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Our ref: 200377 let01jc  
22<sup>nd</sup> July 2020

Dear Joe,

**SA33: Ansty Garage, West Sussex  
Preliminary Heritage Assessment**

This document presents the results of a preliminary assessment of archaeological and built heritage issues relating to Site SA33: Ansty Garage. It has been prepared using limited sources available online, and is intended to identify the key heritage character and constraints of the site. Further detailed assessment may be required to support a planning application.

***Historical development of the site***

The Site comprises a car showroom and garage facilities within modern single-storey industrial units next to a petrol station, surrounded by parking areas. Historic Ordnance Survey mapping indicates that the site originally lay partly within the open areas of a small farmstead and partly within a larger field. By 1911, a large pub (Green Cross Inn) had replaced the farmstead, and the northern part of the site lay within its garden. Several small buildings had been constructed within the southern half of the site by 1937, and the petrol station and garage facilities were present by 1978. The pub was recently demolished and replaced by a residential development.

***Heritage Assets***

The Site does not contain any designated heritage assets. However, it lies within the potential setting of two Grade II listed buildings which are located on the western side of Cuckfield Road (The Old Cottage: 1025703, and The Ancient Farm: 1193553). The National Heritage List indicates a third listed building in the vicinity of the roundabout immediately adjacent to the site (Mackerell Cottage: 1354840), but this is a mapping error, as this asset appears to be located c.1km to the north-east.

The Site contains two non-designated heritage assets: the northern part lies within an Archaeological Notification Area relating to generic medieval settlement around the road junction (DWS9075: Medieval hamlet of Ansty), and the West Sussex HER records a former farmstead of 19th century origin within the site (MWS14071).

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The surrounding archaeological context is limited, with a scatter of prehistoric and Roman artefact findspots along the Cuckfield Bypass and an isolated Roman cremation burial of uncertain location c.500m to the north-east. Post-medieval ironworking is recorded within the stream valley to the north. However, this lack of records partly reflects a lack of development, and therefore a lack of archaeological assessment.

***Archaeological and heritage potential***

Based on the existing information, the archaeological potential is low to moderate for medieval and post-medieval landuse, particularly in relation to earlier unmapped buildings. The site is likely to have experienced significant localised disturbance, particularly in and around existing buildings, but archaeological deposits could survive in open areas of the site where disturbance has been shallower.

Comparison of historic and modern mapping with satellite imagery suggests there are no surviving buildings or structures of historic/archaeological significance within the site, although this would require confirmation.

There are potential setting issues in relation to two Grade II listed buildings, although our preliminary view is that these are unlikely to be significant given the modern character of the existing setting.

***Comment***

In our preliminary assessment, we have not identified any significant heritage issues. However, we would expect the LPA to require further detailed assessment to fully understand the potential impact on heritage assets, in line with the NPPF. Any planning application should be supported by a heritage statement. It is possible that an archaeological desk-based assessment would also be required, as the Site lies within an ANA.

I trust this information is useful. Please contact us if you have any queries

Yours sincerely

A handwritten signature in black ink, appearing to read 'RJ', is written over a thin horizontal line.

Richard James  
Senior Archaeologist