

St Stephens Field, Horsted Keynes
Historic Environment Desk-Based Assessment
January 2020

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Report

Archaeology Desk-Based Assessment

Site

St Stephens Field, Horsted Keynes

Clients

Rydon Homes Ltd

Date

January 2020

Planning Authority

Mid Sussex District Council

Site Centred At

TQ 38424 27861

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Report Status

Final

Orion Ref

PN2521/1

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Horsted Keynes, West Sussex, known as St Stephens Field, which is proposed for residential development.

A review of the available baseline evidence indicates that the study site was part of the rural hinterland surrounding Horsted Keynes in all periods and, although it is clear that the landscape was being utilised, no evidence of such activity is present within, or in the immediate vicinity, of the study site. Based on the available evidence, the site is considered to have a low potential for archaeological remains of any date. Should as yet unrecorded archaeological remains prove to be present, they are unlikely to be of more than local significance. Consequently, such remains would not preclude the principal of development and would not be a design constraint.

Should archaeological remains prove to be present on the site, they will be impacted upon by the proposed development. However, it is considered that based in the available evidence, any archaeological investigations in support of a future planning application would be appropriate to be secured by an appropriately worded conditions attached to the planning consent.

The study site is located close to the southern edge of the Horsted Keynes Conservation Area. This area is characterised by 1970s and later housing which also screens the proposed development from view along the approach to and from Bonfire Lane (the southern edge of the Conservation Area). There is very limited intervisibility between the site and the Conservation Area and the site is not considered to have a positive contribution its significance and character. Consequently, the proposed development will have no effect on the significance of Horsted Keynes Conservation Area.

The proposed development is located on the periphery of the setting of Wyatt (grade II). The house is visible from 1st floor and above from the southern end of the site and vice versa. The proposed layout of the residential scheme retains the southern part of the site as open space, thereby ensuring that there will be only an oblique view of the edge of the built area from the 1st floor of Wyatt. This will be a visual change at the edge of the setting of the grade II listed house within a view that already contains 1970s and later housing. Consequently, through the layout of the scheme the change on the edge of the setting will not have a material effect on or harm the significance of Wyatt.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land at Horsted Keynes, West Sussex, known as St Stephens Field (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Rydon Homes Ltd to support its promotion in the Local Plan. The site (hereafter referred to as the 'study site') is located at grid reference TQ 38424 27861
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2, 3 & 4).

Location, Topography and Geology

- 1.5 The study site is located at the south of Horsted Keynes, south of Hamsland Road and St Stephens Church. The study site occupies a slight south east facing slope with a height above ordnance datum (aOD) of 92m in the north west boundary of the study site, falling to 84m in the south east.
- 1.6 The solid geology of the study site comprises Sandstone and Siltstone of the Ashdown Formation in the north of the study site and Sandstone and Siltstone of Upper Tunbridge Wells Sand in the south of the study site. No superficial deposits are recorded (BSG Geology of Britain viewer 2019).

2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.4 Section 69 of the Act requires local authorities to define as Conservation Areas any areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and Section 72 gives local authorities a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision regarding the setting of a Conservation Area, that is provided by the policy framework outlined in below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.5 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6 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.

- 2.7 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8 Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where

such an asset(s) is directly or indirectly affected, a balanced judgement is required that has regard the scale of any harm or loss and the significance of the asset(s).

- 2.9 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.10 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.11 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.12 *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.
- 2.13 *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.
- 2.14 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- “Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”*
- 2.15 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.16 Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 2.17 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset.

However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.”

- 2.18 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

- 2.19 Planning policy for the study site is provided by the Mid Sussex District Plan 2014-2021 (adopted March 2018). This contains the following policy relevant to this assessment:

DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives:

- 2) *To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;*
- 4) *To protect valued characteristics of the built environment for their historical and visual qualities; and*
- 11) *To support and enhance the attractiveness of Mid Sussex as a visitor destination.*

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

Strategic Objectives:

2. *To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;*
4. *To protect valued characteristics of the built environment for their historical and visual qualities; and*
11. *To support and enhance the attractiveness of Mid Sussex as a visitor destination.*

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.20 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;

- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.21 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.22 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.23 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.24 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 3.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Historic Environment Record (HER) Data held by West Sussex County Council;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.

- 3.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

- 3.3 Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.

Previous archaeological investigations

- 3.4 The study site is covered by a Historic Landscape Character polygon described as 'informal fieldscapes' (HWS8587).
- 3.5 An Archaeological Notification Area covers an area of archaeological potential around St Giles Church, c.670m to the north of the study site. The church itself dates to the 11th century and was remodelled in the 13th and 14th centuries. A medieval moated site was identified in 1973 and is now the School and schoolhouse (Mote Cottage). The east and north sides of the square moat are in good condition (DWS8639).
- 3.6 There are no records of archaeological investigations within the study site. Intrusive archaeological investigations in the study area include the following.
- EWS790/EWS791 – Archaeological watching briefs took place at St Giles School in 1993 and 2000 during construction works, c.740m to the north of the study site. No archaeological finds or features were observed.
 - EWS490 – Partial excavation of an area, c.720m to the north of the study site, took place in 1973. The remains of a medieval moat were uncovered (MWS5799). EWS603 – A watching brief in the same area in 1993 confirmed the presence of the moat.
 - EWS1715 – just to the south of these investigation, c.20m, a watching brief was conducted during ground reduction for a school path in the churchyard of St Giles Church. These uncovered made ground to a depth of 600m. A single sherd of 15th to 16th century floor tile, ceramic building material dating between 16th to 20th century and a quantity of blast furnace debris were the only archaeological finds recovered.
 - EWS1572 – Two trenches were excavated following demolition of the Old Crown Garage building, which had evolved from the stables of the adjoining Grade II listed Crown Inn. The evaluation revealed no medieval or earlier features on the site, with most of the activity relating to construction in the 17th century and later. This suggested that the medieval settlement of Horsted Keynes did not extend this far. This site lies south of Station Road, 260m to the north of the study site.
 - EWS1371/EWS1205 - Intrusive archaeological investigations have taken place approximately 900m to the south of the study site at Freshfield Lane Brickworks. The area had been identified as an area of potential archaeology

but in 2008 excavation of 6 trenches uncovered no significant archaeological finds or features (EWS1371). In 2010 a watching brief (EWS1205) identified sixteen features ranging from natural deposits such as tree boles and buried soil horizons, through Mesolithic and Iron Age pits and post holes, to linear features of Iron Age and medieval date (MWS10602). The majority of these features were situated on the higher ground to the north of the site.

- 3.7 These investigations will be discussed as appropriate in the sections below.

Prehistoric

- 3.8 A chance find of a Neolithic polished stone axe has been recorded, c.570m to the north of the study site (MWS4647).
- 3.9 There is considered to be a low potential for recovering prehistoric archaeological material within the study site. There is an absence of stratified finds of a prehistoric date within the study area, potential prehistoric features lie some way to the south, and no potential occupation evidence of this date has been uncovered in the vicinity of the study site.

Roman

- 3.10 No archaeological finds or features dating to the Roman period have been identified in the study area. The absence of records of Romano-British occupation activity within the study area indicates a low potential for finding archaeological remains within the study site dating to the Roman period.

Saxon

- 3.11 No archaeological finds or features dating to the Saxon Period have been identified in the study area. The absence of records of Saxon activity within the study area indicates a low potential for finding archaeological remains within the study site dating to the Saxon period.

Medieval

- 3.12 Horsted Keynes is listed in Domesday as having 9 villagers and 3 smallholders. It had 8 ploughlands, 1 Lords plough teams and 3 men's plough teams along with one mill. Following the Norman conquest the village, then known as Horsted or place of Horses, was given to Guillaume de Cahaigues, a Knight who owned land in modern day Cahagnes in Normandy. The village then took his name as a suffix and it became Horsted de Cahaigues. It is first recorded as such in 1086.
- 3.13 The school and schoolhouse at Horsted Keynes are inside a square moat that has been dated to the medieval period, excavations in 1973 to install a swimming pool recovered 13th and 14th century pottery from the fill. The enclosed area would have been 70 by 70 yards but it did not enclose the adjoining church itself (MWS5799). This feature lies c.720m to the north of the study site.
- 3.14 The study site appears to have been part of the rural hinterland surrounding settlement in the Medieval Period, the village centre of Horsted Keynes is at least 300m away to the north. There is therefore considered to be a low potential for Medieval archaeology to be present within the study site.

- 3.15 The 'Historic Farmsteads and Landscape Character in West Sussex' Project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Farms of an early date are recorded at Ludwell Grange, which is a Medieval double-sided loose courtyard farmstead (MWS12260), c.470m to the north west of the study site. This building has however suffered significant loss of over 50% of the original. Horsted Mill Farmhouse is also medieval in date and lies c.820m to the north of the study site (MWS11802). Nearby Horsted Mill is regarded as one of the oldest watermill sites in Sussex and is shown on the OS map of 1874. It closed as a mill in 1948 and has since been restored. Rixons farm, originated in the 17th century, and lies c.300m north of the study site (MWS13433). Hole House dates at least from the 17th century but is probably earlier (MWS9013), c.680m to the south of the study site. Many other historic farms have been identified in the study area, most of 19th century origin.
- 3.16 Horsted Keynes school and schoolhouse was originally built in 1706 by Edward Lightmaker. It is referenced as a 'Charity School on the Tithe Map of 1839 and as a National School for boys and girls on the 1st edition OS map of 1869-1875. The building now adjoins the village school, known as St. Giles Church of England Primary School, which marked as a Church of England school on the map of 1956 and is still in use today (MWS14388).
- 3.17 Light anti-aircraft batteries were in place in the village during the Second World War, c.240m to the west and c.910m to the south west of the study site (MWS7152, MWS7151). These were elements of what became known as the Kentish Gun Belt. After D-Day this line of 375 heavy anti-aircraft guns and 576 Bofors guns stretched in a line from Faversham to Crawley as a defence against the new threat of V1 flying bombs.

Map regression

- 3.18 The 1792 Maresfield OSD plan shows the site as comprising oart of three rectangular fields located to the south of Horsted Keynes (Fig. 5).
- 3.19 The Horsted Keynes Conservation Area depicts the site essentially as it is now, with the exception of the 1970s housing along Hamsland (Fig. 6).
- 3.20 The earliest Ordnance Survey Map of the study site on a scale of 1:10,560 dates to 1878-1879 (Fig.7). It shows the study site as a rural undeveloped field to the south of the village of Horsted Keynes. A small strip of land directly to the north of the study site appears to contain a small building and a lane to the north of this leads to the east, past a small building to its north, to what is now Bonfire Lane and the junction with Chapel and Wyatts Lane. Two larger houses sit on opposite sides of the lane at the west of this junction There is no connecting road, only a footpath, to the west and Lewis Road.
- 3.21 The 1:2,500 OS map of 1897-1899 depicts the buildings at the junction with Chapel and Wyatts lane more clearly (Fig.8). Another building now lies just to the north of these, c.140m north east of the study site, in the position of today's Prospect Cottages. Detached or semi-detached buildings lie south of Bonfire Lane, c.210m to the north east of the study site, and four buildings have been constructed east of Lewis Road, c.190m to the north west of the study site.
- 3.22 By 1910 a building has been constructed at the junction of Sugar Lane and Lewis Road, c.230m to the west of the study site (Fig.9). Three semi-detached villas occupy the north side of Lewis Road, c.230m to the north west of the study site. Four semi-detached villas now lie just north of these on the south side of Station Road. A detached building has also been constructed north of Wyatts Lane, c.160m to the north east of the study site.

- 3.23 The OS map of 1956 demonstrates the significant development of Horsted Keynes in the intervening years (Fig.10). Housing now occupies the south side of Lewis Road and the east side of Treemans Road. The road named Jeffries, c.220m to the west of the study site, has been laid out and houses take up its northern side, with three large detached houses to its south. Rows of houses also flank the south side of Station Road near its junction with Bonfire Lane. A detached building has been constructed c.40m to the east of the study site boundary in the position of present Milford Place and three buildings lie on the east side of Wyatts Lane, c.170m to the north east of the study site.
- 3.24 Between 1956 and 1982 the parcels of land between the junctions of the main roads have been infilled with housing, particularly around Boxers Lane, c.270m to the north west of the study site and around Rixons Orchard, c.280m to the north of the study site (Fig.11).
- 3.25 The OS map of 1975 (Fig.12) shows that the church of St Stephens has been built directly to the north of the study site and buildings take up the north and south sides of Hamslands and around the newly built Chaloners Road.
- 3.26 The OS map of 1993 shows these developments more clearly (Fig.13). By this time houses have been constructed directly to the north of the study site boundary, south of Hamsland and east of the Church of St Stephens. The study site itself remains undeveloped.
- 3.27 There is considered to be a low potential for Post-Medieval/Modern archaeology to be present within the study site. The map regression exercise indicates that the study site remained undeveloped throughout this period and that the site has been in use as agricultural fields until the present day.

Summary of Archaeological Potential and Assessment of Significance

- 3.28 A review of the available baseline evidence indicates that the study site was part of the rural hinterland surrounding settlement in all periods and, although it is clear that the landscape was being utilised, no evidence of such activity is present within, or in the immediate vicinity, of the study site. There is therefore a low potential for uncovering archaeological features of any date within the study site.
- 3.29 Archaeological features, if present within the study site, are likely to be of no more than local significance. The study site location and history means that evidence of national significance requiring preservation in-situ is unlikely to remain.

4.0 Designated Heritage Assets

- 4.1 This assessment will consider the potential effects of development within the study site on the significance of built heritage assets.
- 4.2 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 4.3 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development:
- A radius of 1 km from the boundary of application site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 4.4 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 4. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 4.5 A site visit was undertaken in January 2020 to assess the setting of nearby designated heritage assets. The conditions were bright and sunny. Additional desk-based assessment using Google Earth and maps was also utilised.

Designated assets not requiring assessment

- 4.6 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 4.7 As demonstrated in Fig. 4, the study site is located away from all of the nearby designated heritage asset except for Horsted Keynes Conservation Area which is c. 10m to the north of the north eastern corner of the site and Wyatts (grade II) which is c. 200m to the south east of the study site. The site is separated from all of the listed buildings within the Conservation Area by intervening built form of the village. This blocks all intervisibility with the study site and vice versa. Given the lack of intervisibility between the propose new buildings and the listed buildings located within the Conservation and the wider study area (with the exception of Wyatts), it is clear that no harm would result from the proposed development and that no further assessment is considered necessary for these assets.

Horsted Keynes Conservation Area

- 4.8 Horsted Keynes Conservation Area is located immediately to the north of the study site. The southern boundary of the Conservation Area is separated from the site by a c. 10m wide strip of grassland (Fig. 4). The description of the Conservation Area in the Mid-Sussex District Council's Conservation Areas in Mid Sussex document (August 218), describes the Conservation Area as follows:

Horsted Keynes Conservation Area was designated in January 1985. It includes the two oldest parts of the village. The first is centred on Church Lane and contains a number of historic buildings dating back to the 17th and 18th centuries, and the 13th century church. The second is centred on The Green, and includes parts of Station Road, Lewes Road and the southern end of Church Lane. The Green is a spacious open area lined by two storey buildings of predominantly brick construction with those on the southern side well set back from the road. Many of the properties around The Green and along Church Lane, including The Crown Public House and The Forge, are listed as being of architectural or historical

importance. Trees and hedgerows are particularly important features within the village, as are the Recreation Ground and Cricket Ground which provide a spacious setting for development to the south of The Green.

The following features contribute to the particular character of the Conservation Area:

- the spacious character of The Green, the attractive groupings of buildings around The Green and the sense of enclosure created by both buildings and landscaping;
- the variety of age and style of buildings, several of which are Listed Buildings;
- the use of traditional and natural building materials;
- the extensive views of the countryside from within the Conservation Area, especially around St Giles Church;
- the hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane; and
- the views of the church from within the village.

4.9 The document does not identify any specific important views within or toward the Conservation Area, although where extensive views of the surrounding countryside are possible, such as around St Giles Church which is located in the northern part of the Conservation Area (i.e. away from the study site) these are identified as a contributor to the character of the village. There are no such views out across the countryside from the part of the Conservation Area adjacent to the site. The site is separated from the Conservation Area by a c. 10m wide strip of land that is planted with a thick tall hedge (Plate 1). The roofs of the last two houses within the Conservation Area that are on the south side of Bonfire Lane are visible from the study site.



Plate 1 View North East from the approximate centre of the site toward Horsted Keynes Conservation Area

4.10 The study site is located to the south of the Conservation Area. However, due to its close proximity, it is considered to lie within the southern part of the setting of the Conservation Area. The character of the area immediately to the south of the Conservation Area is the 1970s Hamsland housing estate which is a mixture of bungalows and 2 storey houses (Plates 2 & 3). As demonstrated in the map regression (Figs 12 & 13), until the estate was constructed, the study site was separated from the village by a number of fields which have subsequently been

built upon or become part of the recreation ground. The Hamsland estate does not contribute to the significance of the Conservation Area.



Plate 2 View South West from the Southern Boundary of the Conservation Area at from Bonfire Lane



Plate 3 View from Proposed Development Entrance toward the Southern Boundary of the Conservation Area

- 4.11** The southern boundary of the Conservation Area to the north of the site lies at the southern end of Bonfire Lane. There is a distinct change in character of the village at this point. Within the Conservation Area, the lane is lined by high hedges containing mature trees with a number of Victorian and early 20th century houses fronting it or slightly set back (Plates 4 & 5). The lane fits very much into the 5th bullet point of the characteristics of the Conservation Area outlined above. At the southern end of Bonfire Lane, where the Conservation stops, the character changes very abruptly into the 1970s Hamsland housing estate. The access into the study site is from within the Hamsland estate character area.



Plate 4 View North East along Bonfire Lane from Southern Boundary of the Conservation Area



Plate 5 View South West along Bonfire Lane Toward the Southern Boundary of the Conservation Area

Wyatt

- 4.12 Wyatt (grade II listing no 1194379) is located c. 200m to the south east of the study site. The listing describes it as follows:

Restored C17 or earlier T-shaped building with plaster infilling. Tiled roof. Casement windows. Two storeys and attic. Four windows.

- 4.13 Its significance derives primarily from its vernacular architectural interest as an example of a 17th century, albeit subsequently restored, house and its historic interest as part of the dispersed and isolated houses outside of the village within the parish.
- 4.14 The house is located within a large garden. It is approached from the north along Wyatts Lane which the Conservation Area appraisal mentions specifically as being a particular characteristic of the Conservation Area. It is these aspects of the setting that have a strong positive contribution to Wyatt's significance. It is located away from the village and so its isolated position and the fields immediately around the house and garden also have a positive contribution to the significance of the house.
- 4.15 The study site is considered to be on the fringes of the setting of the listed house. It is separated from the site by two grassland fields. The intervening topography blocks views of the ground floor of Wyatt from the study site and vice versa. The 1st floor and roof of the house can be seen from the southern area of the site (Plates 6 & 7). The house is not visible from the site and vice versa from the majority of the site (Plate 7). The site visit was done in the winter and so the intervisibility will be reduced when the leaves are out during the spring and summer.
- 4.16 Although the southern part of the site is visible from the 1st floor of Wyatt, it is not considered to materially contribute to the significance of the house. It forms part of the wider agricultural context of the house which in the direction of the site is already framed by the 1970s and later housing along Hamsland.



Plate 6 View South east across the southern area of the site toward Wyatt



Plate 7 View South east from the approximate centre of the site toward Wyatt

5.0 Proposed Development and Potential Impact on Heritage Assets

The Proposed Development

- 5.1 The study site comprises an undeveloped field of open grassland of approximately 1.1ha (Fig. 1). The site lies within the High Weald Area of Outstanding Natural Beauty (AONB) and outside the Horsted Keynes Conservation Area, c.50m to its north east.
- 5.2 It is proposed development comprises 30 dwellings with public open space, drainage and green infrastructure (Fig. 14). Access will be from Hamsland.

Potential Archaeological Impacts

- 5.3 The assessment has established that, based on the available evidence, the study site is considered to have low potential for archaeological remains. It is acknowledged that the absence of archaeological remains recorded in the area may be a product of a lack of previous systematic archaeological survey. However, should any archaeological remains be present on site, they are considered unlikely to be of more than local significance. Consequently, such remains would not preclude the principal of development and would not be a design constraint.
- 5.4 Should archaeological remains prove to be present on the site, they will be impacted upon by the proposed development. However, it is considered that based in the available evidence, any archaeological investigations in support of a future planning application would be appropriate to be secured by an appropriately worded conditions attached to the planning consent.

Potential Impacts on Designated Heritage Assets

Horsted Keynes Conservation Area

- 5.5 As discussed in paragraphs 4.8-4.11, the study site is located c. 10m to the south of the southern boundary of Horsted Keynes Conservation Area. There is limited intervisibility between the study site and the Conservation Area. As shown in Plate 1, the north/eastern site boundary strip of land that is planted with a thick tall and that the only aspect of the Conservation Area that can be seen, is the roofs of the last two houses within the Conservation Area on the south side of Bonfire Lane. The site itself is not able to be experienced from within the Conservation Area. It is located immediately to the south of the 1970s and later housing along Hamsland which will prevent it being experienced even from the southern boundary of the Conservation Area at the end of Bonfire Lane. The access road into the proposed development will not be visible from Bonfire Lane. There is no evidence to suggest that the study site has a historical functional association with the Conservation Area, other than being a field just beyond the designated area. The proposed development will have no effect on the features that have a particular contribution to the character of the village as outlined in the Conservation Area appraisal.
- 5.6 In light of the above, it is concluded that the proposed development will have no effect of the significance and character of Horsted Keynes Conservation Area.

Wyatt

- 5.7 As outlined in paragraphs 4.12 – 4.16, the study site lies on the edge of the setting of Wyatt. The house is located c. 200m to the south east of the study site and is visible from the 1st floor and above from the southern end of the site and vice

versa. As shown in the illustrative layout of the proposed development, the southern part of the site will be retained as open space, potentially containing a SUDS basin, with a road accessing an area of lower density housing which is c. 25m to the north of the southern site boundary. This will ensure that there will be only an oblique view of the edge of the built area from the 1st floor of Wyatt. This will be a visual change at the edge of the setting of the grade II listed house within a view that already contains 1970s and later housing. Consequently, through the layout of the scheme the change on the edge of the setting will not have a material effect on or harm the significance of Wyatt.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers land at Horsted Keynes, West Sussex, known as St Stephens Field, which is proposed for residential development.
- 6.2 A review of the available baseline evidence indicates that the study site was part of the rural hinterland surrounding Horsted Keynes in all periods and, although it is clear that the landscape was being utilised, no evidence of such activity is present within, or in the immediate vicinity, of the study site. Based on the available evidence, the site is considered to have a low potential for archaeological remains of any date. Should as yet unrecorded archaeological remains were to be present, they are unlikely to be of more than local significance. Consequently, such remains would not preclude the principal of development and would not be a design constraint.
- 6.3 Should archaeological remains prove to be present on the site, they will be impacted upon by the proposed development. However, it is considered that based in the available evidence, any archaeological investigations in support of a future planning application would be appropriate to be secured by an appropriately worded conditions attached to the planning consent.
- 6.4 The study site is located close to the southern edge of the Horsted Keynes Conservation Area. This area is characterised by 1970s and later housing which also screens the proposed development from view along the approach to and from Bonfire Lane (the southern edge of the Conservation Area). There is very limited intervisibility between the site and the Conservation Area and the site is not considered to have a positive contribution its significance and character. Consequently, the proposed development will have no effect on the significance of Horsted Keynes Conservation Area.
- 6.5 The proposed development is located on the periphery of the setting of Wyatt (grade II). The house is visible from 1st floor and above from the southern end of the site and vice versa. The proposed layout of the residential scheme retains the southern part of the site as open space, thereby ensuring that there will be only an oblique view of the edge of the built area from the 1st floor of Wyatt. This will be a visual change at the edge of the setting of the grade II listed house within a view that already contains 1970s and later housing. Consequently, through the layout of the scheme the change on the edge of the setting will not have a material effect on or harm the significance of Wyatt.

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Historic England Archive

National Archives

National Heritage List for England (NHLE)

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

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British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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Heritage Gateway - www.heritagegateway.org.uk

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Cartographic

c.1724 Richard Budgen Map of Sussex

c1795 Sussex - c 1795 by William Gardner (Chief Surveying Draftsman to the Board of Ordnance) and Thomas Gream

1842 Tithe map of Horsted Keynes Ref:TNA IR 30/35/140 and 1839 apportionment IR 29/35/140

OS 1:2,500 Scale Maps

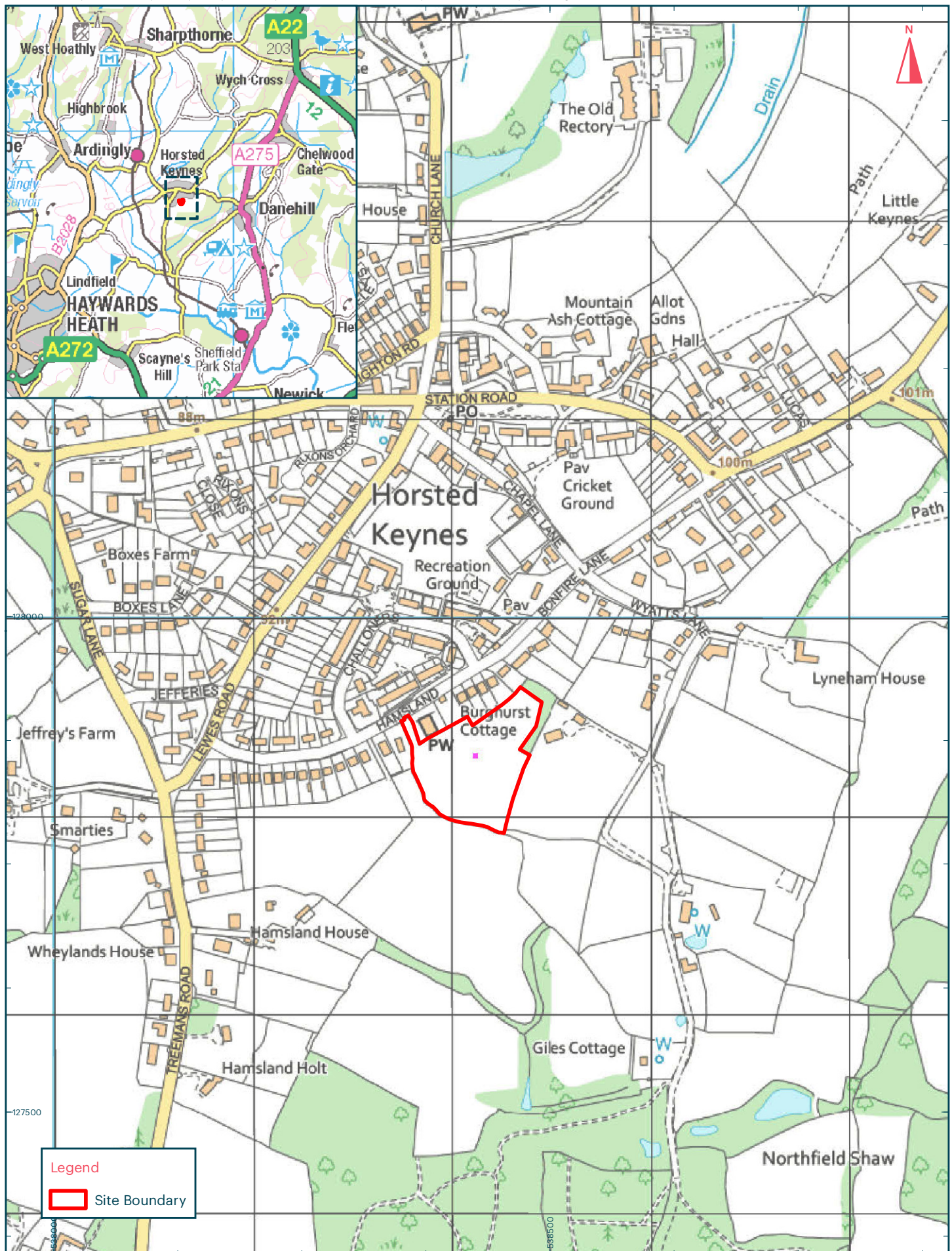
1875

1897 - 1899

1910

1938

1956



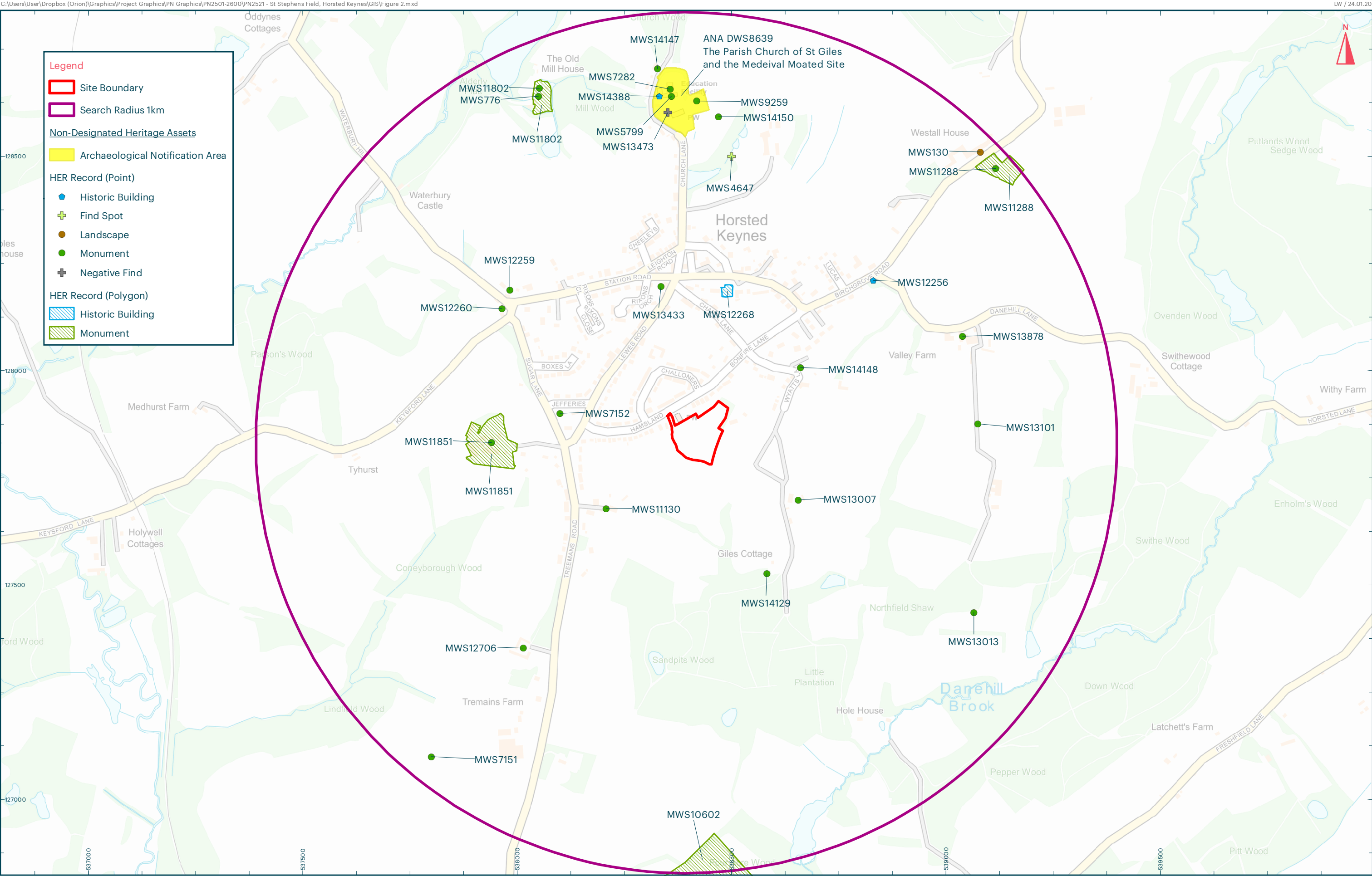
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Figure 1: Site Location

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St Stephens Field, Horsted Keynes

Scale at A4: 1:5,000

0 150m

orion.



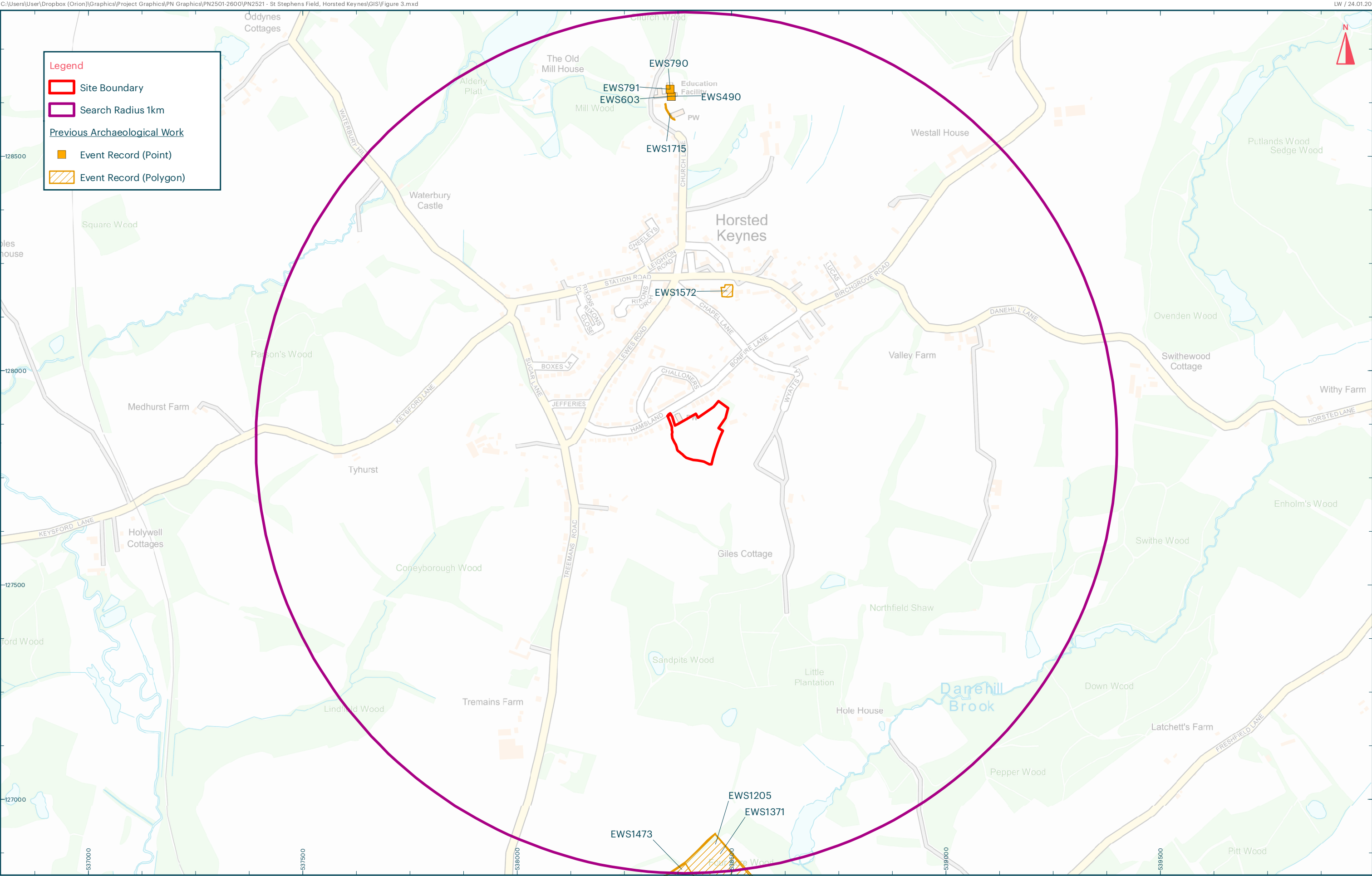
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Figure 2: HER Data Plot – Monuments data

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St Stephens Field, Horsted Keynes

Scale at A3: 1:8,000

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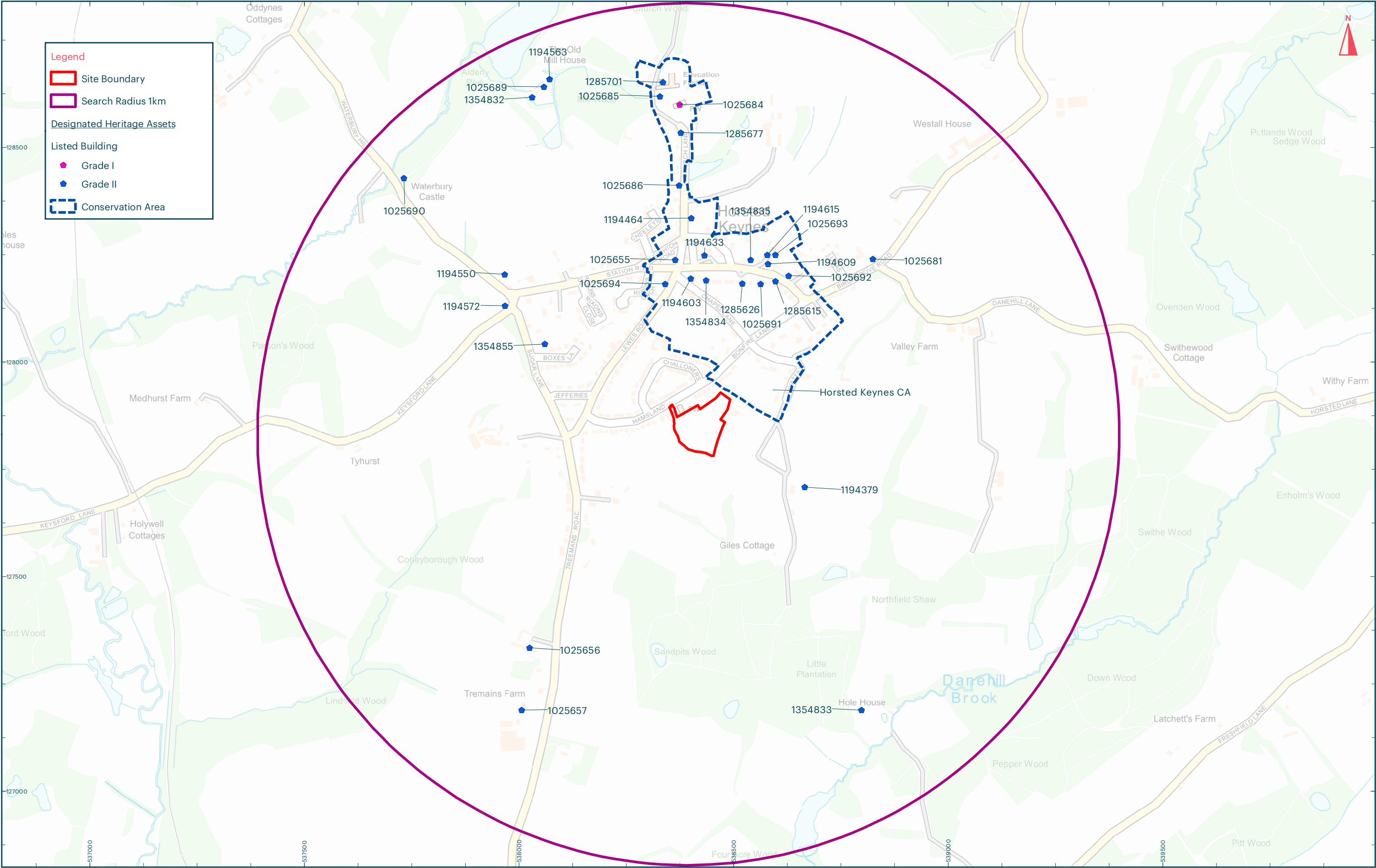
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Figure 3: HER Data Plot – Event data

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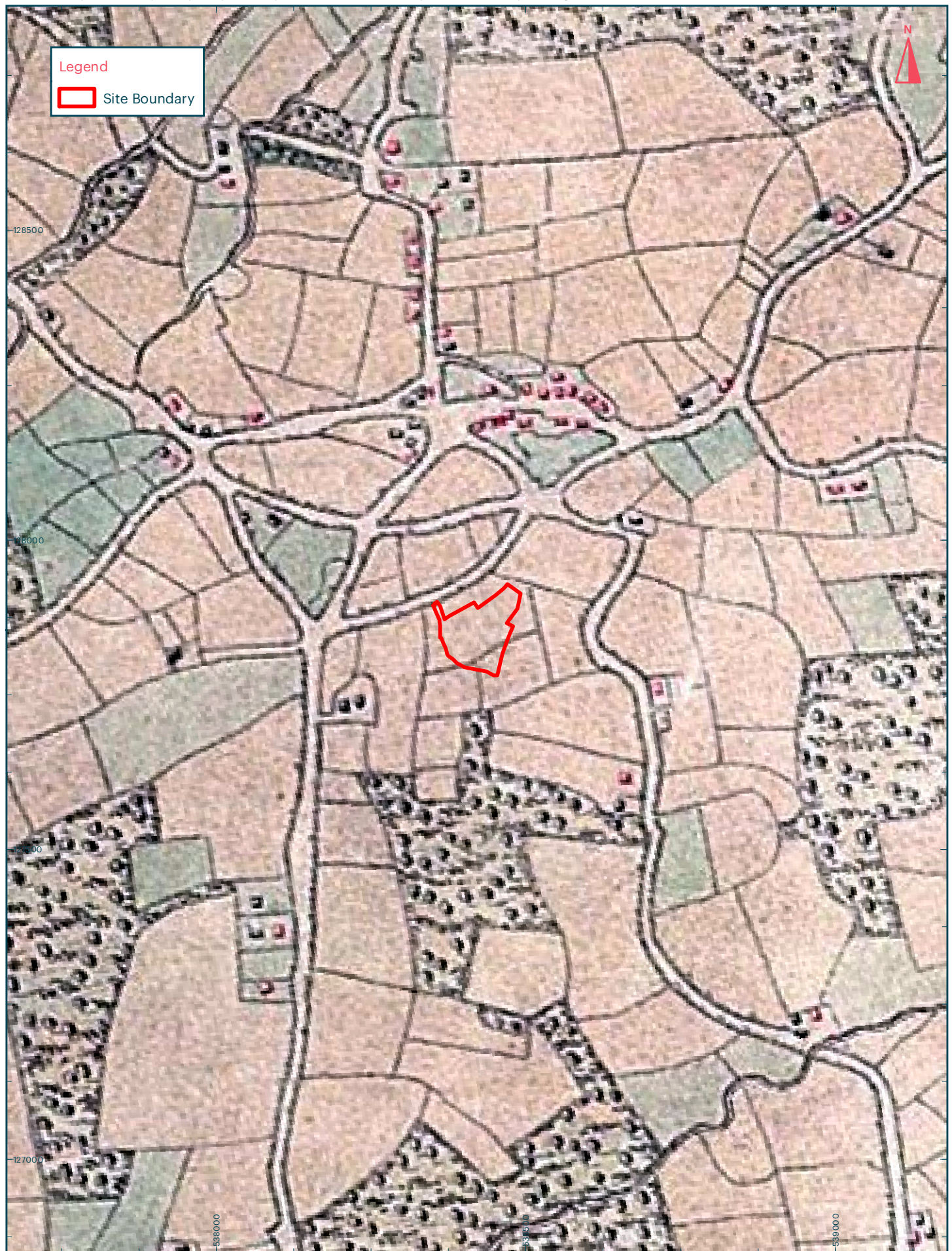
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Figure 4: Designated Heritage Assets

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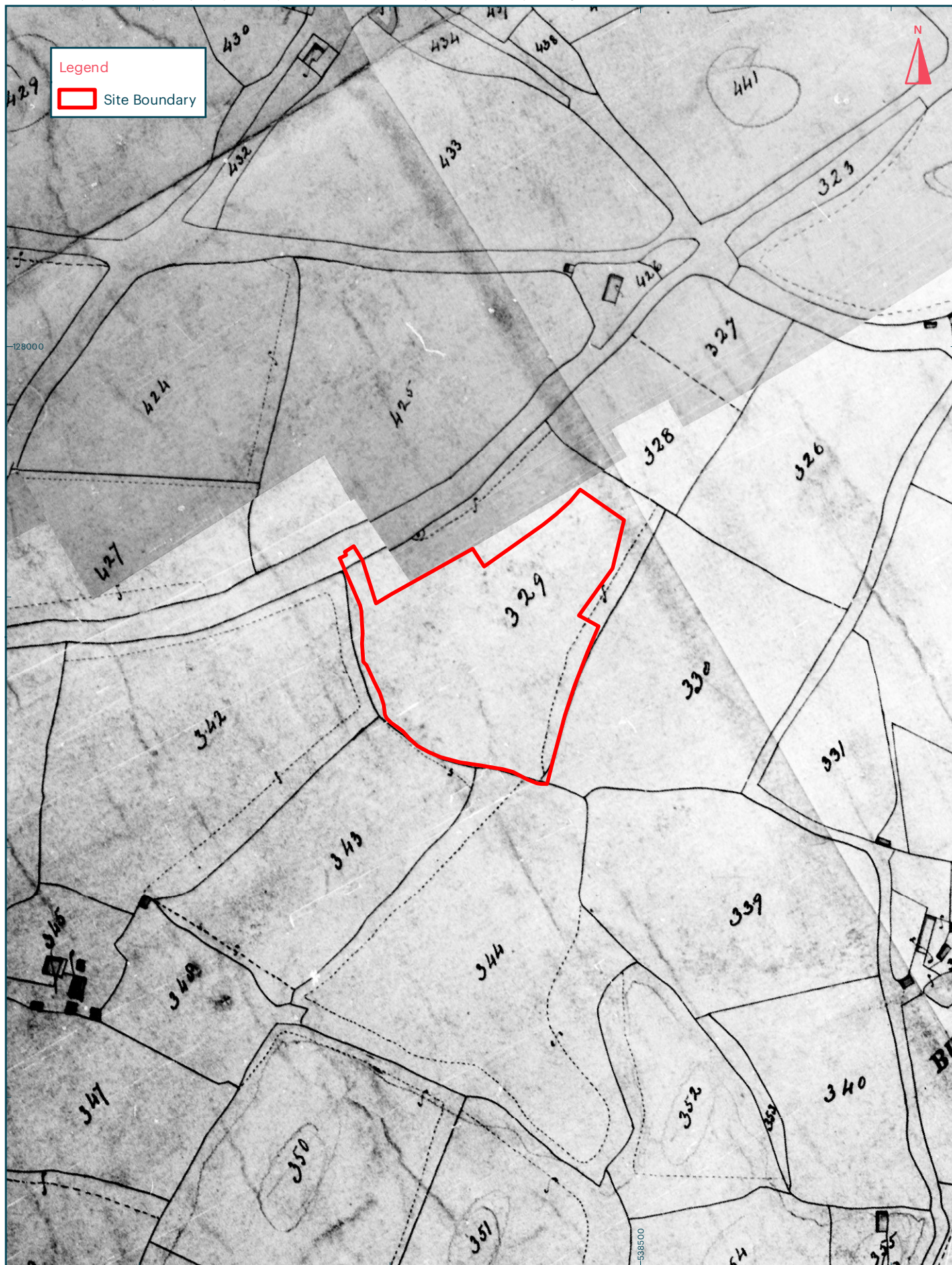
Title:
Figure 5: Maresfield OSD 1792

Address:
St Stephens Field, Horsted Keynes

Scale at A4: 1:8,000

0 250m

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Title:
Figure 6: 1842 Tithe Map of Horsted Keynes
Address:
St Stephens Field, Horsted Keynes

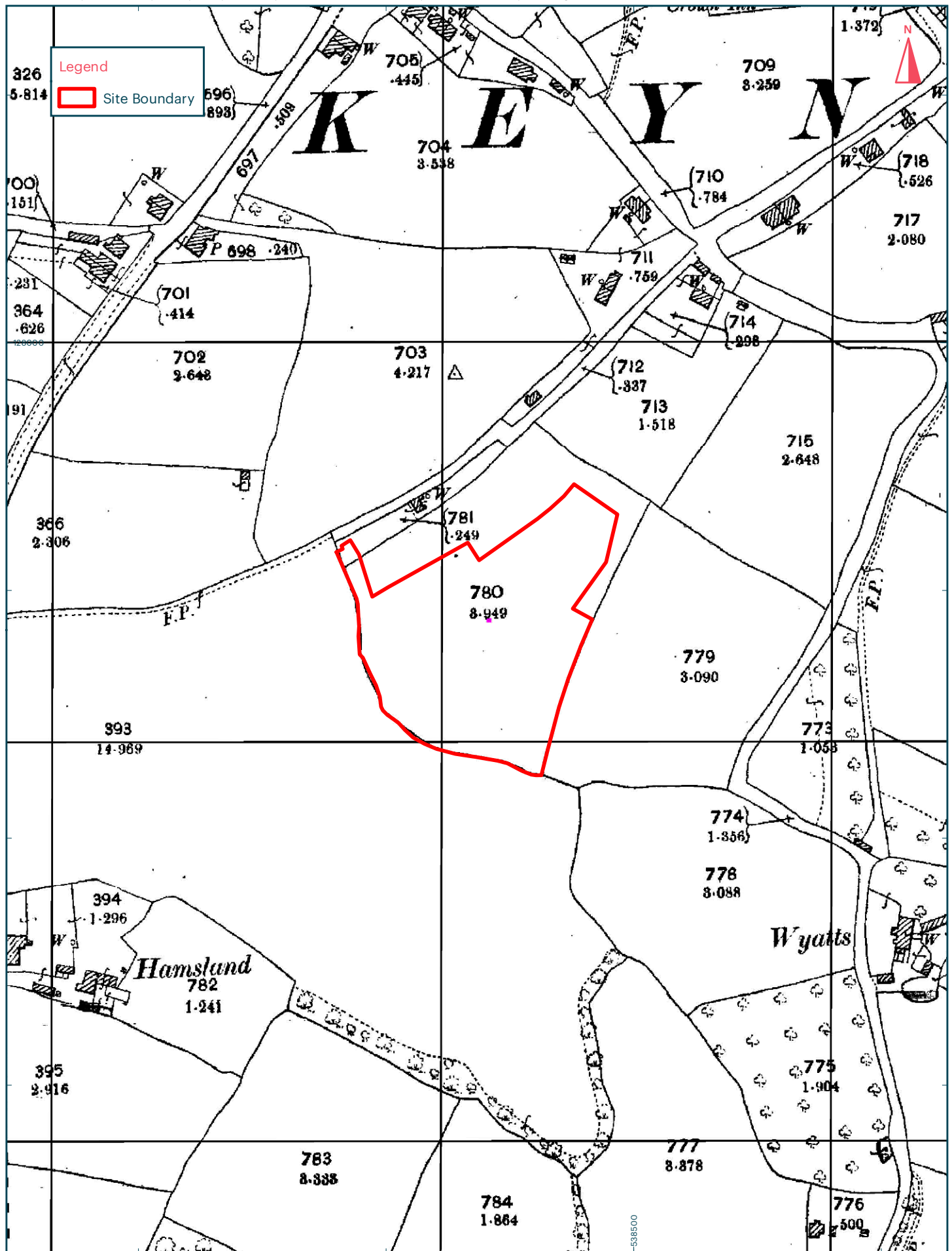
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<p>Title: Figure 7: 1878-1879 OS Map 1:10,560</p> <p>Address: St Stephens Field, Horsted Keynes</p>	<p>Scale at A4: 1:2,500</p> <p>0 80m</p>	
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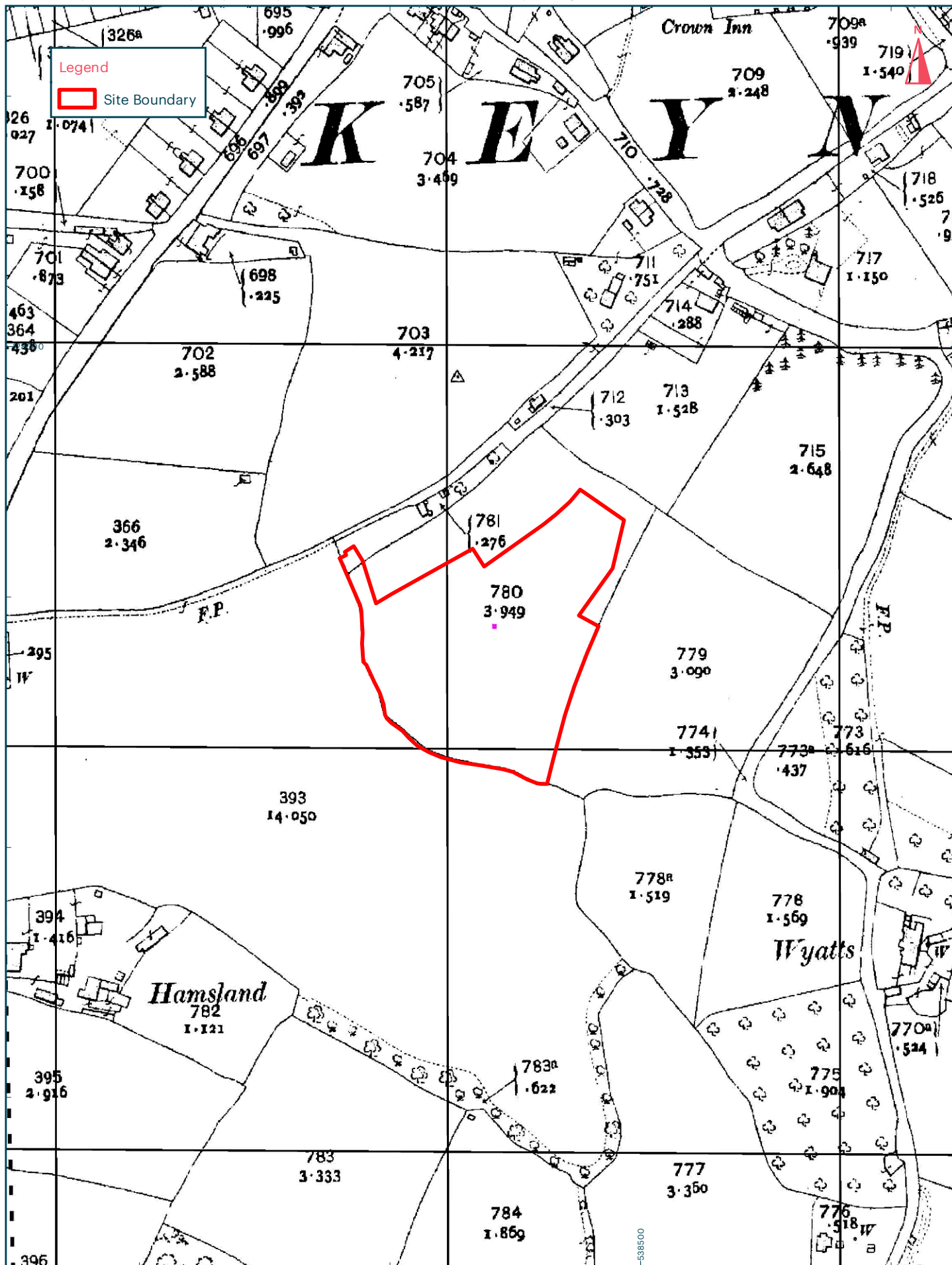
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Figure 8: 1897-1899 OS Map 1:2,500

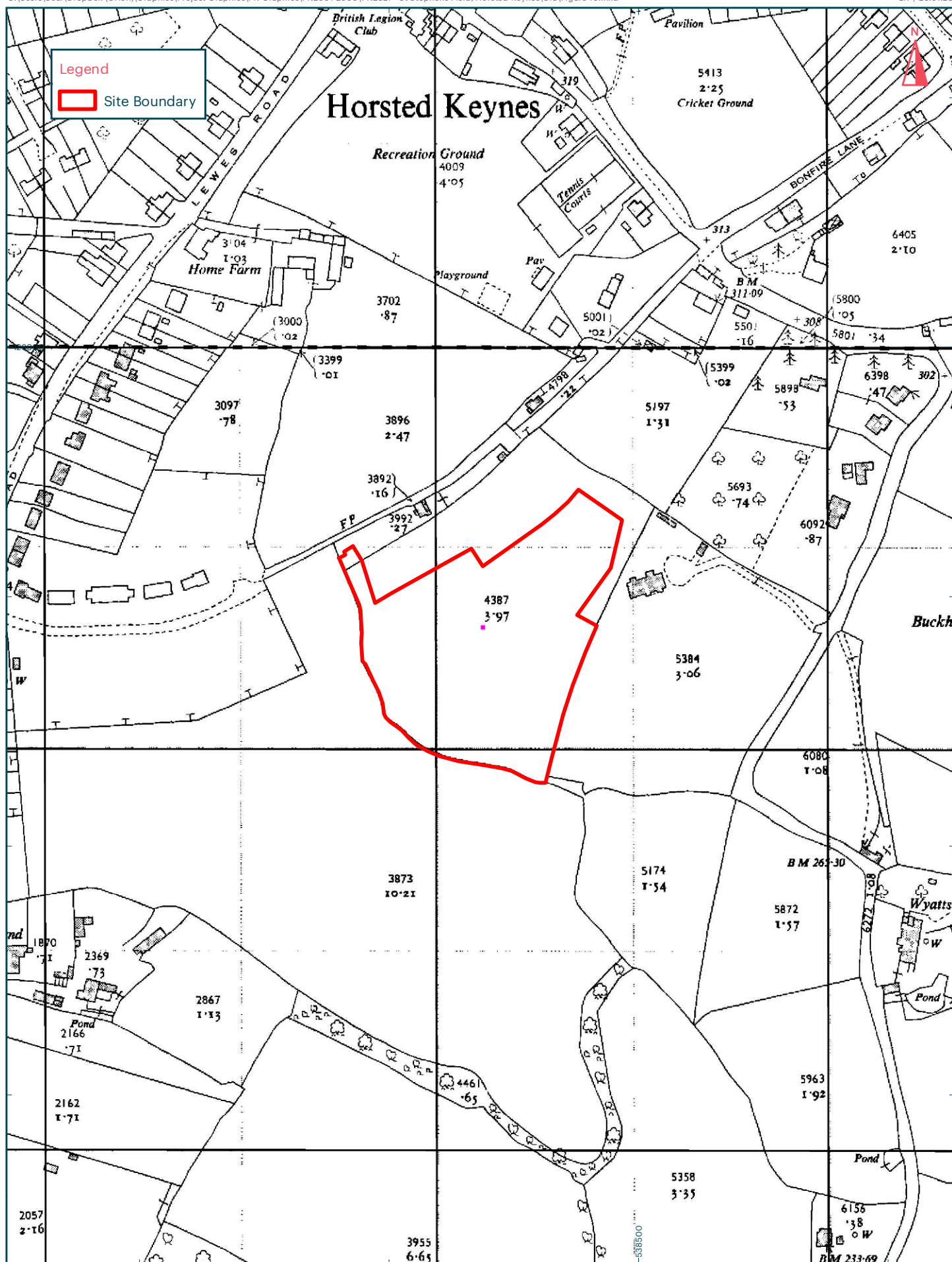
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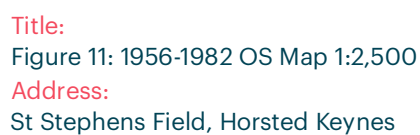


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Figure 10: 1956 OS Map 1:2,500

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St Stephens Field, Horsted Keynes

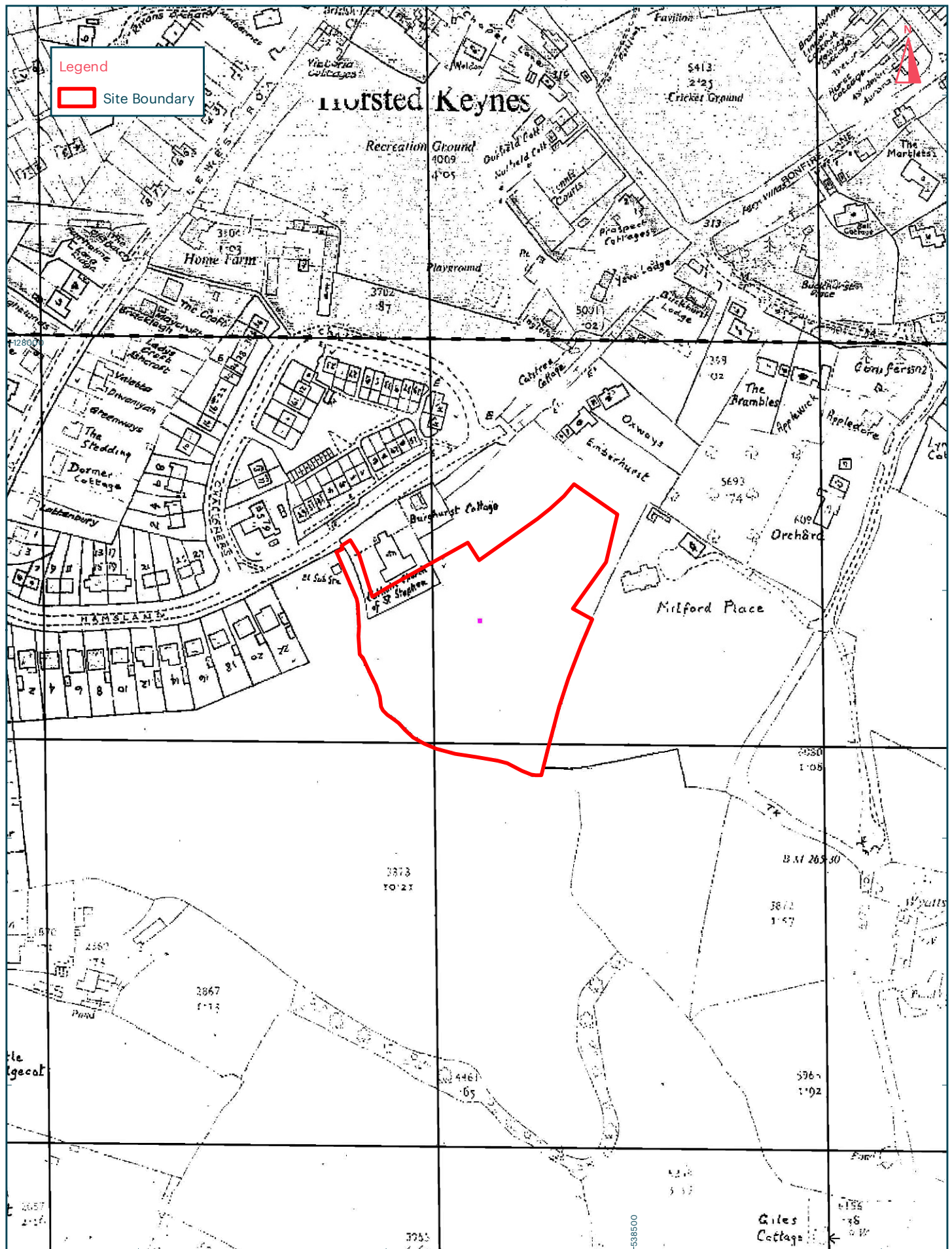
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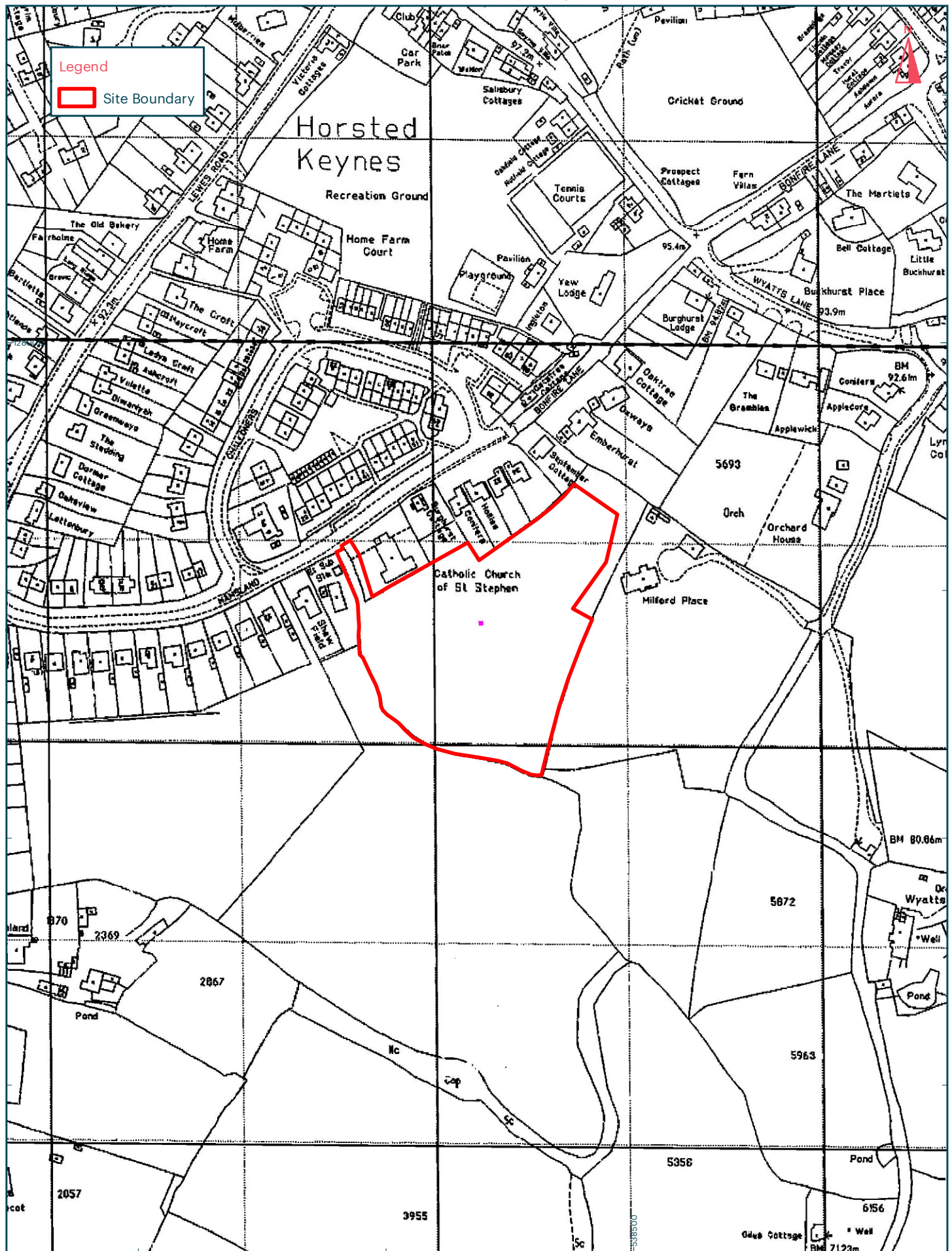
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Figure 12: 1974 OS Map 1:2,500

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St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500

0 80m

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Title:
Figure 13: 1993 OS Map 1:2,500

Address:
St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500



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**Legend** Site Boundary

538500

Title:
Figure 14: Illustrative Site Layout
Address:
St Stephens Field, Horsted Keynes

Scale at A4: 1:1,000

0 30m
**orion.**