south-east of the Site.

4.2.4 There are no Conservation Areas or Registered Parks and Gardens within the Study Area.

Non-Designated Heritage Assets

Archaeological Notification Areas (Fig. 2)

4.2.5 Archaeological Notification Areas (ANAs) are locally defined for the purpose of identifying where there is a likelihood of archaeological work being necessary. These areas are part of an alert system to local planning authorities which are based on known archaeological finds/historic assets and they should not be taken as comprehensive or an exhaustive analysis of areas of archaeological potential where field work and research have not hitherto been undertaken. Some areas may be expanded from known designated assets and others are based on non-designated assets, where experience has shown that archaeological sites and features etc. can come to light in areas where no features have previously been known. They are not to be used as an indicator for archaeological potential and they do not short circuit the need for a desk-based assessment as identified in the National Planning Policy Framework paragraph 189. They do not have any legal status. The Site itself lies within an ANA distinguished for its potential for multi-period settlement activity (Fig. 2), and there are three other areas defined within the Study Area. These are summarised as follows:

- Multi-Period Settlement Site, Angmering ANA (WSHER ref: DWS8512);
- Angmering Roman Villa Site and section of Roman Road, Angmering ANA: (WSHER ref: DWS 8501);

- Multi-Period Site at the former Toddington Nurseries and surrounding area, Littlehampton ANA (WSHER ref: DWS8495); and
- Prehistoric, Iron Age and Roman Occupation Activity, Rustington ANA (WSHER ref: DWS8511).

4.3 Historic Landscape Character

- 4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by ESHER and WSHER, the Site is classified as an area of recreation / golf course (WSHLC ref: HWS24038), dating to between 1914 AD to 1945 AD (WWI and WWII), and post-medieval to modern - 1845 AD to 2010 AD.

4.4 Archaeological Periods

- 4.4.1 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. All site numbers refer to Figs. 1 and 2.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.4,000 BC)

Prehistoric: Neolithic (c. 4,000 BC - c.2,500 BC)

Prehistoric: Bronze Age (c. 2,500 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)

4.5 Previous Archaeological Investigations

- 4.5.1 There has been no previous archaeological investigations undertaken within the Site boundary, however, several archaeological investigations (evaluation /excavations/ archaeological monitoring) are recorded on the HER within the 1km Study Area. These are discussed below and by relevant period. Further archaeological events, not entered on the HER are discussed where relevant.
- 4.5.2 The closest archaeological investigations to the Site were a watching brief undertaken immediately south during the construction of the A259 New Road/Rustington Bypass, resulting in the discovery observation of a range of archaeological features, including a Bronze Age urned cremation burial, evidence of at least one Bronze Age burnt mound, and scatters of flintwork and Late Iron Age/Roman material. Two small Roman sites were also excavated further to the west as part of the same project. Also nearby to the east at the superstore site were Roman ditches (Rudling 1990), and to the south, a scatter of prehistoric features, including a possible Bronze Age 'hut' (Rudling 1990).
- 4.5.3 More recent investigations were carried out by ASE from 2013-2016 to the south of A259 New Road/Rustington Bypass in relation to the redevelopment of the site for new commercial redevelopment. The earliest phase of activity was a Middle Bronze Age enclosure, field boundary ditch and burnt mound. The burnt mound included an associated hearth, trough and waterhole. Later activity included a prehistoric driveway and Late Iron Age/Romano-British field boundary ditches (28; Fig. 2) (ASE 2016).

4.6 Prehistoric (Fig. 2)

- 4.6.1 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. Most of the recorded archaeological sites and artefacts on the chalk uplands have been revealed by centuries of ploughing or survive as upstanding earthworks. It is likely that significant prehistoric deposits also survive within the dry valleys that cut into the dipslope, masked by deep colluvial/alluvial deposits of later date

Palaeolithic

- 4.6.2 The majority of the finds dating to the Palaeolithic period in the region are associated with the raised beaches in the Upper Coastal Plain – as at Boxgrove and Slindon. Other finds have been retrieved from the chalk downland plateaux and the river gravel terraces, although these deposits are ‘fragmentary and thin’. More rarely, artefacts have also been retrieved from the downland slopes themselves. Finds from the Coastal Plain are much rarer. There are no entries attributed to the Palaeolithic period within the 1km Study Area.

Mesolithic and Neolithic

- 4.6.3 The Mesolithic period, covering the time between the end of the last ice age and the introduction of farming to this country, is most frequently represented by flint scatters rather than settlement sites. This reflects the fact that the population was generally nomadic, following herds of animals and making use of seasonal resources when they became available. A distinctive type of tranche adze known as the ‘Hassocks’ type, probably used for woodworking, is common across West Sussex.
- 4.6.4 The Neolithic period saw a gradual move towards sedentism with the increasing adoption of agriculture and the clearance of woodland for cultivation. Evidence of Neolithic date activity in West Sussex, is often found in the form of flint scatters, causewayed enclosures and barrows, but little evidence of actual settlements currently exists, indicating that the majority of the population was still nomadic.
- 4.6.5 Within the Study Area, there are six non-designated heritage assets recorded for the Mesolithic and Neolithic sub-periods (Fig. 2):
- (14) Mesolithic flintwork - A Mesolithic flint core was recovered during a watching brief on the former Barn Nursery site;
 - (15) Flint Scatter - Darlington Mushroom Laboratory - flint work, including bladelets, pyramidal cores, retouched pieces, and fire-cracked flint, for the most part they displayed severe attrition. They appear to be part of a general scatter rather than an occupation site. The presence of bladelets suggest a Mesolithic/early Neolithic date;
 - (16) Mesolithic and Neolithic implements - three medium tranche axes and a number of Neolithic implements found in the 1920s and 1930s in Butt's Brickfields at Rustington;
 - (17) Neolithic axe - half a polished flint pick was found in the garden of 121 Worthing Road, Rustington, and donated to Worthing Museum in 1968;
 - (18) Prehistoric finds - during the Rustington By-pass, on the Sainsbury site at TQ 0616 0315 was found a scatter of Neolithic flintwork, mostly scrapers, hollow scrapers, fabricators, and a small ground polished flint axe (support for the theory that the area was used by seasonal fishermen and hunters); and

- (19) Worked flint - a small assemblage of Neolithic/ Bronze Age worked flint and some medieval/post-medieval pottery sherds, probably the result of manuring was found.

Bronze Age

4.6.6 The introduction of metalworking to Britain increased the rate of woodland clearance for agriculture and the rise in population which lead to tension over land and resources. 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). Bronze Age activity in Sussex tends to focus on the South Downs and Coastal Plain with activity in the area north of the Downs is very limited with a few isolated find spots of bronze axes perhaps indicating some utilisation of woodland resources, probably associated with woodland camps (Drewett, Rudling and Gardiner 1988, 112).

4.6.7 There are eight non-designated heritage assets attributed to the Bronze Age within the 1km Study Area. These are:

- (20) Late Bronze Age axe and Roman pit/occupation - Barn Nursery;
- (21) Bucket Urn - found in the side of a construction trench for an access road to Angmering Golf Range;
- (22) Bronze Age palstave - looped bronze palstave axe with mid-rib, dating to c.1400-900 BC, was found by Mr A Weightman from the path outside no.14, Brookside Avenue;
- (23) Late Bronze Age pits - Watching Brief by P. Hammond on the former Barn Nursery site in 1987, during construction of a superstore, revealed two pits containing Late Bronze Age pottery - also a pit or depression containing 'flintwork', two large piles of burnt flint and traces of burning (possibly a cooking pit?);
- (24) Bronze Age Cremation - An in-urned (?) Bronze Age cremation burial, placed in a small pit 0.5-0.6m deep and narrow in plan, was recovered by P. Hammond & R. Frost during a watching brief on site of Rustington By-pass construction in 1990;
- (25) Palstave - Bronze palstave was found during trenching for water pipes at Angmering not far from the church;
- (26) Bronze Age hoard - a hoard of Bronze Age palstaves found at Rustington in 1961;
- (27) Bronze/Iron Age - a watching brief in 1988, revealed a plethora of archaeological features, pits and postholes; and
- (28) Archaeological Investigations south of Rustington Bypass by ASE 2005-2013 - The earliest phase of activity identified was a Middle Bronze Age enclosure, field boundary ditch and burnt mound (with associated hearth, trough and waterhole). Later activity included a prehistoric droveway and Late Iron Age / Roman field boundary ditches.

Iron Age

4.6.8 The Iron Age sees a gradual expansion and elaboration of the communities founded in the Bronze Age. 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. Despite a few scattered hillforts found across The Weald, Iron Age sites are still relatively scarce north of the Downs. The period is well represented across West Sussex with hillforts throughout the South Downs, such as the nearby Cissbury Ring, and a string of coastal settlements such as Selsey.

4.6.9 The site at Black Ditch to the south-west (28) found no evidence of any enduring occupation on the site from the end of the Bronze Age (c. 800 BC) until the beginning

of the Late Iron Age (c. 100 BC). This hiatus in activity during the greater part of the Iron Age has been demonstrated on numerous sites on the Coastal Plain and this apparent decline has elicited much comment on the possible causes including political upheaval and climate change (see Yates 2007, Brown 2008).

4.6.10 In addition, there are five further non-designated heritage records attributed to the Iron Age within the 1km Study Area (Fig. 2). These are:

- (29) Late Iron Age pottery - Darlington Nursery - Site-watching during 1986 and 1987 by P. Hammond and the Field Archaeology Unit revealed archaeological features in contractors' trenches;
- (30) Iron Age Ditch, Ham Manor;
- (31) Prehistoric features at Worthing Rd - Iron Age pit and other prehistoric features;
- (32) Iron Age Ditch and Romano-British features - ditch and three other features were seen immediately north of the Rustington By-pass; and
- (33) IA-RB Occupation, flint arrowhead and flakes, Romano-British pottery and ditch and medieval pottery - found during excavations in 1986-87 at Darlington Mushroom Laboratory.

4.6.11 The HER data for the 1km Study Area includes seven non-designated heritage records attributed to the general prehistoric period, of which the most significant is arguably the flint scatters (36-37; Fig. 2) found within the Site boundary during construction work for the Rustington Bypass:

- (34) Prehistoric flintwork - watching brief by P. Hammond on a construction site in (?)1988 recovered a small group of flintwork of indeterminate age;
- (35) Flint Debitage - A thick spread of calcinated flint was observed during a watching brief at Rustington By-Pass;
- (36 and 37) Flint Scatter - a scatter of flint debitage, comprising a number of struck and retouched flakes, were identified during a watching brief at Rustington By-Pass;
- (38) Calcined Flints - A lens of burning some 160mm thick, containing calcinated flint (possibly a burnt mound), was identified during a watching brief on Rustington By-Pass
- (39) Burnt Flint and Hearth - during topsoil stripping for a golf range next to the Rustington By-pass several hearths with plenty of burnt material were revealed, there was also a considerable scatter of burnt flint, and a few flint flakes; and
- (40) Prehistoric pits and postholes, Romano-British and Medieval pottery sherds - found along Worthing Road.

4.7 Romano-British

4.7.1 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).

4.7.2 The stable political conditions prior to the Roman invasion and the good relations which seem to have been in place between the local elite and Roman Empire has led to the suggestion that the landownership and social structure of the region evolved out of the previous Late Iron Age system without replacing it wholesale. This included the construction of villas and the adoption of a more Roman way of life by existing Iron Age elite groups. The construction of numerous villa sites during the 1st and 2nd centuries could therefore been seen as part of the way such elite groups expressed their status within the newly Romanised Sussex. Villa construction and elite lifestyles were funded through economic opportunities which came through Roman rule. The appraisal Site is located between two nearby Roman villas: at Angmering (1; Fig. 1) (Gilkes 1999) and Littlehampton (Rudling 1982).

4.7.3 In addition to the Scheduled Roman villa site (1) and the heritage assets attributed to earlier periods, which also record Romano-British archaeological evidence (28, 32-33 and 40), there are seven further records associated with Romano-British activity within the 1km Study Area (Fig. 2). These are:

- (41) Worthing Road, Littlehampton - R-B boundary, "V"-shaped ditch was exposed at this site, situated to the north of a Romano-British pottery production area and settlement;
- (42) Romano-British Pottery Production - Worthing Road, Littlehampton - revealed an enclosed working area, probably with beginnings in the Late Iron Age. Pottery was produced on the site for about 100 years between around AD43 and AD150 using simple updraught kilns;
- (43) Roman settlement? - Darlington Mushroom Labs;
- (44) Roman Pottery - found when sixteen trenches were excavated at the Darlington Mushroom lab site;
- (45) Roman Pottery – Angmering;
- (46) Roman structure - Spreads of dark silty soil and numerous scatters of Roman pottery, quernstones etc. were observed by P. Hammond & R. Frost at the north end of Penfold Lane during soil stripping for construction of the Rustington By-pass; and
- (47) Roman Building, Ham Manor Golf Course - 'Roman building debris' was found on Ham Manor Golf Course during the construction of a bunker.

4.8 Early Medieval

4.8.1 The demise of Roman authority in Britain saw a return to older ways of life, with a gradual decline in both the economy and administration of the colony, and an influx of settlers from Germanic lands across the North Sea. This migration of Germanic peoples introduced a new language and material culture into southern and eastern Britain. However, knowledge of the period following the departure of the Romans is fragmentary, in part due to issues with dating evidence, as a result of the lack of official coinage and the decline of the big pottery industries.

4.8.2 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. 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. 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.

4.8.3 Rustington is probably a place name of Saxon origin. Littlehampton was also a Saxon settlement at the mouth of the River Arun. Nonetheless, the discovery of sites belonging to the Saxon period tend to be rare on the West Sussex Coastal Plain, due in part to a problem of visibility: the often ephemeral building structures are difficult to identify in the brickearth coastal plain deposits, and there is a generally low incidence of dateable material for this period.

4.8.4 The Saxon origins of the name 'Ham' may well have come from 'Hamm', signifying something in the nature of a river meadow, or promontory of dry land⁶. This is consistent with the location of Ham Manor being surrounded on two sides by streams,

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

and what was formerly the estuary of the Arun. There are no non-designated heritage assets dating to Early Medieval activity recorded on the HER within the Study Area.

4.9 Medieval

4.9.1 Ham Manor was one of five parishes of Angmering in the 11th Century (the others being Barpham, Ecclesden, East and West Angmering). It is thought that the name originated from the 'Manor of Hame'⁷. The land was initially a manor in its own right, adjoining tenanted properties that formed a small village. 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. In the 1830's, the current manor house was built to designs by Henry Harrison, which included neoclassical elements such as the stuccoed east front⁸.

4.9.4 In addition to the medieval pottery sherds found along Worthing Road (40), there are three further medieval non-designated heritage records within the HER data for the 1km Study Area (Fig. 2). These are:

- (48) Medieval Pottery - found in 1991 whilst 'sherding' a field at OS Grid ref TQ 0625 0333. A concentration of C14 pottery, tile and daub, and some earlier pottery;
- (49) Medieval Pottery - small assemblage of medieval and post-medieval pottery (probably from manuring) was found in 1991; and
- (50) Allangate Farm Historic Farmstead - has been identified as a Historic Farmstead dating to the medieval period, but continued in use throughout the post-medieval period - only the Farmhouse survives.

4.10 Post-Medieval and Modern

4.10.1 The current manor house at 'Ham Manor' (10; Fig. 1) was built in the mid-1830s for William Gratwicke Kinleside Gratwicke although it was substantially enlarged on the west side in 1929 for Frederick Savill. Ham Manor Golf Course was designed by the renowned international golf course designer Harry Colt (1869-1951) and was opened c.1937. The 1938-43 Ordnance Survey map (Fig. 10) shows 'golf course' in the eastern part of the Site and this is likely to be the beginnings of Ham Manor Golf Course. The residential development, the Ham Manor Estate (to the north-east of the Site) also started around this time, but WW2 interrupted the building.

4.10.2 The appraisal Site now lies within Rustington Golf Centre which has been in the ownership of the Langmead family for over 40 years. Construction of the main building and driving range commenced in 1991 and was completed and opened to the public on the 25th August 1992 by Gary Evans and the late Josh Gifford⁹. 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.

4.10.3 The Rustington Bypass was constructed c.1991, during which several archaeological findspots and features were recorded (see Appendix 1 and Fig. 2).

4.10.4 In addition to the twelve Grade II listed buildings of post-medieval date (2 – 13), there are a further fourteen non-designated heritage assets for this period recorded within

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

⁸ <https://www.hammanor.co.uk/history-of-ham-manor/>, accessed 7th April 2021

⁹ <https://rgcgolf.com/about/>, accessed 7th April 2021

the Study Area. Of these entries, three are brickyards (51 – 53) and seven refer to 19th century historic farmsteads (54 – 61) and outfarms:

- (51) Brickyard and brick/tile kiln on E. side of Ash Ln / N side of Worthing Road;
- (52) Brickfield at the corner of Worthing Rd;
- (53) Brickfield on S. Side of Worthing;
- (54) Common Barn Historic Outfarm - dating to the 19th century;
- (55) Site of 19th century Field Barn Historic Outfarm to the North-West of Ham Manor, Angmering;
- (56) Ham Manor Farm Historic Farmstead, Angmering - 19th century;
- (57) Site of New Brook Barn Historic Outfarm, Angmering - dating to the 19th century - the Outfarm has been totally demolished/lost;
- (58) Site of North Barn Historic Outfarm, Rustington - dating to the 19th century - the Outfarm has been totally demolished/lost;
- (59) Site of Old Brook Barn Historic Farmstead, Angmering - dating to the 19th century - the Outfarm has been totally demolished/lost;
- (60) Site of Outfarm Historic Outfarm, Rustington - dating to the 19th century - the Outfarm has been totally demolished/lost;
- (61) Site of Historic Outfarm South of Little Meadow, Angmering - dating to the 19th century - the Outfarm has been totally demolished/lost;
- (62) Windmill - a windmill is shown at Rustington by the OS in 1875-6;
- (63) Parkscape - Parkscape at Ham House (now Ham Manor Golf Course) is shown by the OS in 1813; and
- (64) WWI Guardhouse, Rustington airfield.

4.10.5 The available heritage data indicates the largely agricultural character of the Study Area until more recent housing developments began to take shape in the southern part of the Parish.

4.11 Unknown Date

4.11.1 There are a further two entries within the 1km Study Area that have not been assigned a specific date (Fig. 2). These are:

- (65) Drainage Channels - an archaeological assessment of land lying adjacent to Ham Manor took place in 1991 - undated ditches but Romano-British pottery in area suggests they could date to this period; and
- (66) Burial (three Skeletons) - approximate location of three skeletons, buried roughly parallel to the bank, found when the bank was cut back in the early/middle 1960's. At least two 'filigree' silver rings were found as well as other artefacts.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 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.
- 5.2 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 were probably marshy as they bound the stream on either side. The fields seem to be bounded by hedgerows. The windmill on Mill Lane is marked to the south of the Site.
- 5.3 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. A small building is illustrated immediately adjacent to the northern Site boundary to the north, although this was likely to be further away from the Site than is suggested.
- 5.4 The Bargham and Ham Tithe Map of 1847 (Fig. 6) shows the Site over Plot 55, recorded as 'Salt and Leat Field'¹⁰. The owner of the land is given as William Gratwicke Kinleside Esq. Both of the plots are recorded as under arable cultivation.
- 5.5 The 1876 Ordnance Survey (OS) map (Fig. 7) shows the Site within one large field which no longer appears to be sub-divided. The railway line is now shown roughly parallel with the stream to the south-west. A brickworks had been constructed to the south of the railway line.
- 5.6 From 1897-8 (Fig. 8), 'Ham Manor Farm' is labelled to the north-east and the building to the north-west is labelled as 'Old Brook Barn'. By the 1910s (Fig. 9) there had been further development to the south, with the construction of a nursery, but again there had been no obvious change to the Site.
- 5.7 By the 1930s (Fig. 10) there has been considerable change to the south, 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 had also been sub-divided with significant tree-belts, one of which forms the central tree-belt still present across the appraisal Site.
- 5.8 The 1938-43 OS map (Fig. 11) shows considerable development to the south, and some alterations at the Site with the encroachment of a roughly marked golf course at the extreme eastern end, resulting in removal of parts of the new tree-belts - this is thought to be the beginnings of the Ham Manor Golf Club to the north-east of the Site. Overhead electricity cables and pylons have been installed in the north.
- 5.9 The 1962 OS map (Fig. 12) shows few changes, but by 1976 (Fig. 13) the nursery area to the south of the railway and the stream had been redeveloped into an industrial estate. No changes are apparent at the Site itself in the 1970s.

¹⁰ [http://www.angmeringvillage.co.uk/history/VirtualBook/2-9-4d%20\(Tithes-Angmering\).htm](http://www.angmeringvillage.co.uk/history/VirtualBook/2-9-4d%20(Tithes-Angmering).htm), accessed 6th April 2021

6.0 AERIAL PHOTOGRAPH ASSESSMENT

- 6.1 The small scale of early aerial images means they are of limited use for the purposes of archaeological interpretation. No images of the area of the Site were available on the Britain From Above website¹¹.
- 6.2 A review of available modern satellite imagery, captured in various degrees of quality from 1985 onwards (Google Earth Pro) show the Site fairly clearly from December 2001 in use as a golf course. Some landscaping for the golf course is visible across the Site area. No buildings are present on the Site at this time, although there is a large dense tree-line/hedgerow dividing the Site north-south across the middle. To the north of the Site is a car parking area and the driving range. The southern Site boundary is defined by the Rustington Bypass. The eastern Site boundary is bounded by the access road into the golf club and to the west there is a continuation of the golf course.
- 6.3 A further satellite image captured in December 2010 shows the Site largely as it appears today with addition landscaping for the golf course. More buildings are now present to the north of the Site
- 6.4 The most recent aerial image showing the Site, captured in April 2020 (Fig. 3), shows a fairly static landscape within the Site boundary since 2007.
- 6.5 Publically available LiDAR imagery shows (see Plate 6.1 below) the degree of landscaping across the area of the Site resulting from the creation of the golf course. Some features may also relate to former landscape features relating to an earlier configuration of the golf course. There is no significant evidence of archaeological features showing on the lidar imagery at the Site, but it is possible any earlier evidence is concealed by later landscaping.



Plate 6.1 LiDAR imagery showing the Site and its immediate surrounds¹²

¹¹ <https://www.britainfromabove.org.uk/en>, accessed 6th April 2021

¹² <https://houseprices.io/lab/lidar/map?ref=TQ0954503588>, accessed 7th April 2021

7.0 WALKOVER SURVEY

- 7.1 A walkover survey of the Site was undertaken by the author on 7th April 2021. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid and was not intended as a detailed survey. The photographs selected to illustrate the Site are embedded in the text below for ease of reference.
- 7.2 The Site is accessed from a roundabout along the A259 Rustington Bypass (Plate 7.1 below). An access road meanders around the eastern and northern Site boundaries towards a large car parking area (Plate 7.2 below).
- 7.3 The northern Site boundary is defined by a dense hedgerow which separates the golf course from the car park (Plate 7.3 below). Sporadic trees can be seen across the course as well as the distinguished central tree-belt, aligned north-south (Plates 7.1-2 and 7.4). This tree-belt, in addition to the parallel one to the east (east of the access road) correspond with those identified in the 1932 OS map (Fig. 9). A small wooden fence marks the Site boundary to the south where it meets Rustington Bypass.
- 7.4 The Site has considerable undulations consistent with the expected landscaping associated with given the Site's current land-use as a golf course. Some of the landscaping is more localised (e.g. bunkers and a central water-feature) (Plate 7.5), but it is difficult to determine the full degree of disturbance from levelling across the Site. A line of overhead electricity cables and pylons can be seen across the northern part of the Site on a rough east-west orientation, as seen in historic OS maps (Plate 7.6 and Figs. 11-13).
- 7.5 No features of potential archaeological interest were noted during the walkover survey within the Site boundaries. A separate Heritage Statement (ASE 2022) covers the setting of designated heritage assets.



Plate 7.1: View across the southern part of the Site, also showing the Site entrance / exit onto A259 and the access road leading into the Site (looking west)



Plate 7.2: View across the Site from the north-east showing the access road, line of overhead electricity pylons, sporadic trees, and central mature tree-belt (looking west)



Plate 7.3: View of northern boundary hedgerow (looking west from the car park)



Plate 7.4: View across the Site from the northern boundary (south of the Driving Range) showing overhead electricity pylons, landscaped features (bunkers) and central mature tree-belt (looking south-east)



Plate 7.5: View southwards across the Site towards the Rustington Bypass (looking south from the northern boundary)



Plate 7.6: View across the western end of the Site from the driving range (looking south-west)

8.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

8.1 Introduction

- 8.1.1 A preliminary review of the evidence previously described indicates that the Site the location within an Archaeological Notification Area relating to multi-period settlement activity and close to other recent archaeological findings, as well as the discovery of prehistoric flintwork within the Site itself, suggests there is some the potential for further archaeological remains in this area.
- 8.1.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the proposed development area.

8.2 Prehistoric

- 8.2.1 Significant evidence of prehistoric activity, with the exception of entries dating to the earlier Palaeolithic period, has been found within the 1km Study Area. This evidence largely centres around the Bronze Age. In addition, numerous find spots of prehistoric stone tools have also been found near to the Site, some of which have been recovered from ploughing, suggesting the presence of relative shallow lying artefacts and features. Based upon this evidence, it would be reasonable to consider that there may be further evidence of prehistoric date activity at the Site, particularly relating to Bronze Age settlement, as identified nearby to the south-west (28; Fig. 2). The evidence from the Coastal Plain, including Rustington, demonstrates the attraction and importance of water sources to Bronze Age agrarian communities, and that drainage relief acted as a major structuring component in the later prehistoric landscape (Dunkin 2016; ASE 2016). The burnt mounds on the Black Ditch were usually located adjacent to contemporary settlements and were clearly an integral part of the Bronze Age landscape. This is at odds with the prevailing view in many regions, often uplands, that they were distant from habitation and interpreted as isolated hunting camps (Brown *et al* 2016; ASE 2016). Prehistoric flint scatters (36-37; Fig. 2) were found within the Site boundary during construction work for the Rustington Bypass and echo the potential for further prehistoric activity taking place in the vicinity.
- 8.2.2 The potential of the Site to contain as yet unknown heritage assets of this date is considered to be **moderate**, particularly for isolated find spots and features associated with Bronze Age/Iron Age peripheral activity.

8.3 Romano-British

- 8.3.1 This assessment has found that Rustington and the wider area were part of an exploited agricultural landscape in the Late Iron Age and Roman periods, no doubt centrally organised around villas at Angmering c.0.8km to the north and Littlehampton c.0.5km to the south-west. Given the nearby evidence, it is possible that there may well be further undiscover further activity or finds of Romano-British date to be found within the Site boundary.
- 8.3.2 Based upon this, the potential of the Site to contain as yet unknown heritage assets of this date is therefore considered to be **moderate**, particularly in relation to peripheral Late Iron Age/Roman activity.

8.4 Early Medieval

- 8.4.1 Scarce heritage records exist for early medieval sites in the Study Area. Although it is unlikely that there is evidence of settlement dating to this period at the Site, it is possible that evidence of related peripheral activity or isolated findspots may be encountered.
- 8.4.2 The potential of the Site to contain as yet unknown heritage assets of this date is therefore considered to be **low**.

8.5 Medieval

- 8.5.1 The Site is likely to have been under an agricultural regime throughout the medieval period and evidence of activity dating to this period is not particularly well represented within the 1km Study Area likely reflecting the agricultural character of the area. There is a possibility that isolated medieval finds may be identified in unstratified deposits resulting from the farming of the land. There is also the potential for field boundaries relating to the earlier field pattern to survive across the Site.
- 8.5.2 The potential of the Site to contain as yet unknown heritage assets of this date, likely related to agricultural activity, is considered to be **low**.

8.6 Post-Medieval

- 8.6.1 The general area of the Site was used as arable land throughout most of the post-medieval period until it was recently reconfigured for use as a golf course. The Site has not been developed, although the impact from golf course landscaping is unknown. With the exception of farming related activity, or possibly isolated artefacts the potential for post-medieval archaeological features is thought to be limited. None of the Site's boundaries are considered to have and historic value as they are entirely modern and do not appear on historic maps.
- 8.6.2 The potential of the Site to contain as yet unknown heritage assets of this date, likely related to agricultural activity is considered to be **low**.

8.7 Summary of Potential

- 8.7.1 A desk-based assessment can generally only consider the potential of a site in principle. As is the case here, its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 8.7.2 The potential for discovery of new heritage assets has been revealed by a review of the known cultural heritage baseline in the immediate vicinity. The estimated potential for heritage assets being located within the Site can be summarised thus:

Prehistoric – **moderate**
Romano-British – **moderate**
Early Medieval – **low**
Medieval – **low**
Post-Medieval – **low**

- 8.7.3 To conclude, the Site is considered to lie within an area which is considered to have a moderate potential for archaeology relating to prehistoric and Roman-British period activity, with a low archaeological potential for evidence from the Early Medieval period onwards. Moreover, the Site's location within an Archaeological Notification Area relating to multi-period settlement activity and close to other recent archaeological findings, as well as the discovery of prehistoric flintwork within the Site itself, suggests there is some potential for further archaeological remains in this area.

8.8 Preliminary Assessment of Significance

- 8.8.1 The significance of a heritage asset is 'the value of a heritage asset to this and future generations because of its heritage interest'¹³. Given that this desk-based assessment has only been able to establish the potential for heritage assets to be present within the Site in principle, the significance of such assets cannot be conclusively determined at the present time.
- 8.8.2 The available evidence from the wider Study Area would suggest that any assets present are most likely to be of local to perhaps regional significance.

¹³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf, accessed March 2021

9.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 9.1 Although the majority of the Site has remained undeveloped, the presence of the golf current course since the early 1990s means that it has been subjected to considerable landscaping activities. The course is of not of particularly long-standing, although historic OS maps from the late 1930s (Fig. 10) indicate that the eastern part of the Site may have been part of the beginnings of Ham Manor Golf Course. It is therefore possible that the Site may have been redesigned a number of times over its lifetime.
- 9.2 In addition to landscaping, other minimal excavations (e.g. planting, installation of posts, drainage features etc) may also have taken place in localised parts of the Site.
- 9.3 Given the Site's history of use for arable cultivation, it is possible that sub-surface deposits may have been previously truncated to some degree by ploughing at the Site. The degree to which any truncation may have occurred cannot be determined without establishing the depth of the topsoil, which is likely to differ between and within fields depending on the gradient of the land, for example.
- 9.4 The pre-medieval landscape may bear no relation to the modern field and settlement pattern. Consequently, such pre-medieval evidence that might survive beneath the ploughsoil may not have been disturbed by later occupation.
- 9.5 In summary it would appear that the Site area has probably suffered most impact from landscaping associated with the golf course, as well as moderate impact from earlier farming activities.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the asset and the likely degree of impact (e.g. how much of the asset will be destroyed). Although presence/absence and significance of any heritage assets on the site is undetermined there is potential for such assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.
- 10.2 The Site is being considered for a residential development as shown in Figure 14. The proposed development is still in the design stage and no details of the proposed construction methodology, such as foundation designs, were available at the time of reporting. However, the likely impacts of the construction phase are relatively straightforward to identify. The high level of ground disturbance from groundwork activities such as initial ground preparation (e.g. grubbing out of trees and landscaping), excavations for foundations, service runs, access, ancillary structures etc and any ground reduction will destroy or seriously damage any sub-surface deposits. In summary, wherever development is envisaged, substantial below ground impacts can be expected.
- 10.3 Based upon the research conducted as part of this study and given the absence of significant previous intrusive investigation at the Site, it is possible that the proposed development will reveal and potentially impact on as yet unknown archaeological deposits. As the degree of past impact on any such remains is currently unknown, any groundwork may be subject to a programme of archaeological mitigation (as a planning condition) to better determine the presence or absence of remains.
- 10.4 No historic hedgerows survive within the Site area. The proposals appear to retain the central tree-belt crossing the Site from north to south (Fig. 14).
- 10.5 The potential impact on the setting of designated assets is covered in the separate Heritage Statement (ASE 2022), which should be read in addition to this report.

11.0 CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 11.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and, as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. A site assessed as having low potential may still contain unsuspected archaeological deposits. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Arun District Council) and their archaeological advisors.
- 11.2 This assessment has shown that the Site lies within an area which is considered to have a moderate potential for archaeology relating to prehistoric and Roman-British period activity, with a low archaeological potential for evidence from the Early Medieval period onwards. Moreover, the Site's location within an Archaeological Notification Area relating to multi-period settlement activity and close to other recent archaeological findings, as well as the discovery of prehistoric flintwork within the Site itself, suggests there is the potential for further archaeological remains in this area.
- 11.3 Due to archaeological findings in the wider Study Area and within the Site boundary, it may be necessary to establish with a greater degree of certainty the presence or absence of any archaeological features in areas which will be impacted by groundwork. It is recommended that a programme of archaeological evaluation work can be carried out under a condition attached to the planning consent. The results of the work would assist in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This is an efficient and cost-effective means of determining the archaeological potential of a landscape. The results of this fieldwork programme will inform further mitigation measures, as appropriate. The details and extent of any archaeological mitigation will require discussion with the archaeological advisors for the LPA.
- 11.4 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation *in situ*, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

12.0 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
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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: Summary table of heritage assets (use with Section 4 and Figures 1 and 2)

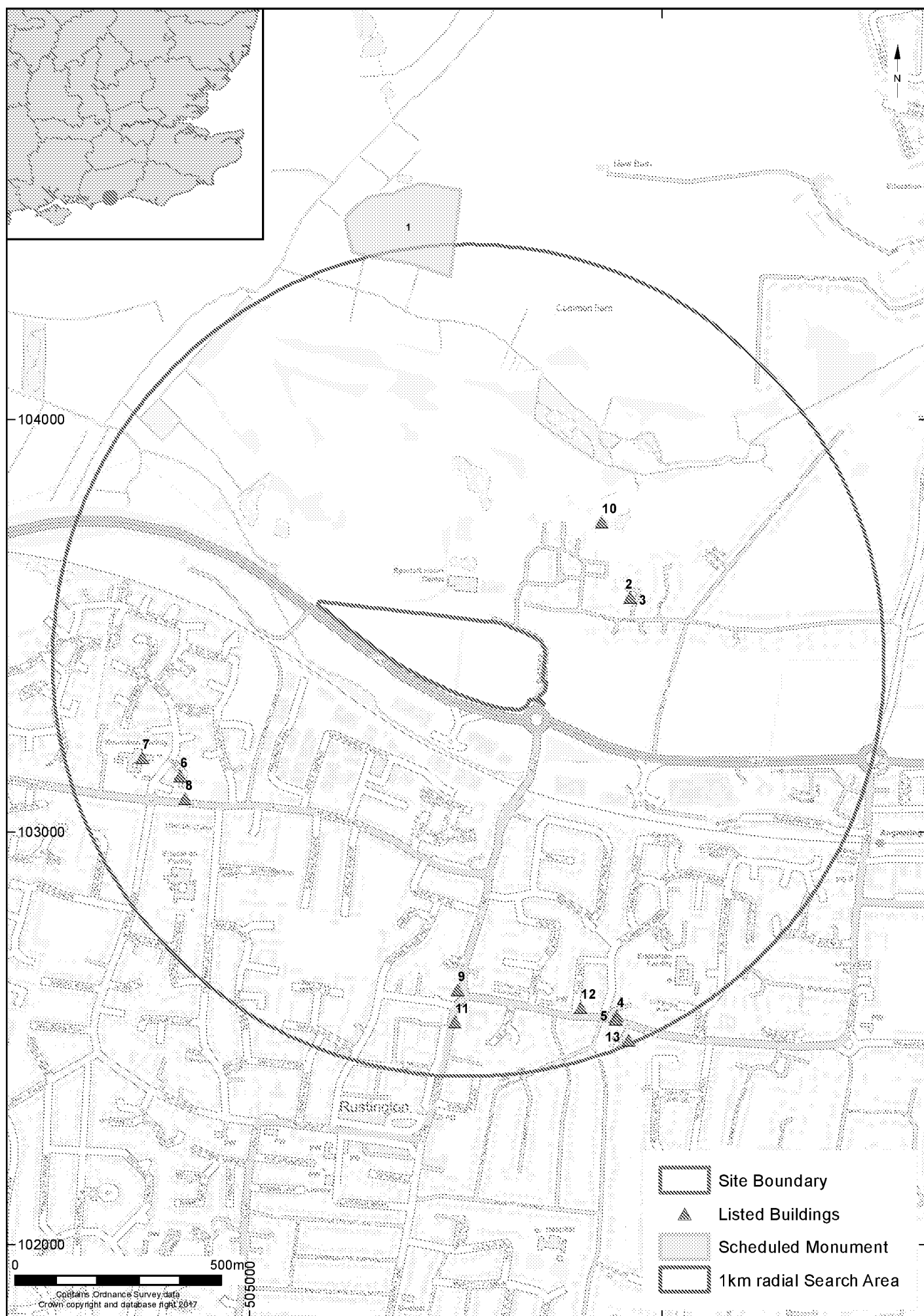
No	HER No	Eastings	Northings	Description	Period
Scheduled Monuments					
1	DWS215 1015886	505460	104370	ROMANO-BRITISH VILLA AND TRACES OF IRON AGE OCCUPATION 500M WSW OF NEW BARN – located 820m north of the Site	Romano-British
Listed Buildings					
2	DWS1315	505922	103570	THE DOWER HOUSE - located 240m north-east of the Site	Post-medieval
3	DWS1459	505922	103570	THE GATES OF THE DOWER HOUSE - located 240m north-east of the Site	Post-medieval
4	DWS1490	505889	102554	ALLANGATE COTTAGES - located 790m south-east of the Site	Post-medieval
5	DWS527	505887	102546	GARDEN WALL OF NOS 1 AND 2 ALLANGATE COTTAGES TO THE SOUTH OF THE BUILDING - located 790m south-east of the Site	Post-medieval
6	DWS1503	504830	103136	THE FORMER STABLES OF SUMMERLEA SCHOOL TO THE WEST OF THE SCHOOLHOUSE - located 623m south-west of the Site	Post-medieval
7	DWS538	504740	103181	SUMMERLEA SCHOOL - located 623m south-west of the Site	Post-medieval
8	DWS985	504842	103082	THE LODGE AT SUMMERLEA SCHOOL TO THE SOUTH WEST OF THE SCHOOLHOUSE - located 612m south-west of the Site	Post-medieval
9	DWS565	505503	102617	WOODBINE COTTAGE - located 673m south of the Site	Post-medieval
10	DWS666	505853	103753	HAM MANOR GOLF CLUBHOUSE - located 308m north-east of the Site	Post-medieval
11	DWS975	505497	102541	PALM COTTAGE - located 6738m south of the Site	Post-medieval
12	DWS976	505803	102576	HERNE FARM HOUSE - located 717m south-east of the Site	Post-medieval
13	DWS528	505918	102496	WEST PRESTON HOUSE - located 838m south-east of the Site	Post-medieval
Non-designated Heritage Assets					
14	MWS3663	505850	103100	Mesolithic flintwork - A Mesolithic flint core was recovered by P. Hammond at TQ 0575 0310 during a watching brief on the former Barn Nursery site	Mesolithic
15	MWS5573	506400	103100	Flint Scatter - Darlington Mushroom Laboratory - flint work, including bladelets, pyramidal cores, retouched pieces, and fire-cracked flint, for the most part they displayed severe attrition. They appear to be part of a general scatter rather than an occupation site. The presence of bladelets suggest a Mesolithic/early Neolithic date	Mesolithic to Neolithic
16	MWS5564 and MWS3145	505200	103070	Mesolithic and Neolithic implements - three medium tranche axes and a number of Neolithic implements found in the 1920s and 30s in Butt's Brickfields at Rustington	Mesolithic to Neolithic

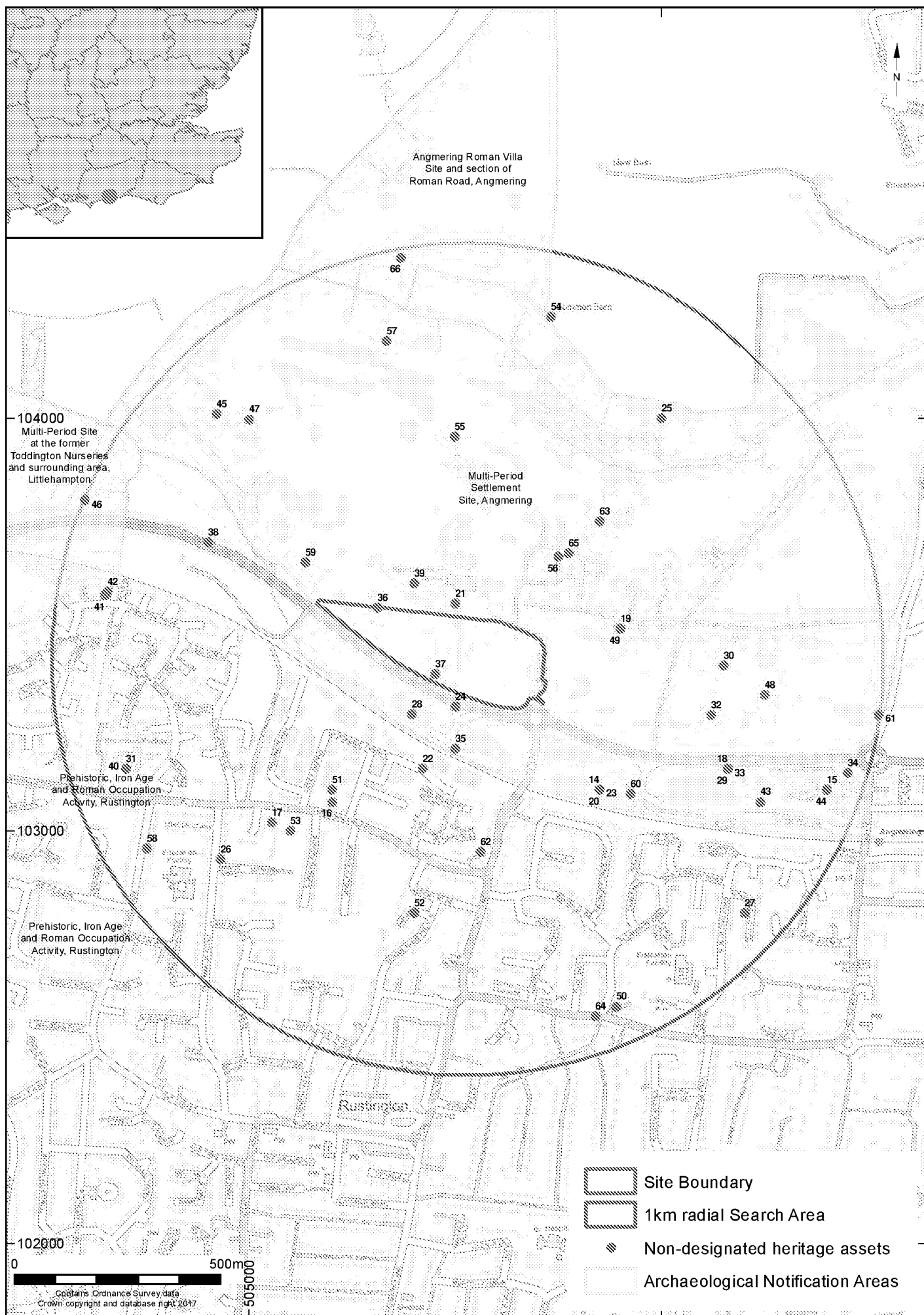
No	HER No	Eastings	Northings	Description	Period
17	MWS3165	505055	103021	Neolithic axe - half a polished flint pick was found in the garden of 121 Worthing Road, Rustington, and donated to Worthing Museum in 1968	Neolithic
18	MWS3951	506160	103150	Prehistoric Finds - during the Rustington By-pass, on the Sainsbury site was found a scatter of Neolithic flintwork, mostly scrapers, hollow scrapers, fabricators, and a small ground polished flint axe (support for the theory that the area was used by seasonal fishermen and hunters)	Neolithic
19	MWS4180	505900	103490	Worked Flint - a small assemblage of Neolithic/ Bronze Age worked flint and some medieval/post-medieval pottery sherds, probably the result of manuring was found	Neolithic and Bronze Age
20	MWS4226-7	505850	103100	Late Bronze Age axe and Roman pit/occupation - Barn Nursery	Bronze Age
21	MWS4258	505500	103550	Bucket Urn - found in the side of a construction trench for an access road to Angmering Golf Range	Bronze-Age
22	MWS3667	505420	103150	Bronze Age palstave - looped bronze palstave axe with mid-rib, dating to c.1400-900 BC, was found by Mr A Weightman from the path outside no.14, Brookside Avenue	Bronze Age
23	MWS3664-5	505850	103100	Late Bronze Age pits - Watching Brief by P. Hammond on the former Barn Nursery site in 1987 (centred TQ 0585 0310), during construction of a superstore, revealed two pits containing Late Bronze Age pottery - also a pit or depression containing 'flintwork', two large piles of burnt flint and traces of burning (possibly a cooking pit?)	Bronze Age
24	MWS3477	505500	103300	Bronze Age Cremation - An in-urned (?) Bronze Age cremation burial, placed in a small pit 0.5-0.6m deep and narrow in plan, was recovered by P. Hammond & R. Frost during a watching brief on site of Rustington By-pass construction in 1990	Bronze Age
25	MWS3155	506000	104000	Palstave - Bronze palstave was found during trenching for water pipes at Angmering not far from the church	Bronze Age
26	MWS3073	504930	102930	Bronze Age hoard - a hoard of Bronze Age palstaves found at Rustington in 1961	Bronze Age
27	MWS5570	506200	102800	Bronze/Iron Age - a watching brief in 1988, revealed a plethora of archaeological features, pits and postholes.	Bronze Age to Iron Age
28	MWS7970	505393	103282	Archaeological Investigations south of Rustington Bypass by ASE 2005-2013 - The earliest phase of activity identified was a Middle Bronze Age enclosure, field boundary ditch and burnt mound (with associated hearth, trough and waterhole). Later activity included a prehistoric driveway and Late Iron Age / Roman field boundary ditches.	Bronze Age to Romano-British
29	MWS3662	506160	103150	Late Iron Age pottery - Darlington Nursery - Site-watching during 1986 and 1987 by P. Hammond and the Field Archaeology Unit revealed archaeological features in contractors' trenches	Iron Age
30	MWS3893	506150	103400	Iron Age Ditch, Ham Manor	Iron Age
31	MWS6509	504700	103150	Prehistoric features at Worthing Rd - Iron Age pit and other prehistoric features	Iron Age

No	HER No	Eastings	Northings	Description	Period
32	MWS3914 and MWS3946	506120	103280	Iron Age Ditch and Romano-British features - ditch and three other features were seen immediately north of the Rustington By-pass	Iron Age and Romano-British
33	MWS4366-7 and MWS4508-9	506160	103150	IA-RB Occupation, flint arrowhead and flakes, Romano-British pottery and ditch and medieval pottery - found during excavations in 1986-87 at Darlington Mushroom Laboratory	Iron Age and Romano-British
34	MWS3666	506450	103140	Prehistoric flintwork - watching brief by P. Hammond on a construction site in (?)1988 recovered a small group of flintwork of indeterminate age	Prehistoric
35	MWS3478	505500	103200	Flint Debitage - A thick spread of calcinated flint was observed during a watching brief at Rustington By-Pass.	Prehistoric
36	MWS3479	505310	103540	Flint Scatter - a scatter of flint debitage, comprising a number of struck and retouched flakes, were identified during a watching brief at Rustington By-Pass	Prehistoric
37	MWS3479	505450	103380	Flint Scatter - A scatter of flint debitage, comprising a number of struck and retouched flakes, were identified during a watching brief at Rustington By-Pass	Prehistoric
38	MWS3488	504900	103700	Calcined Flints - A lens of burning some 160mm thick, containing calcinated flint (possibly a burnt mound), was identified during a watching brief on Rustington By-Pass	Prehistoric
39	MWS5572	505400	103600	Burnt Flint and Hearth - during topsoil stripping for a golf range next to the Rustington By-pass several hearths with plenty of burnt material were revealed, there was also a considerable scatter of burnt flint, and a few flint flakes	Prehistoric
40	MWS5423-5	504700	103150	Prehistoric pits and postholes, Romano-British and Medieval pottery sherds - found along Worthing Road	Prehistoric, Romano-British and Medieval
41	MWS7056	504650	103571	Worthing Road, Littlehampton - R-B boundary, "V"-shaped ditch was exposed at this site, situated to the north of a Romano-British pottery production area and settlement	Romano-British
42	MWS7057	504655	103579	Romano-British Pottery Production - Worthing Road, Littlehampton - revealed an enclosed working area, probably with beginnings in the Late Iron Age. Pottery was produced on the site for about 100 years between around AD43 and AD150 using simple updraught kilns	Romano-British
43	MWS4260	506240	103070	Roman settlement? - Darlington Mushroom Labs	Romano-British
44	MWS4225	506400	103100	Roman Pottery - found when sixteen trenches were excavated at the Darlington Mushroom lab site	Romano-British
45	MWS3906	504920	104010	Roman Pottery - Angmering	Romano-British
46	MWS3487	504600	103800	Roman structure - Spreads of dark silty soil and numerous scatters of Roman pottery, quernstones etc. were observed by P. Hammond & R. Frost at the north end of Penfold Lane during soil stripping for construction of the Rustington By-pass	Romano-British

No	HER No	Eastings	Northings	Description	Period
47	MWS3462	505000	103997	Roman Building, Ham Manor Golf Course - 'Roman building debris' was found on Ham Manor Golf Course during the construction of a bunker	Romano-British
48	MWS3892	506250	103330	Medieval Pottery - found in 1991 whilst 'sherding' a field at OS Grid ref TQ 0625 0333. A concentration of C14 pottery, tile and daub, and some earlier pottery.	Medieval
49	MWS3922	505900	103490	Medieval Pottery - small assemblage of medieval and post-medieval pottery (probably from manuring) was found in 1991	Medieval
50	MWS9276	505889	102574	Allangate Farm Historic Farmstead - has been identified as a Historic Farmstead dating to the medieval period - only the Farmhouse survives	Medieval to Post-medieval
51	MWS4751-2	505200	103100	Brickyard and brick/tile kiln on E. side of Ash Ln / N side of Worthing Road	Post-medieval
52	MWS4753	505400	102800	Brickfield at the corner of Worthing Rd	Post-medieval
53	MWS4754	505100	103000	Brickfield on S. Side of Worthing	Post-medieval
54	MWS9871	505731	104246	Common Barn Historic Outfarm - dating to the 19th century	Post-medieval
55	MWS10447	505498	103956	Site of 19th century Field Barn Historic Outfarm to the North West of Ham Manor, Angmering	Post-medieval
56	MWS11102	505749	103664	Ham Manor Farm Historic Farmstead, Angmering - 19th century	Post-medieval
57	MWS12560	505332	104188	Site of New Brook Barn Historic Outfarm, Angmering - dating to the 19th century - the Outfarm has been totally demolished/lost	Post-medieval
58	MWS12608	504751	102958	Site of North Barn Historic Outfarm, Rustington - dating to the 19th century - the Outfarm has been totally demolished/lost	Post-medieval
59	MWS12692	505136	103651	Site of Old Brook Barn Historic Farmstead, Angmering - dating to the 19th century - the Outfarm has been totally demolished/lost	Post-medieval
60	MWS12783	505924	103089	Site of Outfarm Historic Outfarm, Rustington - dating to the 19th century - the Outfarm has been totally demolished/lost	Post-medieval
61	MWS13164	506526	103281	Site of Historic Outfarm South of Little Meadow, Angmering - dating to the 19th century - the Outfarm has been totally demolished/lost	Post-medieval
62	MWS3169	505560	102950	Windmill - a windmill is shown at Rustington by the OS in 1875-6	Post-medieval
63	MWS3172	505850	103750	Parkscape - Parkscapes at Ham House (now Ham Manor Golf Course) is shown by the OS in 1813	Post-medieval

No	HER No	Eastings	Northings	Description	Period
64	MWS8299	505840	102550	WWI Guardhouse, Rustington airfield	Post-medieval
65	MWS4338	505773	103673	Drainage Channels - an archaeological assessment of land lying adjacent to Ham Manor took place in 1991 - undated ditches but Romano-British pottery in area suggests they could date to this period	Undated
66	MWS8285	505367	104389	Burial (three Skeletons) - approximate location of three skeletons, buried roughly parallel to the bank, found when the bank was cut back in the early/middle 1960's. At least two 'filigree' silver rings were found as well as other artefacts.	Undated

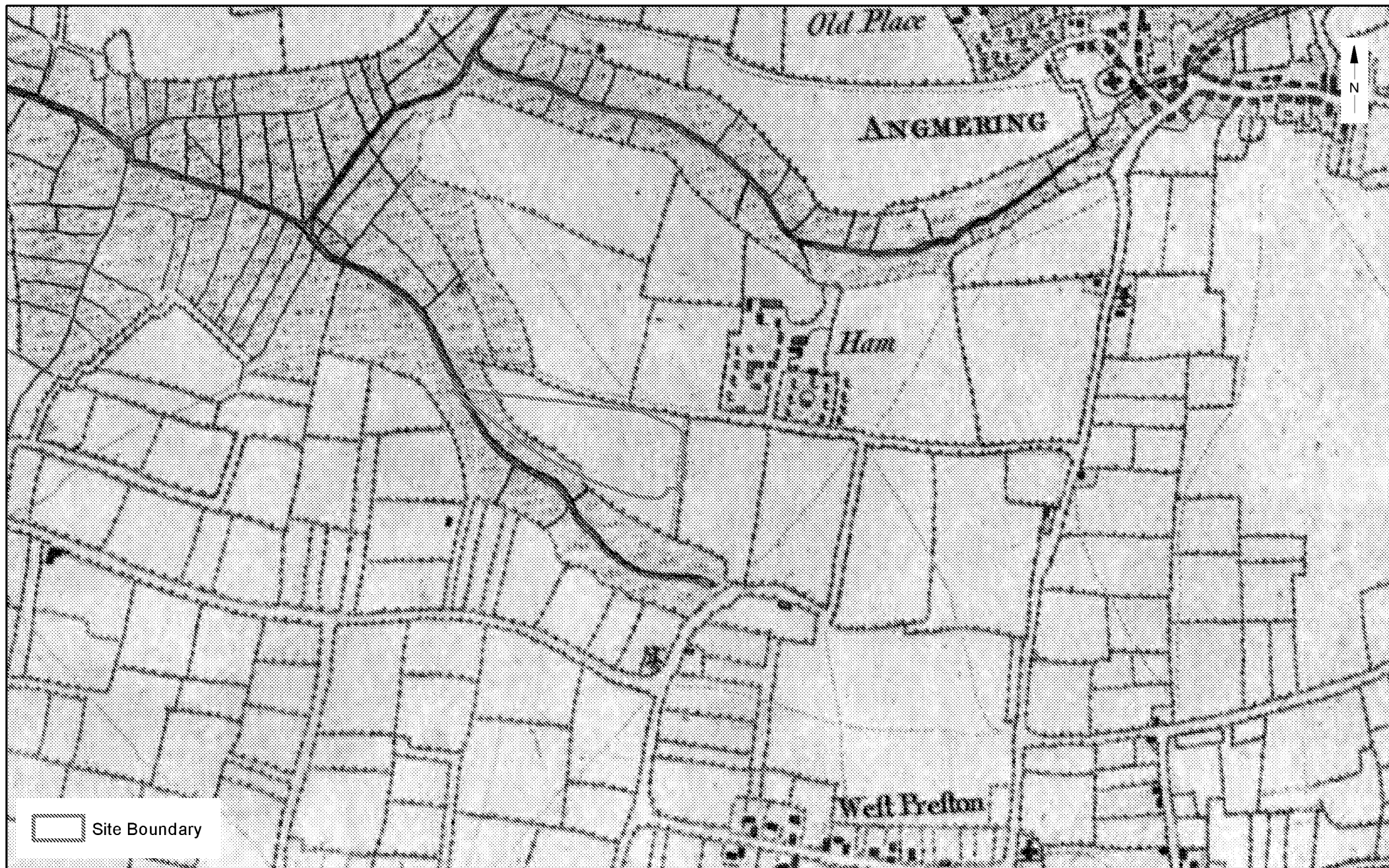




© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 2
Project Ref: 200388	Feb 2022	Site location and plotted non-designated heritage assets	
Report Ref: 2021064	Drawn by: KLGR		



© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 3
Project Ref: 200388	Feb 2022	Site location shown over Google Earth satellite image (captured 2020)	
Report Ref: 2021064	Drawn by: KLGR		

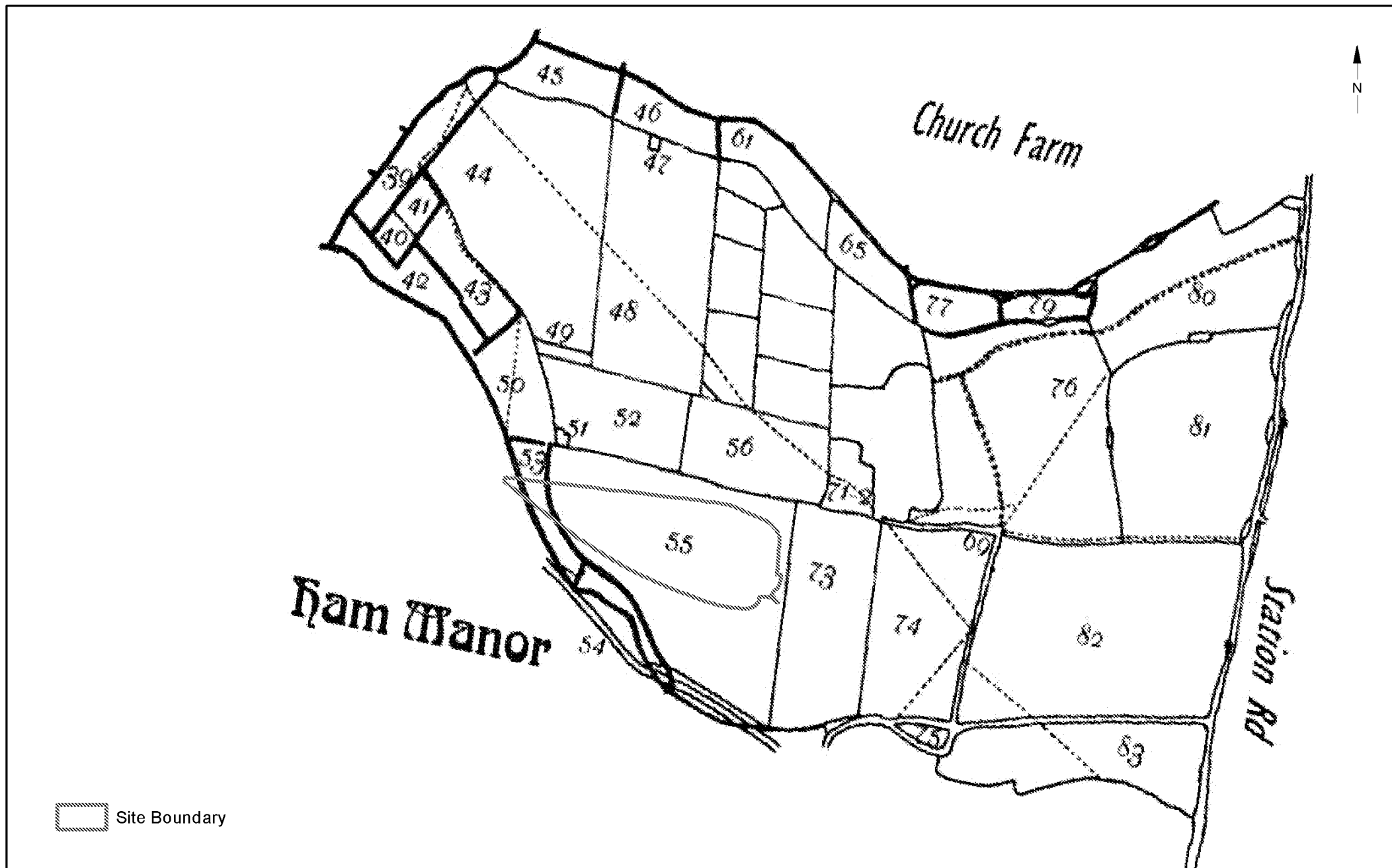


© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 4
Project Ref: 200388	Feb 2022	Extract from Yeakell and Gardner's County Map of Sussex, 1778-1783	
Report Ref: 2021064	Drawn by: KLGR		

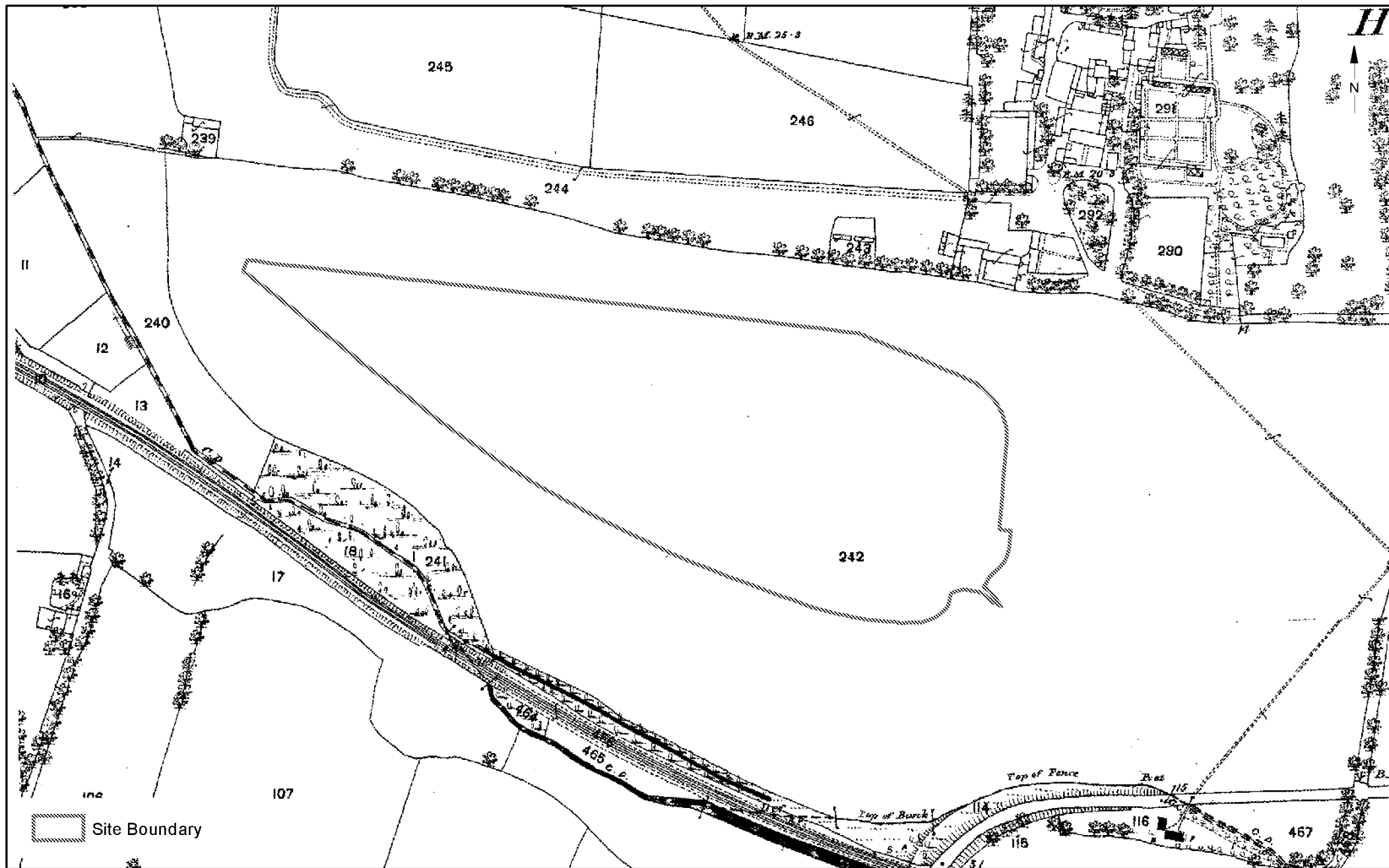


© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 5
Project Ref: 200388	Feb 2022		
Report Ref: 2021064	Drawn by: KLGR		

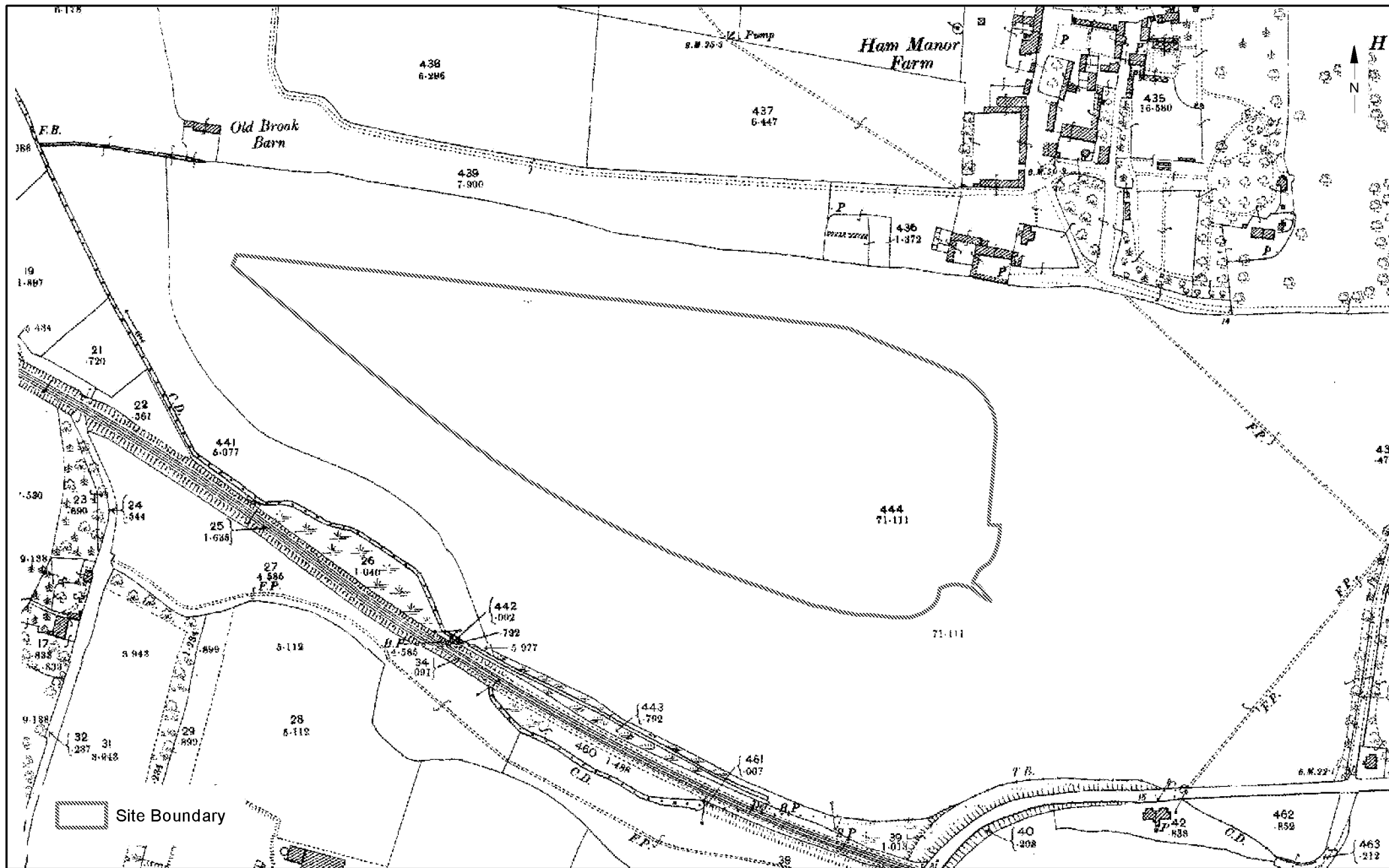
Extract from 1806-7 Map of West Sussex



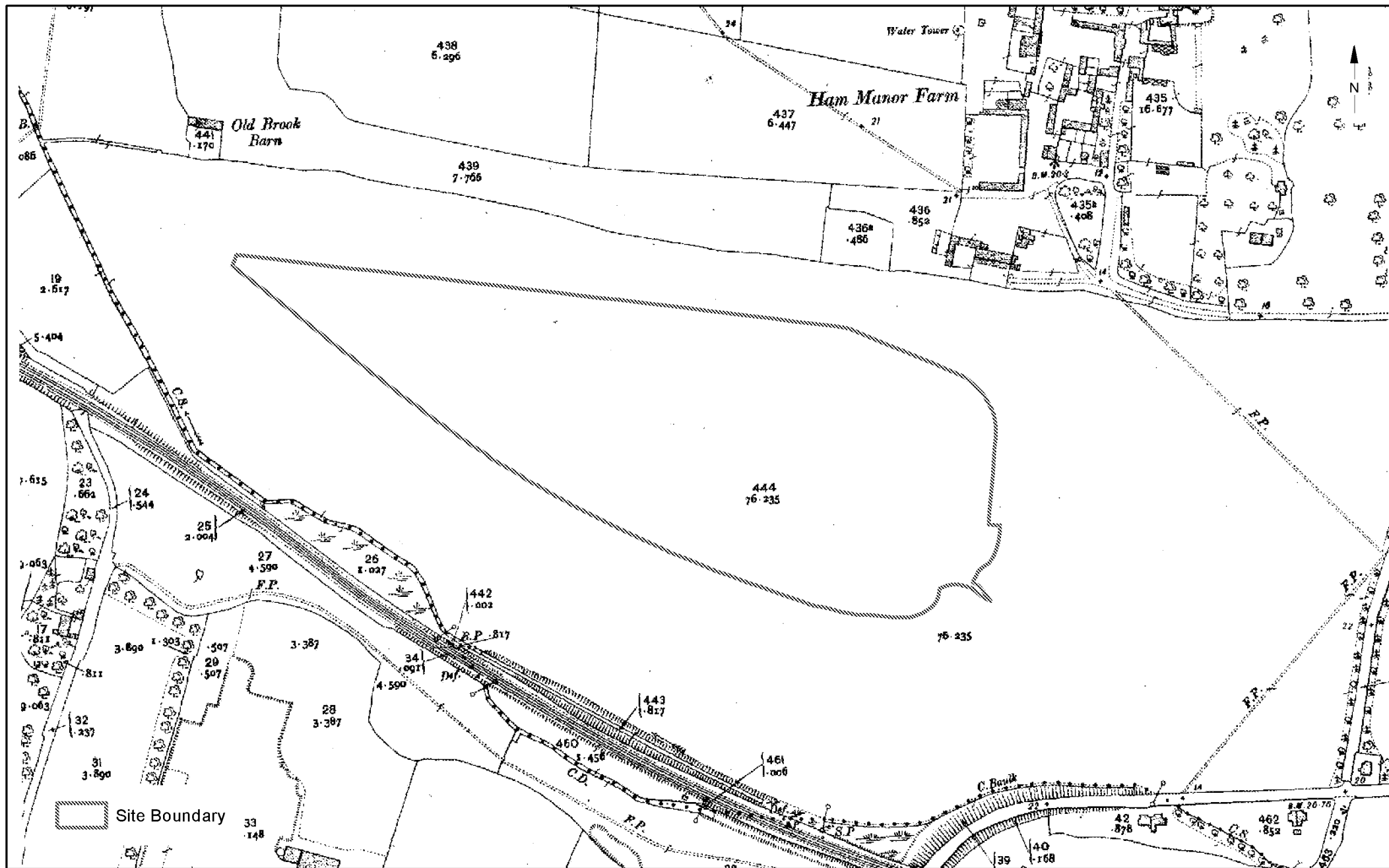
© Archaeology South-East		Rustington Golf Centre, Golfers Lane, Angmering, West Sussex	Fig. 6
Project Ref: 200388	Feb 2022	Tithe map of Ham and Bargham, 1847	
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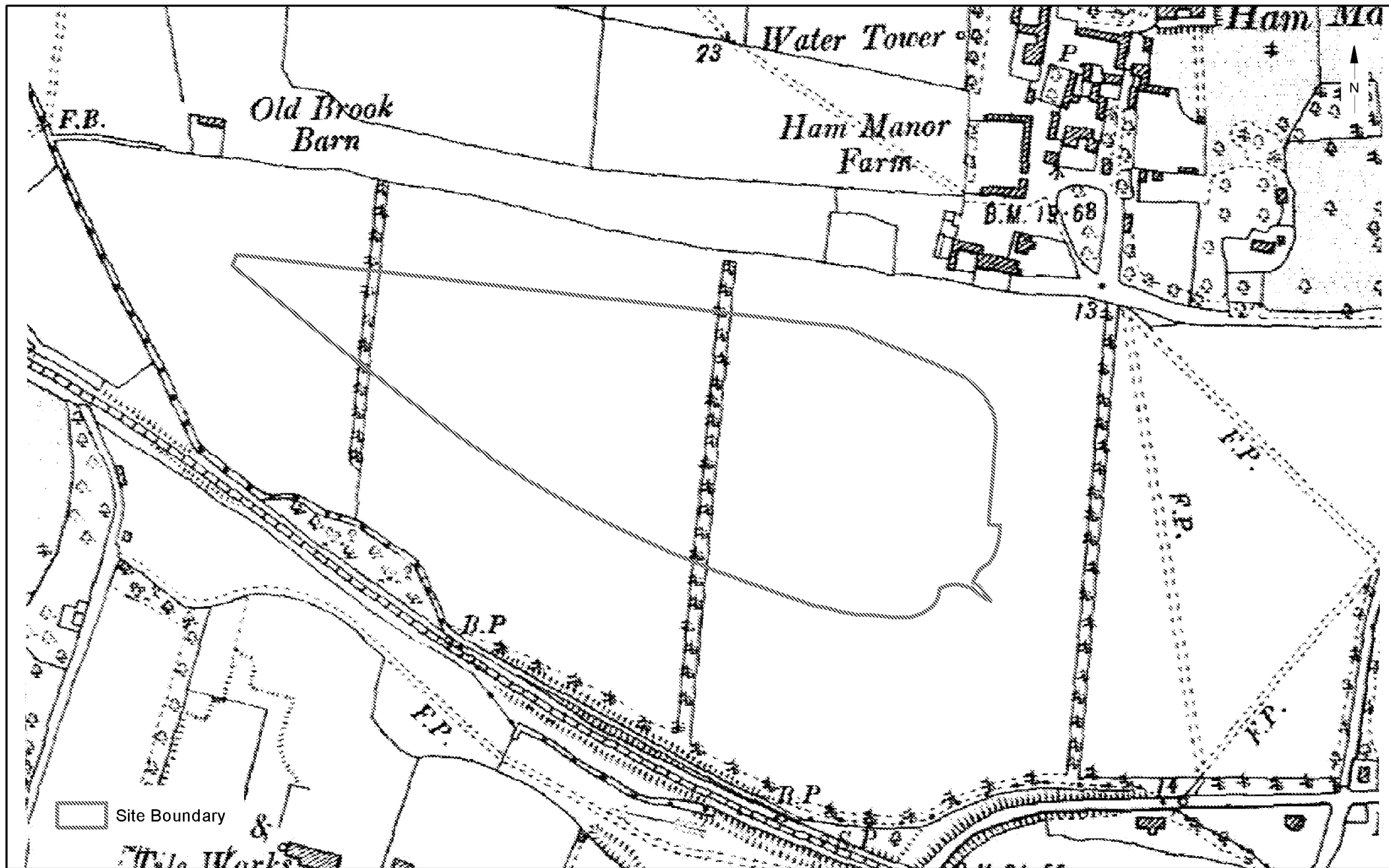
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Project Ref: 200388	Feb 2022	Extract from Ordnance Survey map, 1876	
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Project Ref: 200388	Feb 2022	Extract from Ordnance Survey map, 1897-8	
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Project Ref: 200388	Feb 2022	Extract from Ordnance Survey map, 1911-12	
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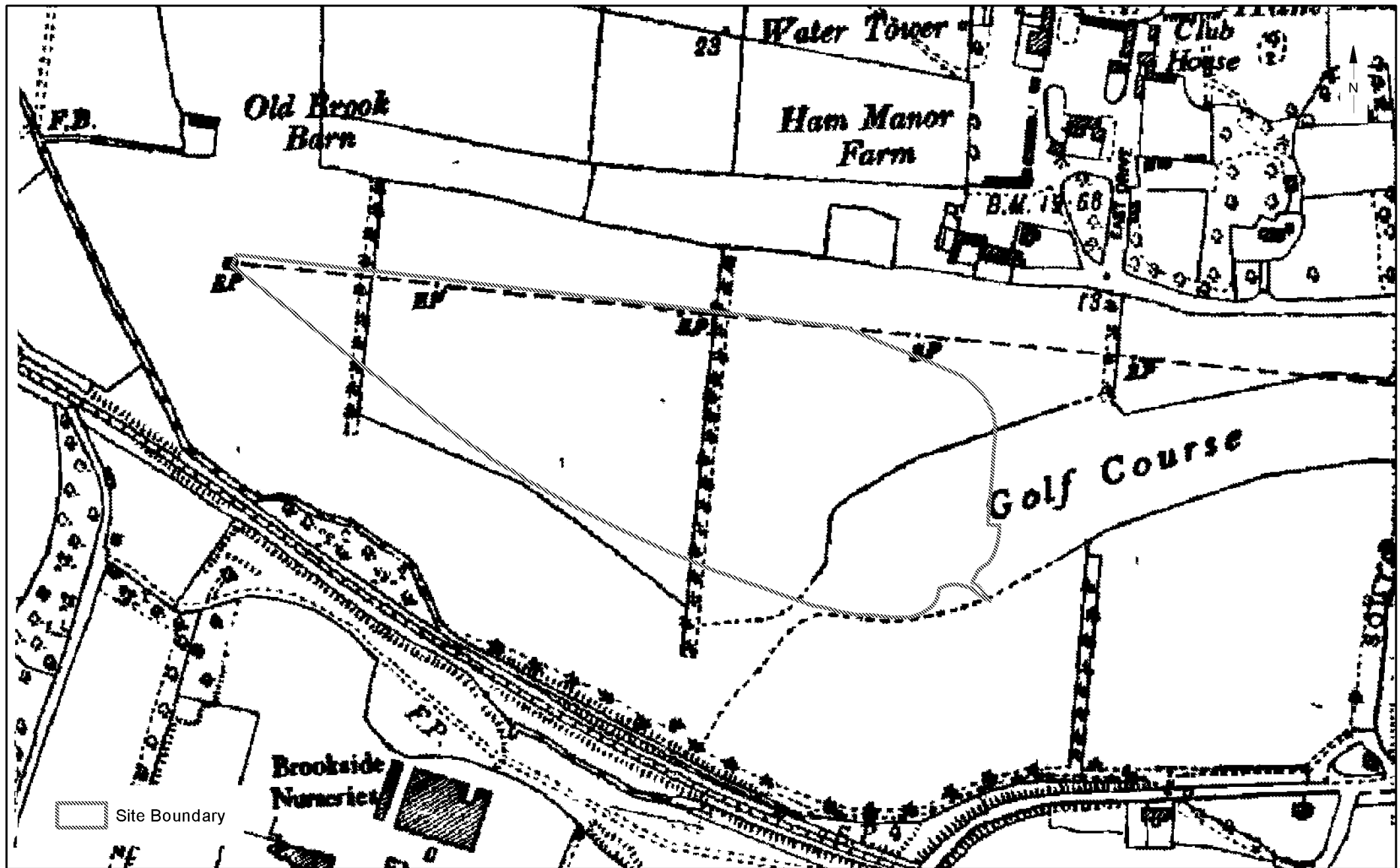
Feb 2022

Report Ref: 2021064

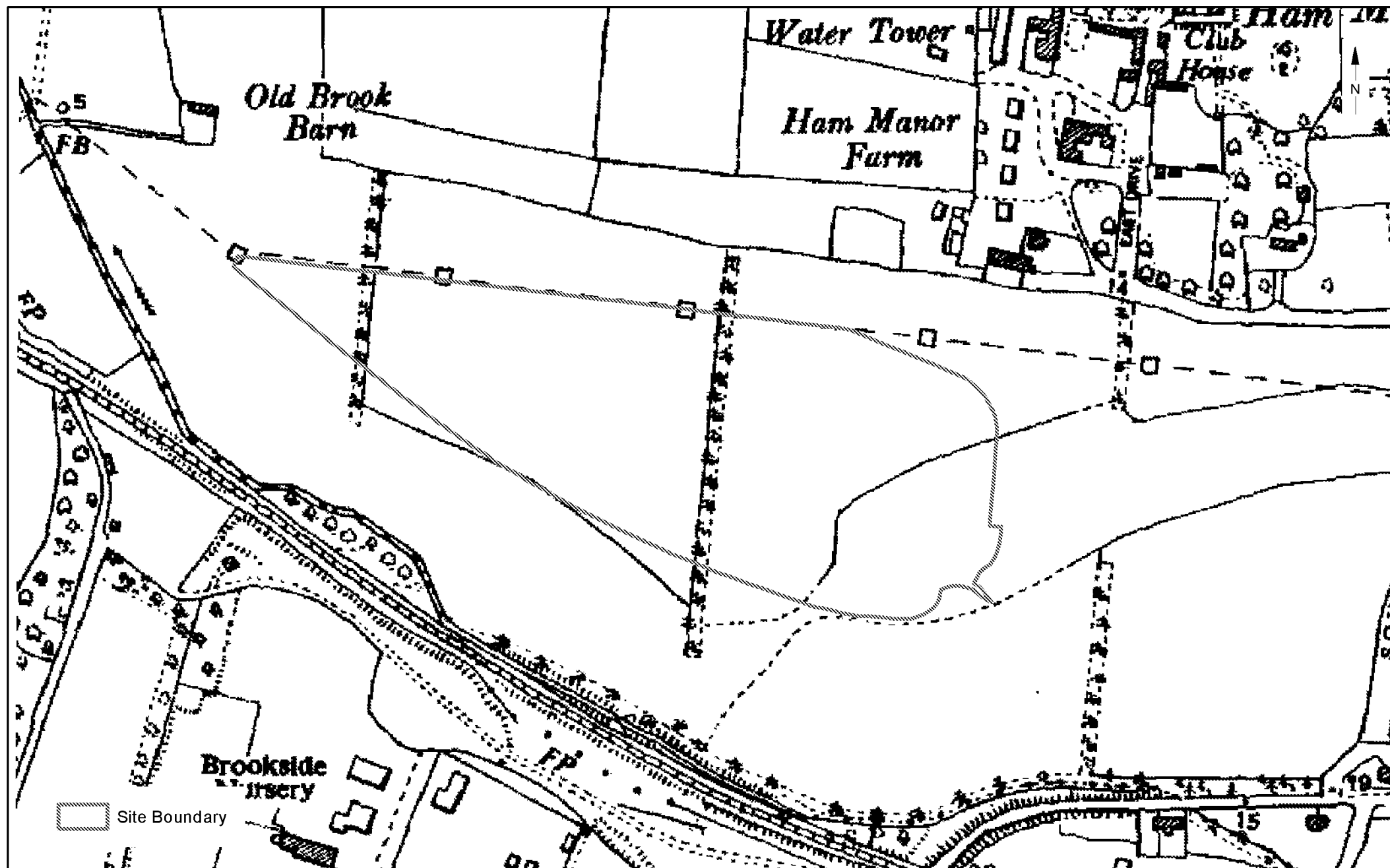
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Extract from Ordnance Survey map, 1932

Fig. 10



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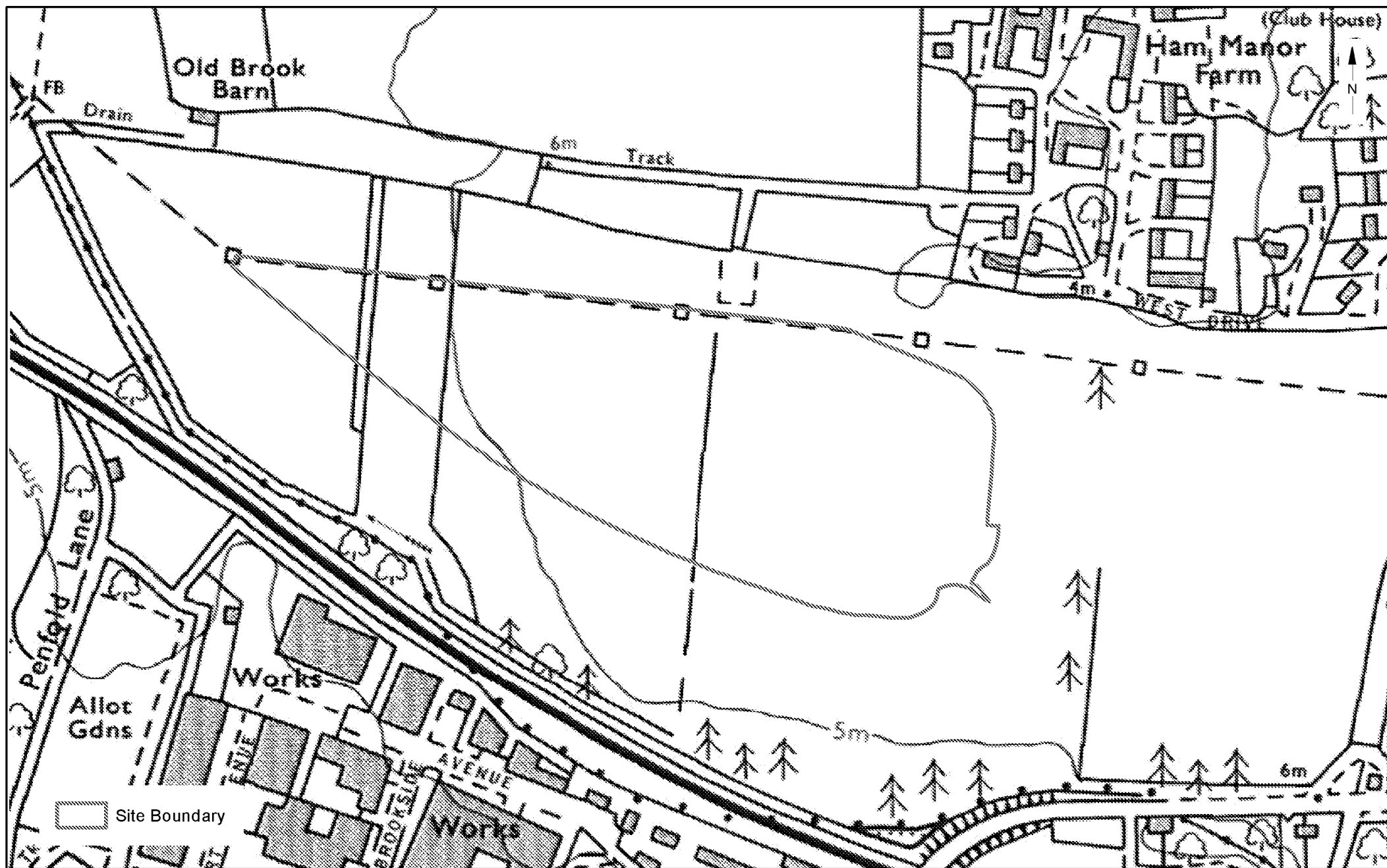
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Extract from Ordnance Survey map, 1962

Fig. 12



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Project Ref: 200388	Feb 2022	Extract from Ordnance Survey map, 1976	
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