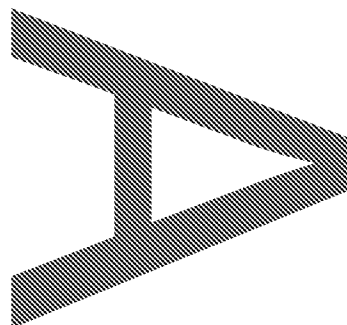
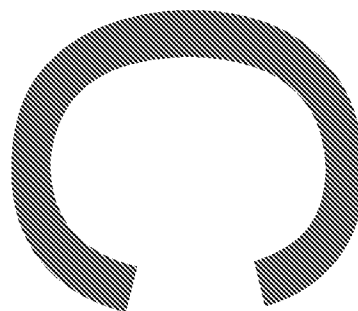
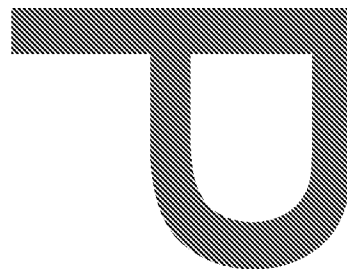


**LAND SOUTH OF THE A259,
ANGMERING, WEST SUSSEX BN12
6PN**

**ARCHAEOLOGICAL DESK-BASED
ASSESSMENT**

PCA REPORT NO: 14289

DECEMBER 2021



PRE-CONSTRUCT ARCHAEOLOGY

Land South of A259 Angmering, West Sussex BN12 6PN

Archaeological Desk-Based Assessment

Local Planning Authority: Arun District Council

Central National Grid Reference: TQ 08078 03087

Researched and written by: Neil Hawkins MCIfA

Project Manager: Paul McCulloch BA MCIfA

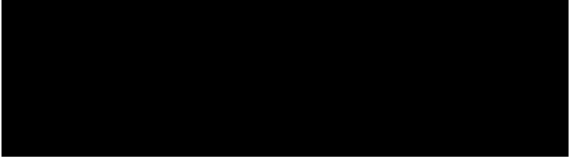
Commissioning Client: RGOM, PO Box 506 Southampton SO31 0FE

Contractor: Pre-Construct Archaeology Ltd (Winchester)
5 Red Deer Court
Elm Road
Winchester
Hampshire
SO22 5LX

Tel:

E-mail:

Web:



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PCA Report Number: R14289

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Graphics Prepared by:	H Baxter	06/01/2021
Graphics Checked by:	M. Roughley	06/01/2021
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1 NON-TECHNICAL SUMMARY

Pre-Construct Archaeology Limited was commissioned by Redrow Homes Southern Counties, to undertake an archaeological desk-based assessment in advance of proposed development of land south of A259 Angmering, West Sussex BN12 6PN. The site is centred at Ordnance Survey NGR TQ 08078 03087.

This assessment aimed to assess as far as reasonably possible from existing records, an understanding of the historic environment resource within a 1km radius from the centre of the site. It involved consultation with the West Sussex Historic Environment Record (HER), an examination of relevant cartographic and documentary material and a visual inspection of the study site and its environs using imaging and mapping available online. Consideration is given to the significance of the archaeological potential in respect of guidelines outlined by Historic England.

A search of the West Sussex Historic Environment Record (HER) revealed that there were 32 heritage assets within the 1km search radius of the proposed development: eight prehistoric, five of which are archaeological interventions, seven Roman, four of which are archaeological investigations, three Saxon/early medieval, one medieval, and eleven post-medieval, the majority of which relate to Historic Farmsteads, and two undated.

Analysis of archaeological data supplied by the HER and historical research indicates that there is a high potential for prehistoric remains, particularly those dating to the Bronze Age and Iron Age and if any such remains are found to be present they will likely be of local to regional significance. There is moderate potential for Roman remains and if found to be present would likely be of local to regional significance. There is low potential for Saxon/early medieval, medieval and post-medieval remains to be present, but if present these would likely be of local to regional significance, whilst medieval and post-medieval remains, if present, would likely be of local significance. There is a high potential for remains of post-medieval boundary features to be present which are considered of negligible significance.

Assessment of the cartographic and historical background of the site suggests that it was open, undeveloped fields within an agricultural/pasture landscape southeast of Angmering amongst medieval and later hamlets and farmsteads until the present day with no large-scale development taking place.

It is anticipated that the proposed scheme will have a medium to high adverse impact on any archaeological deposits which may exist *in situ* and that a stage programme of archaeological investigation to offset the impact of the proposed development will be required by the Local Planning Authority.

1 INTRODUCTION

1.1 Origin and Scope of the Project

1.1.1 This archaeological desk-based assessment was commissioned by Redrow Homes Southern Counties and is intended to inform a planning application for the redevelopment of land south of the A259 road, Angmering, West Sussex BN12 6PN (**Figures 1 and 2**). The central Ordnance Survey NGR for the site is TQ 08078 03087.

1.1.2 An archaeological desk-based assessment is undertaken in order to provide information on the basis of which a local planning authority may formulate an appropriate response to proposals that may affect an archaeological resource. The assessment is intended to identify the archaeological resource potential of a site and to examine the likely impact of a proposed development upon the archaeological resource. The assessment represents an initial stage and may recommend and be followed by requirements for further stages of archaeological evaluation and investigation to offset the impact of proposed development.

1.1.3 Current UK Government planning policy guidance relating to the historic environment is set out in the National Planning Policy Framework (NPPF). Originally issued by the Department for Communities and Local Government in 2012, the NPPF was revised in February 2019. In summary, this provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit *in-situ* preservation. Relevant paragraphs within the NPPF include the following:

“Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

1.1.4 In accordance with guidance issued by the Chartered Institute for Archaeologists (CIfA 2017), the assessment comprised a programme of study of the historic environment within a specified area around the study site to place the site in its heritage context; in this case, a ‘wider study area’ with a 1km search radius from the centre of the site, being examined. Central to the programme of study was an analysis of existing written, graphic, photographic and online information, undertaken to identify known and potential heritage assets within the wider study area.

1.1.5 This archaeological desk-based assessment was researched and written by Neil Hawkins of Pre-Construct Archaeology Limited. Research has included the examination of historical maps, relevant reports and publications, and a search of the West Sussex Historic Environment Record (HER).

1.2 Report Objectives

1.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2017), an archaeological desk-

based assessment aims to:

“...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the *Code of conduct* and other relevant bylaws of the ClfA. In a development context, desk-based assessments will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

1.2.2 The specific objectives of the assessment were to assess the potential for heritage assets of archaeological interest (i.e. buried archaeological remains) to survive below ground at the study site and their likely degree of preservation, through a consideration of the likely extent of previous land use impacts.

1.2.3 The desk-based assessment is required to assess the merit of the archaeological resource and may lead towards one or more of the following:

- The formulation of a strategy to ensure the recording, preservation, or management of the resource;
- The formulation of a strategy for further investigation, whether intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
- The formulation of a proposal for further archaeological investigation within a programme of research.

1.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

1.2.5 The desk-based assessment usually forms the first stage in the process of archaeological investigation and may, if the quality of the archaeology and the perceived impact warrants its, be followed by further mitigation measures.

1.3 Methodology

1.3.1 In accordance with ClfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic evidence and information available online, undertaken to identify known and potential heritage assets and to establish the interests and significance of those assets.

1.3.2 The principal source of information consulted was the West Sussex Historic Environment Record (HER). Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Data on all known designated

and non-designated heritage assets in the wider study area was acquired in the form of HER entries in electronic format. Copies of grey literature reports on relevant archaeological work in the wider study area were consulted, the library of such reports forming an integral part of the HER. This was supplemented by published accounts of the historical development of the district. Further details of all sources consulted are contained in the Bibliography.

- 1.3.3 The general approach and methodology was to consider heritage assets at the study site and within the wider study area, an area of radius 1km from the centre of the study site, to allow for greater contextual information to be gathered.
- 1.3.4 In summary, heritage assets may be nationally or locally designated (by registration, listing or scheduling); may appear in the national or local archaeological record; may have been identified during the assessment from scrutiny of historic records, or the physical landscape (for example during a site visit).
- 1.3.5 The potential for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:
- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
 - **Moderate:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
 - **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred;
 - **Uncertain:** Insufficient information to assess.
- 1.3.6 Buried archaeological evidence cannot be identified with 100% confidence during a desk-based assessment. The assessed potential is based on evidence available at the time of writing, but the precise nature and extent of any archaeological resource can only be accurately determined with fieldwork.
- 1.3.7 Where potential or known heritage assets are identified, their significance is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement:
- **National:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s);
 - **Regional:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined

extent and significance, or reasonable evidence of occupation/settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.

- **Local:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **Negligible:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **Unknown:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

1.3.8 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

1.3.9 The expected magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. The effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances, professional judgement is applied. The magnitude of impact is assessed using the following criteria.

1.3.10 For adverse (negative) impact:

- **High:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* registered parks and gardens, and World Heritage Sites;
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely leading to partial alteration of character or setting – e.g. a large proportion of the

archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character;

- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape;
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.

1.3.11 For beneficial (positive) impact:

- **NEGLIGIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource;
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character;
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced;
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

1.3.12 Two appendices are included within this report. Appendix 1 comprises a catalogue of all heritage assets recorded on the HER within the 1km search radius of the proposed development. Appendix 2 provides photographs of the site.

2 THE SITE AND PROPOSED SCHEME

2.1 The Site

2.1.1 The site is a rectangular plot of land approximately 2.9 hectares in area and is centred at Ordnance Survey NGR TQ 08078 03087. It forms the western portion of an open arable field which is bounded to the north by the A259 Littlehampton Road, to the east by Roundstone Farm buildings and further open fields, to the south by the West Coastway Railway line and to the west by the residential development along Old Worthing Road (Figures 1 and 2). The sites boundaries are kept by mature conifer hedging to the north, largely screening the site from the A259, metal chain-link fencing and hedgerow to the railway line to the south, domestic fencing enclosing the adjoining residential properties to the west and the eastern boundary is open to the wider field. The northern part of the site is traversed by an access road running east to west from Roundstone Farm to an access on the A259/A280 junction.

2.1.2 The site was visited for the purpose of this assessment on the 5th November 2020 and found to be as described. There was no evidence of otherwise undocumented impacts or alterations to the site, its composition or use. Two images of the site are provided in Appendix 2 – Plates 1 & 2.

2.2 The Proposed Development

2.2.1 The proposed development comprises the construction of 66 new dwellings, 1-bedroom and 2-bedroom flats, and 2, 3 and 4 bedroom houses, 30% of which will be affordable housing (Figure 3). Associated development includes provision for car parking, access via Littlehampton Road, pedestrian and cycle links, formal and informal public open space and landscape buffers to adjoining residential properties and the northern boundary.

2.2.2 It can be anticipated that the proposed scheme, in particular the construction of the new houses will have a significant impact on any *in situ* archaeological remains.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 The proposed development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), as revised in 2019, and those adopted by Hampshire County Council in their Local Plan documents, which fully recognise the importance of buried heritage.

3.2 National Policy: National Planning Policy Framework

- 3.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The NPPF was subsequently revised in February 2019. In summary, the NPPF provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

197. The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

3.2.2 The Glossary (Annex 2) to the NPPF contains the following definitions:

A Heritage Asset is defined as: “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing) during the process of decision-making or through the plan-making process.

Archaeological Interest is defined as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Significance is defined as: “the value of a heritage asset to this and future generations because of its heritage interest”. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The *setting* of a heritage asset is defined as: “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an

asset, may affect the ability to appreciate that significance or may be neutral.

- 3.2.3 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

3.3 Arun District Council Local Plan

- 3.3.1 This desk-based assessment aims to satisfy the objectives of the Arun District Council Local Plan adopted on 18th July 2018. The Local Plan is used to guide development, investment and improvements in the district, and to assess future planning applications, as well as provide a common tool for all service providers, community groups, developers, residents and businesses.

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, as well as the setting of the South Downs National Park, thereby reinforcing local character and identity".

The historic environment

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

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

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

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

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

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

16.1.7 *Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas are all designated heritage assets. The process of designation has identified them as having a level of significance that justifies protection under specific legislation.*

16.1.8 *In addition to the national and statutory designations, local authorities may formally identify heritage assets that are important to an area. The Local Planning Authority 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 any other 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 Local Planning Authority has devised a number of policies which will be used when planning permission or relevant 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 Local Planning Authority 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 Local Planning Authority 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 Local Planning Authority 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 Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

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 Local Planning Authority.

The Local Planning Authority 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 Local Planning Authority 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 Local Planning Authority 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 substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits

16.7 Archaeological heritage

16.7.1 Archaeological remains are a fragile and finite resource. Appropriate management of archaeological remains is essential to ensure they survive in good condition and are not needlessly or thoughtlessly destroyed. While there are a number of scheduled Ancient Monuments throughout the Arun District (listed in Table 16.1 and shown on the Policies Maps), the majority of archaeological sites in the District are not scheduled Ancient Monuments.

16.7.2 Where any development is proposed on or in close proximity to any of the Scheduled Ancient Monuments listed in Table 16.1, an archaeological assessment must accompany planning applications that are submitted.

16.7.3 Where any development is proposed on a site which has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) an archaeological assessment must accompany planning applications that are submitted.

16.7.4 These assessments (see above 16.7.2 and 16.7.3) may include either a desk top archaeological assessment and a field evaluation where the planning authority considers, based on the information contained in the desk top assessment that it is necessary to undertake further evaluation of the archaeological site, or simply a field evaluation without a separate desk top archaeological assessment where there is clear evidence of significant archaeological remains on site.

Policy HER DM6

Sites of Archaeological Interest

There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances:

a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a field evaluation will be required to be carried out before the planning application is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority;*

or

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.

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.

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.

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. 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 a. above).*

3.4 Designated and non-designated heritage assets

3.4.1 The Archaeological Notification Area (ANA) DWS8504 Arun 055 is located approximately 750m to the northwest located on a very high density of Roman features and finds recorded during archaeological investigations.

3.4.2 There are no Scheduled Monuments, Registered Historic Parks and Gardens or Registered Battlefields within the 1km radius of the study area.

3.4.3 Two Grade II Listed Buildings are located within the 1km search radius of the site, East Kingston

Farmhouse, an 18th century structure with an early 19th century eastern range, and Kingston Manor, an early 19th century structure, and are both located nearly 900m to the south. These are not located on the included HER map (Figure 4) nor discussed in the text as they are not deemed relevant due to their distance from the proposed development site.

- 3.4.4 The site lies with Historic Landscape Characterisation (HLC) area HWS24061 'Modern field amalgamation – informal fieldscapes'.

3.5 Previous planning applications

- 3.5.1 The study site was subject to a previous planning application (Ref: A/130/12) which consisted of a new car dealership facility including workshop/MOT facility, car valeting and car storage which was refused 10/04/2013 for visual and transport reason. As part of this planning application a Desk-based Heritage Assessment was also previously undertaken (Wallis 2012).

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The British Geological Survey (BGS) illustrates the site to be underlain by bedrock geology of the New Pit Chalk Formation, described as 'chalk', sedimentary bedrock formed approximately 90 to 94 million years ago in the Cretaceous Period in a local environment previously dominated by warm seas (BGS online).
- 4.1.2 The BGS describes the bedrock geology to be overlain by superficial geology of River Terrace Deposits (undifferentiated), described as 'sand, silt and clay', deposits formed up to 3 million years ago in the Quaternary Period in a local environment previously dominated by rivers (BGS online). These gravel deposits are overlain by aeolian deposits, commonly known as brickearth, which have been encountered on a number of investigations in the area.
- 4.1.3 No geotechnical data specific to the current scheme was available prior to the production of this report.
- 4.1.4 Recorded in one of the undeveloped meadow areas of the archaeological investigations at the southern end of Roundstone Lane, approximately 850m to the northwest, was natural brickearth, which was located between 0.7m and 0.8m below ground level and was sealed by ploughsoil and topsoil (Griffin 2003). An archaeological evaluation, off Littlehampton Road, near Ferring, approximately 830m to the east, also recorded natural brickearth deposits between 0.7m and 0.8m below ground level sealed by subsoil and topsoil (Archaeology South-East 2016). As these two sites were some distance from the study site this depositional sequence and depth of natural strata may not be indicative of the conditions at the proposed development site.

4.2 Topography

- 4.2.1 The site occupies an area of generally level ground, although a very slight slope to the south towards the railway line can be seen, which is located at a height of approximately 8m OD.
- 4.2.2 An unnamed stream aligned north-south lies just to the south of the study site and the watercourse Ferring Rife lies approximately 1km to the east. The English Channel lies approximately 1.6km to the south of the study site.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 This section is informed by data supplied from the West Sussex Historic Environment Record (HER), which contains information on heritage assets, including archaeological sites, historic buildings (designated and non-designated), and archaeological events (*i.e.* archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number e.g. HER 1234. A wider study area of HER entries within a 1km radius from the centre of the study site was examined.

5.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period, on an accompanying figure (**Figure 4**). Full details of the HER entries are set out in Appendix 1.

5.1.3 The assessment does not attempt to set out a comprehensive history of land use at the site. The broad intention is to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried archaeological resource.

5.1.4 The HER records thirty-four heritage assets within the 1km search radius of the study site; eight prehistoric, seven Roman, three Saxon/early medieval, one medieval, eleven post-medieval, two undated and two negative evidence.

5.1.5 The information derived from the HER is summarised below in chronological order and supplemented by other archaeological, documentary and cartographic sources. The chronological periods are defined as follows:

- Prehistoric 500,000BC - AD43
 - o Palaeolithic 500,000BC - 10,000BC
 - o Mesolithic 8500BC - 4000BC
 - o Neolithic 4000BC - 2400BC
 - o Bronze Age 2400BC - 700BC
 - o Iron Age 700BC - AD43
- Romano-British AD43 - 410
- Saxon/Early medieval AD411 - 1066
- Medieval 1066 - 1499
- Post-medieval 1500 – 1899
- Modern 1900 - present.

5.2 Prehistoric

- 5.2.1 The area of the study site is located within the broader area of the Sussex coastal plain, which is rich in archaeological remains of all periods. Amongst these is the internationally important Palaeolithic site at Boxgrove over 12km to the west of the study site. However, the study site itself appears to be located on the more recent Pagham/Selsey raised beach deposits which have produced no *in situ* Palaeolithic finds to date (Pope 2003). Excavations in the wider area have also recorded Bronze Age and Iron Age settlement on the coastal plain, which includes the Bronze Age enclosure and Iron Age hillfort located on Highdown Hill approximately 1.5km to the northeast (Hamilton 2003) and an extensive Bronze Age settlement approximately 1.4km to the north, identified during archaeological evaluation and excavation on the A280 by-pass (Oxford Archaeology 2002).
- 5.2.2 The West Sussex HER highlights eight entries dated to the prehistoric period. These include a number of chance findspots; a Bronze Age flint scraper found during gardening at No 46 Russel's Close in 1961 (Fig. 4, No. 2), a Neolithic flint adze (Fig. 4, No. 3), and a Cissbury type unpolished early Bronze Age flint adze found by workmen (Fig. 4, No. 4).
- 5.2.3 A series of archaeological investigations in the vicinity of the study site also identified considerable prehistoric activity. Archaeological excavations at Roundstone Lane (Fig.4, No. 1), approximately 900m to the northwest, recorded middle Bronze Age settlement activity as represented by a small cremation cemetery and pits, a hearth, gully and a well. Late Bronze Age/Early Iron Age activity was also identified comprising gullies and ditches and late Iron Age activity was only represented by a single ditch (Griffin 2003).
- 5.2.4 An archaeological evaluation at the Old Pound Nursery, approximately 1km to the northwest, recorded multi-phase prehistoric activity comprising ditches and postholes, with associated pottery and flint assemblages, dated to the early Neolithic, Late Neolithic/early Bronze Age and late Bronze Age/early Iron Age (Fig. 4, No. 5).
- 5.2.5 An archaeological evaluation at land off Littlehampton Road, approximately 830m to the east, recorded considerable multi-phase prehistoric activity predominantly dating to the late Neolithic/early Bronze Age (Beaker) which included ditches forming part of a coaxial field system, two probably trackways, evidence for tree clearance and associated discrete features (Fig. 4, No. 6).
- 5.2.6 An archaeological evaluation and excavation at the Former West End Nursery, approximately 600m to the northwest, recorded prehistoric activity dated to the middle Bronze Age and late Bronze Age/early Iron Age represented by pits and a gully with associated pottery assemblage (Fig. 4, No. 7).
- 5.2.7 An archaeological excavation on Roundstone Lane, approximately 800m to the northwest, recorded significant multi-phase prehistoric activity including middle Bronze Age ditches and a possible burnt mound along with a rectangular enclosure dated to the late Bronze Age/early Iron Age. Middle to late Iron Age activity was the densest and recorded ditched enclosures,

trackways, grain storage pits and grain processing pits indicating a notable settlement site (Fig. 4, No. 8).

5.3 Roman

5.3.1 The Sussex coastal plain also has rich history of Roman occupation. In the broader area two large villa sites are well documented. At Northbrook College, West Durrington (James and Barber 2004), approximately 2.5kms to the east of the study site, a villa was uncovered during building works in the late 1970s. A second villa is recorded to the west of Angmering village (Gilkes 1999).

5.3.2 The West Sussex HER recorded 7 entries dated to the Roman period. These include a number of chance findspots; Roman tile and pottery, dated to the 1st century, recovered during groundworks for a foundation, approximately 500m to the southwest (Fig. 4, No. 10), a Roman pottery vessel containing a cremation was found during groundworks associated with the laying of services on the northwest side of Langbury Close, approximately 900m to the east (Fig. 4, No. 11), and the possible position of a Roman road, and a group of Roman coins, was reported by a contractor during groundworks at the southern end of Cow lane, approximately 150m to the northwest (Fig. 4, No. 12).

5.3.3 A series of archaeological investigations have also recorded Roman activity within the 1km search radius of the site; the archaeological excavation on Roundstone Lane, approximately 900m to the northwest (Fig 4. No. 9) which recorded considerable Prehistoric settlement also recorded dense Roman occupation including ditches, trackways/droeways, a timber-framed building defined by large postholes, a corn dryer and cremation burial indicative of a settlement such as farmstead (Griffin 2003).

5.3.4 The archaeological evaluation at the Old Pound Nursery, approximately 1km to the northwest, which saw considerable prehistoric activity also recorded a single Roman ditch (Fig. 4, No. 13).

5.3.5 The archaeological excavation at the former West End Nursery also recorded Roman activity subsequent to considerable prehistoric occupation, in this case comprising an early Roman ditch and gully (Fig. 4, No. 14). The archaeological excavation on Roundstone Lane, which recorded considerable prehistoric settlement activity, notably dated to the middle to late Iron Age, also recorded a small amount of Roman pottery, interpreted as being intrusive (Fig. 4, No. 15).

5.4 Early Medieval/Saxon

5.4.1 Angmering is first mentioned in the late 9th century, as *Angemaeringum*, and the name is thought to be derived from the Old English (Anglo-Saxon) word *ingas*, and the personal name *Angenmaer*. The name is therefore believed to mean '(settlement of) the family or followers of a man called Angenmaer' (Mills 1993).

5.4.2 At the time of Domesday Book (1086), *Angemare* or *Langemare* appears to have consisted of two estates or manors, which belonged to Earl Roger. Both had been slightly larger before the Norman Conquest, but 1 hide from each of them had been transferred to William de Braose. The

remaining estates were assessed at 10 hides in total (including the de Braose lands). There was land for 4 ploughs, 3 acres of meadow (William de Braose holdings also included 'a small pasture', unusually vague for Domesday Book), woodland for 3 pigs, and the population consisted of 18 villagers (heads of households), possibly with two more on the de Braose lands. The estates were worth a total of 100s (Williams and Martin 1992, 59, 69). This seems a rather low value for land assessed at ten hides at (West Preston, for example, 13 hides were worth £25). It appears that the two estates mentioned in Domesday Book may have been subdivided into five shortly afterwards. The manor house of one of these smaller estates, Ecclesden, was situated approximately 1km north of the study site.

- 5.4.3 Limited activity dated to the Saxon/early medieval period was recorded on the West Sussex HER. This comprised three entries, one of which was the chance findspot recovery of an early 7th century mount, probably box or shield, found during unspecified works at East Preston, approximately 320m to the west (Fig. 4, No. 17). The remaining entries related to archaeological investigations, the first was an early medieval ditch recorded during the archaeological excavation on Roundstone Lane, approximately 900m to the northwest (Fig. 4, No. 16) and a single Saxon pit containing eight sherds of Saxon pottery recorded at the other archaeological excavation undertaken further to the north on Roundstone Lane (Fig. 4, No. 18).

5.5 Medieval

- 5.5.1 The site was located in the southeast corner of Angmering Parish which extends from the South Downs to the coastal plain as a long, narrow parcel, which, prior to the Reformation, comprised three separate parishes, West Angmering (St Margaret's), East Angmering (St Nicholas) and Bargeham. Angmering generally prospered during the medieval period with an economy based on arable and sheep farming.
- 5.5.2 However, the area of the study site itself lay on the periphery of the medieval villages, hamlets and farms within an open undeveloped area of agricultural or pastureland.
- 5.5.3 The West Sussex HER only recorded one entry dated to the medieval period, a boundary ditch recorded during archaeological monitoring at Jenkins Yard, approximately 800m to the east, which contained pottery dated to the 13th and 14th centuries (Fig. 4, No. 19).

5.6 Post-medieval

- 5.6.1 The area of the site undoubtedly continued to be open agricultural/pastureland well into the post-medieval period. The surrounding area comprising medieval villages, hamlets and farms would have changed little during the post-medieval period until the mid-19th century when the construction of the railway, coupled with the growth of seaside towns along the south coast, made Angmering a prime location for market gardening and expansion of the towns and villages grew enormously.
- 5.6.2 The post-medieval period is well represented on the West Sussex HER within the 1km search radius. However, the greater majority of these relate to the position of post-medieval buildings, such as the presence of a windmill during the early 17th century, 900m to the south of the study

site (Fig. 4, No. 23). By far the majority of these post-medieval buildings consist of 19th century farms and associated outbuildings, identified as Historic Farmsteads through the 'Historic farmsteads and Landscape Character in West Sussex' Project, many of which are still standing. These comprise Hangleton Farm (Fig. 4, No. 21), Kingston House (Fig. 4, No. 22), New Barn, approximately 270m to the east (Fig. 4, No. 24), the site of Park Barn (Fig. 4, No. 25), Rose Cottage (Fig. 4, No. 26), Roundstone Farm, the estate of which lies directly to the east of the study site (Fig. 4, No. 27), and Roundstone Barn (Fig. 4, No. 28). Kingston parkscape, located at Kingston Manor approximately 840m to the south, is also represented on the West Sussex HER which is shown by the Ordnance Survey Maps of 1872-4 and 1898-9 (Fig. 4, No. 29).

- 5.6.3 The final two entries on the West Sussex HER consist of archaeological evidence for post-medieval activity, an archaeological excavation on Roundstone lane approximately 900m to the northwest recorded a post-medieval ditch (Fig. 4, No. 20) and the archaeological excavation further north along Roundstone lane also recorded a post-medieval ditch (Fig. 4, No. 30).
- 5.6.4 The rural nature of the study site during this period is illustrated by the one of the earliest cartographic sources, Budgens map of 1724 (Fig. 5) shows the site to be open undeveloped fields south of the road network, including the present Littlehampton Road. The small villages of Preston, Kingston and Ferring are located to the west, south and southeast respectively, to the north further small villages can be seen, such as Angleton and Eglesdon, and the larger settlement of Angmering lies some distance to the northwest.
- 5.6.5 Yeakell and Gardner's Map of 1778 (Fig. 6) provides a more detailed picture of the study site and the surrounding area and now with an expanded road network. Again the study site lies within open fields south of the present Littlehampton Road. A single building can be seen in the adjacent field to the east which is in the same approximate location as the 19th century Roundstone Farm. The villages and hamlets of West and East Preston can be seen to the west and Hangleton, and West and East Ferring to the east. The larger town of Angmering lies to the northwest and a windmill atop Highdown Hill lies to the northeast.
- 5.6.6 The Angmering Tithe map of 1839 (Figure 7) again illustrates the site to be located within the northern portion of two fields and overlapping into a third field with the Littlehampton Road adjacent to the north. The apportionment information for this fields illustrates it to be arable and called 'West Lakes'. The Angmering Parish boundary formed the western edge of this field. This part of the parish was known as the "Lakes of Ecclesden", indicating that they had previously belonged to Ecclesden Manor, which was situated to the north of the main road. The name is likely to have derived from the close proximity of a watercourse called Ferring Rife, which is first depicted on the 1778 map, to the east of the site. A small off-shoot from this watercourse appears to have been located within the parish, and two fields (numbered 563 and 564 on the tithe map) are shown as being quite marshy on the 1778 map. This would suggest that this area may have be prone to seasonal flooding. To the east of the study site a building is located in the same position as identified on Yeakall and Gardner's Map in the location of Roundstone Farm.
- 5.6.7 The First Edition Ordnance Survey Map of 1876 (Figure 8) again shows the study site to be

within arable fields south of Littlehampton Road. However, newly installed is the railway line which forms the southern boundary of the study site. The Parish boundary continues to run along the western edge of site and is shown as a water-filled ditch with a 3ft hedge along with a north-south footpath. The number of farm buildings located within the adjacent eastern field have increased since the previous map but remain unlabelled, only a well is highlighted. A new farm building is located on the northern side of Littlehampton Road in the same position as the aforementioned farm buildings.

5.6.8 The Second Edition Ordnance Survey Map of 1897-98 (Figure 9) shows no change to the area of the study site. The buildings to the east on both sides of Littlehampton Road are now labelled New Barn and New Barn Cottages.

5.6.9 The Ordnance Survey Map of 1910-11 (Figure 10) shows no change to the subject site from the previous map.

5.6.10 The Ordnance Survey Map of 1932-33 (Figure 11) shows the site to remain an open field. However, one important change comprises the north-western corner of the field to have apparently been sold off and a new building constructed within a small plot. As a result of this sub-division the current western boundary of the proposed development site was created. Further development outside the study site can be seen with the expansion of Roundstone Farm and New Barn Cottages to the east and further new buildings to the west and southwest.

5.6.11 The Ordnance Survey Map of 1943-47 (Figure 12) shows no change to the area of the study site but continued expansion of the local areas to the east and west. Amongst these was the construction of the new Bypass to the north.

5.6.12 The Ordnance Survey Maps of 1962 (Figure 13) and 1976 (Figure 14) continue to show no change to the study site. Beyond that the outward urban expansion of East Preston can be seen to the west. The site remains the site open field to the present day with no development taking place on it. Expansion in the local area continued which included the recent construction of a roundabout just to the northwest of the site.

5.7 Undated

5.7.1 The West Sussex HER identified two entries within the 1km search radius for undated archaeological features. The first was an undated oven recorded during the excavation on Roundstone lane which recorded multi-phase prehistoric and Roman activity (Fig. 4, No 31). The second was an undated shallow depression recorded during an archaeological evaluation on Mayflower Way, approximately 900m to the west of the study site (Fig. 4, No. 32).

5.8 Negative evidence

5.8.1 The West Sussex HER records two entries within the 1km search radius for archaeological interventions that recorded negative evidence. These comprise an archaeological watching brief of geotechnical pits on the route of the A259, which recorded made ground sealing natural brickearth, which suggests a truncated land surface (Fig. 4, No. 33) and two phases of

archaeological evaluation at Haskins Garden Centre, which also recorded modern disturbance that had truncated the natural brickearth deposits (Fig. 4, No 34).

6 ARCHAEOLOGICAL POTENTIAL

6.1 General

- 6.1.1 Assessment of the historic environment of the study site allows for the potential for heritage assets of archaeological interest, especially buried archaeological remains, to be determined for the site itself.
- 6.1.2 A total of 32 heritage assets have been identified within the 1km search radius: eight prehistoric, five of which were archaeological interventions, seven Roman, four of which are archaeological investigations, three Saxon/early medieval, one medieval, and eleven post-medieval, the majority of which relate to Historic Farmsteads and two undated.
- 6.1.3 The potential for evidence originating from the various periods is summarised below. As the HER data is only a partial reflection of the buried archaeological record, the true archaeological potential of the site may vary to that which is stated below.

6.2 Prehistoric

- 6.2.1 The West Sussex HER records considerable evidence for prehistoric activity within the 1km search radius of the study site, which included a small number of chance artefact findspots but more pertinently evidence uncovered during controlled archaeological excavations. Four archaeological evaluations and subsequent excavations to the northwest of the site in close proximity to one another and on either side of Roundstone Lane recorded considerable prehistoric settlement activity. This included early Neolithic, Late Neolithic/early Bronze Age ditches and postholes at the Old Pound Nursery, along with considerable middle Bronze Age settlement across multiple sites off Roundstone lane which included a small cremation cemetery, ditches, a well and a possible burnt mound. Activity continued on these sites into the late Bronze Age/early Iron Age comprising ditches and enclosures and one site saw middle to late Iron Age as its main phase of activity comprising ditches, trackways, grain storage and grain processing pits. This activity was a continuation of prehistoric settlement to the north of the 1km search radius site identified during other archaeological investigations such as those on the A280 bypass and therefore the area to the north of site can be seen as a major multi-phase prehistoric settlement location.
- 6.2.2 Prehistoric activity was not confined to the north of the study site however with an archaeological excavation to the east towards Ferring also recording dense settlement activity predominantly dating to the late Neolithic/early Bronze Age including a coaxial field system, trackways, tree clearance and further discrete features. The archaeological evidence presented therefore illustrates a densely settled multi-phase prehistoric landscape on the Sussex coastal plan utilising the fertile soils for cultivation. It is therefore considered that, due to the considerable prehistoric remains within the 1km search radius, there is a **high** potential for archaeology of the prehistoric period, notably dating to the Bronze Age and Iron Age. If evidence for prehistoric settlement was encountered, it would be of **local to regional** significance.

6.3 Roman

- 6.3.1 Evidence for Roman activity within the 1km search radius of the site was moderate and included three chance findspots, Roman pottery and tile, a cremation vessel and a contractor suggesting the discovery of a Roman road, although no further evidence for this road has been recorded, and associated coins. Important Roman villa sites are known within the wider area beyond the 1km search radius and four archaeological excavations in the 1km search radius recorded Roman remains. These excavations were all located to the northwest of the site along Roundstone Lane which had also recorded considerably prehistoric activity. Three of these excavations however only recorded limited Roman activity, the evaluation at the Old Pound Nursery only recorded a ditch, the excavation at the Former West End Nursery recorded a early Roman ditch and gully and the excavation at the northern end of Roundstone Lane only recovered a small amount of Roman pottery interpreted as intrusive.
- 6.3.2 However the excavation at the southern end of Roundstone Lane recorded dense Roman occupation comprising a cremation, ditches, trackways, a timber-framed building represented by square postholes, and a corn dryer. This activity was stated to continue to the south beyond the excavation limit of the site and is interpreted as being part of a small villa site. Due to the presence of the Roman settlement activity to the northwest it is considered that the archaeological potential for the Roman period on the study site is **moderate**. If archaeological remains are present dating to this period, they are likely to be of **local to regional** significance.

6.4 Early Medieval/ Saxon

- 6.4.1 Little evidence for Saxon/early medieval activity was recorded on the West Sussex HER within the 1km search radius. The three entries of this period include the chance findspot of an early 7th century box or shield mount, an early medieval ditch and a single Saxon pit recorded on two different archaeological investigations on Roundstone Lane to the northwest. Although Angmering is first mentioned in the late 9th century (as *Angemaeringum*) and then appears as two estates or manors by the time of the Domesday Book (*Angemare* or *Langemare*) the area of the study site appears to be located away from any settlement core of the period. Due to the limited evidence for activity of this period it is considered that the archaeological potential for saxon/early medieval remains is **low**. Any early medieval/Saxon archaeology would be of **local to regional** significance.

6.5 Medieval

- 6.5.1 Documentary and cartographic evidence suggests the site lay in open undeveloped agricultural land away from the medieval villages and hamlets. The undeveloped nature of the study site during the medieval period is represented on the West Sussex HER which records a single entry for this period, a boundary ditch which contained pottery dated to the 13th and 14th century recorded during archaeological monitoring. Due to the paucity of evidence it is considered that the archaeological potential for the medieval period is **low**. Any medieval finds or features would be of **local** significance.

6.6 Post-Medieval

- 6.6.1 During the post-medieval period the site continued to be open agricultural land away from the main settlement cores in the wider area. The West Sussex HER identifies eleven entries dated to the post-medieval period within the 1km search radius. However, nearly all of these entries relate to 19th century farm buildings, identified as Historic Farmsteads through the 'Historic farmsteads and Landscape Character in West Sussex' Project, one of which is located in the adjacent field to the east and another on the northern side of the Littlehampton Road. It should be noted here that a building was identified in the location of the former on Yeakell and Gardner's Map of 1778 and may represent a precursor farm out-building extant from at the least the second half of the 18th century before being replaced by, or incorporated into, the 19th century buildings.
- 6.6.2 Only two entries on the HER relate to direct archaeological evidence, two post-medieval boundary ditches recorded during two separate excavations at the northern and southern end of Roundstone Lane. The presence of boundary ditches of this period is unsurprising, and it is therefore considered that due to the paucity of post-medieval settlement activity the archaeological potential is considered **low**. The potential for post-medieval boundary features is **high** but would be of **negligible** significance.

7 IMPACT ON BURIED ARCHAEOLOGICAL DEPOSITS

7.1 Previous Land Use and Existing Impacts

- 7.1.1 The documentary and cartographic evidence suggests the study site to have remained open undeveloped arable fields throughout its history until the modern day, with no development or structures ever having been extant on the site. The only development which may have encroached somewhat onto the site, albeit the edges, was the construction of the railway line which defines the southern boundary of the site in the mid-19th century and alterations to the carriageway to the north when the Littlehampton Road by-pass was installed. Although works associated with these two events may have had an adverse impact this would only have been on the very periphery of the subject site to the north and south. The only other potential impact comprises agricultural activities undertaken across the site including ploughing which may have had a low adverse impact on any potentially underlying archaeology and the line of the metalled access traversing the northern part of the site.

7.2 Impact of Proposed Development on the Archaeological Resource

- 7.2.1 The proposed development comprises the construction of 66 new dwellings, 1-bedroom and 2-bedroom flats, and 2, 3 and 4 bedroom houses, 30% of which will be affordable housing (Figure 3). Associated development includes provision for car parking, access via Littlehampton Road, pedestrian and cycle links, formal and informal public open space and landscape buffers to adjoining residential properties and the northern boundary.
- 8.2.1 Details of the construction methods anticipated to be used in the proposed scheme were not available at the time of writing this report. It can be anticipated, however, that the proposed scheme, in particular the construction of the houses, will have a **high adverse impact** on any *in situ* archaeological remains.

7.3 Ground Soil Contamination

- 8.3.1 No ground soil contamination data was available at the time this report was prepared. Based on the historic land use however ground soil contaminants are unlikely to be present.

7.4 Existing Services

- 8.4.1 No detailed plans of services within the site were available at the time this report was prepared.

8 CONCLUSIONS

- 8.1.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as has the impact of the proposed development upon designated and non-designated heritage assets within the vicinity of the site.
- 8.1.2 A search of the West Sussex Historic Environment record (HER) revealed that there were 32 heritage assets within the 1km search radius of the proposed development: eight prehistoric, five of which are archaeological interventions, seven Roman, four of which are archaeological investigations, three Saxon/early medieval, one medieval, and eleven post-medieval, the majority of which relate to Historic Farmsteads, and two undated.
- 8.1.3 Assessment of the historic and cartographic evidence illustrates the site to be extant as an open undeveloped field south of the main road, now the Littlehampton Road. The site can be seen as such on the earliest cartographic sources and remains so until the present day. Therefore previous disturbance and impacts on the site are minimal and are almost exclusively represented by agricultural activities such as ploughing. Possible impacts on the site may also include the construction of the railway in the mid-19th century which forms the southern boundary of the site and alterations to the main road forming the northern boundary of the site. However, these may only have impact on the very periphery of the study site and not in the location of the proposed development. The minimal potential impacts across the site therefore suggest that any potentially underlying archaeological features, deposits or structures are likely to remain undisturbed.
- 8.1.4 Analysis of archaeological data supplied by the Hampshire HER and historical research indicates that there is a high potential for prehistoric remains, particularly those dating to the Bronze Age and Iron Age and if an such remains are found they likely to be locally to regionally significant. There is moderate potential for Roman remains and if found are likely to be of local to regional significance. There is low significance for Saxon/early medieval, medieval and post-medieval remains, if found Saxon/early medieval remains are likely to be of local to regional significance whilst medieval and post-medieval remains if found are likely to be of local significance. There is a high potential for post-medieval boundary features which are considered as negligible significance.
- 8.1.5 Details of the construction methods anticipated to be used in the proposed scheme were not available at the time of writing this report. It can be anticipated, however, that the proposed scheme will have a medium to high adverse impact on any *in situ* archaeological remains, notably in the location of the building foundations.
- 8.1.6 This assessment is based on a desk-based survey of existing information and cannot therefore be considered a definitive statement on the presence or absence of archaeological deposits on the site. As such, the requirement for, and scope of, any archaeological work deemed necessary on the site to offset the impact of the proposed development will need to be agreed by the Local

Planning Authority's archaeological advisor, whose further advice, concerning the recommended stages of investigation that are likely to be required, should be sought.

9 BIBLIOGRAPHY

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9.1 Cartographic Sources

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10 ACKNOWLEDGEMENTS

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APPENDIX 1: HISTORIC ENVIRONMENT RECORD

Map Ref.	Eastings	Northings	HER No.	Name	Monument Types	Date Range	Description
Prehistoric							
1	507303	103604	MWS7045	Multi Period Activity, Roundstone Lane, Angmering	POST HOLE	-4000 to 42	An archaeological excavation recorded Middle Bronze Age settlement represented by a small cremation cemetery, pits, a hearth, gully and well. Late Bronze Age/early Iron Age settlement was more dispersed and comprised gullies and ditches. A single late Iron Age ditch was also recorded.
2	507880	102900	MWS5567	Bronze Age scraper - East Preston	FINDSPOT	-2350 to -701	Bronze Age flint scraper found during gardening in the rear garden of No 46 Russel's Close in 1961
3	507200	103400	MWS5232	Flint Adze	FINDSPOT	-4000 to -2351	Neolithic flint adze findspot
4	507170	103260	MWS3135	Bronze Age Axe, Angmering Nursery	FINDSPOT	-2350 to -1501	A Cissbury type unpolished early Bronze Age flint adze found by workers
5	507413	103878	MWS12115	Pound Nursery, Angmering - Evaluation	POST HOLE; DITCH; DITCH; DITCH; POST HOLE; DITCH	-4000 to 43	An archaeological evaluation at the Old Pound Nursery recorded multi-phase activity represented by ditches and postholes dated to the Early Neolithic, Late Neolithic/Early Bronze Age, and late Bronze Age/Early Iron Age with associated pottery and flint assemblages
6	508804	103240	MWS13439	Land off Littlehampton Road, Ferring - Evaluation	TRACKWAY; DITCH; FIELD SYSTEM; DITCH; HEARTH; TRACKWAY; CLEARANCE; DITCH; DITCH	-50000 to 43	An archaeological evaluation recorded prehistoric remains predominantly dated to the Late Neolithic/early Bronze Age including ditches that form part of a coxial field system, two probable trackways, tree clearance and associated discrete features
7	507398	103401	MWS13561	Land at the Former West End Nursery, Angmering - Archaeological Investigations	STRUCTURE?; POST HOLE; PIT; PIT; GULLY?; GULLY; LINEAR FEATURE	-1600 to 43	An archaeological evaluation and subsequent excavation recorded prehistoric activity dated to the middle Bronze Age and Late bronze Age/early Iron Age represented by pits and a gully with associated pottery.

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Map Ref.	Eastings	Northings	HER No.	Name	Monument Types	Date Range	Description
8	507424	103878	MWS14749	Roundstone Lane, Angmering - Archaeological Investigations	PIT; BURNT MOUND?; FIELD SYSTEM?; DITCH; TREE THROW; RECTANGULAR ENCLOSURE; DITCH; PIT; DITCH; POST HOLE; DITCH; DROVE ROAD; DITCH; POST HOLE; GRAIN STORAGE PIT; FENCE?; POST HOLE; POST HOLE; POST BUILT STRUCTURE; RUBBISH PIT?; ENCLOSURE; DITCH; PIT	-1600 to 43	An archaeological excavation recorded considerable prehistoric activity including middle Bronze age ditches and a possible burnt mound, and a rectangular enclosure dated to the late Bronze Age/early Iron Age. Middle to late Iron Age activity was the main phase and saw ditches, trackways, grain storage and grain processing pits.
Roman							
9	507303	103604	MWS7045	Multi Period Activity, Roundstone Lane, Angmering	CREMATION	43 to 409	An archaeological investigation recorded dense Roman occupation comprising a cremation urn, ditches, trackways, a timber-framed building, a corn dryer
10	507680	102670	MWS3138	Roman pottery - East Preston	FINDSPOT; FINDSPOT	43 to 409	Roman tile and pottery, dated to the 1st century, found whilst digging foundations
11	508960	103290	MWS5562	Roman cremation burial - Ferring	CREMATION; FINDSPOT	43 to 409	A Roman pottery vessel containing a cremation was found during ground works associated with laying water mains on the northwest side of Langbury Close
12	507880	103250	MWS6368	? Roman Road, Cow Lane, Angmering	ROAD	43 to 409	A contractor reported finding a Roman road along with Roman coins during groundworks at the southern end of Cow Land
13	507413	103878	MWS12115	Pound Nursery, Angmering - Evaluation	POST HOLE; DITCH; DITCH; DITCH; POST HOLE; DITCH	43 to 409	An archaeological evaluation at the Old Pound Nursery recorded multi-phase prehistoric activity and a Roman ditch
14	507398	103401	MWS13561	Land at the Former West End Nursery, Angmering - Archaeological Investigations	GULLY; LINEAR FEATURE	43 to 409	An archaeological excavation recorded prehistoric activity along with an early Roman ditch and gully

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Map Ref.	Eastings	Northings	HER No.	Name	Monument Types	Date Range	Description
15	507424	103878	MWS14749	Roundstone Lane, Angmering - Archaeological Investigations	FINDSPOT	43 to 409	An archaeological excavation recorded considerable prehistoric settlement activity along with a small amount of Roman pottery interpreted as being intrusive
Saxon/Early Medieval							
16	507303	103604	MWS7045	Multi Period Activity, Roundstone Lane, Angmering	DITCH	410 to 1065	Early medieval ditch recorded during an archaeological investigation
17	507680	103000	MWS4259	7th century mount - East Preston	FINDSPOT	600 to 649	An early 7th century style II mount found during unspecified works. It was probably from a box or shield and it bronze gilt, the central stone is missing
18	507424	103878	MWS14749	Roundstone Lane, Angmering - Archaeological Investigations	PIT	410 to 1065	An archaeological excavation recorded considerable prehistoric activity along with a single Saxon pit which contained eight sherds of Saxon pottery
Medieval							
19	508806	103053	MWS13770	Jenkins Yard, Glenbarrie Way, Ferring - Archaeological Monitoring	FIELD BOUNDARY	1200 to 1399	Archaeological monitoring recorded a boundary ditch which contained pottery dated to the 13th and 14th centuries along with residual Roman material
Post-medieval							
20	507303	103604	MWS7045	Multi Period Activity, Roundstone Lane, Angmering	DITCH	1540 to 1900	An archaeological investigation recorded a post-medieval ditch
21	508846	103408	MWS11132	Hangleton Farm Historic Farmstead, Angmering	FARMSTEAD	1800 to 1899	Hangleton Farm, Angmering, identified as a Historic Farmstead dating to the 19th century
22	508008	102183	MWS11890	Kingston House Historic Farmstead, Kingston	FARMSTEAD	1800 to 1899	Kingston House, Kingston, identified as a Historic Farmstead dating to the 19th century
23	507897	102190	MWS7343	Windmill	WINDMILL	1540 to 1900	A windmill was situated in the field next to the road in the early 17th century
24	508261	103265	MWS12484	New Barn Historic Outfarm, Angmering	OUTFARM	1800 to 1899	New Barn, Angmering, identified as a Historic Outfarm dating to the 19th century
25	508670	102523	MWS13284	Site of Park Barn Historic Outfarm, Kingston	OUTFARM	1800 to 1899	Site of Park Barn, Kingston, identified as a Historic Outfarm dating to the 19th century, now demolished

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Map Ref.	Eastings	Northings	HER No.	Name	Monument Types	Date Range	Description
26	507914	102516	MWS13460	Rose Cottage Historic Farmstead, Kingston	FARMSTEAD	1800 to 1899	Rose Cottage, Kingston, identified as a Historic Farmstead dating to the 19th century
27	508287	103165	MWS13467	Roundstone Farm Historic Farmstead, Angmering	FARMSTEAD	1800 to 1899	Roundstone Farm, Angmering, identified as a Historic Farmstead dating to the 19th century
28	507581	102845	MWS13479	Roundstone Barn Historic Outfarm, East Preston	OUTFARM	1800 to 1899	Roundstone Barn, East Preston, identified as a Historic Outfarm dating to the 19th century
29	508000	102190	MWS2888	Parkscape - Kingston Manor	PARK	1540 to 1900	A Parkscape at Kingston Manor is shown by the OS in 1872-4 and 1898-9
30	507424	103878	MWS14749	Roundstone Lane, Angmering - Archaeological Investigations	DITCH	1540 to 1900	An archaeological excavation recorded considerable prehistoric activity along with a post-medieval ditch
Undated							
31	507303	103604	MWS7045	Multi Period Activity, Roundstone Lane, Angmering	OVEN		An archaeological investigation recorded an undated oven
32	507109	103330	MWS7046	Mayflower Way, Angmering	PIT		An undated shallow depression was recorded during an archaeological evaluation
Negative evidence							
33	507403	103170	MWS12397	A259 Corridor Improvements Archaeological Watching Brief Report	Negative Evidence		An archaeological watching brief of geotechnical trial pits along the route of the A259 recorded only made ground sealing natural brickearth
34	507677	103307	MWS13408	Haskins Garden Centre, Roundstone Nursery, Angmering - Evaluation (phases 1 and 2)	Negative Evidence		Two phases of archaeological evaluation recorded considerable modern disturbance which truncated the natural brickearth deposits

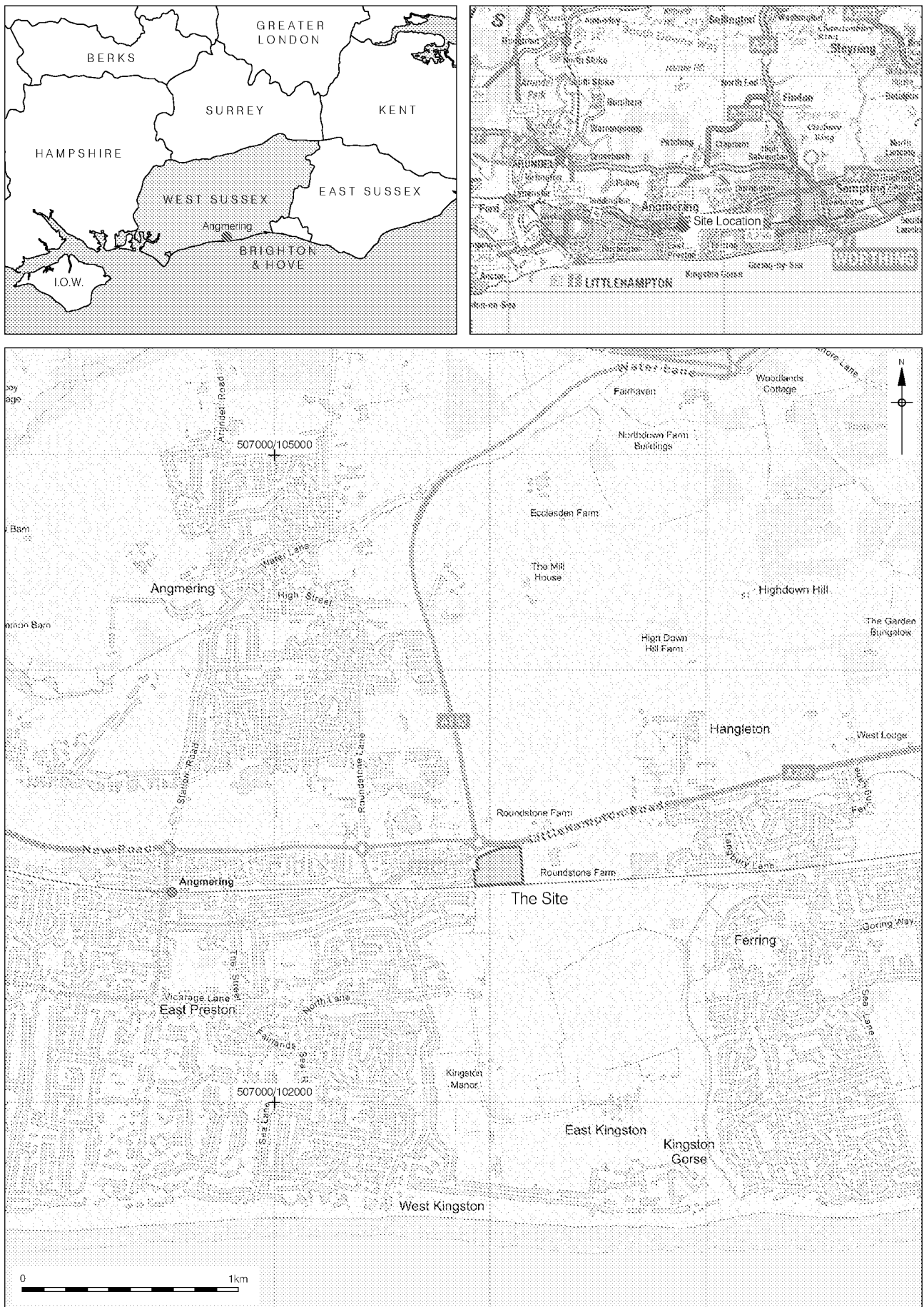
APPENDIX 2: PLATES

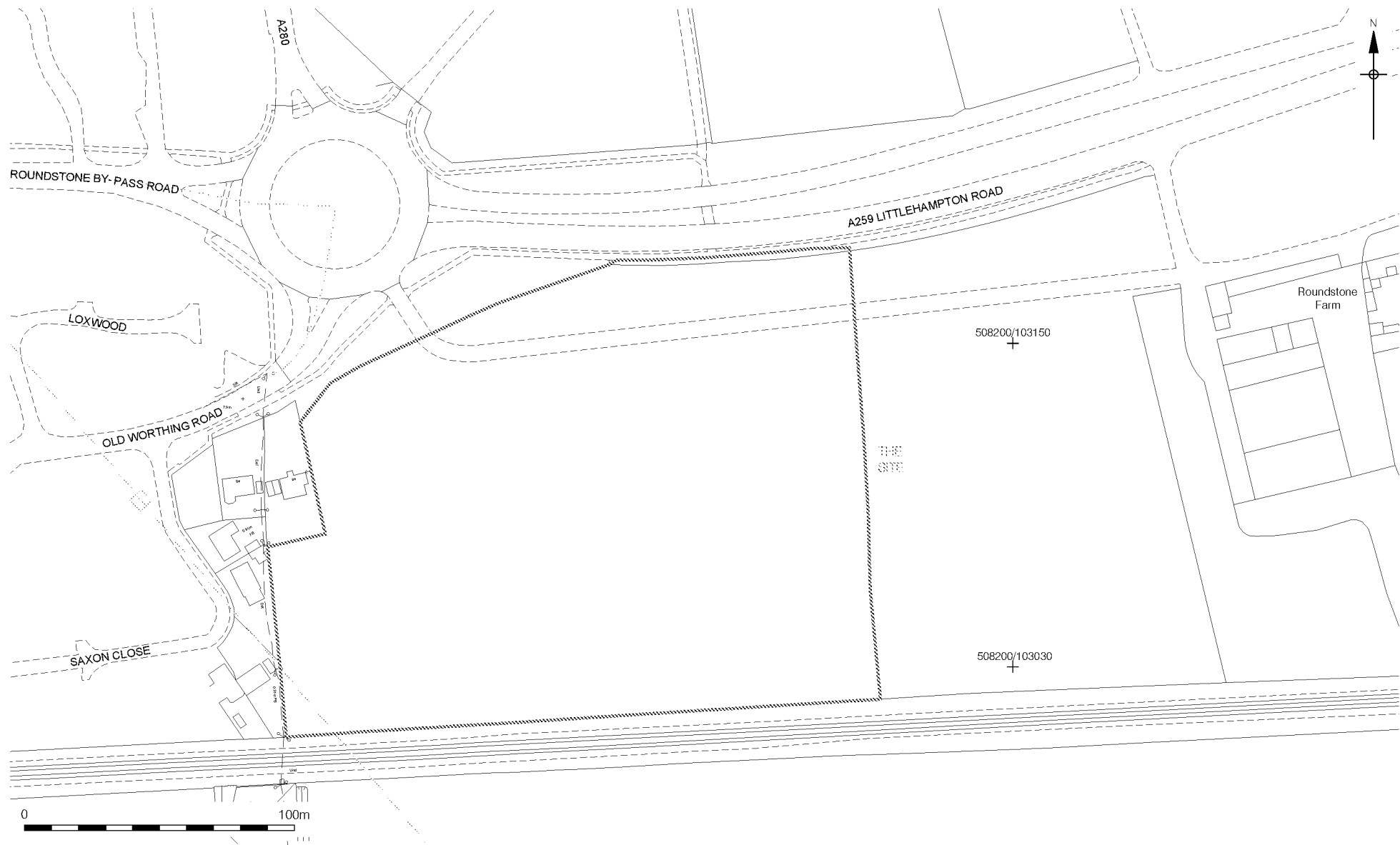


Plate 1: The site, view to south-west.



Plate 2: The site, view to south-east.







Based on Planning Layout: Job No. A 924 Drawing No. 003 Rev H supplied by Geoff Perry Associates Limited
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 06/01/21 HB

Figure 3
 Proposed Development
 1:1,250 at A4

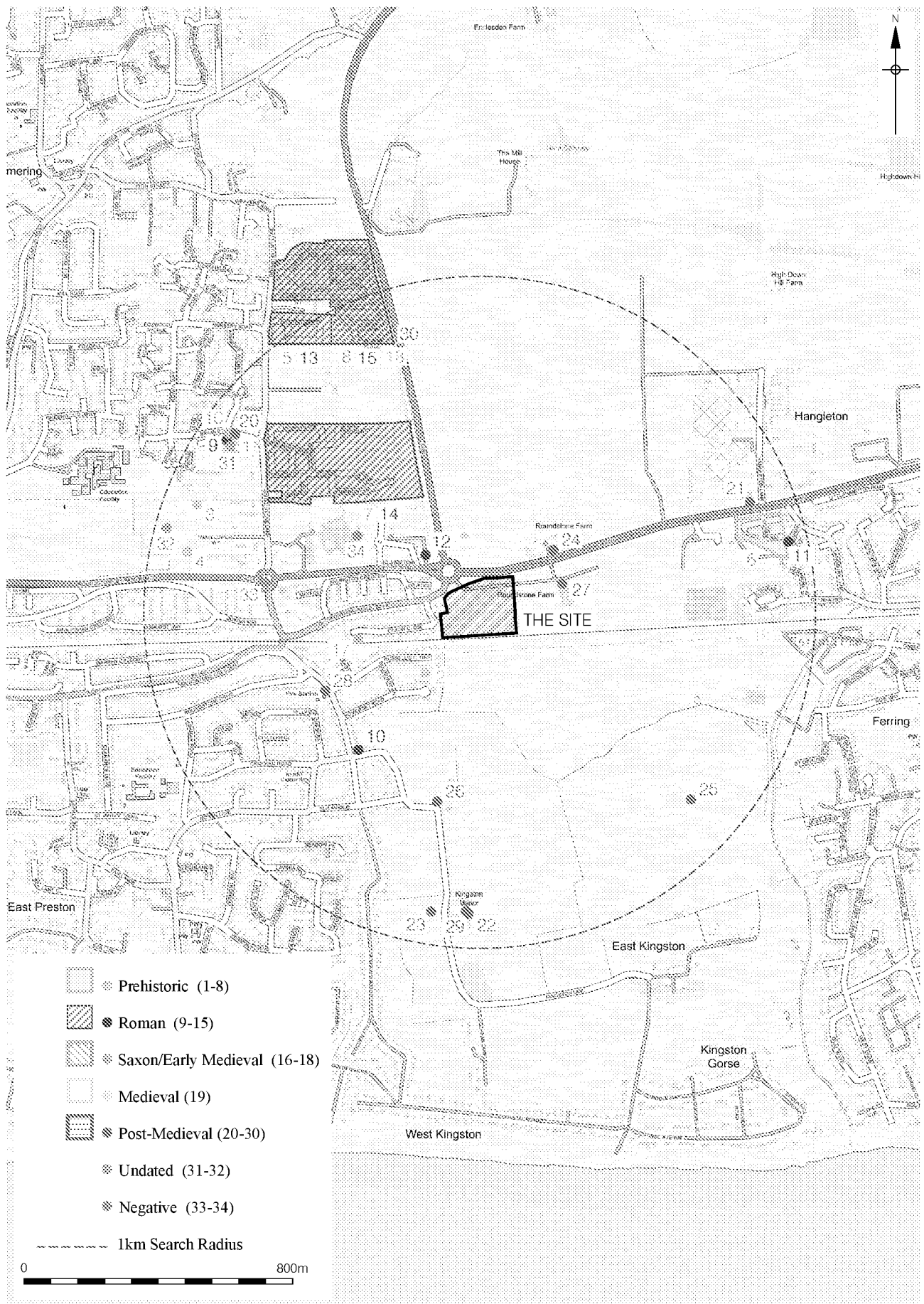




Figure 5
 Budgen's Map of Sussex, 1724
 not to scale at A4

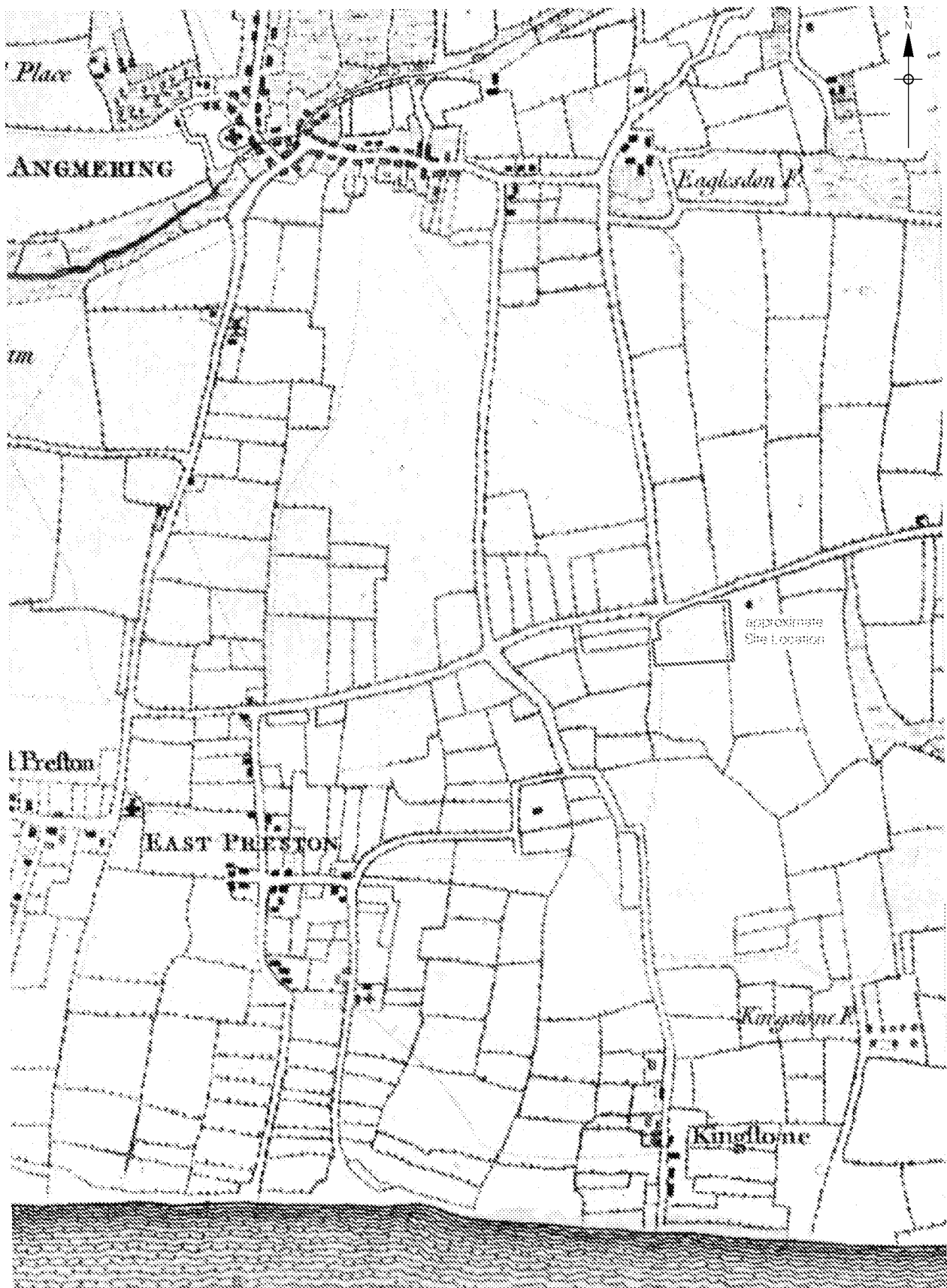


Figure 6
Yeakell and Gardener's Map of Sussex, 1778
not to scale at A4



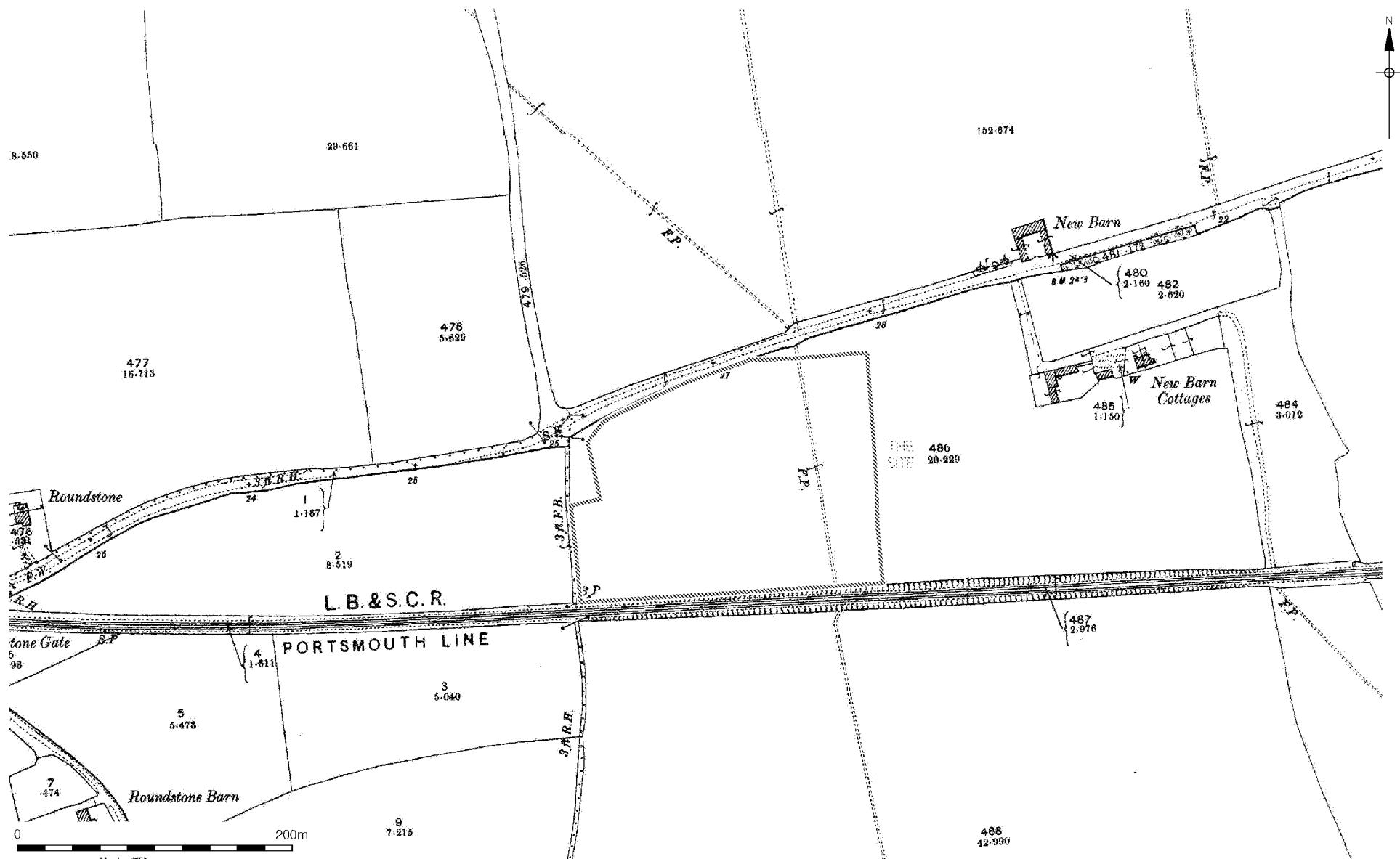
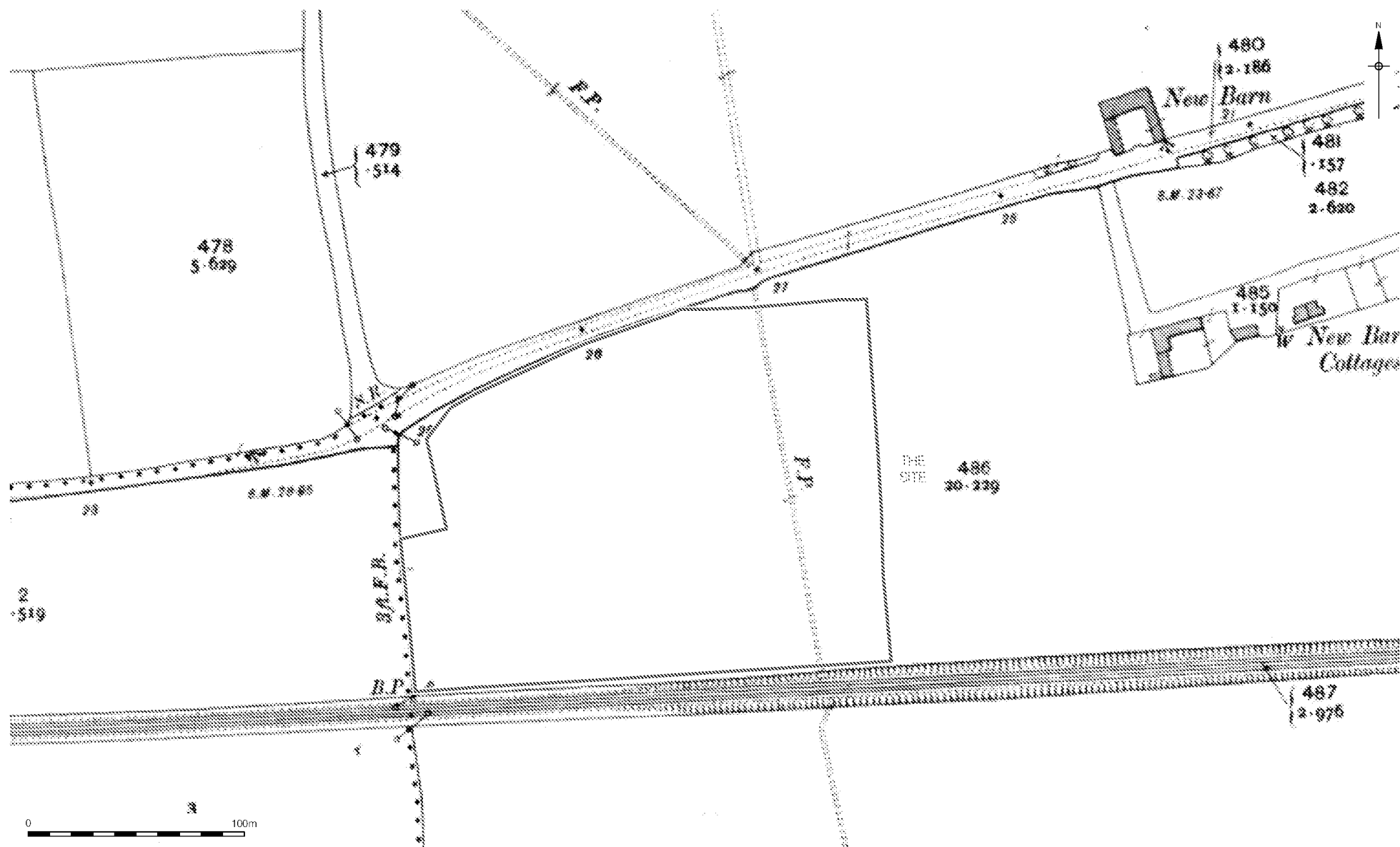
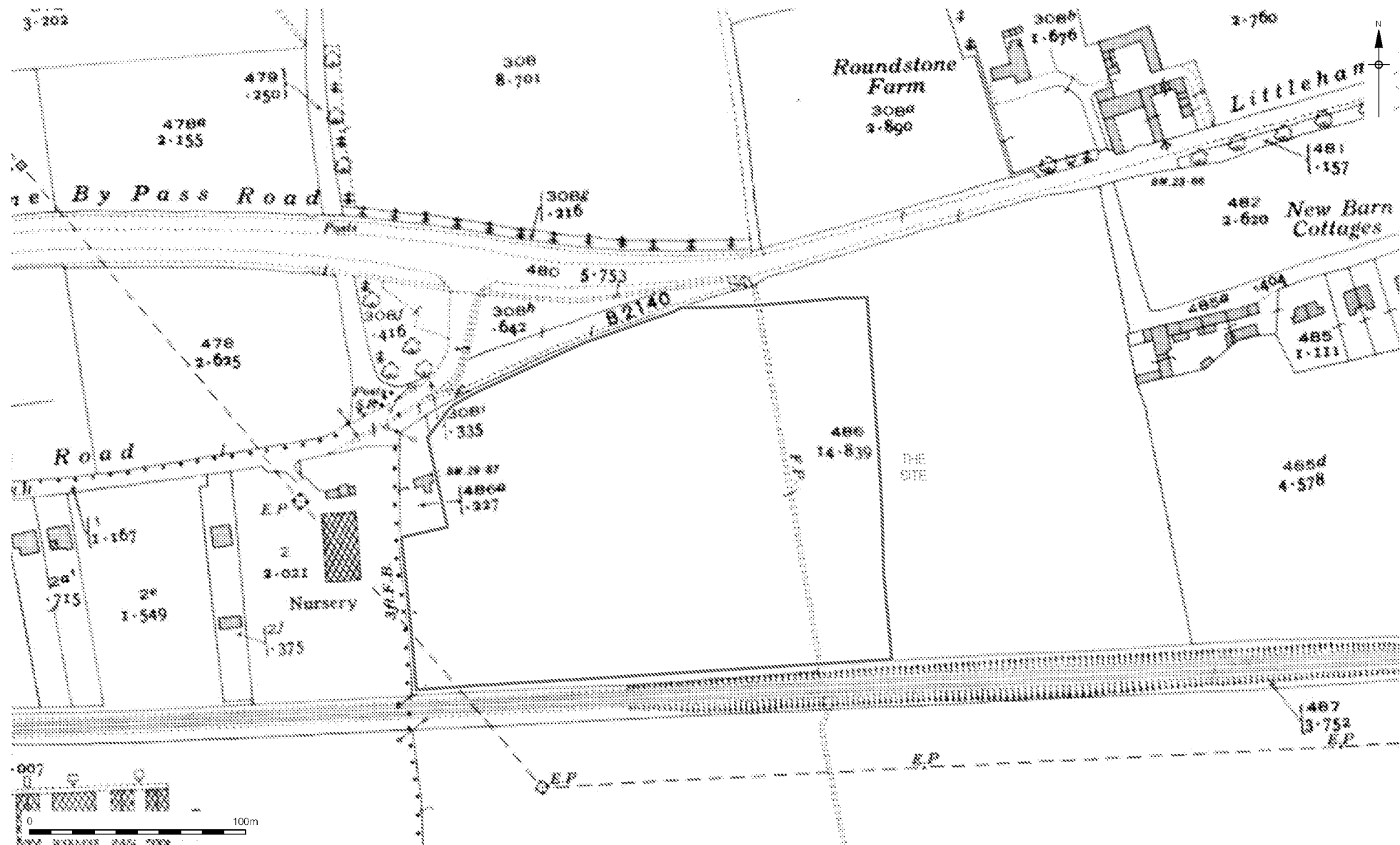
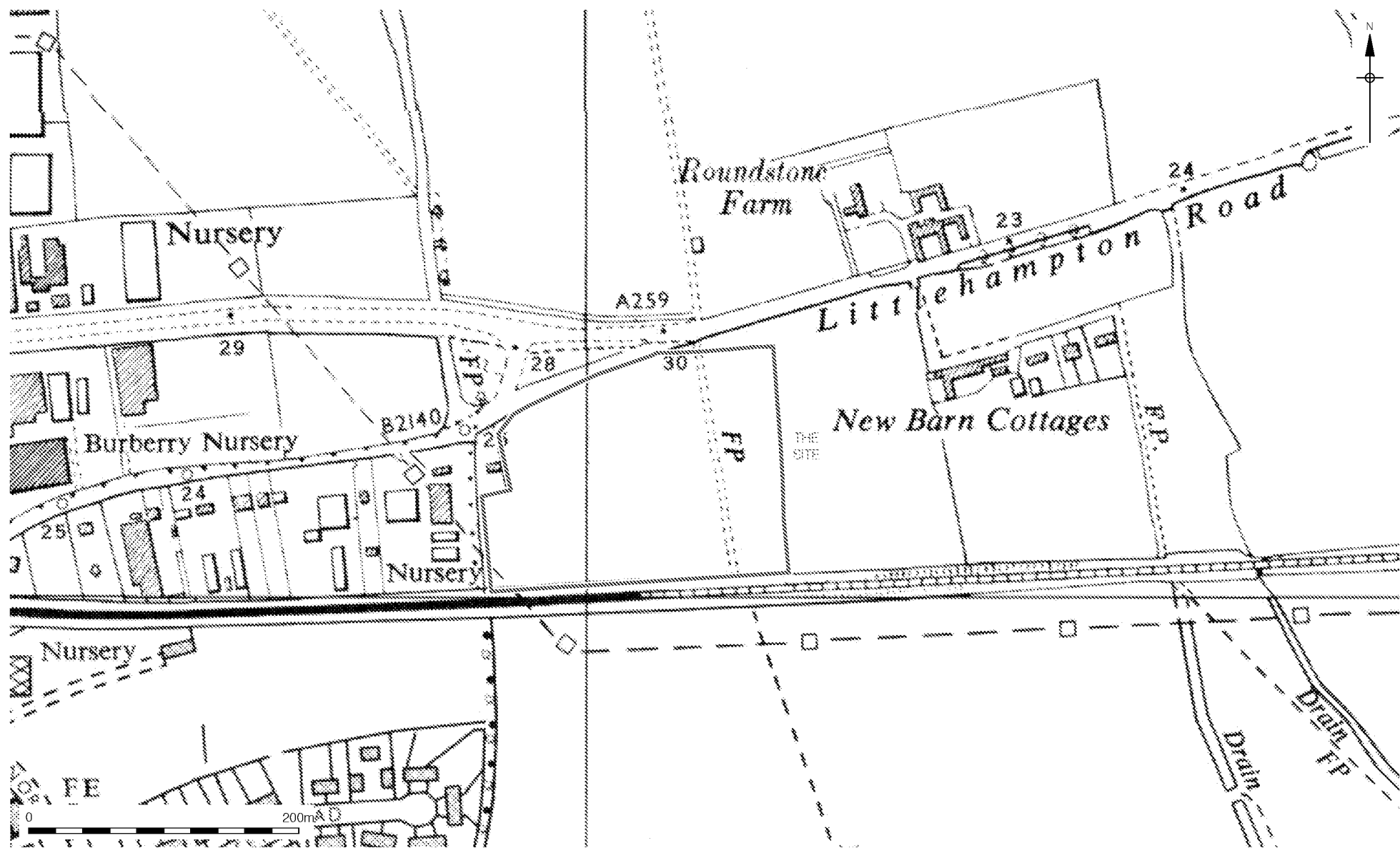
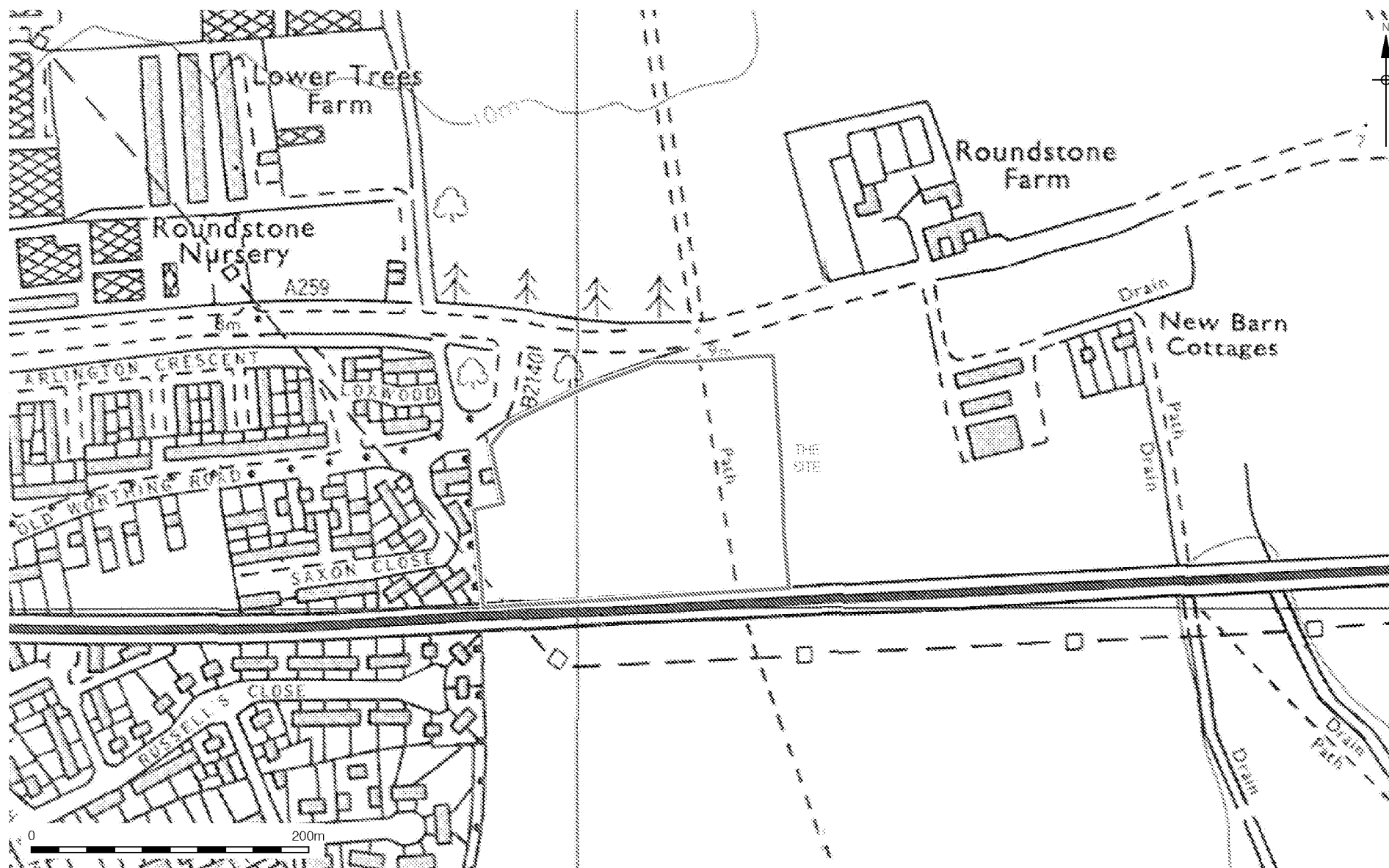


Figure 9
Second Edition Ordnance Survey, 1897-98
1:4,000 at A4



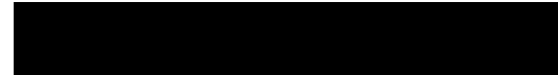






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THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN



PCA DURHAM
THE ROPE WORKS, BROADWOOD VIEW
CHESTER-LE-STREET
DURHAM DH3 3AF



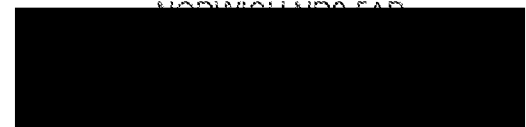
PCA LONDON
UNIT 54, BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD, BROCKLEY
LONDON SE4 2PD



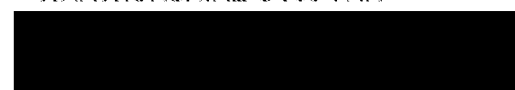
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OFFICE 8, ROEWOOD COURTYARD
WINKBURN, NEWARK
NOTTINGHAMSHIRE NG22 8PG



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QUARRY WORKS, DEREHAM ROAD
HONINGHAM
NORWICH NR20 5AP



PCA WARWICK
UNIT 9, THE MILL, MILL LANE
LITTLE SHREWLEY, WARWICK
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