



ARCHAEOLOGICAL DESK BASED ASSESSMENT

**Water Lane
Angmering
West Sussex**

Planning • Heritage
Specialist & Independent Advisors to the Property Industry

**August 2015
Updated
February 2016**

**Local Planning Authority:
Arun District Council**

**Site centred at:
TQ 07480450**

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EXECUTIVE SUMMARY

- The site off Water Lane, Angmering, West Sussex, has been reviewed for its archaeological potential.
- There are no designated archaeological assets on the site, nor does it lie within an Archaeological Notification Area.
- Based on the available evidence the site is considered to have a potential for archaeological evidence of a local significance.
- Consequently it can be anticipated that the planning authority's archaeological advisor is likely to seek additional archaeological information. This will comprise in the first instance of a geophysical survey and aerial photographic survey. Currently, however the available evidence suggests that any archaeological assets on the site will be of local archaeological interest and consequently will not present an overriding constraint to development proposals.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been written by Ewan Chipping and Suzanne Gailey of CgMs Consulting on behalf of Rydon Homes and Gleeson Strategic Land.
- 1.2 The subject of this assessment is land off Water Lane, Angmering, West Sussex, centred on National Grid Reference TQ07480450 (Figure 1).
- 1.3 Rydon Homes and Gleeson Strategic Land have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In line with national and local policy and guidance, this desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (WSHER) and other sources, including the West Sussex Records Office. The report also includes the results of a comprehensive map regression exercise.
- 1.5 The study therefore provides an assessment of the archaeological potential of the site and enables relevant parties to consider the need for design, engineering or archaeological mitigation measures.

2.0 **PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).
- 2.2 Section 12 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 12 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 contributes to our knowledge and understanding of the past.
- 2.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 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.
- 2.4 *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.
- 2.5 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. 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.

- 2.6 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.
- 2.7 *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.
- 2.8 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - 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.
- 2.9 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.
- 2.10 Arun District Council Local Plan was published in 2003. It contains the following 'saved' policies relevant to archaeology on the site:

POLICY AREA17 SITES OF ARCHAEOLOGICAL INTEREST

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.

- 2.11 No Scheduled Monuments lie within the study site or its immediate vicinity. Two Listed Buildings bound the site to the south (The Spotted Cow Public House and Littleworth Cottage). In addition the eastern extent of the Angmering Conservation Area bounds this part of the study site to the south and west. This report will address archaeological matters only.
- 2.12 Accordingly, this desk-based assessment seeks to establish whether locally important artefacts or archaeological remains are present on the study site, and thus whether Policy 17 is relevant.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey data (BGS 2013) indicates that the site lies on a solid geology of London Clay, Lambeth Group and Tarrant Chalk. This is overlain by Head Deposits in the north of the site and River Terrace Deposits in the south.

3.1.2 No geotechnical investigation data is currently available for the site.

3.2 Topography

3.2.1 A tributary of the Black Ditch crosses the northern part of the site.

3.2.2 The site rises gently southwards from the river channel from approximately 8m AOD in the north of the site up to 15m AOD in the south.

4.0 ARCHAEOLOGICAL, HISTORICAL BACKGROUND AND ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

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	-	AD 43	

Historic

Roman	AD 43	-	410
Anglo-Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1749
Modern	AD 1750	-	Present

4.1 Introduction

- 4.1.1 What follows comprises a consideration of archaeological finds and features held within a 1km radius of the study site, also referred to as the study area, held on the West Sussex Historic Environment Record (WSHER) (Figure 2), together with a map regression exercise charting the development of the site from the eighteenth century until the present day.
- 4.1.2 This chapter reviews the available archaeological evidence for the site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for as yet to be discovered archaeological evidence on the site.
- 4.1.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

4.2 Prehistoric - Palaeolithic to Neolithic

- 4.2.1 There are no finds of Palaeolithic or Mesolithic date within the 1km study area, though isolated residual flints cannot be precluded.
- 4.2.2 There is limited Neolithic evidence within the 1km study area, a findspot of a Neolithic flint axe was found c.500m north-west of the site (MWS3165, TQ 068 047).
- 4.2.3 An evaluation at Pound Nursery found pottery and flintwork from post holes and ditches dating to the Neolithic, c.375m east of the study site (MWS12115, TQ 07506 03923).
- 4.2.4 Due to the paucity of evidence the study site is considered to have a low archaeological potential for evidence of activity dating from the Palaeolithic to the Neolithic periods.

4.3 Bronze Age

- 4.3.1 The HER contains a significant number of records relating to Bronze Age activity within the vicinity of the study site.
- 4.3.2 A small Bronze Age potsherd was found along with a number of fire fractured flints within the westernmost part of the site (MWS5418, TQ 0722 0447).
- 4.3.3 Immediately adjacent to the south-east, works on the Angmering By-pass South found a Late Bronze Age circular enclosure consisting of a boundary ditch, fire pit, postholes and pits possibly used as an animal corral (MWS7050, TQ 07638 04456). Further Bronze Age evidence was found further north along the By-pass (MWS7051, TQ 07655 04663) consisting of a high number of features including enclosures, ditches, urn, pottery and flints interpreted as a farmstead.
- 4.3.4 An evaluation c.375m east of area B at Pound Nursery (MWS12115, TQ 07506 03923) revealed evidence of a variety of features comprising ditches, pits and postholes, indicating clear evidence of systematic land organisation possibly dating to the Late Bronze Age. Bronze Age flintwork and fragments of two later Bronze Age loomweights were also recovered.
- 4.3.5 An archaeological evaluation west of the site at 24 Water Lane revealed Late Bronze Age pottery, burnt flint, worked flint and plant macro remains (MWS7432, TQ 06891 04456).

- 4.3.6 The site lies within a landscape that was clearly occupied during the later prehistoric periods. In particular the discovery of Bronze Age finds on the site and the Bronze Age farmstead and animal enclosure adjacent to the site does suggest that further activity on the well-drained gravels cannot be ruled out.

4.4 Iron Age and Roman

- 4.4.1 Works on the Angmering By-pass, adjacent to the study site found Iron Age and Roman artefacts from the fills of Bronze Age ditches including a La Tene I brooch and Roman pottery (MWS7050, TQ 07638 04456).
- 4.4.2 An evaluation c.375m south east of the site at Pound Nursery revealed a probable Early Roman ditch and pottery dating to the second century AD was recovered (MWS12115, TQ 07506 03923).
- 4.4.3 Two Iron Age/Romano-British sites (MWS1222, TQ 066 051 and MWS3645, TQ 0665 0510) and a findspot of Iron Age pot (MWS3646, TQ 0665 0510) were recorded during archaeological investigations approximately 750m north-west of the study site. This area forms an Archaeological Notification Area.
- 4.4.4 Isolated finds comprising Iron Age coins, brooches and Roman brooches were recorded during investigations at Highdown Hill c.600m east of the study site (MWS8306, TQ 08566 04340 Archaeological Notification Area).
- 4.4.5 Evidence of Roman occupation has been found close to the centre of Angmering, c.600m west of the study site (MWS7042, TQ 07104 04178; MWS3134, TQ 0682 0443; MWS7431, TQ 06864 04483 Archaeological Notification Area).
- 4.4.6 The remains of over a hundred vessels of Roman date were found in c.1912 during quarrying at a chalk pit c.550m east of the study site (MWS3142, TQ 082 043). The number of vessels suggests a villa is located in the vicinity.
- 4.4.7 A small piece of much abraded possible Roman brick or tile was also found (MWS5418, TQ 0722 0447)
- 4.4.8 Given the reasonable evidence for Iron Age and Roman occupation in the vicinity of the study site, the study site could be considered to have a low to moderate potential for evidence of Iron Age and Roman activity.

4.5 Anglo-Saxon and Medieval

- 4.5.1 It is thought that the name "Angmering" probably derives from a Saxon farming settlement of about 600AD, the original name was "Angenmaering" meaning Angenmaer's people.
- 4.5.2 Immediately adjacent to the south east of the site, Early Saxon and Medieval evidence was recorded during works on the Angmering By-pass South consisting of ditches, pits and postholes containing Saxon pottery (MWS7050, TQ 07638 04456).
- 4.5.3 The original Saxon Church was discovered in excavations in 1974 on St. Peter's Church c.800m west. Later medieval additions to the church were also recorded (MES3127, TQ 0681 0444). It was demolished in the c.16th century.
- 4.5.4 An archaeological notification area 350m east of the study site denotes the site of Ecclesden deserted Medieval village (MWS3890, TQ 081 050).
- 4.5.5 Watching brief on the excavation of a pond south of Ecclesden Manor revealed a single silver Tudor coin (MWS7054, TQ 07799 04251) approximately 250m east of the study site.
- 4.5.6 The study site's location away from the core of any settlement activity dating to these periods suggests that it has a low potential for settlement evidence, although evidence of agricultural activity can be anticipated.

4.6 Post-Medieval and Modern (including map regression exercise)

- 4.6.1 During the majority of the Post-Medieval period the site appears to have remained in the agricultural hinterland (Figures 3-7).
- 4.6.2 The 1839 Tithe map (Figure 8) shows the study site in more detail divided into a series of agricultural fields and grass plots. There was subtle change by the 1879 OS map (Figure 9) with small plots being incorporated into larger ones and a footpath crossing the south-western field.
- 4.6.3 There was no change until the late 20th century (Figures 10-12).
- 4.6.4 By 2001 a house forming part of The Avenue housing estate had been constructed in the south-west of the study site (Figure 13).

4.6.5 There has been no subsequent change to the study site (Figures 14 and 15).

4.6.6 The potential for significant archaeological remains of Post-Medieval or Modern date is considered to be low/nil.

4.7 Assessment of Significance

4.7.1 There are no designated archaeological assets recorded on or close to the study site.

4.7.2 A small Bronze Age potsherd was found along with a number of fire fractured flints within the westernmost part of the study site.

4.7.3 The site is therefore considered to have a moderate to good potential for Bronze Age occupational evidence and a low to moderate potential for Iron Age and Roman occupational evidence.

4.7.4 Any potential archaeological remains on site are likely to be of local importance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS

(Impact on the Buried Archaeological Deposits)

5.1 Site Conditions

5.1.1 The site comprises pastoral land currently grazed by livestock. A house and garden lies in the south-west of the site (Figures 13-15).

5.1.2 Development in the south-east of the site will have had a severe but localised below ground impact due to soil stripping and the cutting of footings and services. Any past ploughing across the site will have had a widespread negative impact on any sub-surface horizons.

5.2 Proposed Development Impact

5.2.1 The site is proposed for residential development with associated landscaping and infrastructure.

5.3 Impact on Archaeological Assets

5.3.1 The proposed development will not impact any known designated archaeological assets.

5.3.2 Based on the available evidence any future development proposals have the potential to impact archaeological assets of a local importance.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 In accordance with central and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.2 No designated archaeological assets lie on or close to the site, nor does the site lie within an Archaeological Notification Area.
- 6.3 Based on the available evidence the site is considered to have a potential for settlement evidence dating to the Bronze Age, Iron Age and Roman periods.
- 6.4 Development in the south-east of the site will have had a severe but localised below ground impact due to soil stripping and the cutting of footings and services. Any past ploughing across the site will have had a widespread negative impact on any sub-surface horizons.
- 6.5 As a result any future development proposals have the potential to impact archaeological remains of a likely local significance.
- 6.6 Consequently it can be anticipated that the planning authority's archaeological advisor is likely to seek additional archaeological information. This will comprise in the first instance of a geophysical survey and aerial photographic survey. Currently, however the available evidence suggests that any archaeological assets on the site will be of local archaeological interest and as such will not present an overriding constraint to development proposals.

SOURCES CONSULTED

1. **General**

West Sussex Heritage Environment Record
British Library
West Sussex Records Office

2. **Bibliographic**

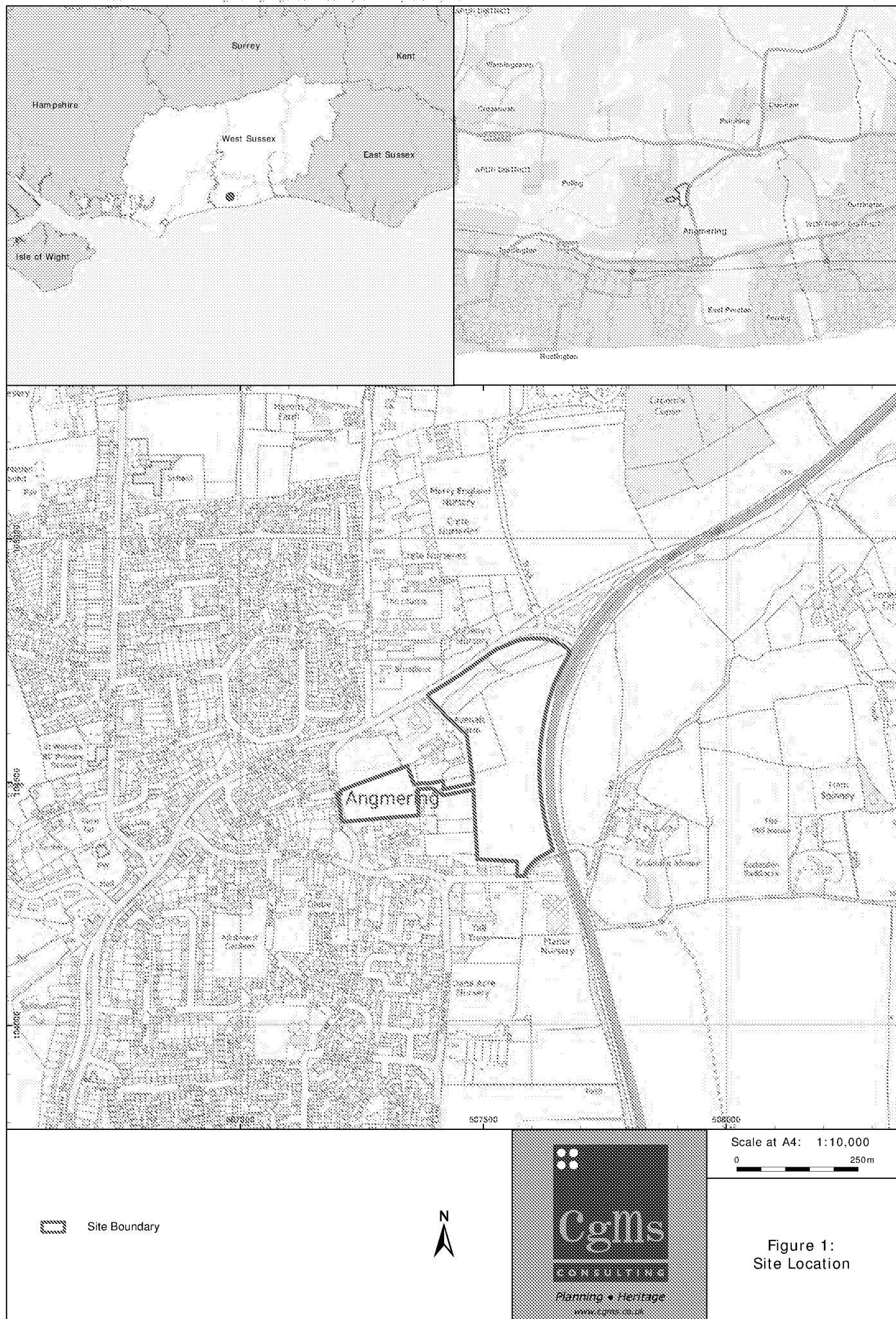
British Geological Survey *Geology of Britain Viewer* <http://www.bgs.ac.uk/> 2013

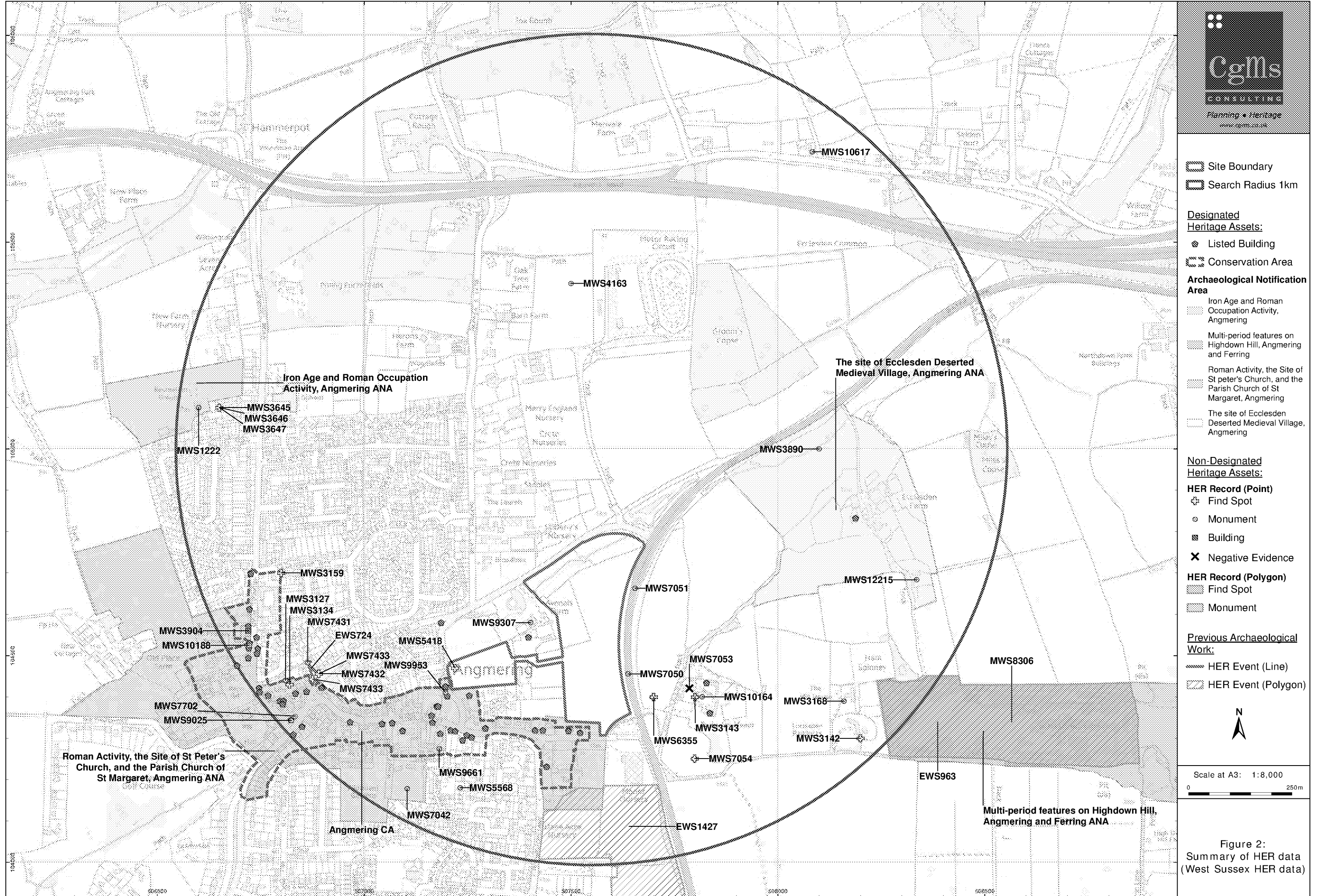
Open Domesday <http://domesdaymap.co.uk/> 2014

Roger-Davis, N. Ecclesden Manor and Village
[http://www.angmeringvillage.co.uk/history/VirtualBook/3-1-1%20\(Ecclesden\).htm](http://www.angmeringvillage.co.uk/history/VirtualBook/3-1-1%20(Ecclesden).htm)
2015

3. **Cartographic**

1724 Budgen
1795 Gardner and Gream
1806 Ordnance Survey Drawing
1813 Ordnance Survey
1825 C & J Greenwood
1839 Tithe Map
1879 Ordnance Survey
1899 Ordnance Survey
1962 Ordnance Survey
1976-7 Ordnance Survey
2001 Google Earth View
2013 Google Earth View







Site Boundary



Scale at A4: 1:25,000



Figure 3:
1724 Budgen



Site Boundary



Scale at A4: 1:25,000



Figure 4:
1795 Gardner and
Gream