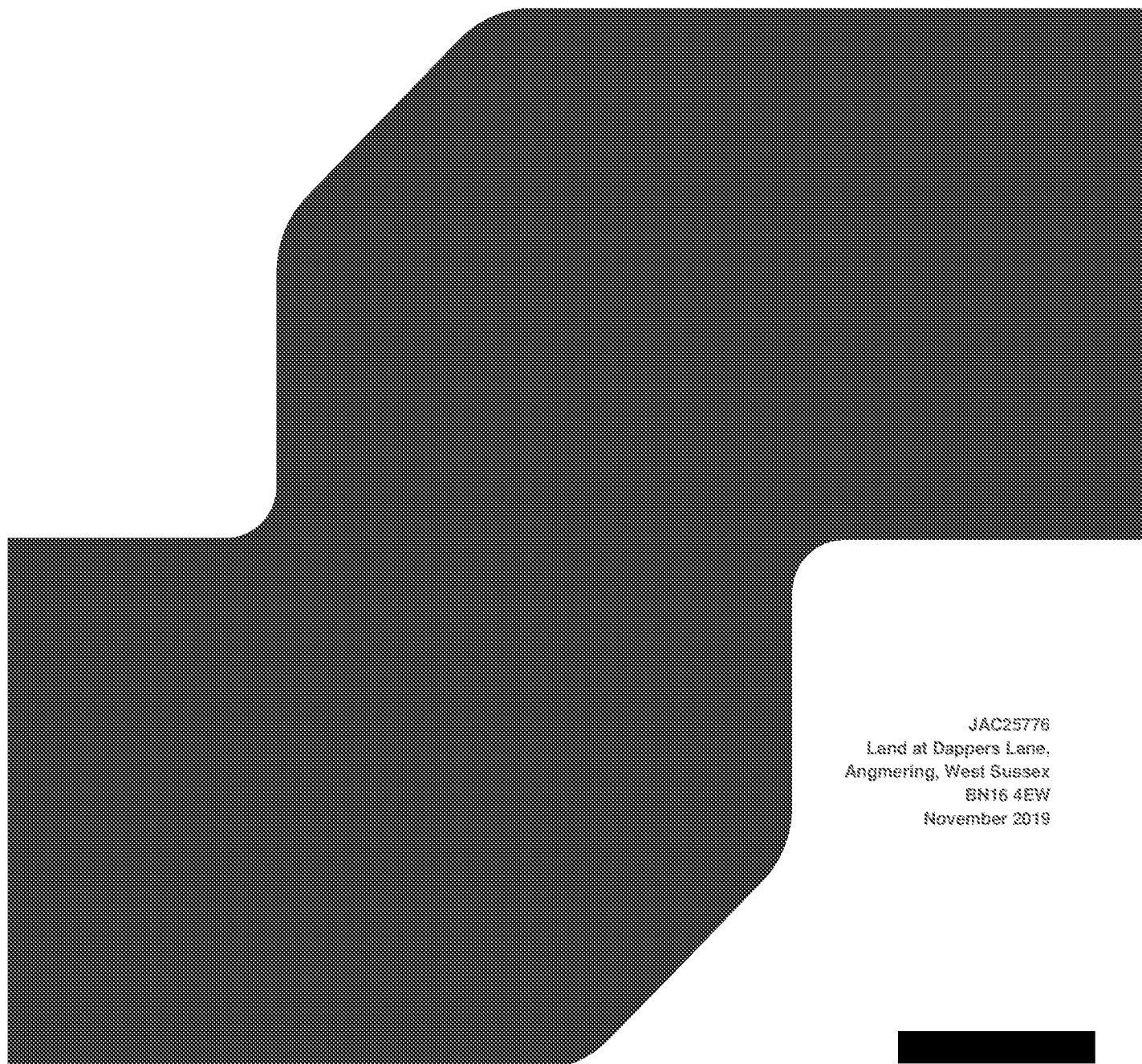


ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Dappers Lane, Angmering



JAC25776
Land at Dappers Lane,
Angmering, West Sussex
BN16 4EW
November 2019

REPORT

Quality Management

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EXECUTIVE SUMMARY

Land at Dappers Lane, Angmering, West Sussex BN16 4EW has been assessed for its below ground archaeological potential.

The Study Site is proposed for comprehensive residential development with associated access and landscaping.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Study Site.

In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Historic Battlefields, Scheduled Monuments, Registered Parks and Gardens or Historic Wreck sites lie within 1.25km of the Study Site.

Built Heritage issues are not within the scope of this assessment and will be addressed separately.

The Study Site does not lie within an Archaeological Notification Area as designated by the Arun District Council. An Archaeological Notification Area relating to evidence of locally significant Iron Age and Roman activity is located c.290m west of the Study Site boundary.

Previous archaeological investigations within the 1.25km radius Study Area have recorded only limited archaeological evidence of local significance only.

Based on the available information the Study Site is identified as having a generally low archaeological potential for all past periods of human activity. Evidence of historic agricultural cultivation, in the form of plough soils and below ground field boundary features may be present and date from the Medieval period onwards. Any such evidence would be of limited local significance only.

The Study Site has been in agricultural use since at least the Medieval period and a moderate but widespread below ground impact is identified as arising from historic and modern cultivation of the Study Site. The Study Site is not known to have been subject to built development at any time in its recorded history and therefore retains its archaeological potential.

It is considered highly unlikely that the proposed residential use of the Study Site will have a significant archaeological impact. However, it is anticipated that due to the size of the Site the local planning authority will require further information to clarify the presence or absence of archaeological evidence. It is considered that a targeted trial trenching exercise, informed by a geophysical survey of the Study Site represents an appropriate and proportionate response to the archaeological potential identified. Any such works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by RPS on behalf of Persimmon Homes.
- 1.2 The subject of this assessment comprises land at Dappers Lane, Angmering, West Sussex, referred to as the Study Site. The Study Site is centred at TQ 0711805183 within the district of Arun. The Study Site is comprised of agricultural fields bound to the south by urban development, to the east by school playing fields and to the north by woodland.
- 1.3 Persimmon Homes has commissioned RPS to establish the archaeological potential of the Study Site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with the relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, January 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site.
- 1.5 This desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER), and other sources, including the results of a comprehensive map regression exercise.
- 1.6 Built heritage issues are not relevant to this assessment and will be addressed separately.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22 February 2018 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

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

2.14 The Arun District Local Plan was adopted in July 2018 and covers the period 2011 to 2031. The Local plan contains the following development policy relevant to archaeology;

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:

- Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic**

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

Or

- b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.
- c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.
- d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.
- e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record. f. Developments shall also be consistent with all other Local Plan Policies.

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

- 2.15 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Scheduled Monuments, Registered Parks or Gardens or Historic Wreck sites lie within the vicinity of the Study Site.
- 2.16 The Study Site does not lie within an Archaeological Notification Area as designated by Arun District Council.
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the archaeological potential of the Study Site and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey online (2019) indicates the bedrock geology of the Study Site is comprised of London Clay Formation (Clay, Silt and Sand). No superficial geological deposits are recorded across much of the Study Site though Head (clay, Silt and Sand) deposits may be present in the southernmost areas.
- 3.2 No Study Site specific geotechnical information is currently available.

Topography

- 3.3 The Study Site forms a south west facing slope that rises from c.20m Above Ordnance Datum (AOD) in the south west to c.31m in the north east.
- 3.4 The Site is bound to the east by Dappers Lane, to the south by residential development of 20th Century date, to the west by school playing fields and to the north by woodland.
- 3.5 No natural watercourses are known to be present within the Study Site or its immediate vicinity.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Study Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site.
- 4.2 What follows comprises a review of known archaeological finds and assets within a 1.25km radius of the Study Site (Fig. 2), referred to as the Study Area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Study Site from the 18th Century until the present day.
- 4.3 The Study Site is not located within an Archaeological Notification Area as designated by Arun District Council and the West Sussex Historic Landscape Characterisation Data (Fig.3) describes the Study Site as comprising 'informal fieldscapes'. The available LiDAR data (Fig.4) does not indicate the presence of any features of immediately apparent archaeological interest.
- 4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the archaeological potential identified below.

Previous Archaeological Investigation

- 4.5 Several archaeological desk-based assessments have been undertaken in the Study Area but are not relevant to the specific archaeological potential of the Study Site (EWS1686, TQ 07496 04539; EWS1427, TQ 07617 04047; EWS1551, TQ 07506 03923).
- 4.6 The event records EWS67, TQ 06660 04564 and EWS1625 TQ 06715 04350 relate to built heritage investigations not relevant to this assessment.
- 4.7 An archaeological watching brief carried out on the Manor Farm house building, c.885m south east of the Study Site did not identify any archaeological evidence (MWS7053, TQ 07786 04421).

- 4.8 An archaeological watching brief carried out on Land East of Dappers Lane, Angmering c.320m north east of Site did not identify any archaeological evidence (EWS1808 and MWS4163, TQ 075 054).
- 4.9 An archaeological watching brief at St Margaret's Church, Angmering, c.760m to the south of the Study Site identified an early post-Medieval wall, residual Medieval building material, 51 articulated burials, two subterranean vaulted brick tombs, two table tombs and 39 headstones were (EWS1645, TQ 06716 04359).
- 4.10 A geophysical investigation undertaken in 2012 to identify the outline of St Nicholas Church, Angmering c.690m south of the Study Site did identify the outline of a possible church building (EWS1637, TQ 06807 04424).
- 4.11 An archaeological excavation was carried out on land at Roundstone Lane, Angmering c.1km south of the Study Site and identified cultivation evidence of Bronze Age and Iron Age date, including ditches, trackways, grain stores and grain processing pits. A single Saxon pit was recorded at this location. A few residual finds of Mesolithic and Neolithic or Early Bronze Age flintwork were also recovered (EWS1893, TQ 07604 04033 and MWS14749 TQ 07604 04033).
- 4.12 An archaeological investigation at Pound Nursery, Angmering c.1.25km south of the Study Site recorded probable early Neolithic pottery sherds from a posthole and a ditch that also contained a blade-like flint flake of the same date. An assemblage of flintwork dated to the Late Neolithic/Early Bronze Age was also recovered from a separate ditch (EWS1524, TQ 07507 03923).
- 4.13 An archaeological excavation on land at Roundstone Lane, Angmering c.1.25km identified possible evidence of land division dating to the Middle Bronze Age, along with a possible burnt mound and a rectangular enclosure of Land Bronze Age to Early Iron Age date c.1.25km south east of site.
- 4.14 Previous archaeological investigation in the Study Area indicates that settlement activity has generally been concentrated in the immediate vicinity of the present village of Angmering and that the surrounding landscape formed an extended agricultural hinterland that came into increasingly intensive cultivation in the post-Medieval period. Archaeological evidence encountered within the Study Area has been of local significance only and is not indicative of sustained or extensive settlement use beyond the historic core of Angmering.

Undated Archaeological Evidence

- 4.15 A deposit of undated masonry is recorded c.650m west of the Study Site (MWS8282, TQ 06359 04875).

Multi-Period Evidence

- 4.16 Multi-Period archaeological evidence has been encountered c.775m south east of the Study Site at the Angmering by-pass. The evidence includes a boundary ditch, fire pit, postholes and a pit containing Bronze Age pottery. Iron Age evidence at this location includes a brooch and a ditch. Roman finds are limited to residual pottery sherds. Anglo-Saxon pits, ditch and pottery have been identified in addition to Medieval and post-Medieval pottery.

Undated prehistoric

- 4.17 An undated but evidently Prehistoric occupation Site has been recorded c.625m north of the Study Site, and was identified from an intense layer of burnt flints (MWS1049, TQ 069 059).
- 4.18 A small undated scatter of struck and worked flint flakes were found during building works at Decoy Close, Angmering c.350m west of the Study Site (MWS3647, TQ 0665 0510).
- 4.19 Fire fractured flints and other flints, scattered over a distance of a distance of 400m have been recorded c.650m south of the Study Site (MWS5418, TQ 0722 0447).
- 4.20 A prehistoric but otherwise undated flint scatter has been recorded c.875m south east of Site (MWS6355, TQ 077 044).

- 4.21 This archaeological evidence, though undated, is broadly representative of other, dated Prehistoric evidence indicating the exploitation of the landscape since prehistory.

Palaeolithic

- 4.22 An area from Green Lodge to Hammerpot, c.750m north of the Study Site was exposed during construction of the A27 and a 100m spread of Palaeolithic flints were identified together with other worked flints (MWS1045, TQ 064 057).
- 4.23 Palaeolithic implements have been found c.800m west of the Study Site in 1971 (MWS3050, TQ 062 051).
- 4.24 Based on the available information the Study Site is identified as having a low archaeological potential for evidence of Palaeolithic activity.

Mesolithic

- 4.25 In 1957 worked flints of Mesolithic date were recorded at Seven Acre Pig and Mushroom Farm, Angmering, c.625m west of the Study Site. The finds included a pick, axeheads, knife blade, worked flakes, a core and waste flakes (MWS3004, TQ 064 054).
- 4.26 No other conclusively dated evidence of Mesolithic activity has been recorded in the Study Area.
- 4.27 The Study Site is identified as having a low archaeological potential to contain evidence of Mesolithic activity.

Neolithic-Bronze Age

- 4.28 A Neolithic flint axe fragment was found at a depth of 1ft during gardening work in Lansdowne Road, Angmering c.430m to the south of the Study Site (MWS3159, TQ 068 047).
- 4.29 Pottery, dating from the Neolithic to the second Century AD, together with Neolithic and Bronze Age flintwork and fragments of two later Bronze Age loomweights has been recorded at Pound Nursery, Angmering c.1.25km south of the Study Site. Feature evidence of Prehistoric land cultivation was also recorded at this location (MWS12115, TQ 07506 03923).
- 4.30 Numerous Bronze Age features and finds including an urn, enclosure features, flints, pottery and ditches have been identified c.625m south east of Site (MWS7051, TQ 07655 04663).
- 4.31 Bronze Age pot sherds and flints have been recorded c.625m south of Study Site (MWS7432, TQ 06891 04456).
- 4.32 A Bronze Age cremation vessel, curvilinear ditch and possible ritual deposit of a flint end scraper has been recorded c.1.25km south of the Study Site (MWS7043, TQ 07321 03972).
- 4.33 Based on the available information the centre of Neolithic and Bronze Age activity appears to be centred to the south of the Study Area. It is considered that the Study Site has a low potential to contain evidence of these periods.

Iron Age

- 4.34 An Iron Age to Roman site is recorded at Palmer Road c.400m west of the Study Site. Finds at this location include pottery sherds and a quern fragment (MWS1222, TQ 066 051).
- 4.35 During the construction of 20 and 21 Decoy Close, Angmering in 1986 a few fragments of flint-tempered Iron Age pottery was identified (MWS3646, TQ 0665 0510).
- 4.36 Based on the available information the Study Site is identified as having a low archaeological potential for evidence of Iron Age activity.

Roman

- 4.37 The Study Site does not lie within the vicinity of a Roman Road, however, evidence of Roman settlement has been recorded and is concentrated to the south of the Study Area.
- 4.38 During the construction of 25-27 Decoy Close in 1986, c.320m west of the Study Site, several fragments of Roman pottery of 1st and 2nd Century date together with fragments of tile, brick and quernstone were recorded (MWS3645, TQ 0665 0510).
- 4.39 The site of a possible Roman bath house has been identified from mounds and ditches recorded c.625m south west of the Study Site (MWS3146, TQ 066 046).
- 4.40 A Roman refuse pit, containing large sherds of Roman pottery has been recorded c.900m to the south east of the Study Site (MWS3143, TQ 078 044).
- 4.41 A Roman post-hole and two associated gullies is recorded c.625m south of the Study Site (MWS7431, TQ 06864 04483)
- 4.42 Roman pottery has been found on waste ground belonging to the now-disused Older's School located c.640m south of the Study Site.
- 4.43 In 1936 Roman Samian ware sherds were found in the Angmering Churchyard c.875m south of the Study Site (MWS6436, TQ 067 043).
- 4.44 Part of a Roman quern stone was found in the garden of 4 Mill Road Avenue, Angmering c.1065m to the south of the Study Site. It was found in the 1950s by the owner whilst gardening (MWS3132, TQ 0684 0407).
- 4.45 A Roman ditch, a further unspecified feature, burnt flint, Roman pottery, a possible un-urned cremation, and possible postholes (both undated) are recorded c.940m south of the Study Site (MWS7042, TQ 07104 04178).
- 4.46 An Archaeological Notification Area (DWS8502, Fig.2) relating to Iron Age and Roman activity is located c.290m west of the Study Site. The archaeological evidence recorded at this location is limited to pottery sherds, tile fragments and a quernstone.
- 4.47 Based on the available information it is considered that the Study Site lies outside the focal points of local Roman settlement activity, though could conceivably have been in agricultural use at this time. No archaeological evidence of Roman date has been recorded within or in the immediate vicinity of the Study Site.
- 4.48 Based on the available information the Study Site is identified as having a low potential for the presence of Roman archaeological evidence.

Anglo-Saxon and Medieval

- 4.49 Angmering is recorded as a manorial settlement in the Domesday Survey of 1086 AD comprising 20 households. Angmering remained a small, rural village throughout the Medieval period and recorded evidence of settlement activity is sparsely recorded.
- 4.50 Banks and ditches, possibly indicating moat features of Medieval date, have been identified at Newplace Farm, c.680m north west of the Study Site, though no evidence of Medieval settlement features have been recorded at this location (MWS3049, TQ 064 056).
- 4.51 The site of the hamlet of Ecclesden Green, shown on 18th Century mapping and the 1838-9 Angmering Parish Tithe map, is likely to represent the shrunken vestige of the Medieval village of Ecclesden. The hamlet is located c.875m east of the Study Site (MWS3890, TQ 081 050).
- 4.52 Ecclesden Manor is a large residence, originally of Tudor date but expanded in the 17th Century. The Manor house is located c.850m south east of the Study Site (MWS5561, TQ 0782 0436).

- 4.53 An unspecified silver Tudor coin has been recovered from topsoil c.1060m to the south east of the Study Site (MWS7054, TQ 07799 04251).
- 4.54 St Peter's Church, now demolished was located c.640m south of the Study Site. The church is thought to be of 13th Century origin and enlarged in the 15th Century. The last known remainder of the church was still standing as late as (MWS3127, TQ 0681 0444).
- 4.55 It is likely that the Study Site has been in agricultural use since at least the Medieval period. Evidence of agricultural use in the form of plough soils and below ground field boundary features may therefore be represented within the Site. Any evidence of Medieval agricultural use of the Study Site would be of local significance only.
- 4.56 Based on the available information the Study Site appears to have been located outside the settlement at Angmering during the Medieval period, forming part of an extended agricultural hinterland. It is considered that the Study Site has a moderate potential for evidence of Medieval agricultural use and a low potential for evidence of settlement activity.

Post Medieval & Modern (including map regression exercise)

- 4.57 Numerous farmsteads of post-Medieval date, which most are now demolished, are recorded across the Study Area, reflecting the increasingly intensive cultivation of the landscape taking place in the 17th, 18th and 19th Centuries (MWS13703, TQ 07044 05976; MWS13703, TQ 07044 05976; MWS12598, TQ 06301 05572; MWS7213, TQ 05853 05368; MWS12483, TQ 07526 05222; MWS10617, TQ 08083 05718; MWS13861, TQ 08210 04855; MWS12986, TQ 06253 04902; MWS9307 TQ 07417 04558; MWS9953, TQ 07194 04420; MWS14115, TQ 07172 04363; MWS9661, TQ 07184 04297; MWS10164, TQ 07821 04389; MWS12731, TQ 06385 04481; MWS10188, TQ 06708 04515; MWS9762, TQ 06623 04427; MWS9661, TQ 07184 04297)
- 4.58 The site of a possible former brickyard, c.695m north west of the Study Site has been identified through cropmarks and ground depressions (MWS5726, TQ 065 058).
- 4.59 A partially rebuilt timber frame building, originally of 17th Century date is located c.500m to the north west of the Study Site (MWS9016, TQ 06724 05712).
- 4.60 The place name 'Kiln Field', attached to a parcel of land c.1020m west of the Study Site on the Angmering Tithe Map of 1838-9 suggests the presence of kilns in this area (MWS3543, TQ 060 055).
- 4.61 The approximate position of a former cellar found during construction of a new house appears to correspond to location of an earlier, 19th Century farmstead located c.750m south west of the Study Site (MWS8283, TQ 06446 04540).
- 4.62 An unspecified building of post-Medieval origin is recorded c.625m south west of the Study Site (MWS3904, TQ 0672 0456).
- 4.63 A post-Medieval allotment garden fence is recorded c.625m south of the Study Site (MWS7433, TQ 06883 04449).
- 4.64 The Angmering War Memorial is located on the village green and is dedicated to the First and Second World Wars is recorded c.750 south of the Study Site (MWS9025, TQ 06824 04343).
- 4.65 The historic core of Angmering is recorded as an entry on Figure 2, c.750m south of the Study Site (MWS7702, TQ 06833 04354).
- 4.66 A windmill of post-Medieval date, though much altered, stands on the outskirts of Angmering, c.900m south of the Study Site (MWS5568, TQ 07232 04181).
- 4.67 In the post-Medieval period cartographic sources are useful to understand the land use and development of the Study Site.

- 4.68 The 1724 Budgen Map of Sussex (Fig.5) illustrates the Study Site as part of an extended agricultural landscape characterised by areas of woodland and small villages. In the early 18th Century the Site appears to be located in the vicinity of a trackway but is not situated close to any area of settlement.
- 4.69 The 1795 Gardner and Greame Map of Sussex (Fig.6) illustrates the area of the Study Site in relative detail, showing it to be located within agricultural fields in the vicinity of a road junction. The vicinity of the Study Site is entirely rural, with the historic core of Angmering located some distance to the south. The Ordnance Survey Drawing of 1806 (Fig.7) shows no apparent change from the Gardner and Greame Map.
- 4.70 The 1839 Angmering Parish Tithe Map (Fig.8) illustrates the Study Site in detail and shows it to be comprised of two plots. The Tithe Apportionments describe plot 221, named as 'upper chantry' as owned and occupied by a James Oliver. Plot 216 was known as 'Swillage' and was owned by Captain George Richard Peckell, this plot was occupied by John Heasman and in arable cultivation. The first building known to exist in the immediate vicinity of the Study Site is shown to the west of the Site boundary in plot 215 and described in the Tithe apportionments as 'Cottage and Garden'. This building is in separate ownership from the plots comprising the Study Site.
- 4.71 With the exception of minor alterations to field boundaries, the Ordnance Survey (OS) maps of 1876-77 (Fig.9), 1898 (Fig.10) and 1912 (Fig.11) show no notable change within the Study Site or its immediate vicinity.
- 4.72 The OS map of 1937 (Fig.12) shows the establishment of the Hawthorne Nursery to the south of the Study Site. This is the last map to show the Site and its vicinity as having an entirely rural-agricultural character.
- 4.73 No mid-20th Century mapping or aerial photography is available for the Study Site.
- 4.74 By 1970 the expanded urban area of Angmering had extended to the Study Sites southern boundary. To the north of the Study Site Herons Farm has been developed and the immediate area has taken on an edge of settlement character. At this point the Study Site remains entirely undeveloped.
- 4.75 The OS maps of 1979 (Fig.14), 1989 (Fig.15) and 1994 (Fig.15) illustrate the increasing density of the urban areas to the south and west of the Site. No development is shown to take place within the Study Site during this time, which remains unaltered from earlier mapping.
- 4.76 Comparison of the aerial photographs of 2001 (Fig.17) and 2018 (Fig.18) indicate that no notable change has taken place within the Study Site or its immediate vicinity in recent decades.
- 4.77 Based on the available information the archaeological potential of the Study Site for the post-Medieval and Modern periods is identified as low.

Assessment of Significance (Non-Designated Assets)

- 4.78 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.79 No non-designated archaeological heritage assets are recorded on the Study Site.
- 4.80 Based on the available information it is considered that the Study Site has formed a minor element in the agricultural hinterland of Angmering throughout its recorded history and is unlikely to contain archaeological evidence of settlement activity of any period, which appears to have been concentrated to the south of the Study Area.

4.81 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low
Mesolithic-Iron Age	Low	Low
Roman	Low	Low
Anglo-Saxon	Low	Low
Medieval	A moderate potential for the presence of plough soils and evidence of field division of Medieval date is identified.	Low
Post Medieval	Low	Low

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The Study Site currently comprises arable agricultural fields and is not known to have previously been subject to built development.
- 5.2 The Study Site has been in agricultural use since at least the Medieval Period. A moderate but widespread below ground impact is identified as a result of historic and modern agricultural use of the Study Site.

Proposed Development

- 5.3 The development proposals comprise a residential development with associated access roads and landscaping (Fig.19).

Review of Potential Development Impacts on Archaeological Assets

- 5.4 There are no designated or non-designated archaeological assets recorded within the Study Site.
- 5.5 The Study Site has been identified as having a generally low archaeological potential for evidence of all past periods of human activity. A moderate archaeological potential for agricultural evidence of medieval date has been identified, though any such evidence would be of local significance only.
- 5.6 The Study Site does not lie within an Archaeological Notification Area as designated by Arun District Council.
- 5.7 Based on the available information it is considered highly unlikely that the proposed development will have a significant archaeological impact.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Dappers Lane, Angmering, West Sussex has been assessed for its below ground archaeological potential.
- 6.2 The development proposals comprise a residential development with associated access roads and landscaping.
- 6.3 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Study Site.
- 6.4 In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Historic Battlefield, Scheduled Monuments, registered Parks and Gardens or Historic Wreck sites lie within the vicinity of the Site.
- 6.5 The Study Site does not lie within an Archaeological notification Area as designated by Arun District Council. An Archaeological Notification Area relating to apparent Iron Age and Roman activity is located c.290m west of the Study Site (DWS8502).
- 6.6 Based on the available information the Site is identified as having a low archaeological potential for all past periods of human activity. Evidence of agricultural cultivation, in the form of plough soils and below ground field boundary features may be present from the Medieval period onwards. Any such evidence would be of limited local significance only.
- 6.7 The Study Site has been in agricultural use since at least the Medieval period and a moderate but widespread below ground impact is identified as arising from historic and modern cultivation of the Site. The Site is not known to have been subject to built development at any time in its recorded history.
- 6.8 It is considered highly unlikely that the proposed residential use of the Study Site will have a significant archaeological impact. However, it is anticipated that due to the size of the Study Site the local planning authority will require further information to clarify the presence or absence of archaeological evidence. It is considered that a targeted trial trenching exercise, informed by a geophysical survey of the Study Site represents an appropriate and proportionate response to the archaeological potential identified. Any such works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

Sources Consulted

General

British Library

West Sussex Historic Environment Record

The National Archive

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Portable Antiquities Scheme – www.finds.org.uk

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2017

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

English Heritage. 2001. Kent Historic Landscape Characterisation. Volume I

English Heritage 2004. Tonbridge: Archaeological Assessment Document. Kent Historic Town Survey.

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Cartographic

1724 Richard Budgen Map of Sussex

1795 William Gardner and Thomas Greame Map of Sussex

1806 Ordnance Survey Drawing

1839 Angmering Parish Tithe Map

1876-77 Ordnance Survey 1:2500

1898 Ordnance Survey 1:2500

1912 Ordnance Survey 1:2500

1937 Ordnance Survey 1:2500

1970 Ordnance Survey 1:2500

1979 Ordnance Survey 1:2500

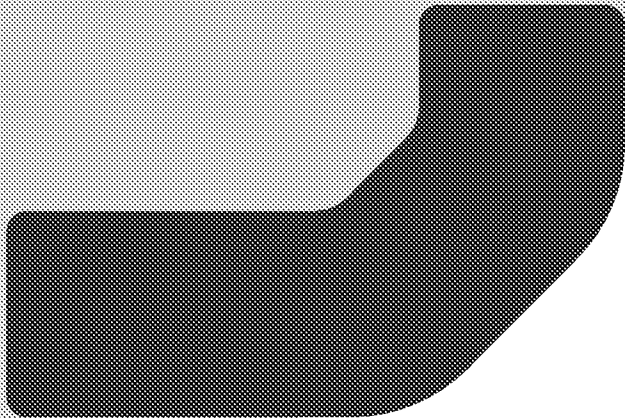
1989 Ordnance Survey 1:2500

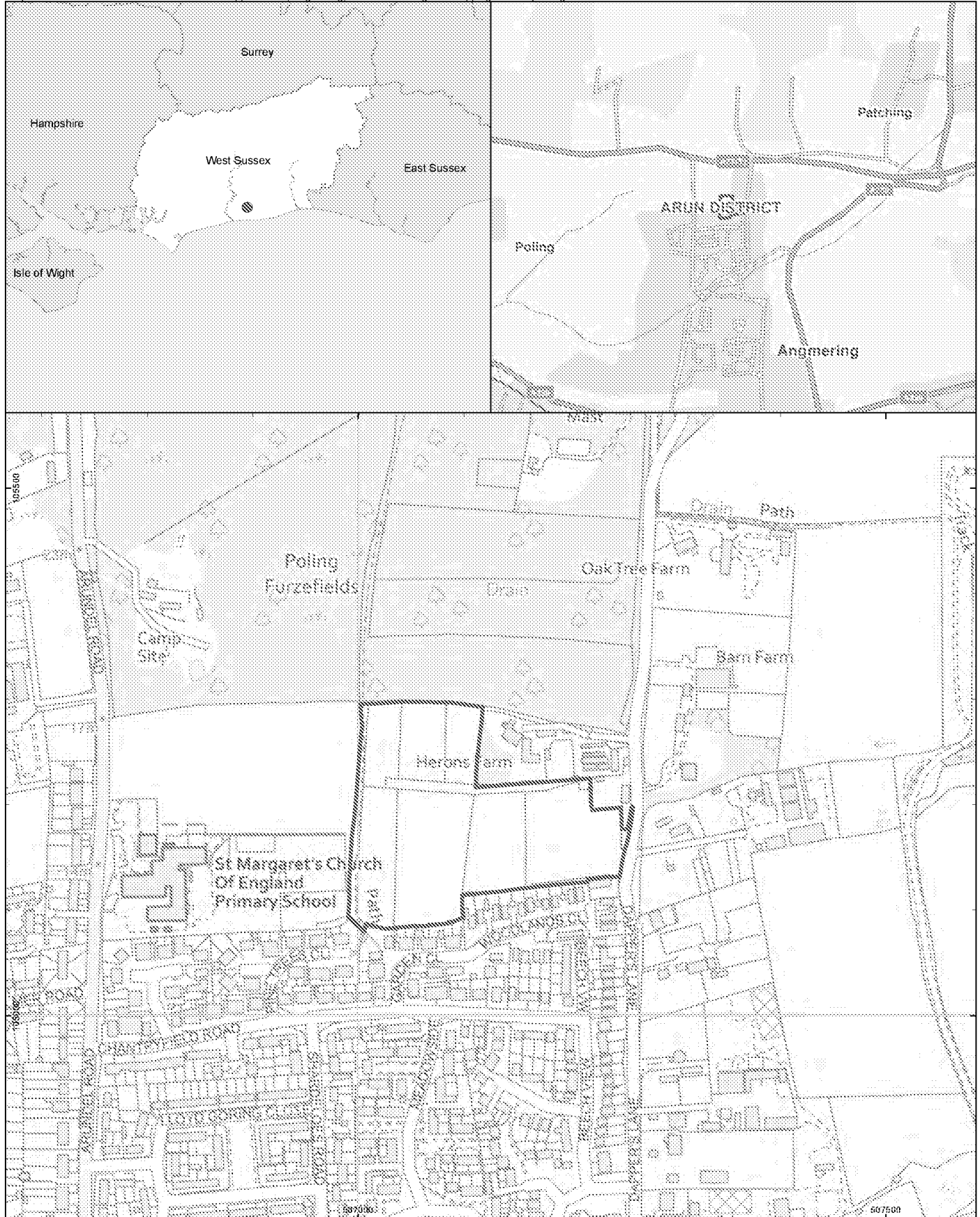
1994 Ordnance Survey 1:2500

2001 Aerial Photograph, Google Earth Image

2018 Aerial Photograph, Google Earth Image

FIGURES





 Site Boundary

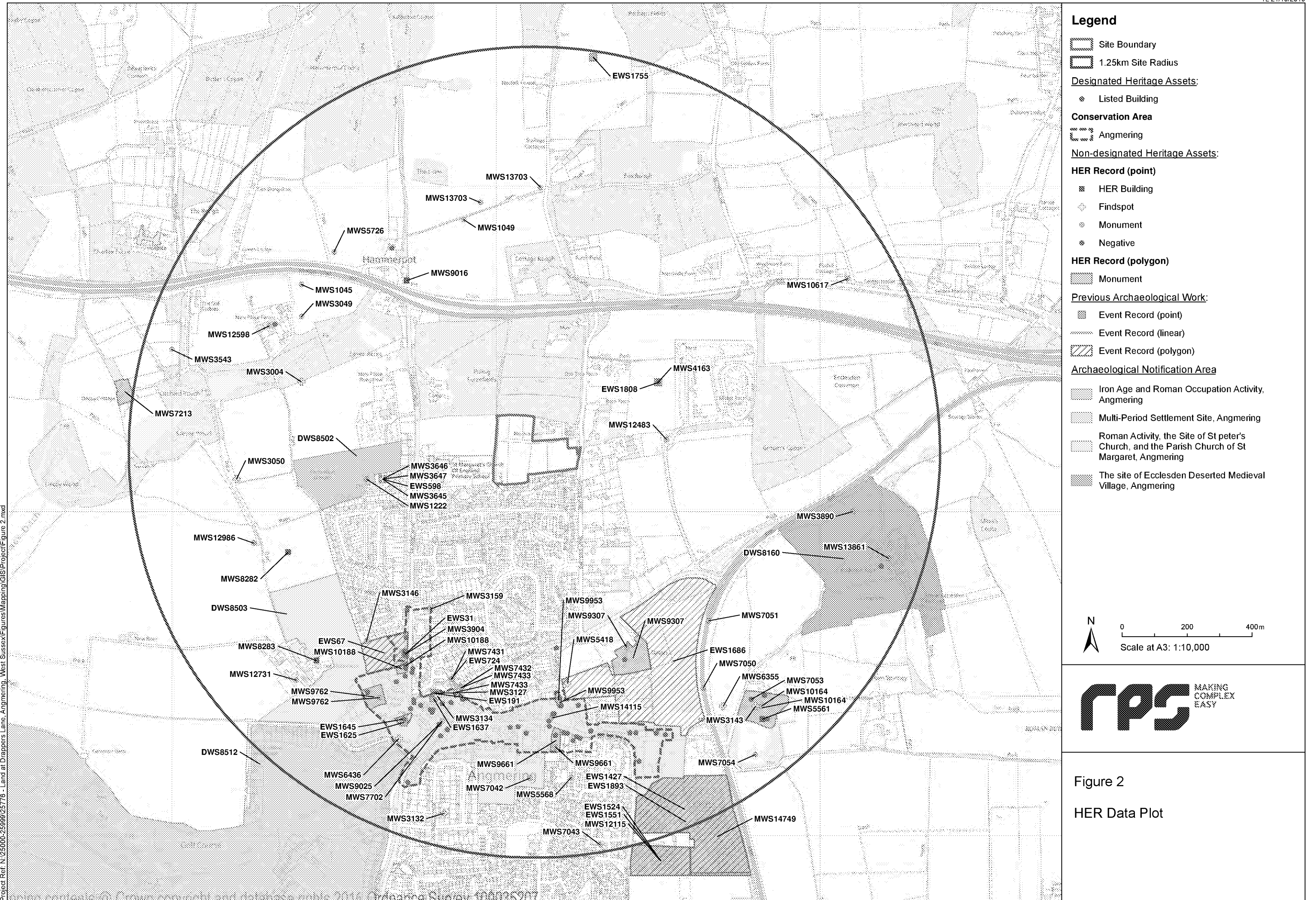


0 50 100 150m
Scale at A4: 1:5,000



Figure 1

Site Location







Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
02/2008

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade



0 20 40m
Scale at A3: 1:1,000



Figure 4

LiDAR Data



Site Boundary (approximate)



Not to Scale:
Illustrative only



Figure 5

1724 Richard Budgen Map of
Sussex



Site Boundary (approximate)



Not to Scale:
Illustrative only



Figure 6

1795 William Gardner and
Thomas Greame Map of Sussex



Site Boundary (approximate)

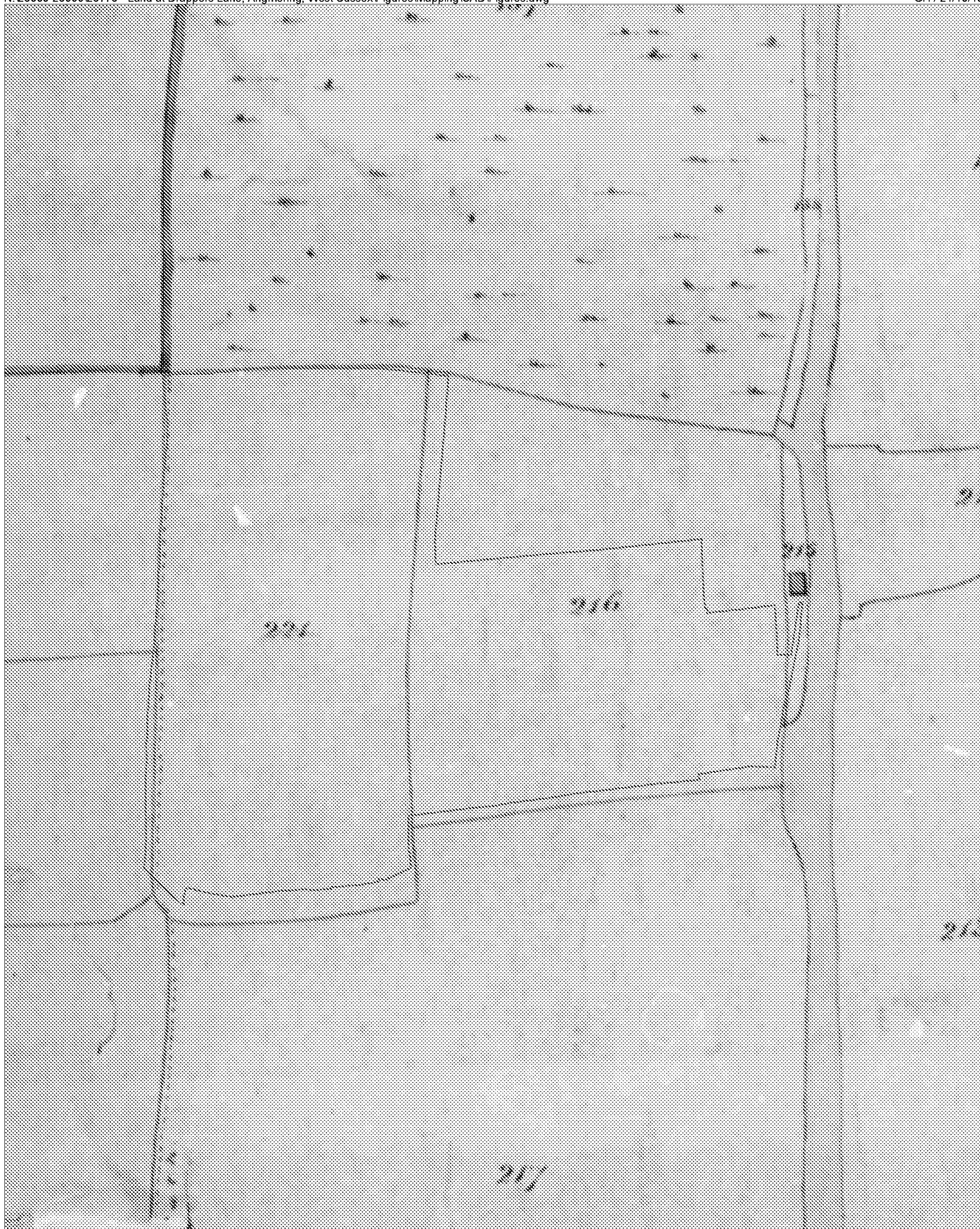


Not to Scale:
Illustrative only



Figure 7

1806 Ordnance Survey Drawing



 Site Boundary



Not to Scale:
Illustrative only



Figure 8

1839 Angmering Parish Tithe
Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 9

1876-77 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 10

1898 Ordnance Survey



 Site Boundary

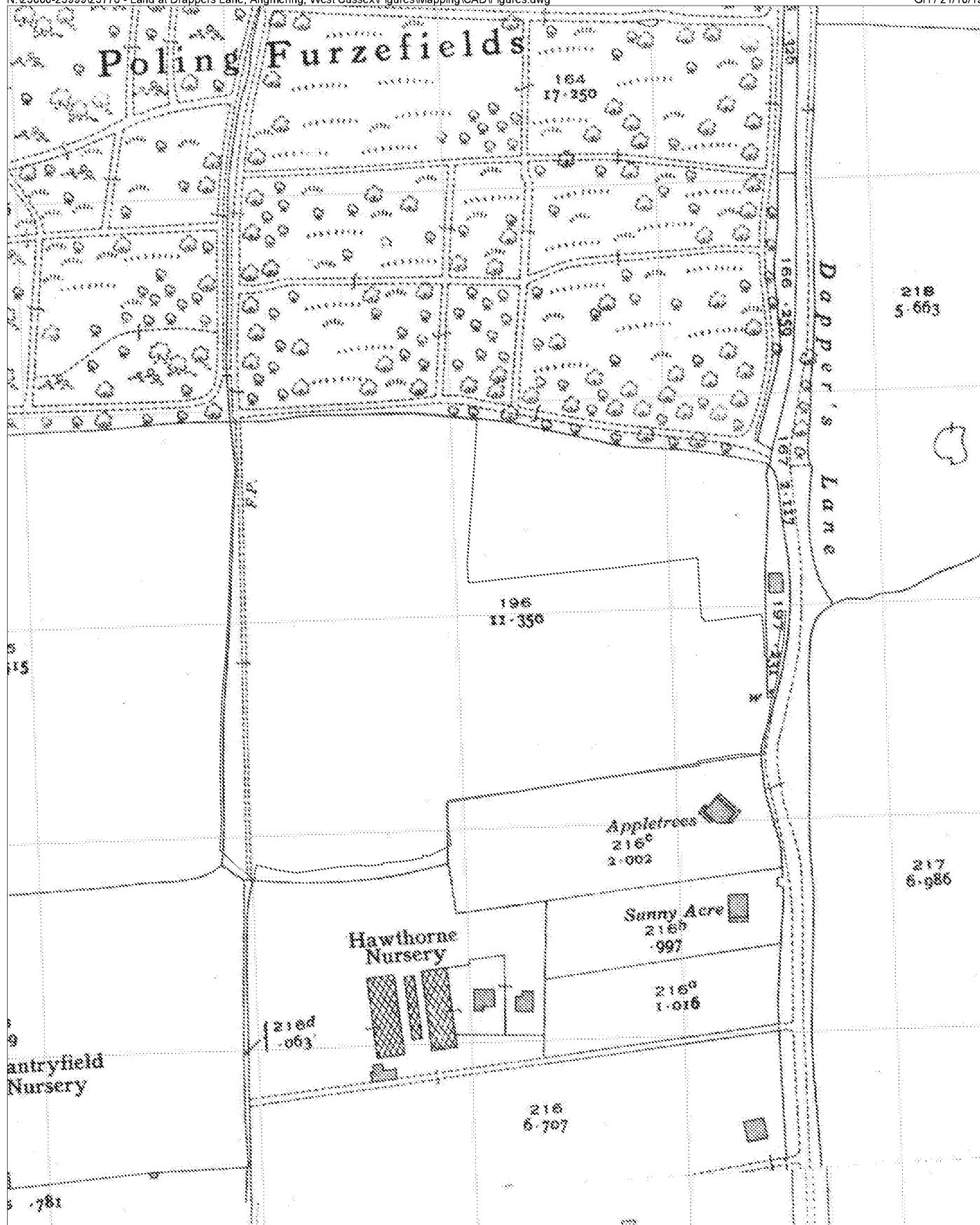


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Scale at A4: 1:2,500



Figure 11

1912 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 12

1937 Ordnance Survey



 Site Boundary

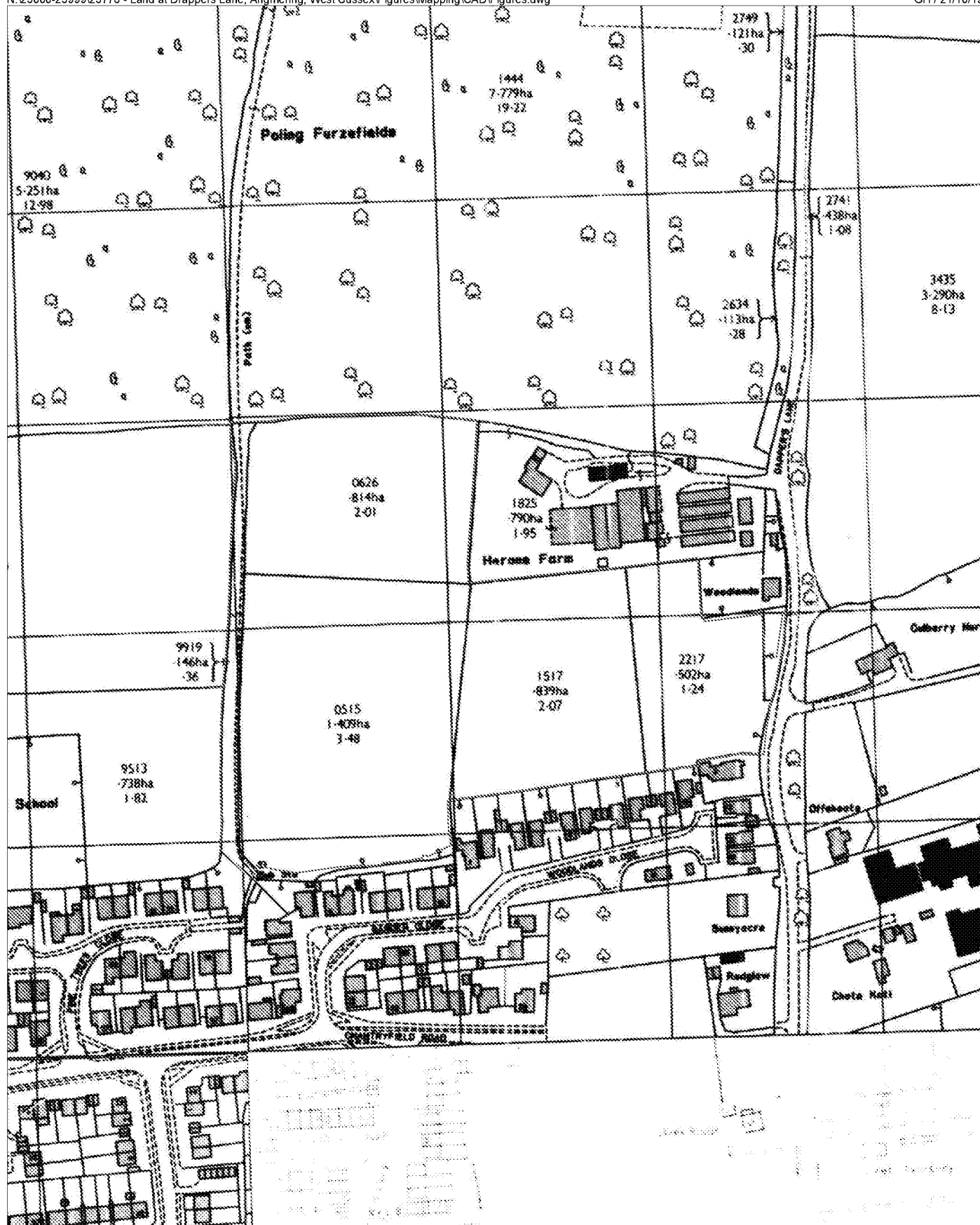


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Scale at A4: 1:2,500



Figure 13

1970 Ordnance Survey



 Site Boundary

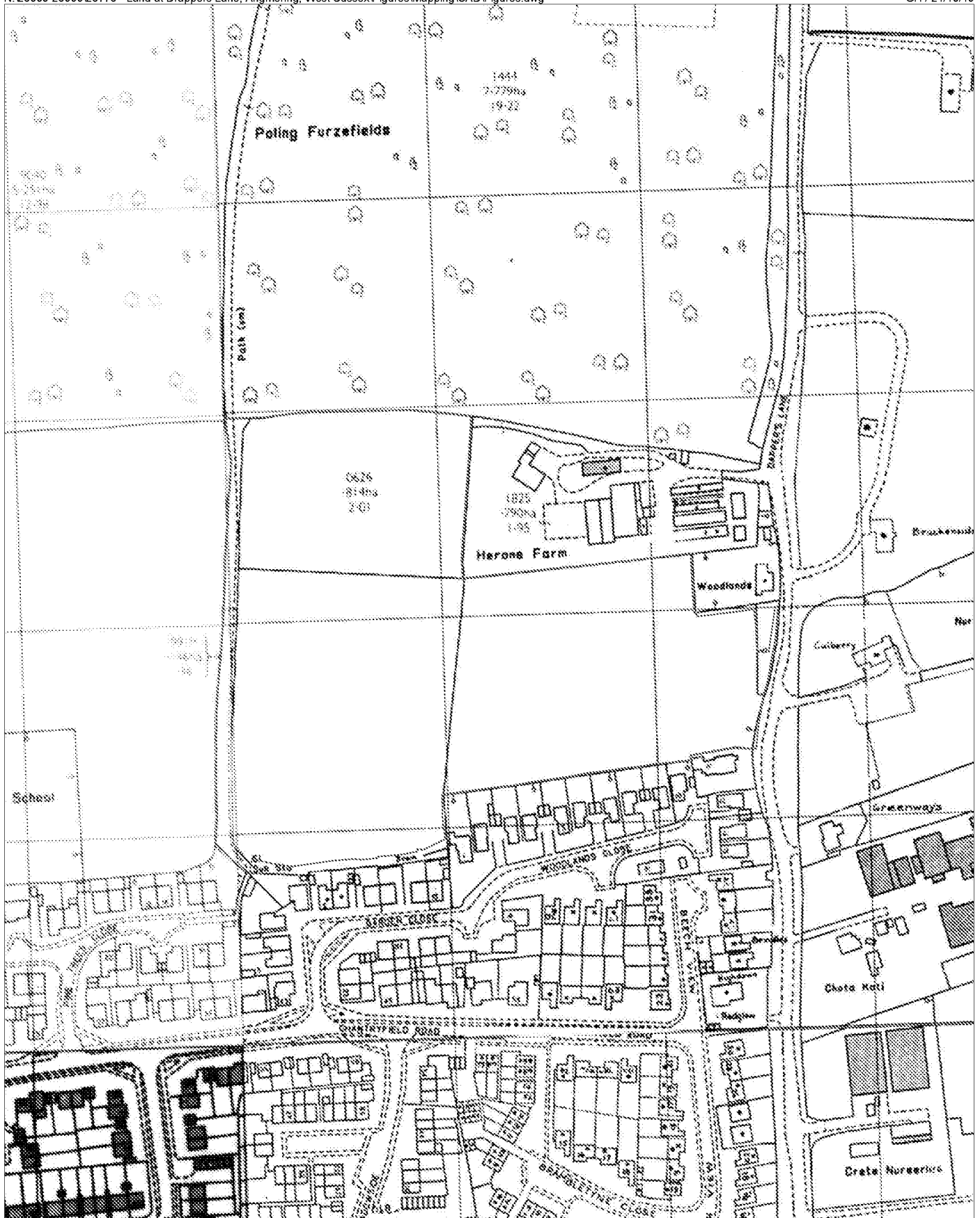


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Scale at A4: 1:2,500

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Figure 14

1979 Ordnance Survey



 Site Boundary

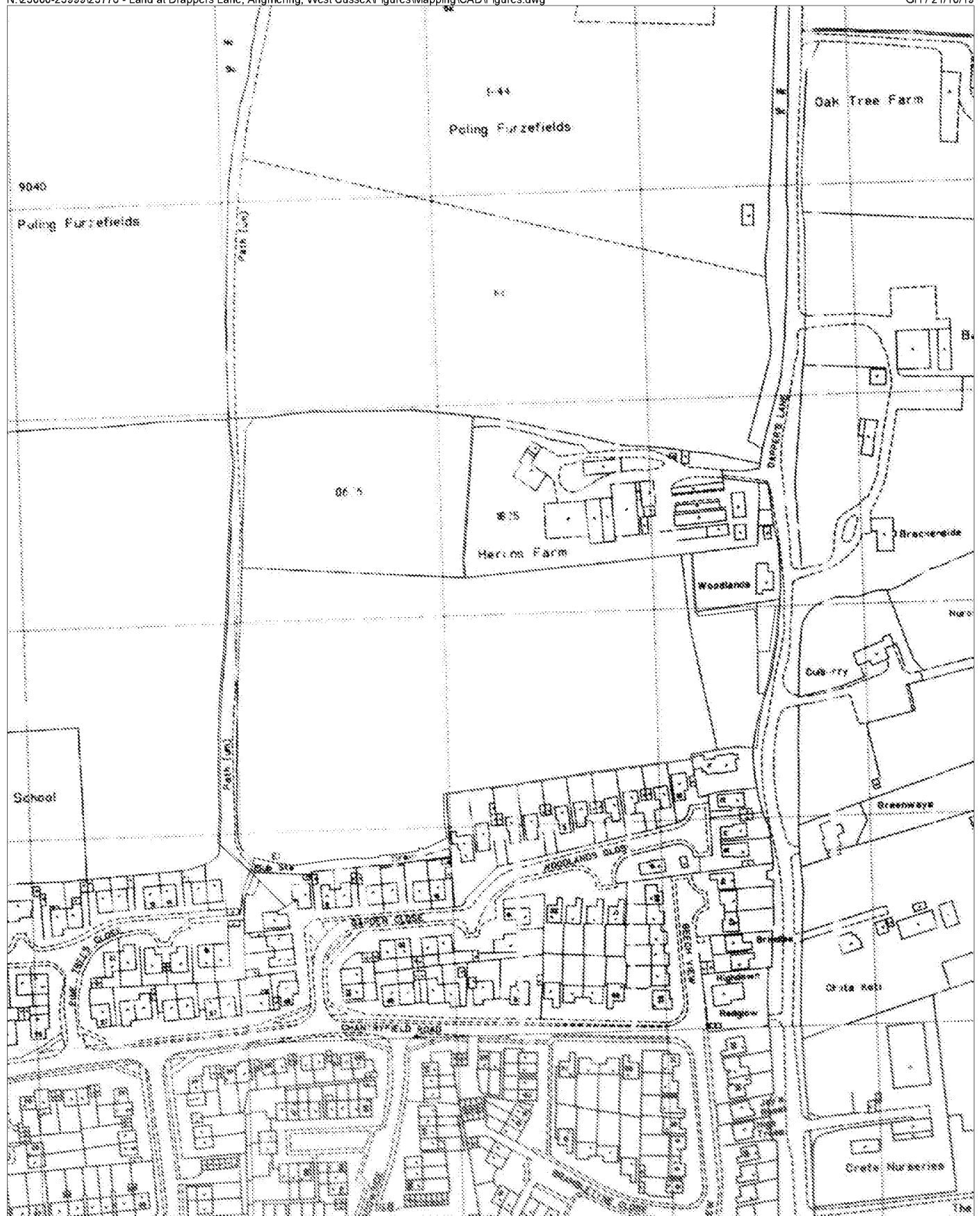


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Scale at A4: 1:2,500



Figure 15

1989 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 16

1994 Ordnance Survey



Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 17

2001 Aerial Photograph



 Site Boundary

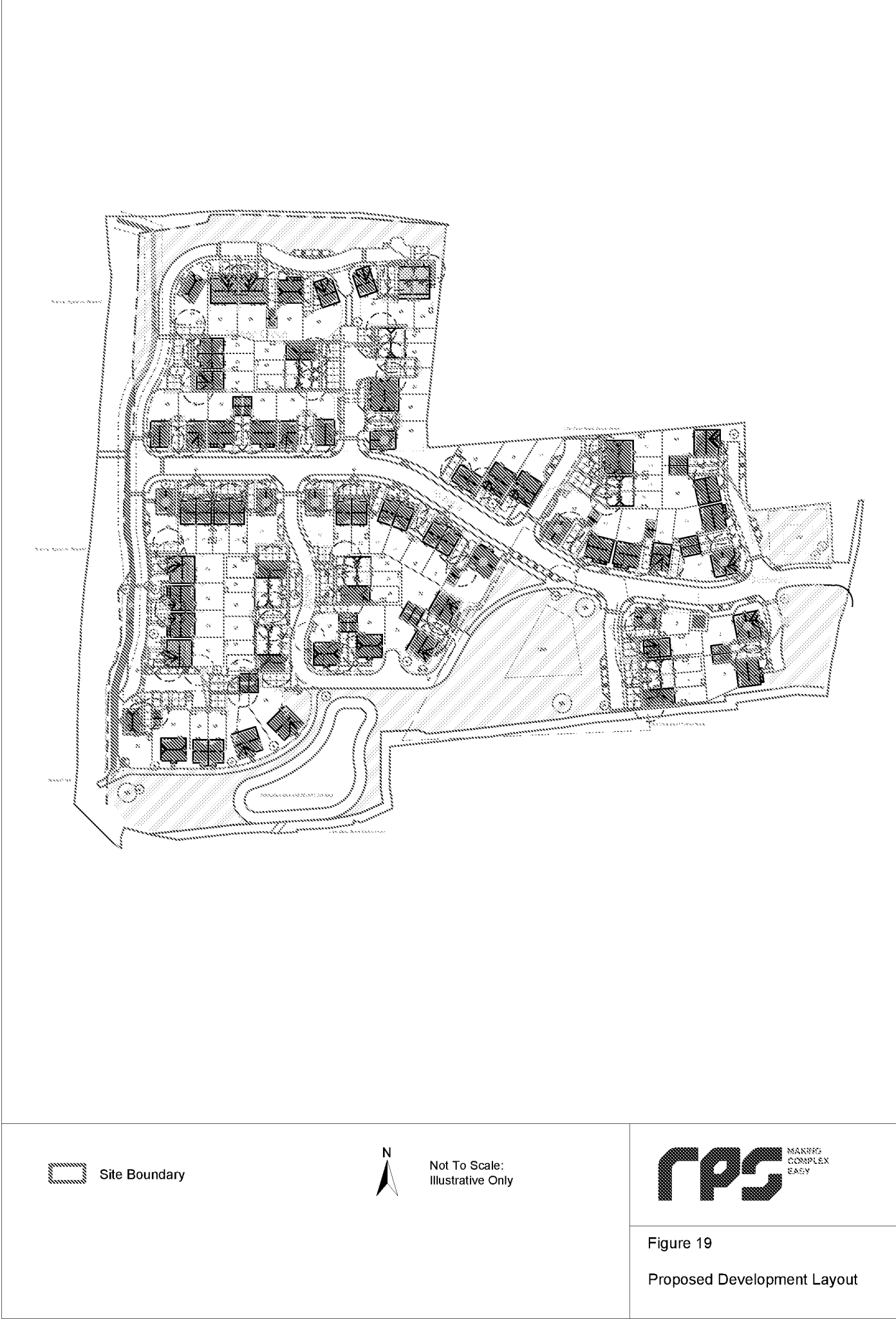


0 10 20 30 40 50m
Scale at A4: 1:2,000

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Figure 18

2018 Aerial Photograph





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