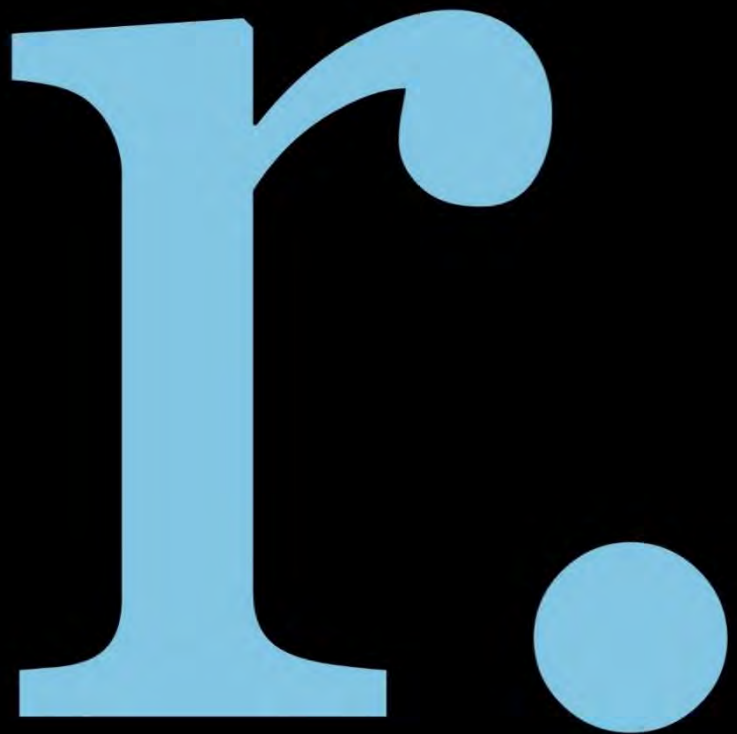


reside.

The Old Brickworks, Reeds Lane
Sayers Common

Archaeological Desk Based Assessment



**Local Planning Authority:
Mid Sussex District Council**

**Site centred at:
TQ 26409 18311**

**Author:
James Archer BA (Hons) ACIfA**

**Approved by:
Suzanne Gailey BA (Hons) MA
MCIfA**

**Report Status:
Final**

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October 2017**

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JA/SG/23804**

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EXECUTIVE SUMMARY

- Land at the Old Brickworks, Reeds Lane, Sayers Common, West Sussex, has been considered for its below ground archaeological potential.
- No designated heritage assets are recorded on or in close proximity to the study site, and the site is not considered to affect the setting of any nearby listed buildings. The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.
- Due to the extent of past quarrying across the site (Appendix 1), the proposed development is unlikely to have a significant archaeological impact. At most the development will impact industrial remains associated with the former brick and tile works, considered to be of no more than a local significance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Edward Hawkins and prepared by James Archer of CgMs Consulting on behalf of Reside Developments Ltd.
- 1.2 The assessment considers land, also referred to as the study site, at the Old Brickworks, Reeds Lane, Sayers Common, West Sussex. The site is centred at National Grid Reference TQ 26409 18311 and is approximately 2.01ha in size (Fig. 1), and the wider site is c.3.5ha.
- 1.3 In accordance with relevant government policy and guidance on archaeology and **planning, and in accordance with the 'Standard and Guidance for historic environment desk based assessments' (Chartered Institute for Archaeologists August 2014),** this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.4 This assessment comprises an examination of evidence in the West Sussex Historic Environment Record (HER), considers the results of nearby archaeological investigations, incorporates published and unpublished material and charts historic land-use through a map regression exercise. A site visit was undertaken in September 2017.
- 1.5 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to the potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10th April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 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 of the contribution that heritage assets make to our 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 **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.
- 2.9 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.
- 2.10 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.
- 2.11 The Mid Sussex Local Plan (2004) contains the following saved policy relating to archaeology:

B18

SITES OF ARCHAEOLOGICAL INTEREST AND THEIR SETTINGS WILL BE PROTECTED AND ENHANCED WHERE POSSIBLE. IN PARTICULAR, THE FABRIC AND SETTING OF SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES SHOULD BE PRESERVED INTACT.

DEVELOPMENT PROPOSALS OR CHANGES OF USE OR MANAGEMENT WHICH WOULD HAVE A DETRIMENTAL IMPACT ON SITES OF ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS WILL NOT NORMALLY BE PERMITTED. AN EXCEPTION MAY BE MADE ONLY WHERE THE BENEFITS OF THE PROPOSAL (WHICH CANNOT REASONABLY BE LOCATED ELSEWHERE) ARE SO GREAT AS TO OUTWEIGH THE POSSIBLE EFFECTS ON THE ARCHAEOLOGICAL IMPORTANCE OF THE SITE.

WHERE IT APPEARS THAT A PROPOSED DEVELOPMENT MAY AFFECT THE ARCHAEOLOGICAL OR HISTORIC INTEREST OF A KNOWN OR POTENTIAL SITE OF ARCHAEOLOGICAL IMPORTANCE, THE APPLICANT WILL BE REQUIRED TO CARRY OUT AN ARCHAEOLOGICAL ASSESSMENT AND FIELD EVALUATION. A STATEMENT OF THE FINDINGS WILL BE REQUIRED TO ACCOMPANY THE PLANNING APPLICATION. THERE WILL BE PREFERENCE FOR PRESERVATION IN-SITU IN PREFERENCE TO EXCAVATION RECORDING AND PUBLICATION OF FINDINGS.

WHERE APPROVED DEVELOPMENT WILL AFFECT A SITE OF ARCHAEOLOGICAL INTEREST, THE DEVELOPER WILL BE REQUIRED EITHER BY AGREEMENT OR BY CONDITIONS OF PLANNING PERMISSION TO HAVE UNDERTAKEN A FULL INVESTIGATION AND RECORDING BY EXCAVATION AND THE PUBLICATION OF FINDINGS.

- 2.12 The Mid Sussex District Plan 2014 – 2031 Consultation Draft contains the following draft policy relating to archaeology:

DP35: Archaeological Sites and Heritage Assets

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: West Sussex Historic Environment Record.

Sites of archaeological interest (such as scheduled Ancient Monuments) and their settings will be protected and enhanced.

Development that would have a detrimental impact on sites of archaeological importance and their settings will only be permitted where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.

Where it appears that a development may impact upon heritage assets with archaeological interest, applicants will be required to carry out an appropriate archaeological assessment including, where necessary, a field evaluation.

- 2.14 In terms of designated heritage assets, as defined above and as shown on Fig. 2, no World Heritage Sites, Scheduled Monuments, Registered Parks or Gardens, Historic Battlefields or Historic Wreck sites lie within the study area.
- 2.15 The study site does not lie within a Conservation Area, as designated by Mid Sussex District Council and the **Grade II Listed Buildings 'Aymers Sayers' and 'Kingscot'** are recorded c.200m east of the study site. The remaining Listed Buildings within the study area are more than 500m away from the study site and are not considered further in this report.
- 2.16 The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.
- 2.17 In line with existing national and local planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The British Geological Survey (BGS Online 2017) records the underlying geology of the study site as Weald Clay Formation (Mudstone), with a band of Weald Clay Formation (Sandstone) running east-west through the centre of the study site. No superficial deposits are recorded.

3.2 Topography

- 3.2.1 The study site is generally level at a height of c.17m Above Ordnance Datum (AOD).
- 3.2.2 There are a number of unnamed watercourses within the study area, the nearest of which is c.60m north of the study site.
- 3.2.3 There are two large ponds within the northern area of the study site which were formerly extraction pits.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Map Regression Exercise)

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 -	1799
Modern	AD 1800 -	Present

4.1 Introduction

- 4.1.1 What follows is a consideration of findspots within a 1.25km radius of the study site, also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a map regression exercise charting the history of the study site from the 18th century until the present day (Fig. 2).
- 4.1.2 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study 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

- 4.2.1 Prehistoric findspots within the study area are limited to isolated finds, including five flint flakes recorded c.900m south east of the study site (HER Ref: MWS3763, TQ 2698

1745), a scatter of Mesolithic flintwork found c.650m south east of the study site (HER Ref: MWS3764, TQ 2701 1783), and an Early Bronze Age macehead recorded in the same area (HER Ref: MWS1246, TQ 270 180).

- 4.2.2 This absence of prehistoric remains within the study area could be, at least in part, a product of a lack of previous systematic archaeological survey in the area. However, despite this, it is likely that the study site lay within woodland from at least the Mesolithic period, and it is considered to have a low potential for prehistoric remains.

4.3 Roman

- 4.3.1 There are no records of Roman remains within the study area. The nearest recorded Roman road is c.3km to the south (Margary 1955).
- 4.3.2 The study site most likely lay within woodland during the Roman period and therefore will have probably been located away from areas of occupation or intensive human activity. Therefore a low archaeological potential is identified for this period at the study site.

4.4 Anglo Saxon/Early Medieval & Medieval

- 4.4.1 No records of Saxon remains are recorded by the HER within the study area.
- 4.4.2 Sayers Common is not mentioned in the Domesday Survey of 1086 and the nearest recorded estates were at Benefeld and Hurstpierpoint (Domesday Online 2017).
- 4.4.3 The remains of a rectangular moat are recorded at Moat Barn, Twineham c.1km north of the study site (HER Ref: MWS881, TQ 2623 1956). Traces of a wall were found, as well as Medieval roof tile fragments, indicating that the site was most likely a Medieval moated homestead.
- 4.4.4 The surrounding area was most likely characterised by scattered farmsteads during the Medieval period and the study site itself most likely lay within common land from which **the settlement name 'Sayers Common' would later be derived.** Therefore, a low archaeological potential is identified for Anglo-Saxon and Medieval settlement evidence.

4.5 **Post Medieval and Modern**

- 4.5.1 The study area remains characterised as a landscape comprising scattered farmsteads during the Post Medieval period. A number of these farmsteads are recorded by the HER, although none are relevant to the study site.
- 4.5.2 The 1724 Budgen Map of Sussex (Fig. 4) depicts the study site within probable common **land north of a very small settlement at 'Sawyers Common'.**
- 4.5.3 The 1797 Ordnance Survey Drawing (Fig. 5) shows the study site within open fields north of Sawyers Common. A stream can be seen immediately north of the study site. A similar situation is shown in 1813 (Fig. 6).
- 4.5.4 The 1839 Albourne & 1842 Hurstpierpoint Tithe Maps (Fig. 7) depict the study site forming part of 4 parcels of land. Field name evidence suggests that the site was historically occupied by a brick field and brick kiln and the HER records a brickworks on the site (HER Ref: MWS5141, TQ2640 1825). The associated Tithe Awards describe the study site as:
- 17 – Brick Yard Field (Arable)
 - 743 – Sayers Common (House & Garden)
 - 744 – Brick Kiln Field (Pasture)
 - 745 – Brick Kiln Field (Pasture)
- 4.5.5 This industrial activity continued into the 19th century. By 1879 (Fig. 8) the eastern half of the study site comprised brick fields and extraction pits, whilst a brick kiln and works buildings are shown in the south east corner. Much of the area north of the study site is now shown as gorse, similar to the 'Furzefield' to the north west. The western half of the study site comprised agricultural land by this date.
- 4.5.6 By 1899 (Fig. 9) the east of the site comprised a brick and tile works, and by 1912 (Fig. 10), the clay extraction pits had extended into the west of the site.
- 4.5.7 By the 1930s (Fig. 11) quarrying extended across much of the western area and the pits to the north east of the site were also extended by this date.
- 4.5.8 By 1963 (Fig. 12), the Brick & Tile Works buildings in the eastern area of the study site had largely been removed, and many of the extraction pits in the study site backfilled. A track extended into the south east of the site.

- 4.5.9 Between 1963 and 1976 (Fig. 13) two large pits and one small pit remained north east of the study site, most likely filled with water, and all the remaining brickwork buildings were removed. A probable residential property and associated garden have been constructed in the south east corner.
- 4.5.10 A similar situation is shown by 2001 (Fig. 14), although much of the remaining pits to the north are obscured by woodland. The south west access road is now a semi-permanent track leading into the study site and along the southern boundary to the south east corner.
- 4.5.11 The 2015 Google Earth Image (Fig. 15) shows a small structure has been constructed in the south east corner of the study site (see also Plate 2).
- 4.5.12 The south western quarter of the study site is recorded as a Post Medieval fieldscape by the West Sussex Historic Landscape Characterisation data (not reproduced here), whilst the remainder of the site is recorded as Modern woodland.
- 4.5.13 The archaeological potential for Post Medieval settlement evidence is considered to be low. From the 19th century, the site comprised brick and tile works and industrial evidence relating to the former works buildings and brick kiln can be anticipated.

4.6 **LiDAR Data (Fig. 3)**

- 4.6.1 No obvious archaeological features are shown on the LiDAR plot. Evidence for former quarry activity can be seen throughout the study site.

4.7 **Assessment of Significance**

- 4.7.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) **enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**
- 4.7.2 No designated heritage assets are recorded on or in close proximity to the study site. The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.
- 4.7.3 **The Grade II Listed Buildings 'Aymers Sayers' and 'Kingscot' recorded c.200m east of the study site are nationally designated. There is no intervisibility between these heritage assets and the study site due to existing woodland and development.**

- 4.7.4 The site has a low archaeological potential for settlement evidence dating from the prehistoric periods through to the Post Medieval period. From the 19th century the site comprised brick and tile works. Evidence of former industrial activity including a brick kiln can be anticipated.
- 4.7.5 Any remains, should they occur on the study site, would in the context of the Secretary **of State's** non-statutory criteria for Scheduled Monuments (DCMS 2013) be of local significance.

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

5.1 Site Conditions

- 5.1.1 A site visit was undertaken in September 2017. Two ponds (the remains of two former extraction pits) lie in the north eastern area whilst the southern area is generally overgrown (Plates 1-8). There are a number of small structures in the south east corner, and there is a trackway entrance at the south west corner of the study site running from Reeds Lane.
- 5.1.2 Quarrying across the bulk of the site will have removed any archaeological potential predating the 19th/20th century (see Appendix 1).

5.2 The Proposed Development (Fig. 16)

- 5.2.1 Development proposals comprise up to 27 one, two, three and four-bedroom dwellings and 2 Self/Custom build plots and GP Surgery, with associated infrastructure, landscaping and access.

5.3 Review of Potential Development Impacts upon Archaeological Assets

- 5.3.1 As identified above, there are no designated heritage assets, as defined in the NPPF, recorded on the study site. Therefore, development will not directly impact on any designated archaeological assets.
- 5.3.2 **The Grade II Listed Buildings 'Aymers Sayers' and 'Kingscot' are recorded c.200m east of the study site.** Given the existing development and areas of woodland between these designated heritage assets and the study site, it is considered unlikely that the proposed development would have either a direct or indirect impact upon the setting of these assets.
- 5.3.3 Due to the extent of past quarrying across the site (Appendix 1), the proposed development is unlikely to have a significant archaeological impact. At most the development will impact industrial remains associated with the former brick and tile works, considered to be of no more than a local significance.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at the Old Brickworks, Reeds Lane, Sayers Common, West Sussex, has been considered for its below ground archaeological potential.
- 6.2 No designated heritage assets are recorded on or in close proximity to the study site. The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.
- 6.3 **The Grade II Listed Buildings 'Aymers Sayers' and 'Kingscot' are recorded c.200m east of the study site.** Given the existing development and areas of woodland between these designated heritage assets and the study site, it is considered unlikely that the proposed development would have either a direct or indirect impact upon these assets.
- 6.4 Quarrying across the bulk of the site will have removed any archaeological potential predating the 19th/20th century.
- 6.5 Due to the extent of past quarrying across the site (Appendix 1), the proposed development is unlikely to have a significant archaeological impact. At most the development will impact industrial remains associated with the former brick and tile works, considered to be of no more than a local significance.

SOURCES CONSULTED

General

British Library
The National Archives
West Sussex Historic Environment Record
West Sussex Record Office

Internet

Bombsight – <http://bombsight.org/#17/51.49200/-0.03924>
British Geological Survey –
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England –
<http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

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Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

Margary I. D. *Roman Roads of Britain* 1955

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Cartographic

1724 **Budgen's Map of Sussex**

1740 Overton & Bowles Map of Sussex

1795 Gardner & Gream Map of Sussex

1798 Ordnance Survey Drawing

1813 OS Old Series

1826 Greenwood Map of Sussex

1839 Albourne Tithe Map

1842 Hurstpierpoint Tithe Map

1879 Ordnance Survey (1:10560)

1899 Ordnance Survey (1:10560)

1912 Ordnance Survey (1:10560)

1938 Ordnance Survey (1:10560)

1963 Ordnance Survey (1:10560)

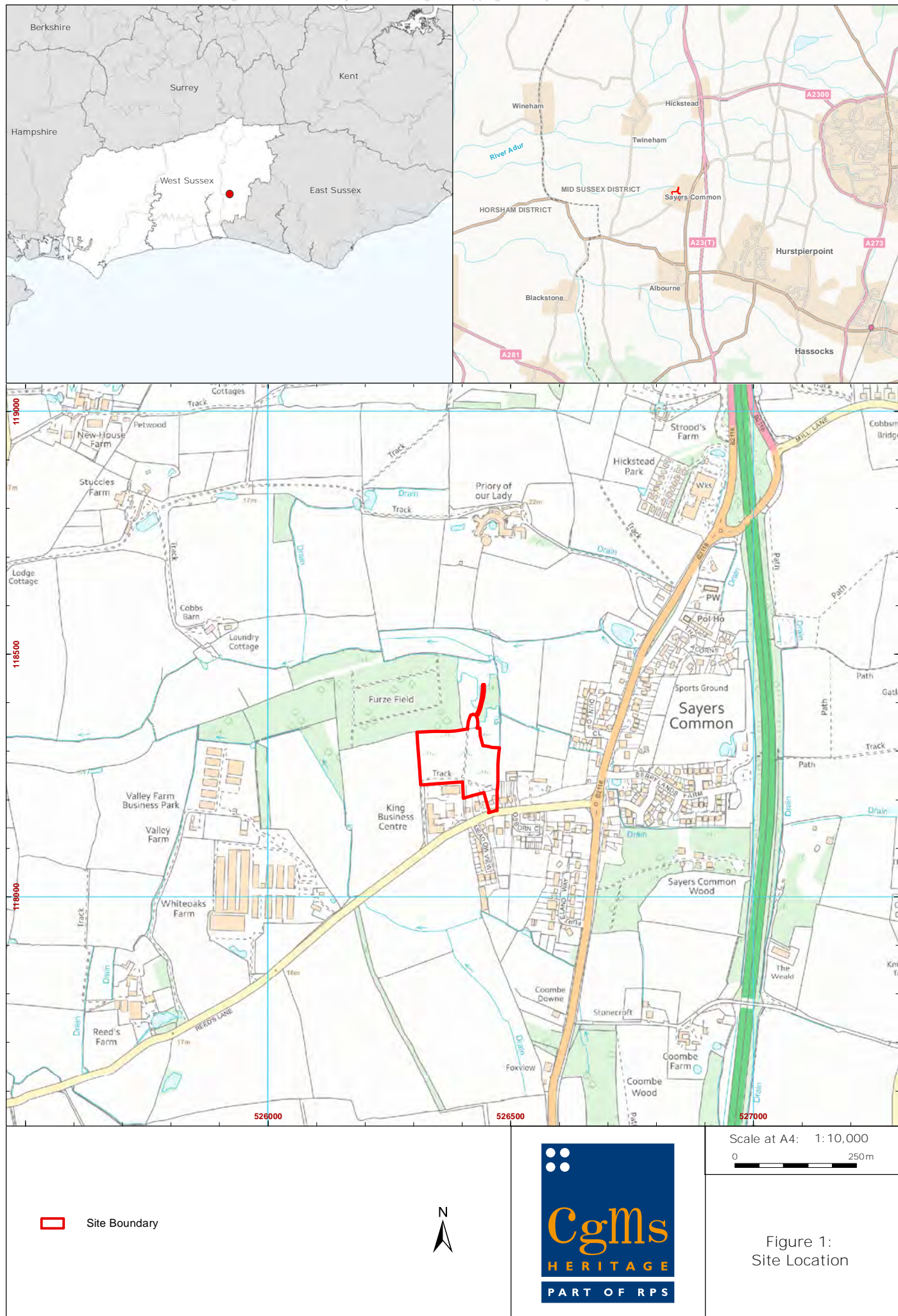
1976 Ordnance Survey (1:10000)

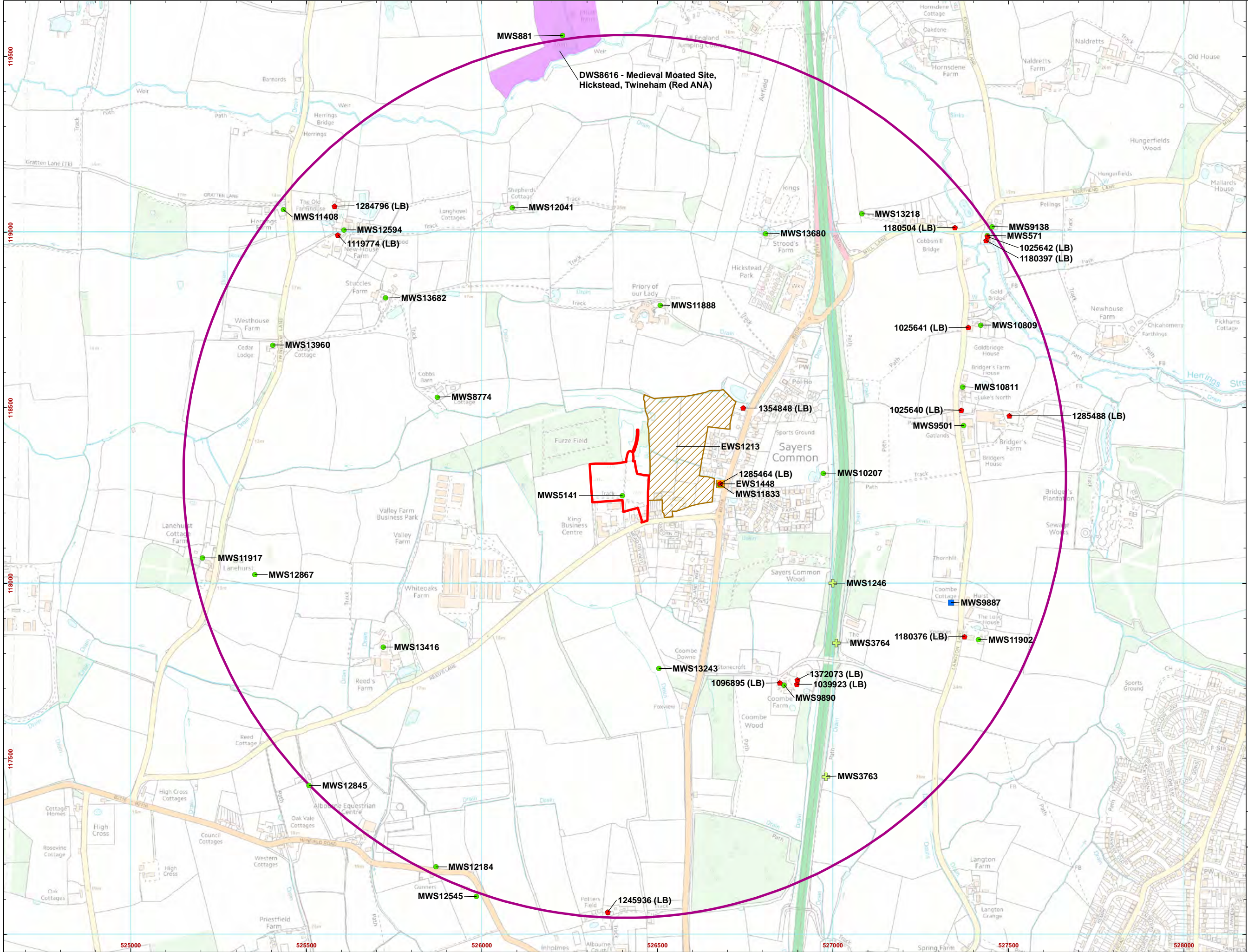
2001 Google Earth Image

2009 Google Earth Image

2012 Google Earth Image

2015 Google Earth Image





Scale at A3: 1:10,000
0 300m

Figure 2:
HER Data Plot (Data
from West Sussex HER)



 Site Boundary

LIDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
10/12/2009

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




Scale at A3: 1:2,500



Figure 3:
LiDAR Data Plot



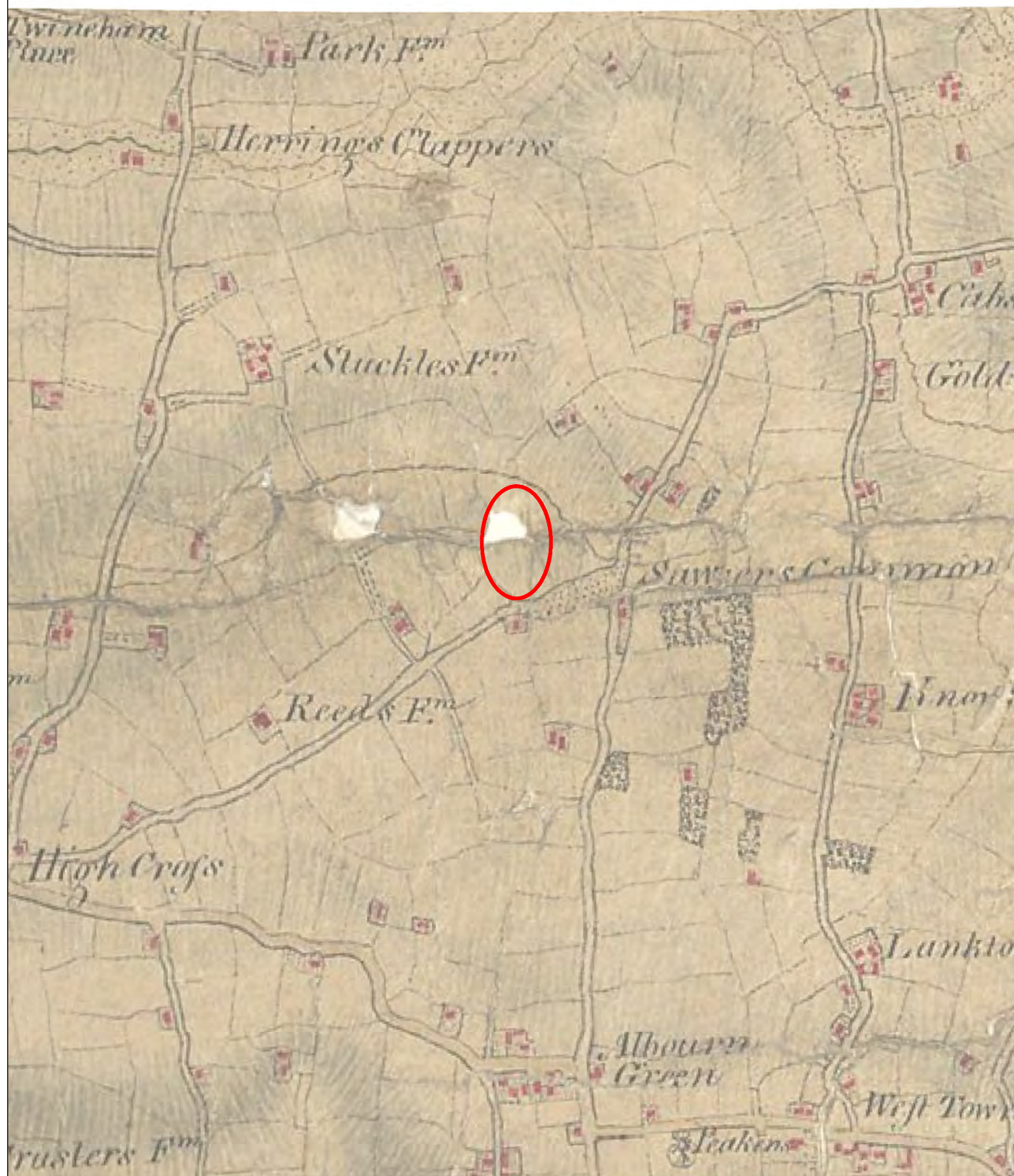
 Approximate Site Location




Scale at A4: 1:35,000



Figure 4:
1724 Budeen Map of
Sussex



 Approximate Site Location




Scale at A4: 1:15,000



Figure 5:
1798 Ordnance Survey
Drawing



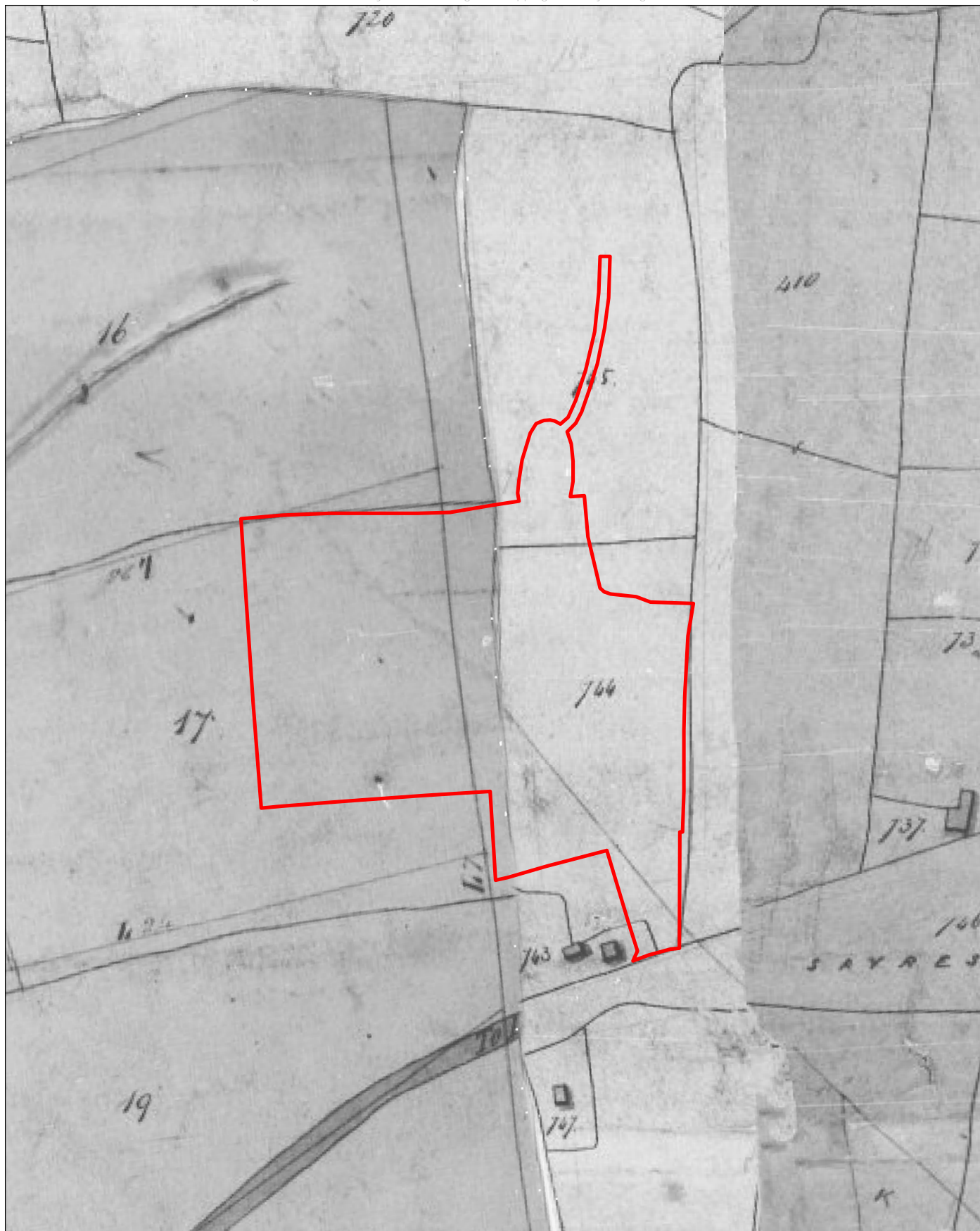
 Approximate Site Location




Scale at A4: 1:25,000



Figure 6:
1813 Ordnance Survey
Old Series



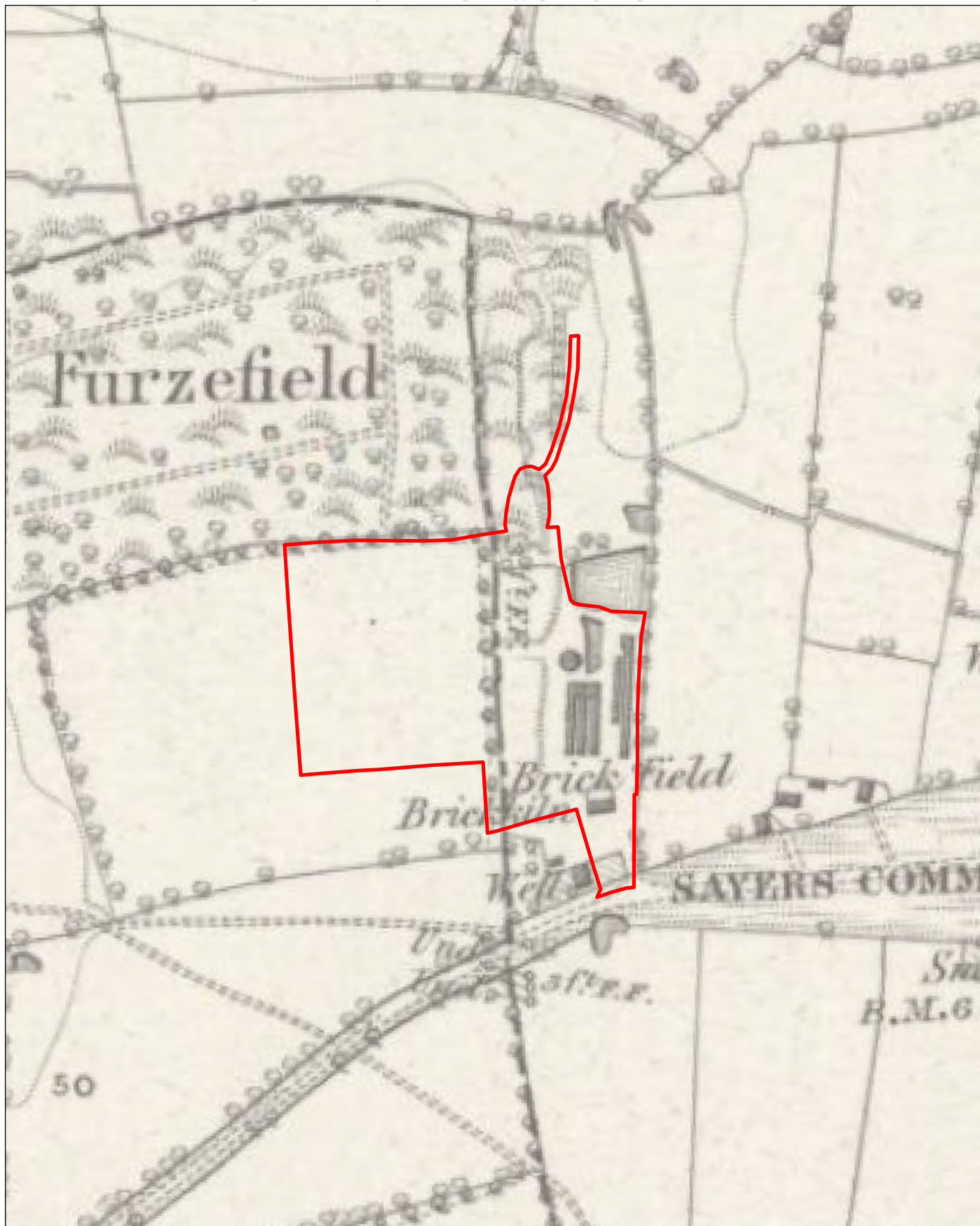
 Approximate Site Location



Scale at A4: 1:2,000



Figure 7:
1839 Albourne Tithe Map
& 1842 Hurstpierpoint
Tithe Map



 Site Boundary

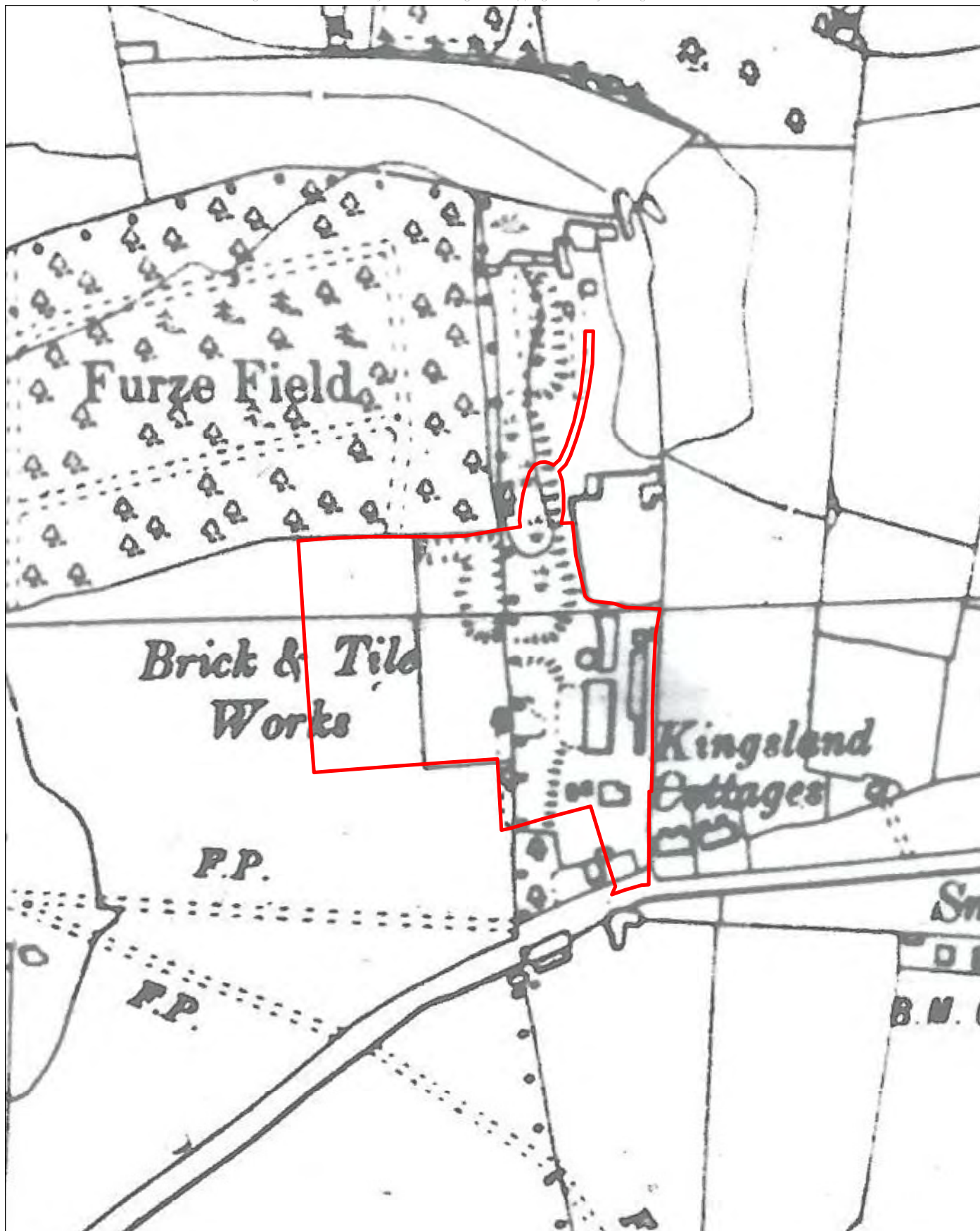


Scale at A4: 1:2,500



Figure 8:
1879 Ordnance Survey
(1:10560)





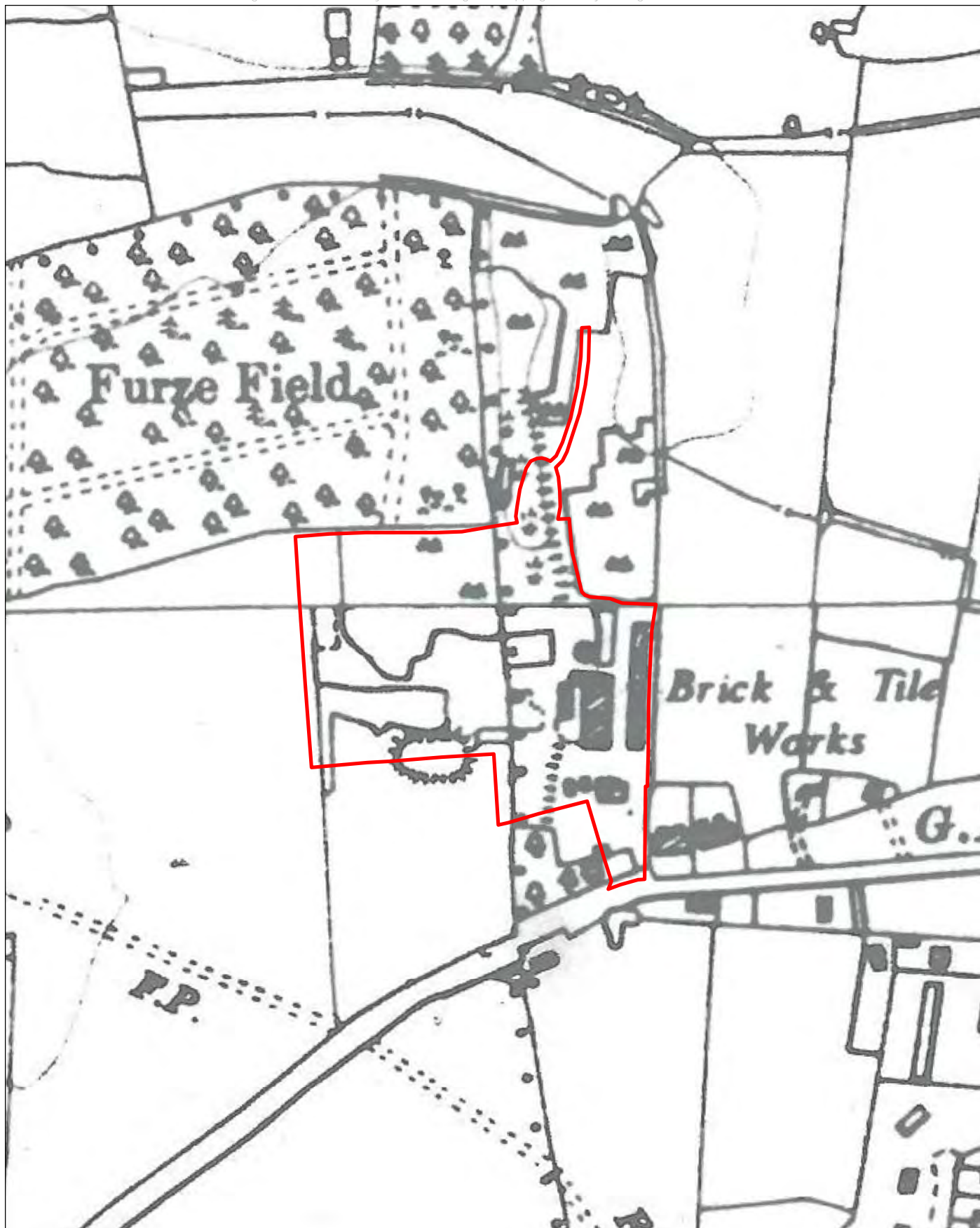
Site Boundary



Scale at A4: 1:2,500



Figure 10:
1912 Ordnance Survey
(1:10560)



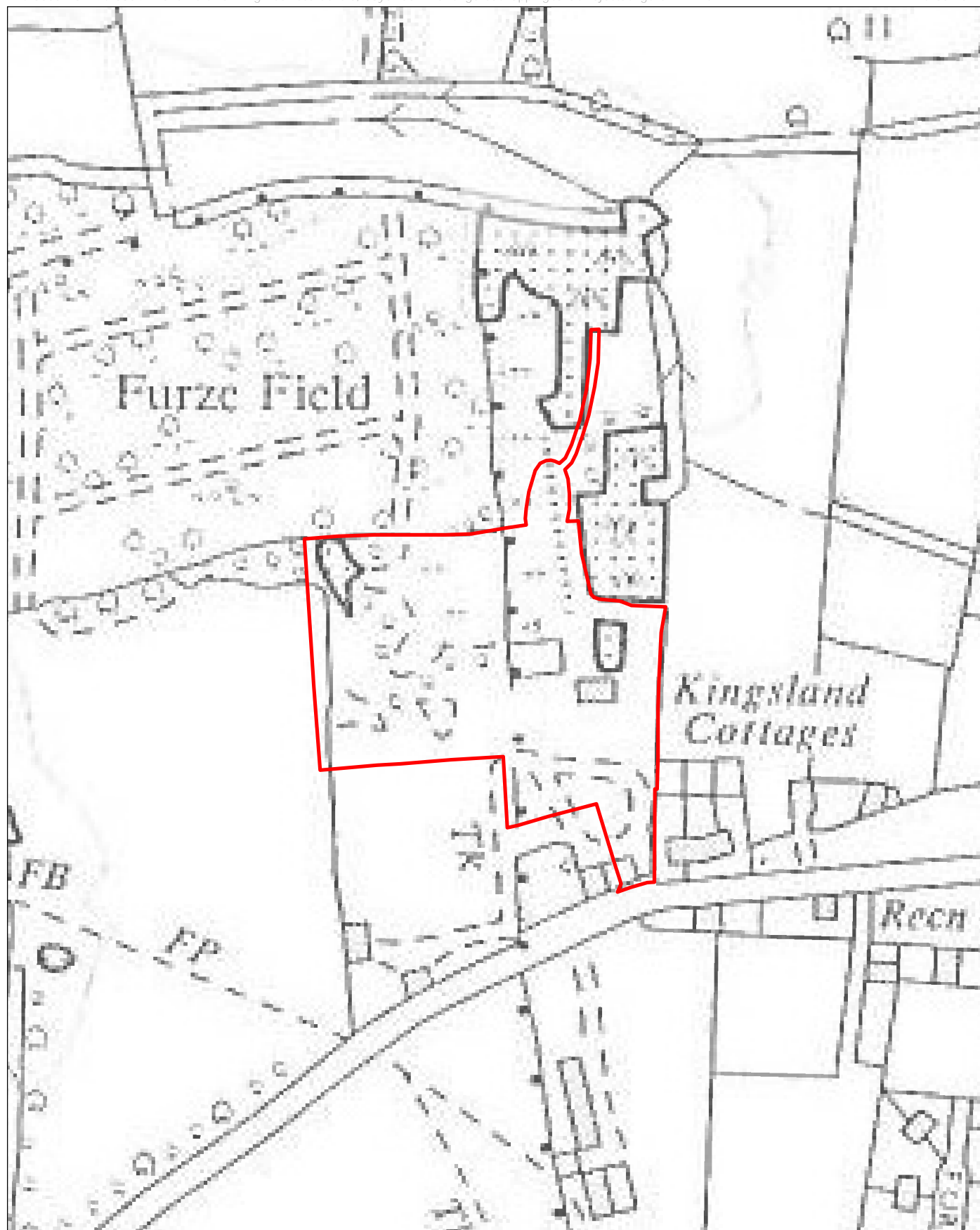
 Site Boundary



Scale at A4: 1:2,500



Figure 11:
1938 Ordnance Survey
(1:10560)



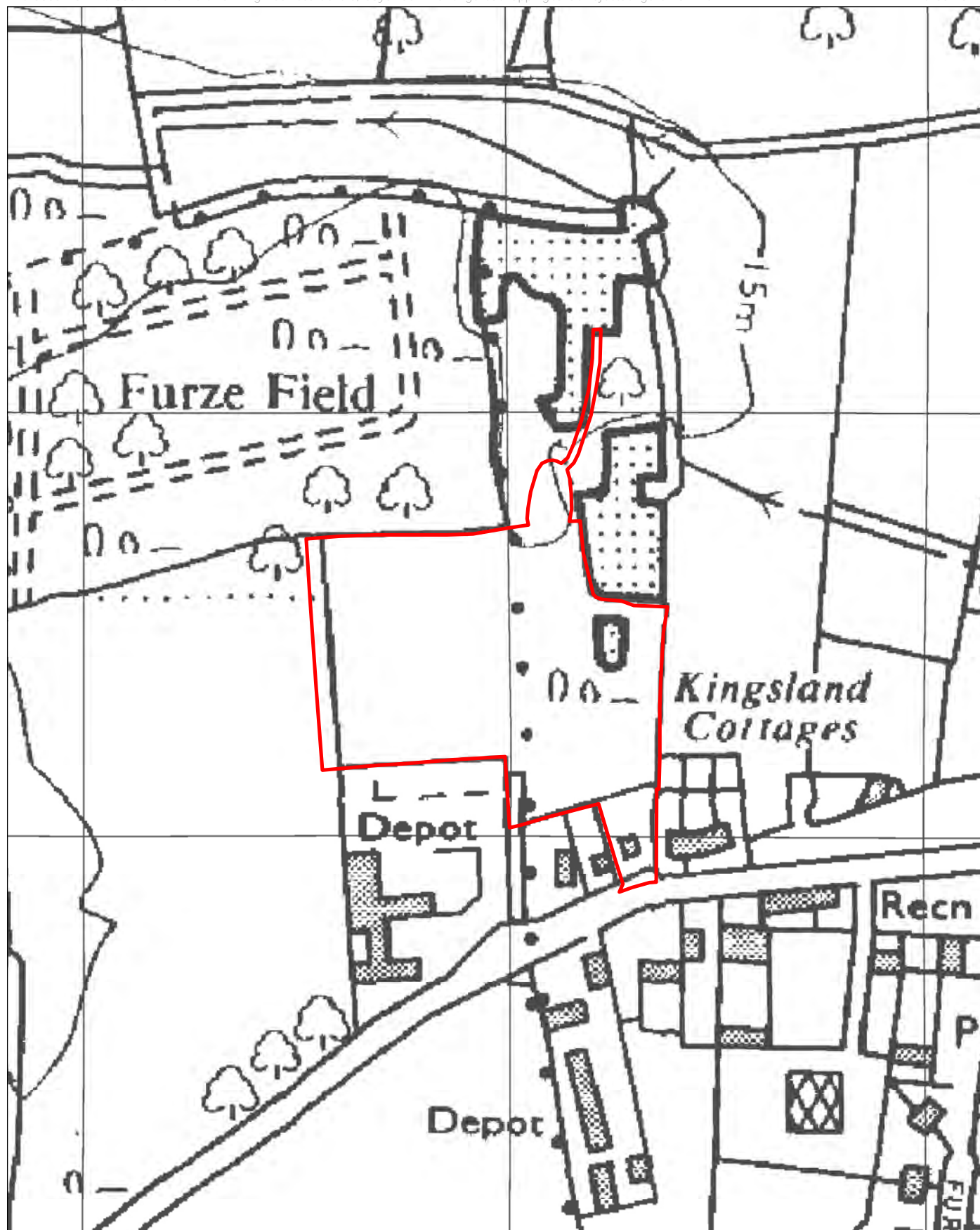
 Site Boundary



Scale at A4: 1:2,500



Figure 12:
1963 Ordnance Survey
(1:10560)



 Site Boundary



Scale at A4: 1:2,500



Figure 13:
1976 Ordnance Survey
(1:10000)



 Site Boundary



Scale at A4: 1:2,500



Figure 14:
2001 Google Earth
Image



 Site Boundary



Scale at A4: 1:2,500



Figure 15:
2015 Google Earth
Image



 Site Boundary



Scale at A4: 1:1,000



Figure 16:
Proposed Development



Plate 1: View of study site from south west corner facing north east



Plate 2: View of study site's south east corner, facing east



Plate 3: View of centre of study site facing north from southern boundary



Plate 4: View of southern area of study site facing south from centre of study site



Plate 5: View towards south east corner of study site from centre of study site



Plate 6: View of northern former extraction pit, facing east



Plate 7: View of northern former extraction pit, facing south east from north west corner



Plate 8: View of northern area of study site, adjacent to former extraction pits, facing south



Plate 9: View of southern former extraction pit, facing north



Plate 10: View facing south towards south east corner of study site from southern former extraction pit



Plate 11: View facing north west from south east area of study site, showing woodland along northern boundary

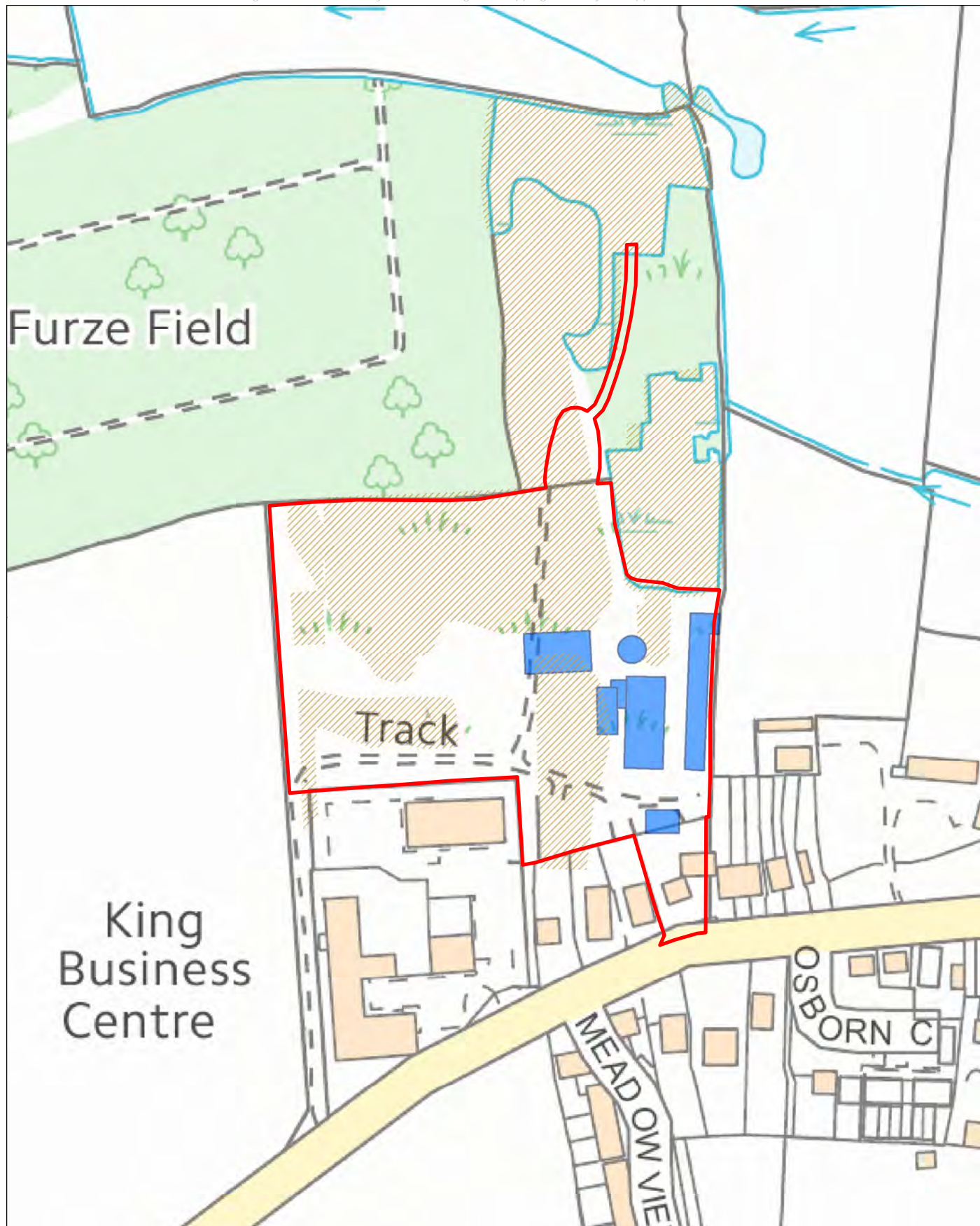


Plate 12: View facing east from western boundary of study site



Plate 13: View facing north of trackway entrance to study site

Appendix One: Areas of Previous Disturbance



- Site Boundary
- Previous Disturbances**
- Former Building
- Extraction Pit



Scale at A4: 1:2,000



Appendix 1:
Areas of Previous
Disturbance

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