

Archaeological Desk Based Assessment for Land off of

ROUNDSTONE LANE ANGMERING

For Barratt David Wilson Southampton

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Archaeological Desk Based Assessment for Land off of of

ROUNDSTONE LANE ANGMERING

Client:	Barratt David Wilson Southampton
Local Authority:	Arun District Council
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Planning App:	Pre-Application
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Abstract

A site located on land off Roundstone Lane, Angmering, West Sussex for redevelopment. This report contains results of cartographic, archaeological, and documentary research into the site undertaken by L – P : Archaeology on behalf of Barratt David Wilson Southampton.

The site does not contain any listed buildings or scheduled monuments and is located to the south east of the Angmering Conservation Area.

There has been various excavations within the vicinity of the site including work to the west of Roundstone Lane, where Bronze Age through to Post Medieval deposits were recorded. Sites have also been recorded around Ecclesden Manor, a Grade II listed building, to the north east dating from the Bronze Age through to the Post Medieval. A possible small Bronze Age farmstead and later Roman activity has also been recorded along the Angmering by-pass.

The site is in close proximity to a series of multi-period sites, the historic town of Angmering and the Post Medieval Ecclesden Manor and Pound House. As such there is the potential for archaeological remains from the Neolithic through to the Post Medieval period. During the latter periods the site was likely in agricultural use and agricultural activity on the site, such as ploughing, may have disturbed any potential archaeological deposits.

1. Introduction

- 1.1. This archaeological Desk Based Assessment has been researched and prepared by John Duffy of L - P : Archaeology on behalf of Barratt David Wilson Southampton.
- 1.2. The report considers land off of Roundstone Lane, Angmering, West Sussex. The site is centred on National Grid Reference 507580, 104010 (FIGURE 1).
- 1.3. The site is proposed for redevelopment including the construction of residential properties and the associated infrastructure, such as access roads, services and landscaping.
- 1.4. The local authority is Arun District Council who take archaeological advice from the Archaeology Team at West Sussex County Council.
- 1.5. The site does not contain any scheduled monuments or listed buildings and lies immediately to the south east of the Angmering Conservation Area.
- 1.6. The assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

2. Planning Background

2.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT 2012). Section 12 of this document sets out planning policies on the conservation of the historic environment.

2.2. Arun District Council is also bound by the saved policies within the Arun District Local Plan (adopted April 2003). The relevant policy contained within the Local Plan is as follows:

POLICY AREA 17

Permission will not be granted for development that would be harmful to the significant archaeological interest of a site. Where the presence of archaeological remains is known or suspected:

- (i) the applicant must arrange for archaeological assessment of the site to be carried out before the planning application is determined;
- (ii) where the assessment shows that the physical preservation of 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. The programme will be carried out prior to the commencement of the development; and
- (iii) whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left *in situ*.

2.3. The site does not contain any scheduled monuments or listed buildings.

2.4. In accordance with government guidelines and best practice, this report has been completed at the early stages of the planning process to accompany a future planning application and to inform all parties of any archaeological concerns affecting the development site.

3. Aims of the Assessment

3.1. It is not the aim of this assessment to present a complete history of Angmering, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the study site.

3.2. The assessment seeks to address the following issues:

- ◆ To assess the potential for archaeology.
- ◆ To assess the significance of potential archaeology.
- ◆ To assess the condition of potential archaeology.
- ◆ To assess the impact of the proposed development on the potential archaeology.

4. Methodology

4.1. This report has been researched and written to conform to L – P : Archaeology's Standards and Guidance for Desk Based Assessment. These standards in turn comply with the Planning for the Historic Environment: Historic Environment Planning Practice Guide (DCLG, EH, DCMS 2010) and Standards and Guidance for Archaeological Desk Based Assessment (INSTITUTE FOR ARCHAEOLOGISTS 2008).

4.2. A site visit was undertaken on July 26th 2012.

4.3. The following sources were consulted:

- ◆ West Sussex Record Office and Archives.
- ◆ 1km radius search of the West Sussex Historic Environment Record.
- ◆ National Monuments Record.
- ◆ Internet sources and databases.

5. Site Background

5.1.GEOLOGY

5.1.1. The British Geological Survey GeoIndex shows the site to be located on superficial deposits of sand and gravel with a white chalk bedrock. This data is at relatively low resolution and offers only a rough indication of the site geology (WWW.BGS.AC.UK/GEOINDEX).

5.1.2. Additional geotechnical information will be consulted as and when it becomes available to further refine the understanding of the geological conditions of the site.

5.2.TOPOGRAPHY

5.2.1. The site is located to the south east on Angmering town centre between Worthing, approximately 7km to the west, and Arundel, approximately 6km to the east.

5.2.2. The site is currently in use as three pasture fields and is bounded to the west by Roundstone Lane and to the east by the A280. To the north is residential properties and an industrial unit. To the south west of the site is Pound Place and to the south are sports fields (FIGURE 2).

5.2.3. The site is relatively flat at approximately 14m OD.



Plate 1 - North field looking north east



Plate 2 - South field looking south east

6. Archaeological and Historical Background

TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	PRESENT

Table 1- Timescales used in this report

6.1. Information from the West Sussex Historic Environment Record (WSHER) is referenced with the Monument ID in brackets e.g. (MWS1234). The following analysis is from a 1km radius search of the WSHER around the study site and additional research and is illustrated in (FIGURE 3).

6.2. PREHISTORIC

6.2.1. To the north east of the site around Ecclesden Manor a series of Prehistoric sites and findspots have been recorded. These include a Prehistoric Flint Scatter (MWS6355), a Bronze Age circular enclosure, recorded as part of multi-period site with other evidence from the Roman period onwards (MWS7050), and Iron Age pottery (MWS3143).

6.2.2. An area of Bronze Age activity is recorded in the WSHER immediately to the west of the proposed development site (MWS7043) (GRIFFIN 2002). Recorded evidence included a Middle Bronze Age cremation, a curvilinear ditch, postholes, worked flint and pottery. Further to the west a Neolithic flint scatter including waste flakes and implements, such as knives, scrappers and arrowheads, were recovered over a 30 year period (MWS3150).

- 6.2.3. To the south west of the site a Prehistoric posthole is recorded on a multi-period site which also included Roman, Early Medieval and Post Medieval features (MWS7045) (GRIFFIN 2002). Further to the south west a Neolithic flint adze (MWS5232) and an unpolished Bronze Age adze, of the Cissbury type, (MWS3135) have been found.
- 6.2.4. To the north of the site is a site excavated during the construction of the Angmering by-pass where several Bronze Age features have been interpreted as a small farmstead (MWS7051) (OXFORD ARCHAEOLOGY 2002). Late Bronze Age finds have been recovered to the north west of the site (MWS7432).
- 6.2.5. The potential for Prehistoric evidence on the site is high with several sites identified within the immediate vicinity of the site, often associated with Roman and later period features. Any identified Prehistoric deposits would be of regional significance and would contribute to the understanding of the multi-period landscape.

6.3.ROMAN

- 6.3.1. Roman pottery was recorded along with Iron Age pottery at a site near Ecclesden Manor to the north east of the site (MWS3143). Features and finds from the Roman period were also identified on a multi-period site in the same area (MWS7050) and were identified during the construction of the Angmering by-pass (OXFORD ARCHAEOLOGY 2002).
- 6.3.2. To the north west of the site very abraded Roman brick or tile have been recovered (MWS5418) and Samian Ware was recovered within the town in 1936 (MWS6436). To the west of the site an area of Roman activity has been recorded which included a cremation, a ditch, postholes and pottery all of a Roman date (MWS7042) (GRIFFIN 2002). A Roman quernstone is also recorded in the WSHR to the west of the site (MWS3132).
- 6.3.3. To the south west of the site an area of Roman occupation has been recorded (MWS7044) (GRIFFIN 2002). This consisted of a high density of Roman period features with some Bronze Age pottery and Mesolithic flints recovered as well. A Roman cremation was identified to the south west in an area of multi-period activity (MWS7045) (GRIFFIN 2002).

- 6.3.4. Approximately 1km to the south the remains of a possible Roman road were identified along with several Roman coins (MWS6368).
- 6.3.5. Roman metal finds have also been recovered to the north east as part of a multi-period collection which also included Iron Age, Medieval and Post Medieval finds (MWS8306). A chalk pit excavated in 1912 to the north east of the site contained over 100 vessels (MWS3142).
- 6.3.6. Roman pottery also found to the north west of the site (MWS3134) and an area of Roman activity is also recorded (MWS7431).
- 6.3.7. The potential for archaeological deposits dating to the Roman period on the site is high as numerous sites, often in multi-period sites, have been identified within the immediate vicinity of the site including the Angmering by-pass and to the west of Roundstone Lane. Any surviving Roman deposits would be of regional significance and would contribute to an understanding of wider landscape during this period.

6.4. EARLY MEDIEVAL AND MEDIEVAL

- 6.4.1. Angmering is first recorded in c. 880AD as Angemaeringum and as Angemare in the Domesday Book in 1086AD (MILLS 1998: 10) and means '(Settlement of) the family or followers of Angenmaer' (MILLS 1998: 10).
- 6.4.2. The Medieval town is recorded in the WSHR (MWS7702) and the historic centre is a Conservation Area. It contained two Medieval churches, St Margaret's (MWS3147) and St Peter's which is now demolished (MWS3127).
- 6.4.3. There is limited archaeological evidence recorded within the 1km search area of the WSHR for the Early Medieval or Medieval periods. A single findspot, an early 7th Century style II mount (MWS4259), is recorded approximately 1km to the south of the site.
- 6.4.4. Early Medieval and Medieval features have also been recorded on two multi-period sites to the north east near Ecclesden Manor (MWS7050), during excavations on the Angmering by-pass, and a ditch on a site to the south west (MWS7045). Medieval metal finds have also been recovered from a multi-period site to the north east (MWS8306).

6.4.5. There is limited evidence for the Early Medieval and Medieval periods within the vicinity of the site with the focus of activity located to the north west within the historic town. However, some evidence has been identified nearby during archaeological work on the by-pass. It is likely the site was in use as agricultural fields and archaeological deposits may relate to agriculture or field boundaries. The potential for features from these periods is medium to low and would be of local significance.

6.5. POST MEDIEVAL

6.5.1. A series of 19th century maps show the site as agricultural fields with two early estate maps, Bisshopp's Map (1814) and Pechell's Map (1832), indicate the site was owned by William Oliver Esquire. The two fields forming the north of the site appear similar to the current fields but the south east field is part of a much larger field on these maps (not reproduced). The Tithe Map (1838-39) shows a similar layout though the owner has changed to John Olliver (not reproduced).

6.5.2. The Ordnance Survey map (1876-77) shows the site as very similar to its current layout with the south east field reduced in size from that shown on the earlier maps (FIGURE 4). There is little development along Roundstone Lane at this time with the exception of Pound House to the north of the site, a building is shown on the site of Pound House on the earlier estate maps as well. Pound House is a Grade II listed building (DWS659).

6.5.3. A building is also shown where the three fields that form the site meet. On later maps this is listed as Pound Cottage (FIGURES 4 AND 5). This structure is not shown on the earlier estate maps.

6.5.4. There is little change on the subsequent Ordnance Survey maps though by 1911 there is some development along the west side of Roundstone Lane (FIGURE 5). There is then little change throughout the 20th century with some variation to the northern boundary and the establishment of a property boundary stretching from Pound Place, formerly Pound Cottage, to Roundstone Lane and the 1970 map shows extensive development to the west of Roundstone Lane (FIGURES 6 AND 7).

6.5.5. Ecclesden Manor (MWS5561) is a Grade II* listed building (DWS656) and has

a Grade II listed dovecote of an 18th Century or earlier date (DWS1457). These two structures are located to the north east of the proposed development site.

- 6.5.6. There are several listed buildings within the Angmering Conservation Area of a Post Medieval date and reinforce the historic nature of the town core to the north west of the proposed development site. Other Post Medieval buildings are recorded beyond the Conservation Area and include Avenals Farmhouse (DWS 664), a Grade II early 19th Century farmhouse, Weaver Cottage (DWS1318), a Grade II early 18th Century house, and the Grade II 18th Century house known as The Old Cottage and The Old Mill House (DWS914).
- 6.5.7. Two Post Medieval windmills are recorded in the WSHER with a now demolished windmill to the west of the site (MWS5568) and the ruined Ecclesden Mill to the north east (MWS3168).
- 6.5.8. Scattered Post Medieval features and finds are also recorded at multi-period sites and include metal finds to the north east (MWS8306) and ditches to the west (MWS7042) and the south west (MWS7045). Post Medieval features were also recorded on the multi-period site near Ecclesden Manor (MWS7050).
- 6.5.9. The town of Angmering continued to develop during the Post Medieval period and during this period development extended towards the site. Ecclesden Manor was constructed to the north east and Pound House is visible on the 19th century maps immediately to the north of the site. Although development was present along Roundstone Lane there is no evidence of development on the site.
- 6.5.10. The potential for archaeological deposits dating to the Post Medieval period is low and likely to be associated with agricultural activity. Any identified deposits would be of local significance.

7. Site Conditions and Proposed Development

7.1.SITE CONDITIONS

- 7.1.1. The site is currently in use as pasture. During the site visit vegetation within the southern field was approximately 1m high with low grass elsewhere.
- 7.1.2. There is no evidence for the site, through the map regression exercise, to indicate the site has been developed and all maps show the field in agricultural use.
- 7.1.3. There is no evidence to suggest truncation of any potential archaeological deposits except through agricultural activity, such as ploughing.

7.2.PROPOSED REDEVELOPMENT

- 7.2.1. The proposal for the redevelopment of the site is for the construction of residential properties (FIGURE 8). Included within these proposals is the construction of access roads, services and landscaping.
- 7.2.2. The impact from the proposed development will include the excavation of footings for the residential properties, trenching for any buried services and stripping associated with the road construction. There is likely to be a high impact on any preserved archaeological deposits within the footprint of the buildings, along service runs and within the areas of the roads.

8. Summary and Conclusions

- 8.1. A site on land off of Roundstone Lane, Angmering is proposed for redevelopment. The proposed redevelopment involves the construction of residential properties and the associated infrastructure, such as access roads, services and landscaping
- 8.2. The potential for Prehistoric evidence on the site is high with several sites identified within the immediate vicinity of the site, often associated with Roman and later period features. The most notable site is the possible small Bronze Age farmstead to the north of the site identified during excavation work ahead of the Angmering by-pass. Any identified Prehistoric deposits would be of regional significance and would contribute to the understanding of the multi-period landscape.
- 8.3. The potential for archaeological deposits dating to the Roman period on the site is high as numerous sites, often in multi-period sites, have been identified within the immediate vicinity of the site including the Angmering by-pass and to the west of Roundstone Lane. Any surviving Roman deposits would be of regional significance and would contribute to an understanding of wider landscape during this period.
- 8.4. Angmering has Early Medieval origins and continued to grow throughout the Medieval and Post Medieval periods. However, there appears to have been no development on the proposed site and was likely in agricultural use throughout these periods. The potential for archaeological deposits dating to the Post Medieval period is low and likely to be associated with agricultural activity. Any identified deposits would be of local significance.
- 8.5. There is no evidence from the historic maps that there was any development on the site. It is possible that some agricultural activity, such as ploughing, could have truncated any archaeological deposits.
- 8.6. The groundworks associated with the construction of residential properties, access roads and the laying of services are likely to substantially disturb any preserved archaeological deposits on the site.
- 8.7. There is a high potential for multi-period deposits to be present on the site with notable activity to the west and north east. Any surviving archaeological deposits have the potential to contribute to the understanding of this multi-period activity to

the south east and east of Angmering.

SOURCES CONSULTED

BIBLIOGRAPHIC

- GRIFFIN N, 2002. *Archaeological Investigations at Roundstone Lane, Angmering, West Sussex. Archaeology South-East*, unpublished archive report, project number 1333.
- MILLS A D, 1998. *Dictionary of English Place-Names*. Oxford University Press, Oxford.
- OXFORD ARCHAEOLOGY, 2002. *A280 Angmering By-pass, West Sussex, Post Excavation Assessment*. Oxford Archaeology, unpublished archive report.

CARTOGRAPHIC AND PICTORIAL

- BISSHOPP ESTATE MAP 1814
- PECHELL ESTATE MAP 1832
- TITHE MAP 1838-9
- ORDNANCE SURVEY 1876-77
- ORDNANCE SURVEY 1897
- ORDNANCE SURVEY 1911
- ORDNANCE SURVEY 1942
- ORDNANCE SURVEY 1970
- ORDNANCE SURVEY 1985-90

ELECTRONIC

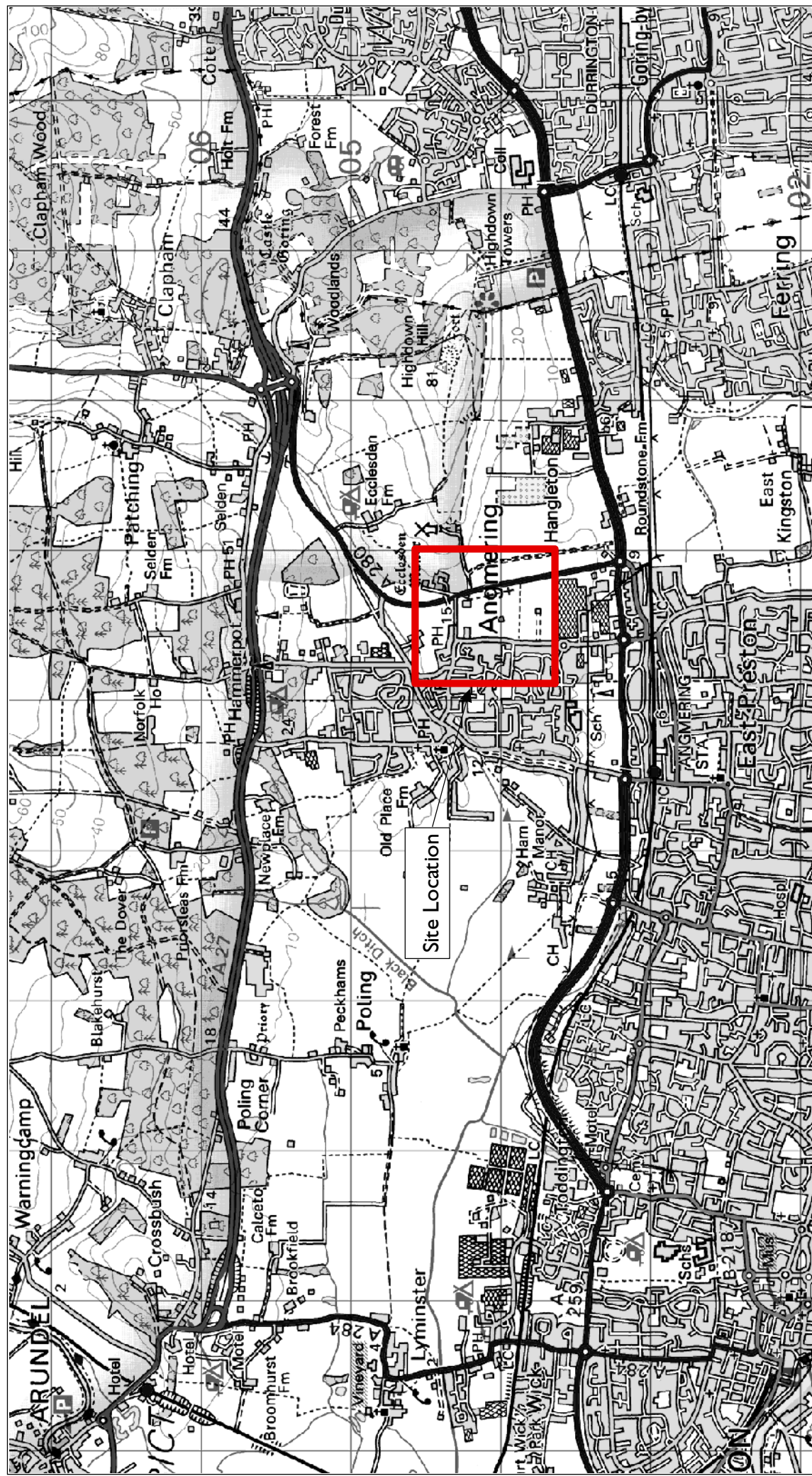
- www.heritagegateway.org.uk
- www.bgs.ac.uk/geoindex

STATUTORY AND GUIDANCE

- NATIONAL PLANNING POLICY FRAMEWORK: PLANNING FOR THE HISTORIC ENVIRONMENT. Department for Communities and Local Government 2012
- PLANNING FOR THE HISTORIC ENVIRONMENT: HISTORIC ENVIRONMENT PLANNING PRACTICE GUIDE Department for Communities and Local Government, English Heritage, Department for Culture, Media and Sport 2010
- STANDARD AND GUIDANCE FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT Institute for Archaeologists 2008

FIGURES

FIGURE 1 // Site Location General



PROJECT // 1379E - Land off Roundstone Lane, Angmering

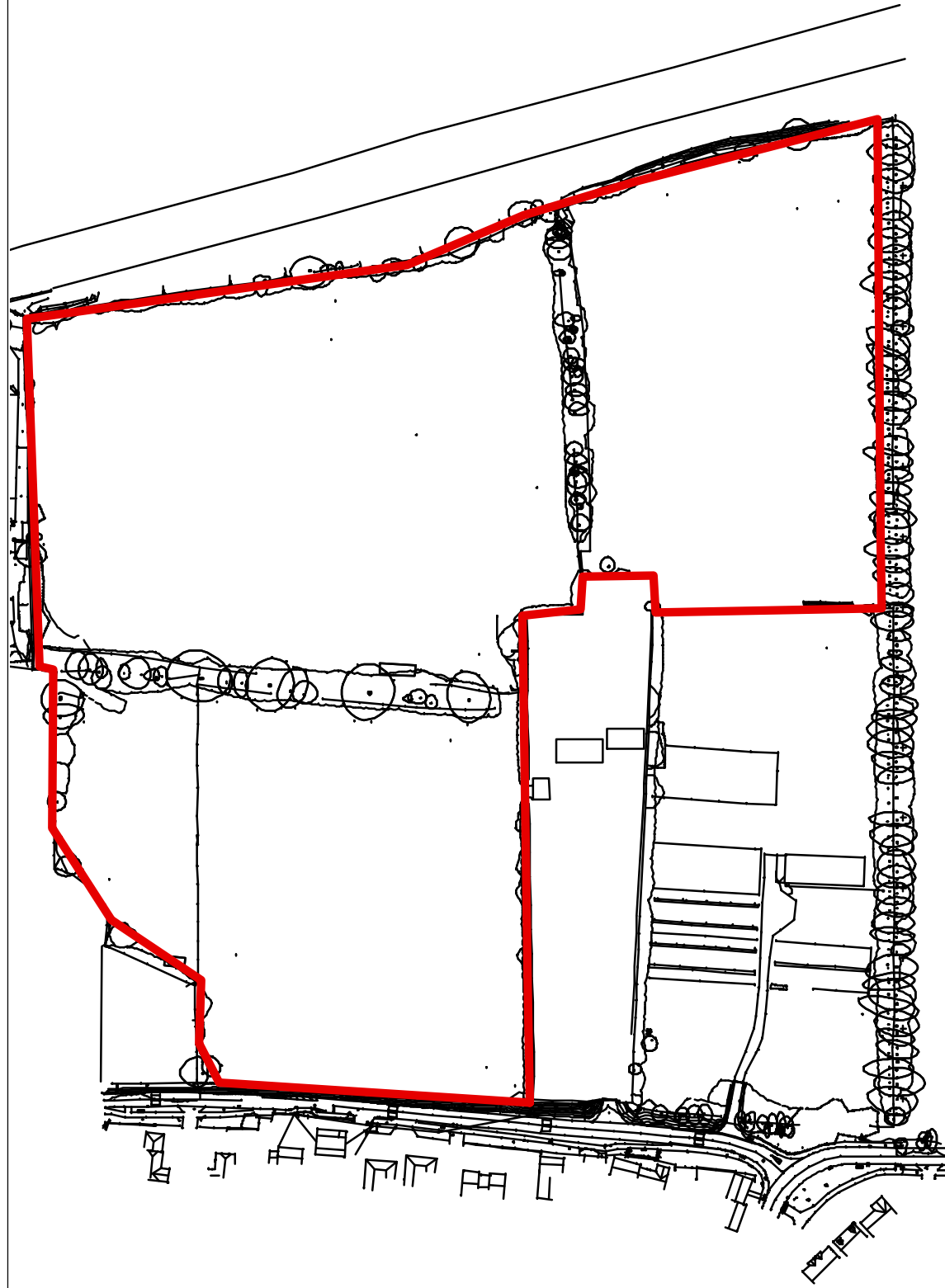
DESCRIPTION // Site Location General

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DOC REF: LPI 1379E-DBA-v1

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FIGURE 2 // Site Detail



PROJECT // 1379E - Land off Roundstone Lane, Angmering

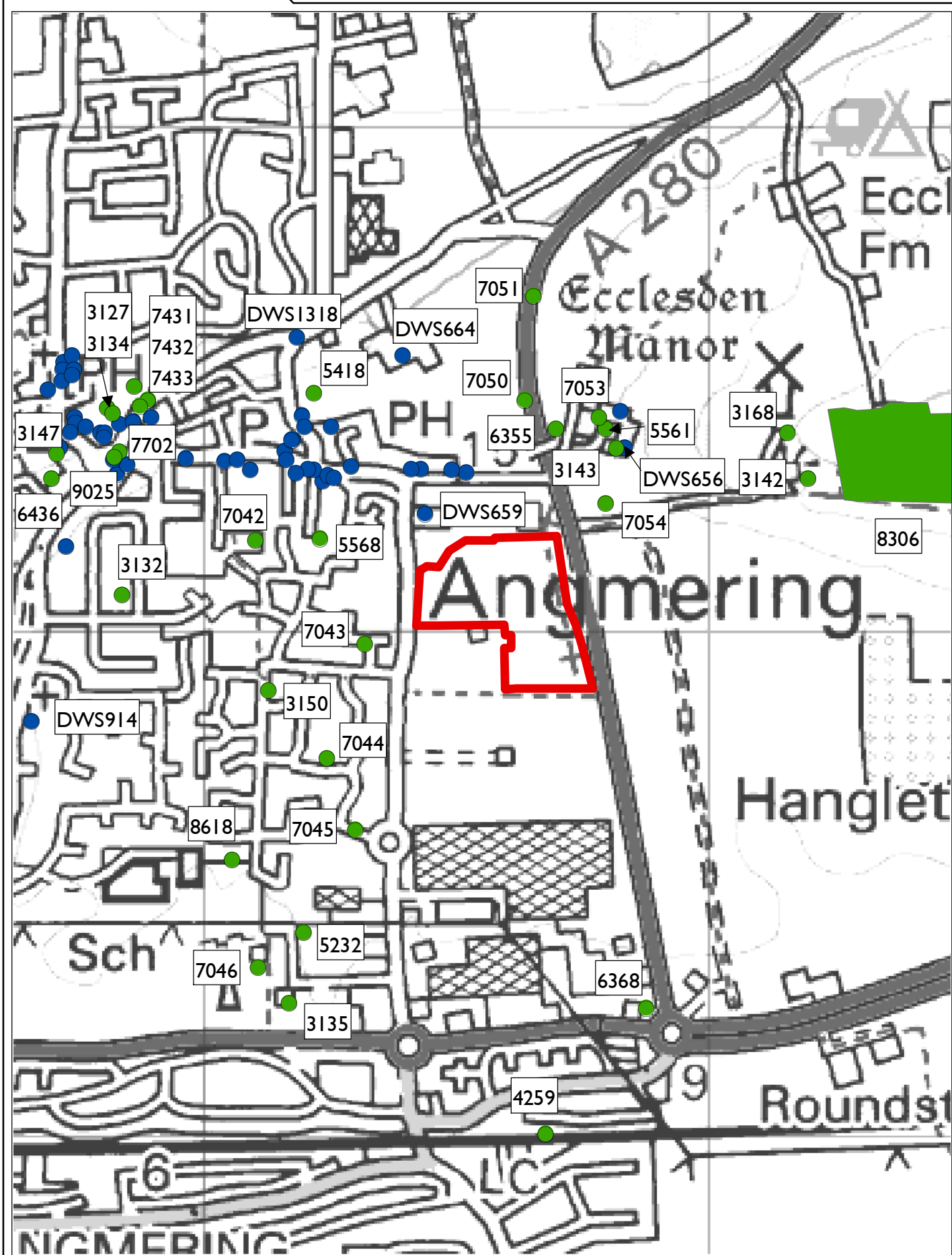
DESCRIPTION // Site Detail

Courtesy of Barratt David Wilson Southampton

DOC REF: LPI 1379E-DBA-v1

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FIGURE 3 // HER Data



- Site Area
- Listed Buildings
- HER Points
- HER Polygon

0 500m



PROJECT // I379E - Land off Roundstone Lane, Angmering

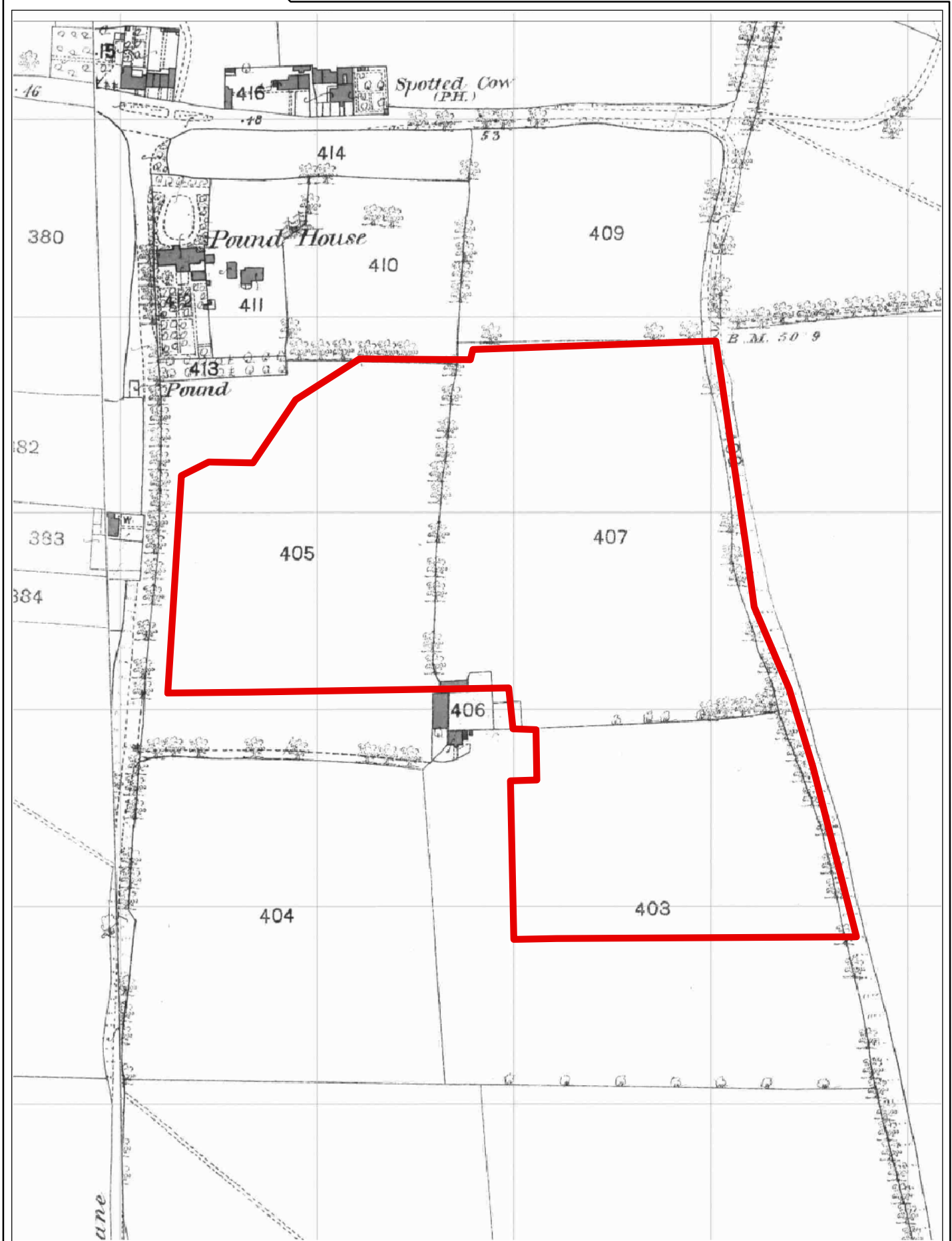
DESCRIPTION // HER Data (numbered mentioned in text)

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FIGURE 4 // OS 1876-77



 Site Area

0 100m



PROJECT // I379E - Land off Roundstone Lane, Angmering

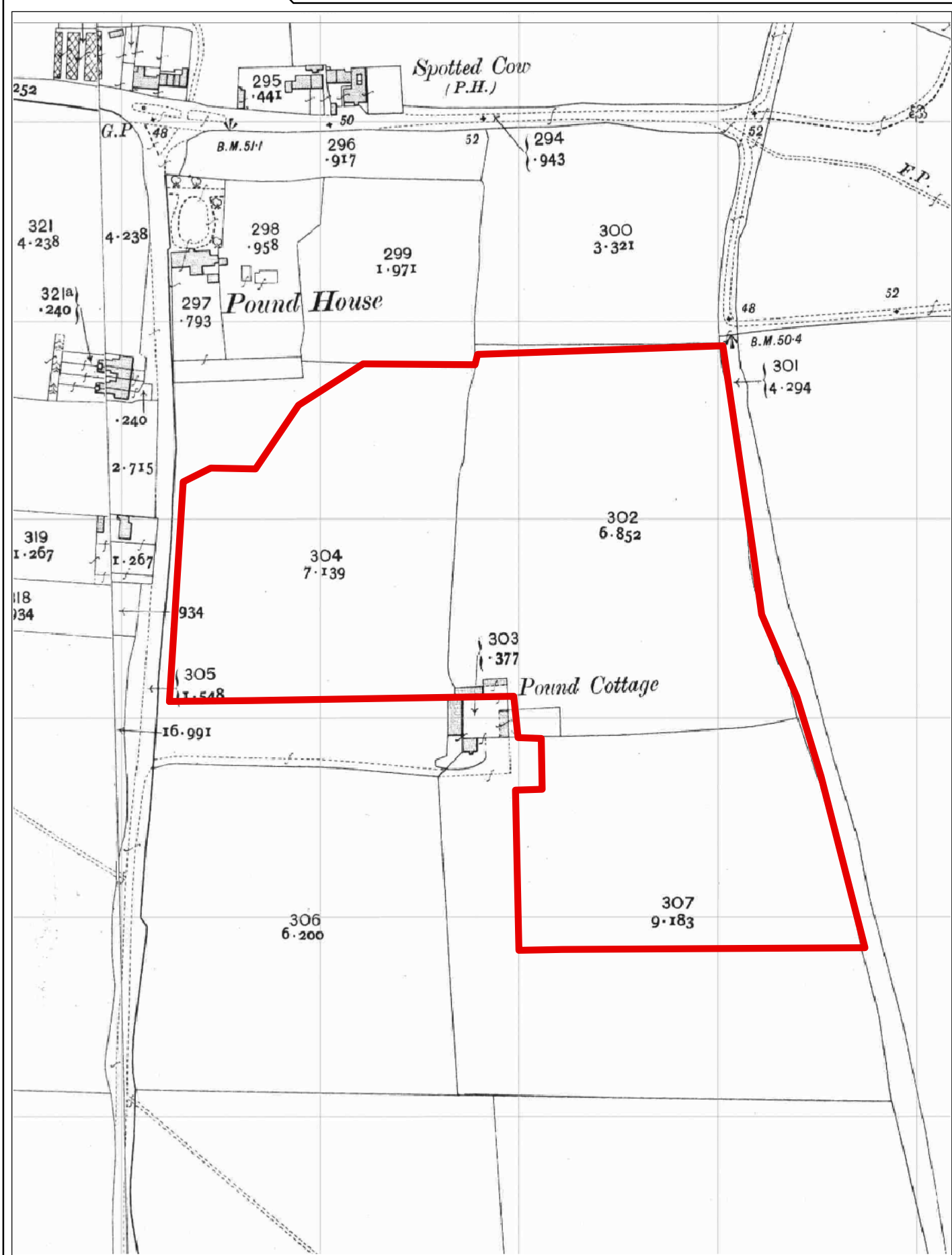
DESCRIPTION // Ordnance Survey 1876-77

Map generated by Groundsure Ltd Licence No: 10001511162

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FIGURE 5 // OS 1911



 Site Area

0 100m



PROJECT // 1379E - Land off Roundstone Lane, Angmering

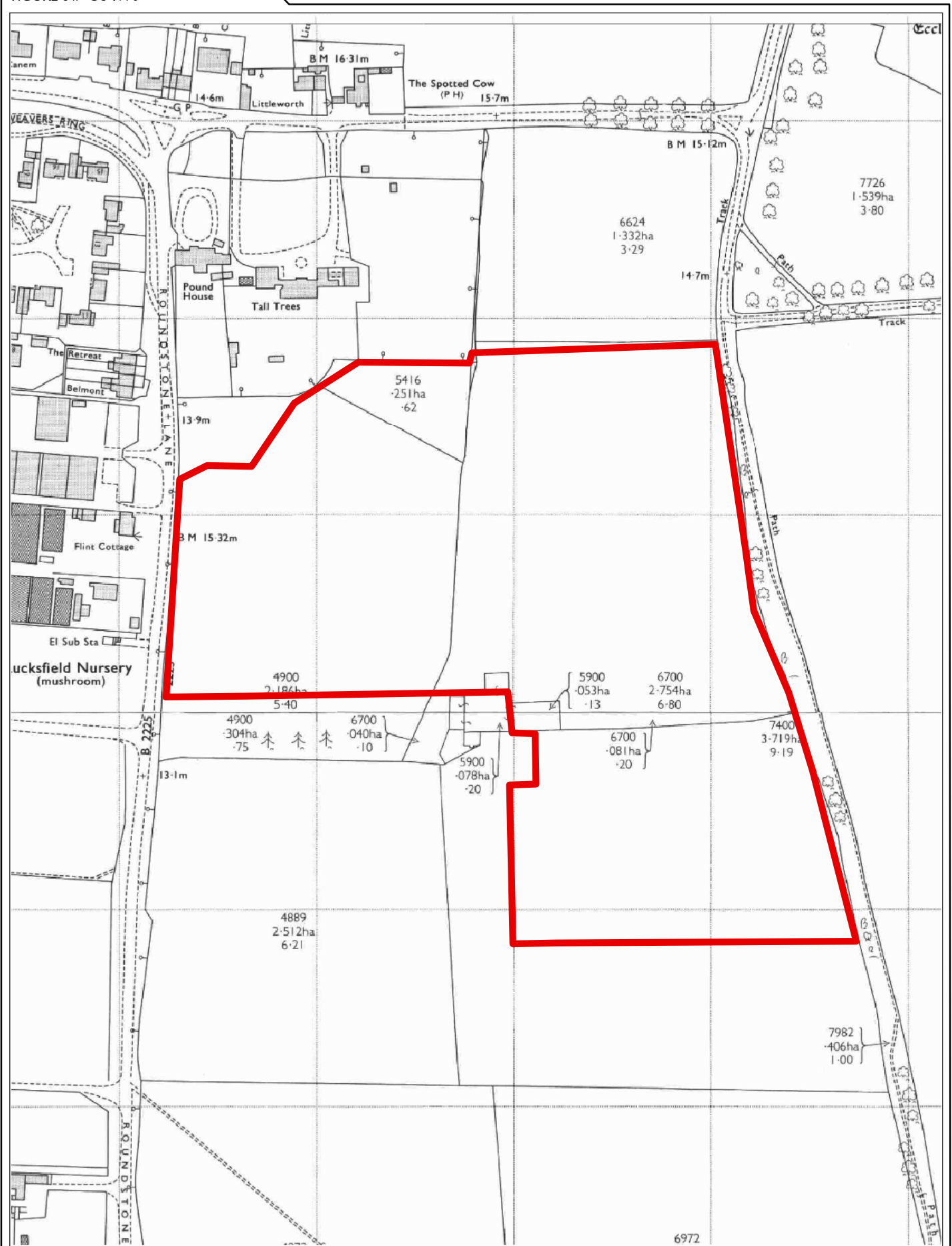
DESCRIPTION // Ordnance Survey 1911

Map generated by Groundsure Ltd Licence No: 10001511162

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FIGURE 6 // OS 1970



Site Area

0 100m



PROJECT // I379E - Land off Roundstone Lane, Angmering

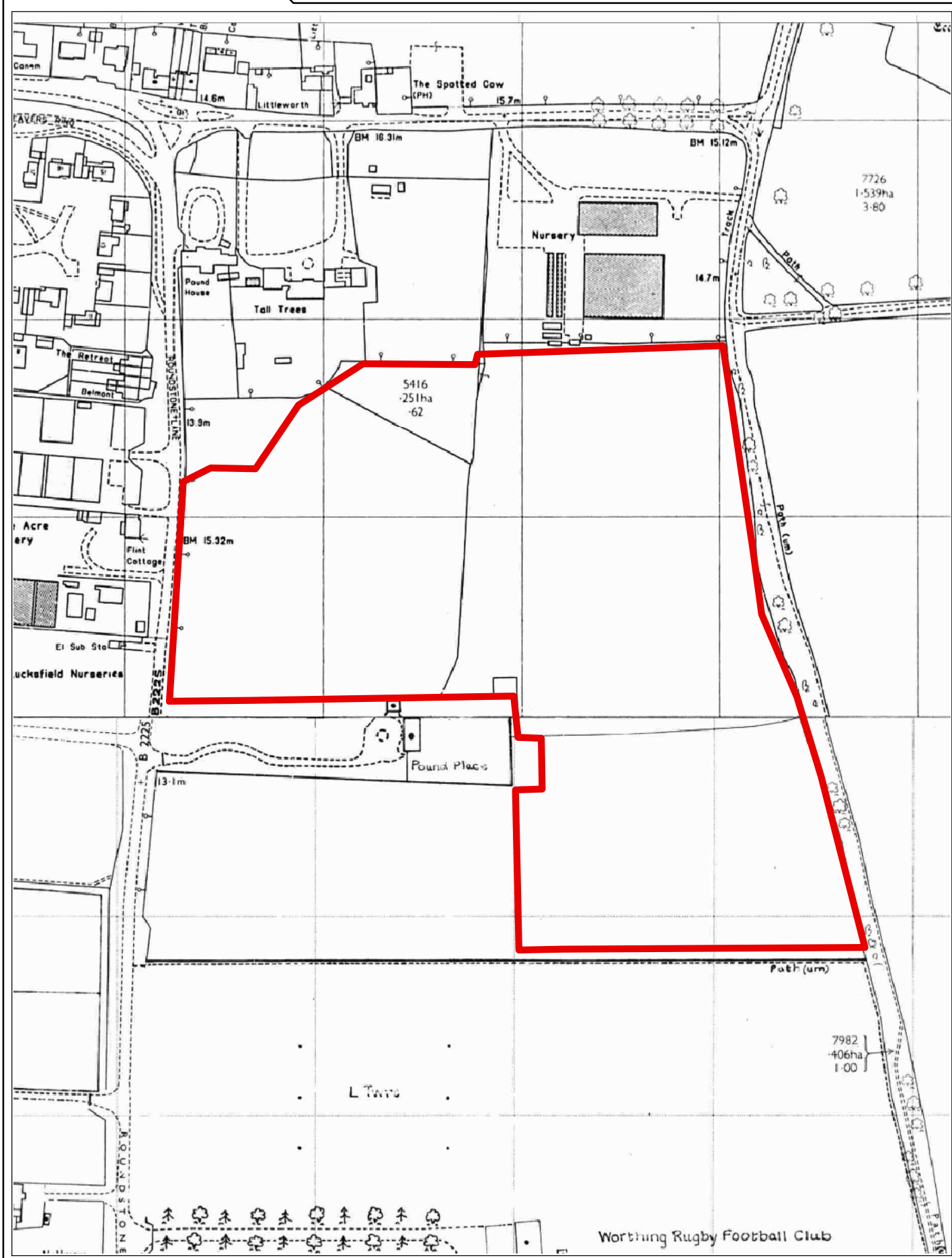
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Map generated by Groundsure Ltd Licence No: 10001511162

DOC REF: LPI379E-DBA-v1

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FIGURE 7 // OS 1985-90



Site Area

0 100m



PROJECT // I379E - Land off Roundstone Lane, Angmering

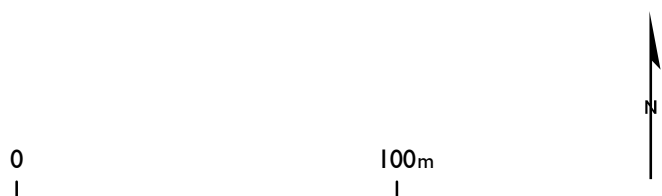
DESCRIPTION // Ordnance Survey 1985-90

Map generated by Groundsure Ltd Licence No: 10001511162

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FIGURE 8 // Proposed Development



PROJECT // 1379E - Land off Roundstone Lane, Angmering

DESCRIPTION // Proposed Development

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