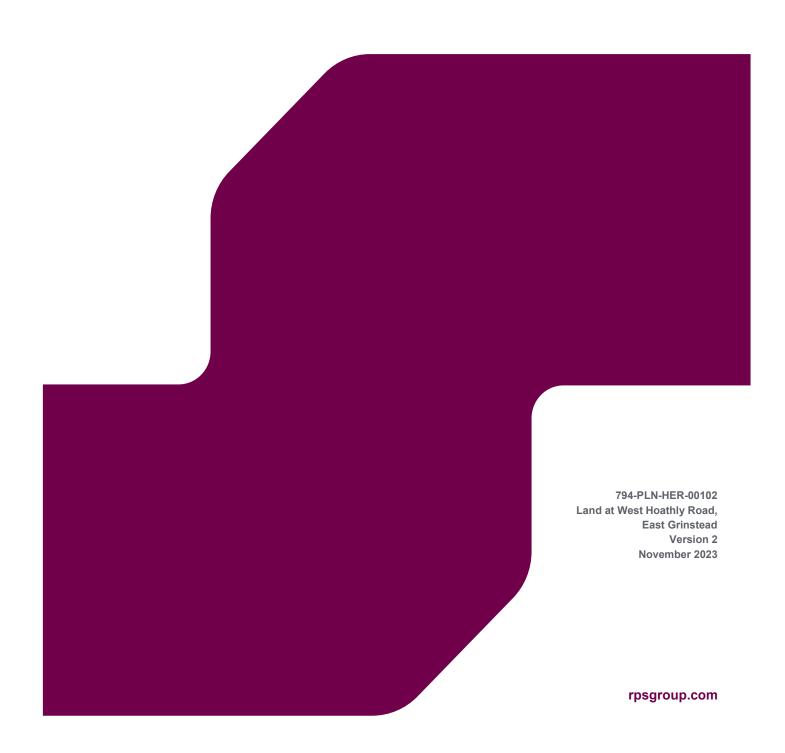


CULTURAL HERITAGE DESK BASED ASSESSMENT

Land at West Hoathly Road, East Grinstead



CULTURAL HERITAGE DESK BASED ASSESSMENT

Quality Management					
Version	Status	Authored by	Reviewed by	Approved by	Date
Version 1	Draft for Comment	James Archer	Matthew Smith	Matthew Smith	24/11/2023
Version 2	To include site visit photographs	James Archer	Matthew Smith	Matthew Smith	28/11/2023

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Project Contact: Prepared for:

RPS Devine Homes PLC

Matthew Smith BSc (Hons) MCIfA Director

20 Farringdon Street London, EC4A 4AB

T +44 20 3691 0500

E matthew.smith@rpsgroup.com

EXECUTIVE SUMMARY

- Land at West Hoathly Road, East Grinstead has been assessed for its below ground archaeological
 potential. In addition, potential impacts to above ground and below ground heritage assets have been
 considered. The site comprises a draft allocation DPA4 in the emerging Mid Sussex District Local
 Plan.
- There is a single designated heritage asset that requires consideration, comprising the Grade II listed
 Dunning's Mill c.100m to the north of the site. Assuming that appropriate screening can be provided,
 it is unlikely that the resultant level of harm to this asset would be anything more than a very low level
 of less than substantial harm. This could potentially be reduced to neutral by appropriate screening.
- The site is not located within a locally defined Archaeological Notification Area.
- This assessment has concluded a moderate potential at the site for evidence related to forest clearance, land division and agricultural activity during the Medieval period. The potential for roadside occupation or industrial activity is considered to be low to moderate for the Medieval period. All other past periods of human activity are considered likely to retain only a low potential at the site.
- The site has remained undeveloped throughout its mapped history and therefore past ground disturbance is likely to have been limited to agricultural activity, excavation for field boundary or drainage ditches, and the removal of former areas of trees. If archaeological remains were present, it is likely that their survival would be good.
- Overall, the site likely retains a modest archaeological potential for remains of up to a local significance only. It is considered very unlikely that there would be any remains present that would form a material design constraint or consideration.
- Given the previously undeveloped nature of the site and its perceived modest archaeological potential, it is likely that the archaeological advisor to Mid Sussex District Council will request further archaeological work to confirm the site's archaeological potential. As the site is considered to hold a very limited potential for any remains that would form a material design consideration, it would be reasonable to suggest that the site could be allocated for development if the draft Mid Sussex Local Plan were finalised, and that any further works, if required, could be secured by an appropriately worded planning condition attached to a grant of future planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Cultural Heritage desk-based assessment has been researched by Alex Slater, prepared by James Archer, and approved by Matthew Smith of RPS Heritage, on behalf of Devine Homes Plc.
- 1.2 The subject of this assessment, also known as the study site, is land at West Hoathly Road, East Grinstead. The site is approximately 1.45ha in extent and is centred at National Grid Reference (NGR) TQ 39242 36679 (Fig. 1) within the administrative area of Mid Sussex District Council.
- 1.3 The site is proposed for residential development in line with draft allocation DPA4 in the emerging Mid Sussex District Local Plan. Accordingly, Devine Homes Plc has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology, heritage, and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2022), this assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the archaeological potential of the site and to identify potential impacts to known and unknown heritage assets.
- 1.5 This desk-based assessment comprises an examination of evidence on the National Heritage List, the West Sussex Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise. A site visit was undertaken in November 2023.
- This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site, to assess the potential for impacts to nearby heritage assets, and to consider the need for design, civil engineering, and archaeological / heritage solutions to the archaeological potential or heritage assets identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 Where any development may affect certain designated built heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy & Guidance

- 2.3 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in September 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been regularly updated.
- 2.4 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.5 Section 16 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 16 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 makes towards 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. Paragraph 194 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 review the potential impact of the proposal upon the significance of that asset.
- 2.7 Heritage Assets are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

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- 2.9 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 designated under the relevant legislation.
- 2.10 Significance (for heritage policy) 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.
- 2.11 Setting of a heritage asset 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.
- 2.12 In short, government policy provides a framework which:
 - Protects nationally important designated Heritage Assets;
 - 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.
- 2.13 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.15 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.

Local Planning Policy

Mid Sussex District Council

2.16 The site is located within the administrative area of Mid Sussex District, which adopted its Local Plan 2014-2031 in March 2018. The Plan contains the following policy relevant to archaeology and heritage within the District:

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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.

DP35: Conservation Areas

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.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

DP36: Historic Parks and Gardens

Strategic Objectives:

- 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and
- 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

2.17 The District Council is in the process of reviewing and updating the Plan where necessary. The new District Plan 2021 – 2039 will in due course replace the current adopted District Plan. The Council published the draft District Plan 2021-2039 for public consultation between the 7th of November and the 19th of December 2022. This version contains updated draft policy as follows:

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to preserve or enhance listed buildings and the contribution made by their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance 20 of the listed building and its setting, and the potential to better reveal it, 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 contribution made by 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 preserve 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.

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.

Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

DPB3: Conservation Areas

Development in a conservation area will be required to preserve 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 and appearance of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, trees and landscaping and boundary features that contribute to the special character and appearance of the area are protected, and 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 must be of a
 design that reflects the special characteristics and appearance 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.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

DPN5: Historic Parks and Gardens

The character, appearance and setting of a registered park or garden, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park or garden, or park or garden of special local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

Buildings or structures within a registered park or garden, or park or garden of special local historic interest will also be protected where they form part of or contribute to the character, appearance and setting of a registered park or garden, or park or garden of special local historic interest.

2.18 The site comprises a draft allocation for development in the draft Local Plan (Ref: DPA4). The draft allocation text makes no mention of archaeological requirements.

Relevant Guidance

- 2.19 The Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) includes a number of principles which can be used in determining the significance of a heritage asset.
- 2.20 Historic England's Conservation Principles document (HE 2008) states that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
 - who values the place, and why they do so;
 - how those values relate to its fabric;
 - their relative importance;

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- whether associated objects contribute to them;
- the contribution made by the setting and context of the place;
- how the place compares with others sharing similar values.
- 2.21 The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with four main 'heritage values' being Evidential, Historical, Aesthetic and Communal. Archaeological remains below ground have evidential archaeological value only.
- 2.22 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the effect of developments upon the settings of heritage assets (Historic England 2017).
- 2.23 The document defines setting 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.' 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.
- 2.24 This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is clearly stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may be have positive or neutral effects.
- 2.25 The guidance 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. The guidance states that if development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage asset's significance, of which setting may form a greater or lesser part.
 - 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon an understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and the asset's associations and patterns of use. All this information will inform an assessment of the effects of a proposed development on the significance of a heritage asset;
 - 3. Assessing the effects of proposed development on the significance of a heritage asset. With the information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;
 - 4. Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed

development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of heritage assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused:

- Making and documenting the decision and monitoring outcomes. Decisions are made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.
- 2.26 Criteria used to determine important historic hedgerows (The Hedgerows Regulations 1997);

To be 'important', a hedgerow must be at least 30 years **and** meet at least one of eight set criteria summarised below [they do not apply to hedgerows within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house]:

- 1. Marks a pre-1850 parish or township boundary.
- 2. Incorporates an archaeological feature such as a Scheduled Monument.
- 3. Is part of, or associated with, an archaeological site listed on the relevant Historic Environment Record.
- 4. Marks the boundary of, or is associated with, a pre-1600 estate or manor.
- 5. Forms an integral part of a pre-1845 field system.
- 6. Contains certain categories of species of animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
- 7. Includes:
 - a. at least 7 woody species, on average, in a 30 metre length;
 - b. at least 6 woody species, on average, in a 30 metre length and has at least 3 associated features;
 - c. at least 6 woody species, on average, in a 30 metre length, including a black-poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or
 - d. at least 5 woody species, on average, in a 30 metre length and has at least 4 associated features. The number of woody species is reduced by one in northern counties. The list of 56 woody species comprises mainly shrubs and trees. It generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.
- 8. Runs along a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least 4 woody species, on average, in a 30 metre length and has at least 2 of the associated features listed at (i) to (vii) below.
 - i. a bank or wall supporting the hedgerow;
 - ii. less than 10% gaps;
 - iii. on average, at least one tree per 50 metres;
 - iv. at least 3 species from a list of 57 woodland plants;
 - v. a ditch;
 - vi. a number of connections with other hedgerows, ponds or woodland;
 - vii. a parallel hedge within 15 metres.

2.27 In practice (and following case law) hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

Relevant National and Local Designations

- 2.28 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.29 There are four listed buildings located within 1km of the study site, all of which are Grade II listed, as well as a Registered Park to the south. The nearest of these to the site comprises Dunnings Mill (National Heritage List Entry No. 1249038), located c.100m to the north. Given the intervening topography, development and areas of woodland, it would be reasonable to scope out the remaining listed buildings and the Registered Park from further assessment. The proximity of Dunnings Mill Grade II listed building necessitates further consideration of potential impacts to its significance as a result of the proposed development of the site.
- 2.30 The nearest Conservation Areas to the site are located in the centre of East Grinstead to the north east and are therefore not considered further due to distance from the site and intervening development.
- 2.31 The site is not located within an Archaeological Notification Area (ANA) as defined locally by The West Sussex Historic Environment Record. The nearest ANA is located within circa 450m to the east and associated with the historic farmstead known as Great Harwoods (HER Ref: DWS9079).
- 2.32 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential, to identify potential built heritage constraints, and to consider the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is provided by the British Geological Survey (BGS Online 2023) as deposits of Wadhurst Clay Formation. This is a sedimentary bedrock formed between 139.4 and 133.9 million years ago during the Cretaceous period. Head deposits, dated to the Quaternary period, are recorded to the immediate north and within the north eastern part of the site, although there are no superficial deposits recorded overlying the bedrock geology across the majority of the site. Head deposits are poorly sorted and poorly stratified, angular rock debris and / or clayey hillwash, found generally across a hillslope and deposited by solifluction or gelifluction processes (BGS Online Lexicon 2023).
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

3.3 The study site is located on the southern slopes of a valley formed by a watercourse located on a north west to south east alignment circa 80m to the north east of the site. There are further watercourses shown within circa 150-300m to the north west, as well as along the site's eastern boundary. The natural topography of the site is therefore influenced by the valleys formed by these watercourses. It generally slopes downwards in an easterly direction from circa 90m Above Ordnance Datum (AOD) at the south western site corner, to circa 78m AOD at the north eastern site corner.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Time Periods

4.1 The following archaeological time periods will be referred to in this report:

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.2 This section reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area. In accordance with the NPPF, it considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.3 The review considers known archaeological assets within a 1km radius of the study site (Figs. 2a-b), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- In general, the majority of HER monument and event records within the study area comprise evidence for scattered farmsteads and outfarms dating to the Post Medieval period, indicative of scattered settlement to the south west of East Grinstead at that time. This is reflective of the rural nature of the area. There are no HER monument records within the 1km study area which pre-date the Medieval period, a likely indicator of the heavily wooded nature of the area prior to Medieval woodland clearance. A full summary of all HER monument, event and findspot records is given at Appendix 1, and these records are shown on Figures 2a-b and discussed in the report where relevant to an assessment of archaeological potential at the site.
- 4.5 The map regression exercise has demonstrated that the study site comprised open land throughout its mapped history to the present day, with a small number of isolated trees also shown within the site at various times. There is no previous development shown on mapping or aerial imagery.

4.6 Section 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

4.7 There has been no previous archaeological work undertaken within the study site. One of the HER event polygons does cover the site, which comprised a large area of land highlighted for assessment as part of a proposed relief road scheme (HER Ref: EWS1101). The assessment covered a large area which provides little insight into the archaeological potential of the site itself.

Early Prehistoric – Palaeolithic & Mesolithic

- 4.8 There are no finds of Palaeolithic or Mesolithic date known from the study area. The presence of early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. Those head deposits which may be present at far north eastern parts of the site are considered very unlikely to retain any in situ material given the unsorted and unstratified nature of their formation (BGS Online 2023, see section 3 above).
- 4.9 On the basis of the available evidence, the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be low.

Later Prehistoric - Neolithic, Bronze Age & Iron Age

4.10 The HER database contains no evidence for later Prehistoric activity within 1km of the site. It is likely that the site was located within a heavily wooded area associated with the Weald during the later Prehistoric periods. Therefore, whilst small quantities of finds cannot be ruled out, the archaeological potential at the site for the later Prehistoric periods is considered to be low.

Roman

4.11 There is no activity of Roman date known from the nearby area. The nearest major Roman routeways were located c.3.5km and c.7km to the west and east of the site respectively, comprising routes between London and the south coast (Margary 1955). It is likely that the area remained heavily wooded during this period and that the site would have remained remote away from those routeways. It is therefore likely that the archaeological potential at the site for this period is low.

Saxon/Early Medieval & Medieval

- 4.12 No finds of Saxon date have been recorded within the vicinity of the study site.
- 4.13 The Domesday Survey of 1086 does not record an early Medieval estate at East Grinstead, with the nearest such estates to the site located at Warley c.1.5km to the north, at Brockhurst c.1.6km to the north east, at Hazelden c.1.5km to the west, and at Standen c.1.5km to the south (Open Domesday Online 2023). These are all very small estates of very limited size. It has been suggested that the settlement name at East Grinstead implies a "pasture clearing" within an area of forest, with the "east" added later to distinguish it from the similarly named West Grinstead (Hills 1906). It is thought that there was no nucleated settlement at East Grinstead in the 11th century, but instead there was likely to have been a church on the site of the existing St Swithun's Church c.1.2km to the north of the site on the High Street, which served a dispersed local community located in surrounding scattered farmsteads (Harris 2005).

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- 4.14 The town at East Grinstead was large enough to be granted a weekly market by the Crown in 1247, and by the 1300s was of sufficient importance to send representatives to parliament (Harris 2005).
- 4.15 The only monument record on the HER database which relates to the Medieval period comprises a possible hollow way recorded along "The Drive" c.600m to the south of the site (HER Ref: MWS12291).
- 4.16 The area of the Weald, within which the site is located, is thought to have been heavily wooded although subject to increasing levels of deforestation during the Medieval period. This is reflected in the Historic Landscape Characterisation (HLC) data, as provided by West Sussex HER (see Figure 2c), which records the site as an area of assarts, or woodland that had been cleared for farmland, a practice which is usually attributed to the Medieval period. It is likely that the site would have remained forested during the Saxon and early Medieval period before clearance and utilisation for agriculture or pasture during the Medieval period. The site's location adjacent to a routeway (West Hoathly Road), which may represent a route that has existed between East Grinstead and West Hoathly since the Medieval period, may suggest a possible potential for roadside activity. Its location nearby to a watercourse to the immediate east and to the north may further suggest a possible location for Wealden iron working activity. Overall, this seems unlikely although cannot be entirely ruled out. Therefore, the overall archaeological potential at the site for the Saxon period can be considered as low, whilst the potential for Medieval activity comprising woodland clearance, land division, and agricultural activity can be considered as moderate. The potential for Medieval period roadside occupation or industrial activity is considered to be low to moderate.

Post Medieval & Modern (including map regression exercise)

- 4.17 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. This includes a number of scattered farmsteads and outfarms of Post Medieval date (HER Refs: MWS9477, MWS9888, MWS10952, MWS11006, MWS11344, MWS12006, MWS12009, MWS13002, MWS13157M, MWS13158, MWS13188, MWS13721). A number of features relate to features associated with the former Standen Estate to the south (HER Refs: MWS150, MWS11664, MWS12295, MWS12297).
- 4.18 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.19 The earliest such cartographic source reproduced here is the 1724 Budgen Map of Sussex (Fig. 4), which depicts the study site within land adjacent to the track now represented by West Hoathly Road. It is most likely that the site comprised open agricultural or pastoral land at this time, although small areas of woodland cannot be entirely ruled out. A watercourse is shown nearby to the north, with the settlement at East Grinstead further north beyond this. A likely farmstead or homestead is shown to the south and labelled as "Frampost".
- 4.20 The 1795 Gardner & Gream Map (Fig. 5) also shows the site located within open land. It appears that much of the landscape comprised open enclosed fields at that time. A farmstead or homestead is shown opposite to the site and to the north west across West Hoathly Road. It is likely that this represents Dunning's Mill and associated buildings given its proximity to the adjacent watercourse.
- 4.21 The Mills Archive (available online) records Dunning's Mill as a water-powered corn mill located on a tributary of the River Medway. The National Heritage List (Ref: 1249038) records the mill as a small disused mill made of brick, half-timber and weatherboarding. It has an 18th century tile roof, and the adjoining cottage is likely of late 16th century date. The position of the wheel is still

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- discernible. It is recorded on the HER database c.100m north of the site and is noted as first referenced in 1597 (HER Refs: MWS7168, DWS7361).
- 4.22 The site remains unchanged by the time of the 1808 Ordnance Survey Drawing (Fig. 6). The buildings to the north are now labelled as a mill.
- 4.23 The 1841 East Grinstead Parish Tithe Map (Fig. 7) shows the site generally located across a single parcel of land, encroaching slightly into a further parcel to the south and a woodland parcel to the south east. The accompanying Tithe Award describes these parcels, as well as other relevant parcels, as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1353	Robert Crawfurd	James Turner	Water Mill House and Garden	Etc.
1383	Jonathan Worrell	Jonathan Worrell	House Offices and Lawn	Meadow
1384	Jonathan Worrell	Jonathan Worrell	Shaw	Wood
1385	Jonathan Worrell	Jonathan Worrell	Wheat Stable Field	Meadow
1386	Jonathan Worrell	Jonathan Worrell	Fallow Field	Meadow
1394	HH Jackson	Richard Foster	Rocking Hill Wood	Wood

- 4.24 It appears that the site was associated with the farmstead at "Framepost" (land parcel 1383) to the south west along West Hoathly Road, as confirmed by the ownership details. The site is described as generally comprised of meadow. An area of woodland formed the site's eastern boundary and the existing watercourse was likely present within this woodland.
- 4.25 The two fields within the site had been amalgamated by 1873 (Fig. 8) and the small area of woodland at the south east site corner had been removed. There are a small number of isolated trees shown within the site.
- 4.26 By 1899 (Fig. 9), the site appears generally unchanged, with the isolated trees no longer shown. An additional field boundary appears to have been installed to the south. The new road known as Coombe Hill Road had been constructed to join West Hoathly Road to the immediate west.
- 4.27 There are no changes shown within the site by 1910 (Fig. 10). A pond had been excavated to the immediate south east, shown within a small copse of trees. The expansion of the urban edge of East Grinstead can be seen to the north at Stockwell Road and Forest View Road, as well as along Coombe Hill Road to the north west.
- 4.28 The 1931 Ordnance Survey map (Fig. 11) shows a similar situation. A new boundary had been installed to form the site's northern boundary and a recreation ground had been created in the field to the immediate north. There is no change shown within the site by 1955 (Fig. 12) or by 2001 (Fig. 13) or 2021 (Fig. 14). The area of the pond to the immediate south east of the site is now shown as merged within the woodland to the immediate east. The northern and southern site boundaries are shown as lined with trees.
- 4.29 Overall, the site is shown as comprised of open land throughout its mapped history to the present day, with a small number of isolated trees also shown within the site at various times. There is no previous development shown on mapping or aerial imagery.
- 4.30 Therefore, aside from remains associated with historic agricultural activity, tree clearance, and land division, a low archaeological potential is considered at the study site for the Post Medieval and Modern periods.

Historic Landscape Characterisation

- 4.31 The West Sussex Historic Landscape Characterisation (HLC) data records the site primarily within an area of Medieval assart fields, or former areas of woodland that have been cleared for farmland. Those areas of woodland at the south eastern site corner and along the eastern boundary are recorded as regenerated areas of woodland (Fig. 2c).
- 4.32 There are no historic landscape features within the site itself. The route of West Hoathly Road to the immediate west of the site represents a likely historic routeway given that it is shown on the earliest available 18th century historic mapping. The northern and southern site field boundaries are first shown on 19-20th Ordnance Survey mapping and are therefore not considered to represent historic landscape features. The woodland which follows the course of a stream to the immediate east of the site can be considered an historic landscape feature although is recorded as regenerated woodland by the HLC data and is suggested by historic mapping as likely to be 19th century at the earliest.

LiDAR Plot

4.33 There are no clear archaeological anomalies shown within the site on Environment Agency LiDAR data (Fig. 3). A series of parallel linear anomalies most likely relate to agricultural activity.

Assessment of Significance (Designated Assets)

- 4.34 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.
- 4.35 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within the study site. The nearest relevant asset is Dunnings Mill Grade II listed building located c.150m to the north.

Assessment of Significance (Non-Designated Assets)

- 4.36 The site is not located within an Archaeological Notification Area as defined by the West Sussex Historic Environment Record. Additionally, there are no non-designated archaeological or heritage assets recorded within the study site by the HER. There are no historic landscape features within the site.
- 4.37 Based on current evidence, a moderate archaeological potential has been identified at the site for evidence of Medieval woodland clearance, land division and agricultural activity, with a low to moderate potential considered for evidence of Medieval occupation and industrial activity. All other past periods of human activity are considered to hold a low archaeological potential.
- 4.38 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local research agendas.
- 4.39 Whilst it is possible that currently unknown archaeological remains could be present within the site, in the context of the government's non-statutory criteria for Scheduled Monuments (DCMS 2013) any such remains are most likely to be of no more than local significance.
- 4.40 As identified by desk based work, an assessment of likely archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period: Identified Archaeological Potential and Likely Significance (if present):

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Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low potential, Low (Local) Significance;
Roman	Low potential, Low (Local) Significance;
Saxon	Low potential, Low (Local) Significance;
Medieval	Moderate potential for woodland clearance, land division and agricultural activity, with a low to moderate potential considered for occupation and industrial activity, most likely to be of Low (Local) Significance;
Post Medieval & Modern	Low potential (likely to be entirely invested in evidence of land division and agricultural activity), likely to be of Negligible (None) Significance.

4.41 This table is completed prior to any assessment of later development impacts or modern disturbance, which may have reduced the archaeological potential of the site and potentially the significance of any remains which may survive.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON CULTURAL HERITAGE ASSETS

Site Conditions

- 5.1 The study site currently comprises an open greenfield, bordered by West Hoathly Road to the west, and tree-lined boundaries to the north, east and south. A cluster of trees is present at the south eastern part of the site (Fig. 14 and see Plates 3, 5 and 6).
- 5.2 Past agricultural land use will most likely have had a widespread but generally shallow below ground impact as a result of past ploughing and as a result of the clearance of former areas of woodland during the Medieval and Post Medieval periods.

Proposed Development

- 5.3 The study site is proposed for residential development with associated hard and soft landscaping in line with draft policy DPA4 of the emerging Mid Sussex District Local Plan. An indicative proposal is shown on Figure 15.
- 5.4 Excavation to create foundations and service trenches for the new development could have an adverse impact upon any archaeological remains which may be present within the site.

Review of Potential Development Impacts on Designated Cultural Heritage Assets

- The only designated heritage asset which needs further consideration for potential impacts is the Grade II Dunnings Mill c.100m to the north of the site (National Heritage List Entry No. 1249038). In line with Historic England guidance as outlined in Section 2 above, an assessment has been undertaken to assess the potential implications of the proposed development upon the significance of this designated heritage asset through development within its setting.
 - Identification of heritage assets which are likely to be affected by proposals: the Grade II
 Dunnings Mill listed building (see Plate 2) comprises a designated heritage asset which is
 located c.100m to the north of the site's far north western corner adjacent to West Hoathly
 Road. It is not considered that any further assets need be assessed here.
 - 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset: the asset is described by the National Heritage List Entry as a "small, disused mill on a tributary of the River Medway. Brick, half-timber and weatherboarding. Tile roof C18. Cottage probably late C16 adjoining mill building. Position of wheel still discernible." The mill's setting can be most associated with its deliberate siting on the river tributary, which comprised a functional purpose to provide energy to power the mill and enable its activities. It is not likely that the mill was intended to be seen within the wider area although it would have likely been a prominent building along West Hoathly Road. The main significance of the asset in NPPF terms is historical given that it provides an indication of past industrial activities in the area of East Grinstead. There is also some architectural significance to the building as well as potential archaeological significance if the building could be associated with any earlier mill or activities that may have been present and could survive as below ground remains. Much of the historic setting of the mill has been eroded

by development around it, including along Dunnings Road, at Streatfield Place, and along Stockwell Road and West Hoathly Road (see Plates 1 and 6). It is still possible to appreciate the mill's location adjacent to the river tributary and to appreciate this functional link, however it is not possible to appreciate its former setting within what would have once been a more rural landscape. Therefore, the setting of the asset makes a contribution to an understanding of the way in which the asset once functioned, however the contribution of setting to its significance beyond this functional understanding is limited.

- 3. Assessing the effects of proposed development on the significance of a heritage asset: the far north western corner of the proposed development would be visible from the mill and therefore there would be some visual change within the area of the asset. In addition, the development would lead to a likely small increase in traffic along Dunnings Road adjacent to the mill, although the development is of a small size that is likely to lead to only minimal additional traffic. The mill is already situated within a developed area with housing located on all sides of the mill. Therefore, any increases in noise or pedestrian activity are likely to be imperceptible. Overall, it is very unlikely that there would be anything more than a limited adverse impact to the significance of the mill as a result of the development of the site. This would be as a result of very slight visual changes within its wider setting and would comprise less than substantial harm in NPPF terms, and at the lower end of this spectrum.
- 4. Maximising enhancement and reduction of harm on the setting of heritage assets: It may be possible to provide plant screening at the far north western corner of the site that would block the proposed development from view entirely. This may ensure that the development is not perceptible from the asset at all and reduce the perceived level of harm to neutral.
- 5. Making and documenting the decision and monitoring outcomes: the final assessed level of harm will depend upon the level of screening that may be provided, however it is unlikely to be anything more than a very low level of less than substantial harm, and could potentially be reduced to neutral by appropriate screening.

Review of Potential Development Impacts on Non-Designated Cultural Heritage Assets

- 5.6 The site is not located within a locally defined Archaeological Notification Area.
- 5.7 This assessment has concluded a moderate potential at the site for evidence related to forest clearance, land division and agricultural activity during the Medieval period. The potential for roadside occupation or industrial activity is considered to be low to moderate for the Medieval period. All other past periods of human activity are considered likely to retain only a low potential at the site.
- The site has remained undeveloped throughout its mapped history and therefore past ground disturbance is likely to have been limited to agricultural activity, excavation for field boundary or drainage ditches, and the removal of former areas of trees. If archaeological remains were present, it is likely that their survival would be good.
- 5.9 Overall, the site likely retains a modest archaeological potential for remains of up to a local significance only. It is considered very unlikely that there would be any remains present that would form a material design constraint or consideration.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land at West Hoathly Road, East Grinstead is under consideration for residential development in line with draft allocation DPA4 in the emerging Mid Sussex District Local Plan. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area and to identify any potential heritage constraints.
- There is a single designated heritage asset that requires consideration, comprising the Grade II listed Dunning's Mill c.100m to the north of the site. Assuming that appropriate screening can be provided, it is unlikely that the resultant level of harm to this asset would be anything more than a very low level of less than substantial harm. This could potentially be reduced to neutral by appropriate screening.
- The site is not located within an Archaeological Notification Area (ANA) as defined locally by The West Sussex Historic Environment Record. The nearest ANA is located within circa 450m to the east and associated with the historic farmstead known as Great Harwoods.
- Based on current evidence, a moderate archaeological potential has been identified at the site for evidence of Medieval woodland clearance, land division and agricultural activity, with a low to moderate potential considered for evidence of Medieval occupation and industrial activity. All other past periods of human activity are considered to hold a low archaeological potential.
- The site has remained undeveloped throughout its mapped history and therefore past ground disturbance is likely to have been limited to agricultural activity, excavation for field boundary or drainage ditches, and the removal of former areas of trees. If archaeological remains were present, it is likely that their survival would be good.
- Overall, the site likely retains a modest archaeological potential for remains of up to a local significance only. It is considered very unlikely that there would be any remains present that would form a material design constraint or consideration.
- 6.7 Given the previously undeveloped nature of the site and its perceived modest archaeological potential, it is likely that the archaeological advisor to Mid Sussex District Council will request further archaeological work to confirm the site's archaeological potential. As the site is considered to hold a very limited potential for any remains that would form a material design consideration, it would be reasonable to suggest that the site could be allocated for development if the draft Mid Sussex Local Plan were finalised, and that any further works, if required, could be secured by an appropriately worded planning condition attached to a grant of future planning consent.

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Cartographic

1724 Budgen Map of Sussex

1740 Overton & Bowles Map of Sussex

1795 Gardner & Gream Map of Sussex

1808 Ordnance Survey Drawing

1825 Greenwood Map of Sussex

1840 East Grinstead Parish Tithe Map

1873 Ordnance Survey (1:2500)

1899 Ordnance Survey (1:2500)

1910 Ordnance Survey (1:2500)

1931 Ordnance Survey (1:2500)

1955 Ordnance Survey (1:2500)

1959 RAF Aerial Photograph (Britain from Above Ref: RAF_58_2857_F43_0015)

1969 Ordnance Survey (1:2500)

1970 Ordnance Survey (1:2500)

1975 Ordnance Survey (1:2500)

1983 Ordnance Survey (1:1250)

1993 Ordnance Survey (1:1250)

2001 Google Earth Image

2003 Ordnance Survey (1:1250)

2008 Google Earth Image

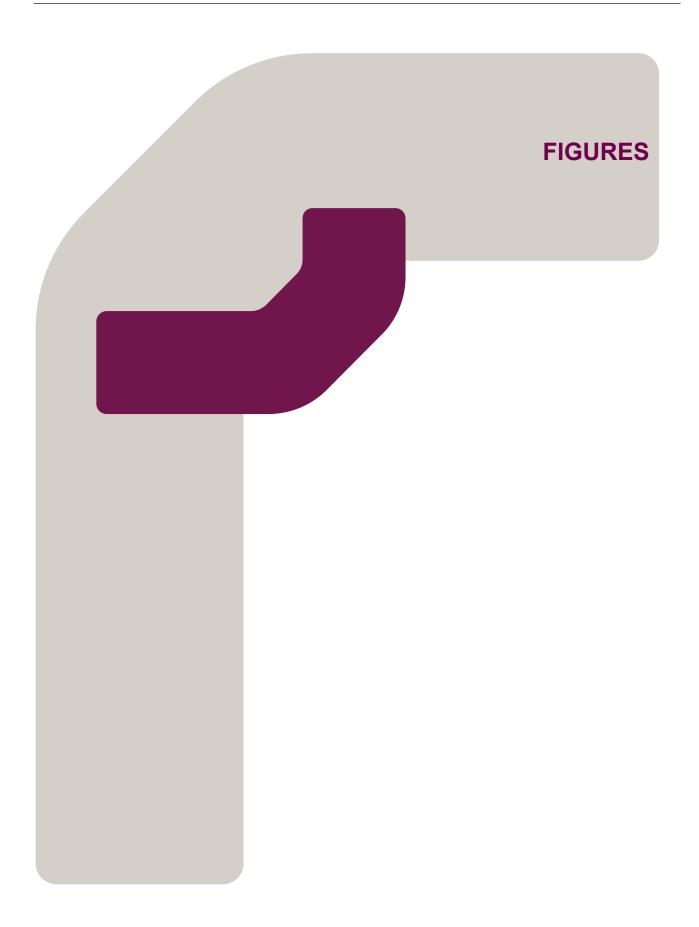
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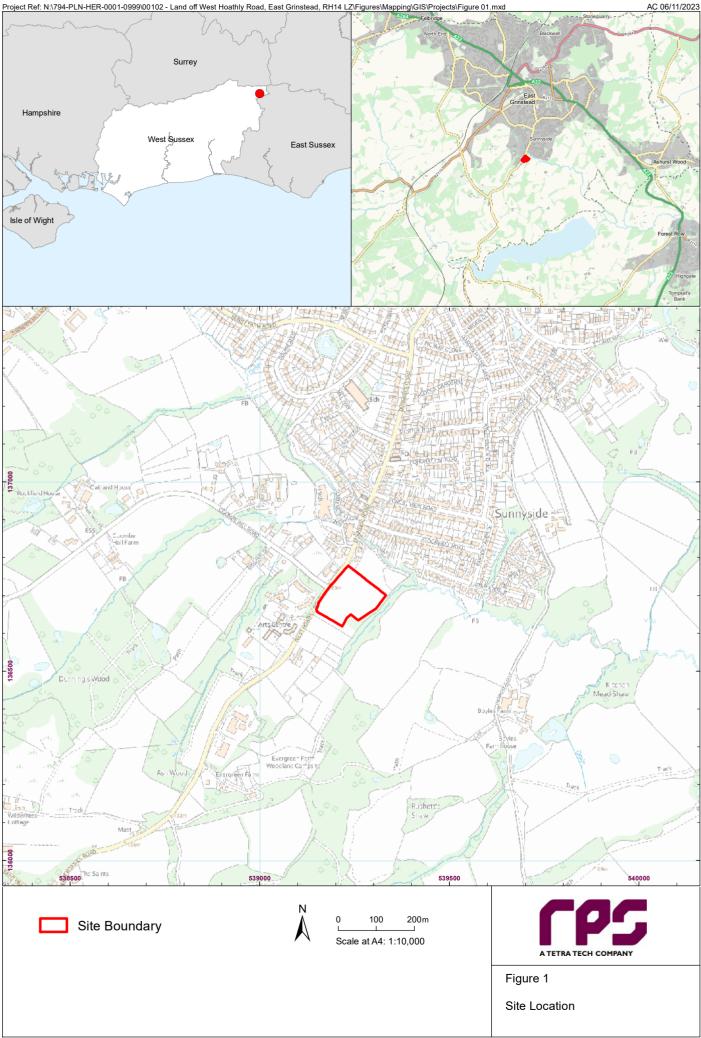
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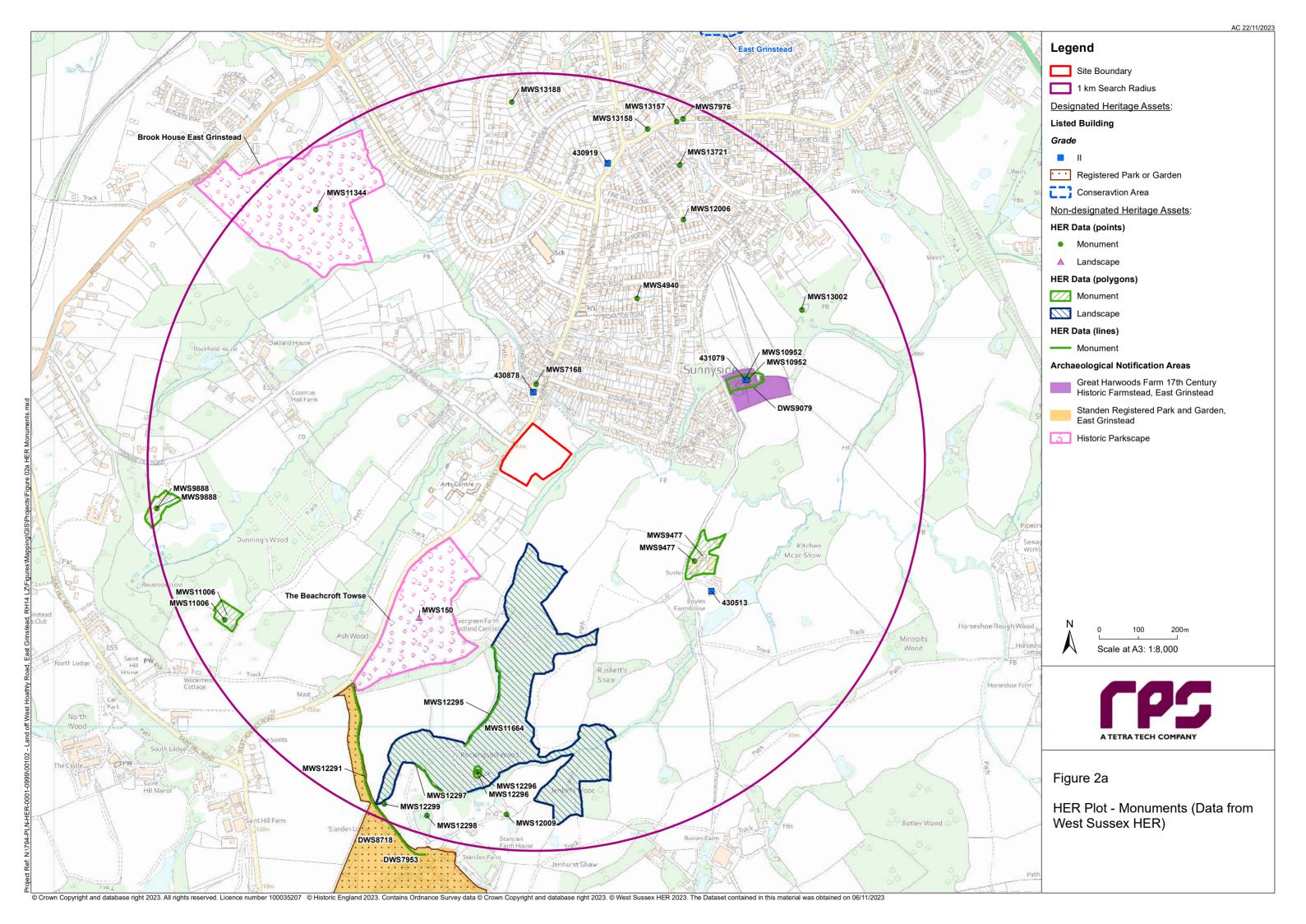
2021 Google Earth Image

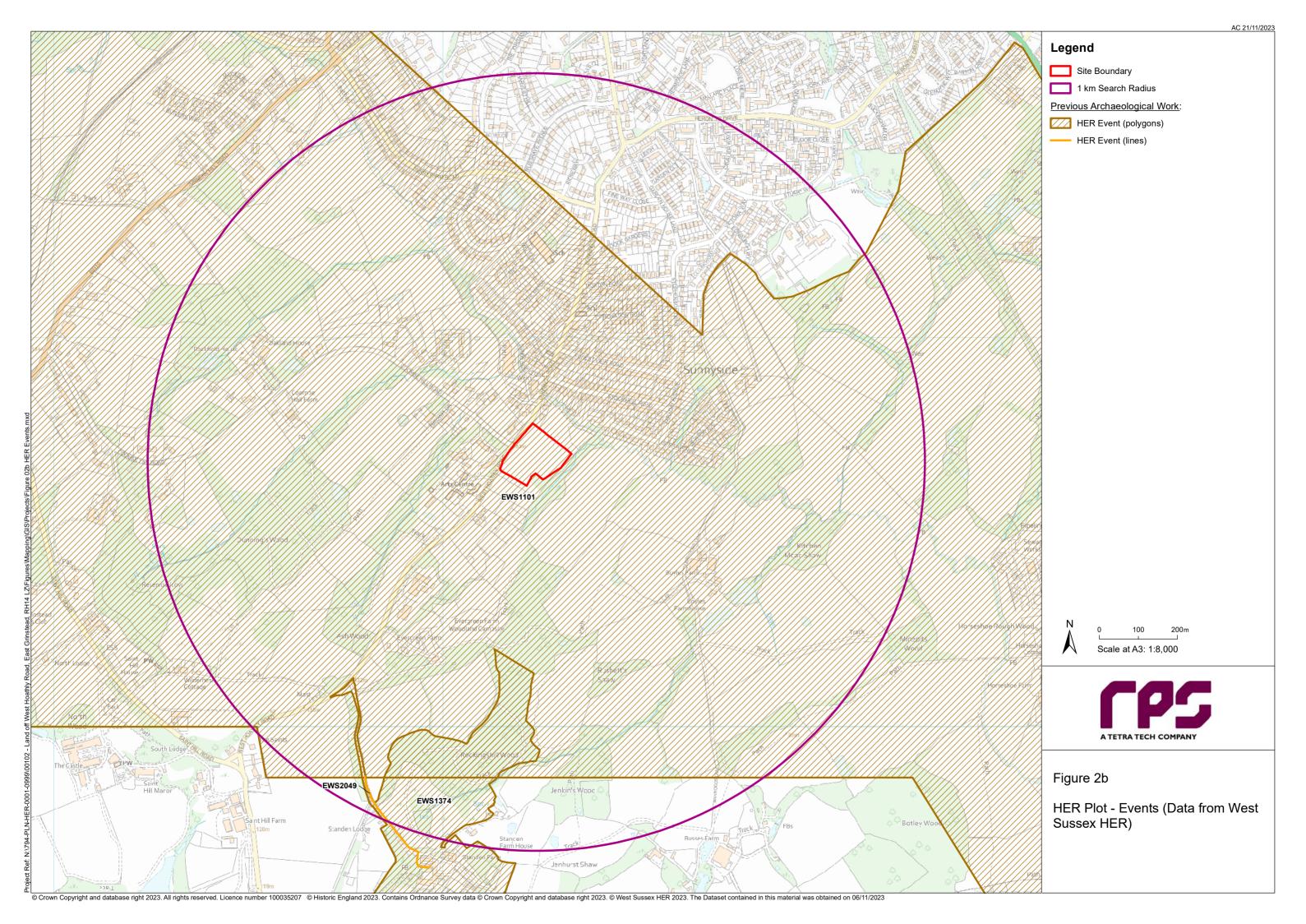
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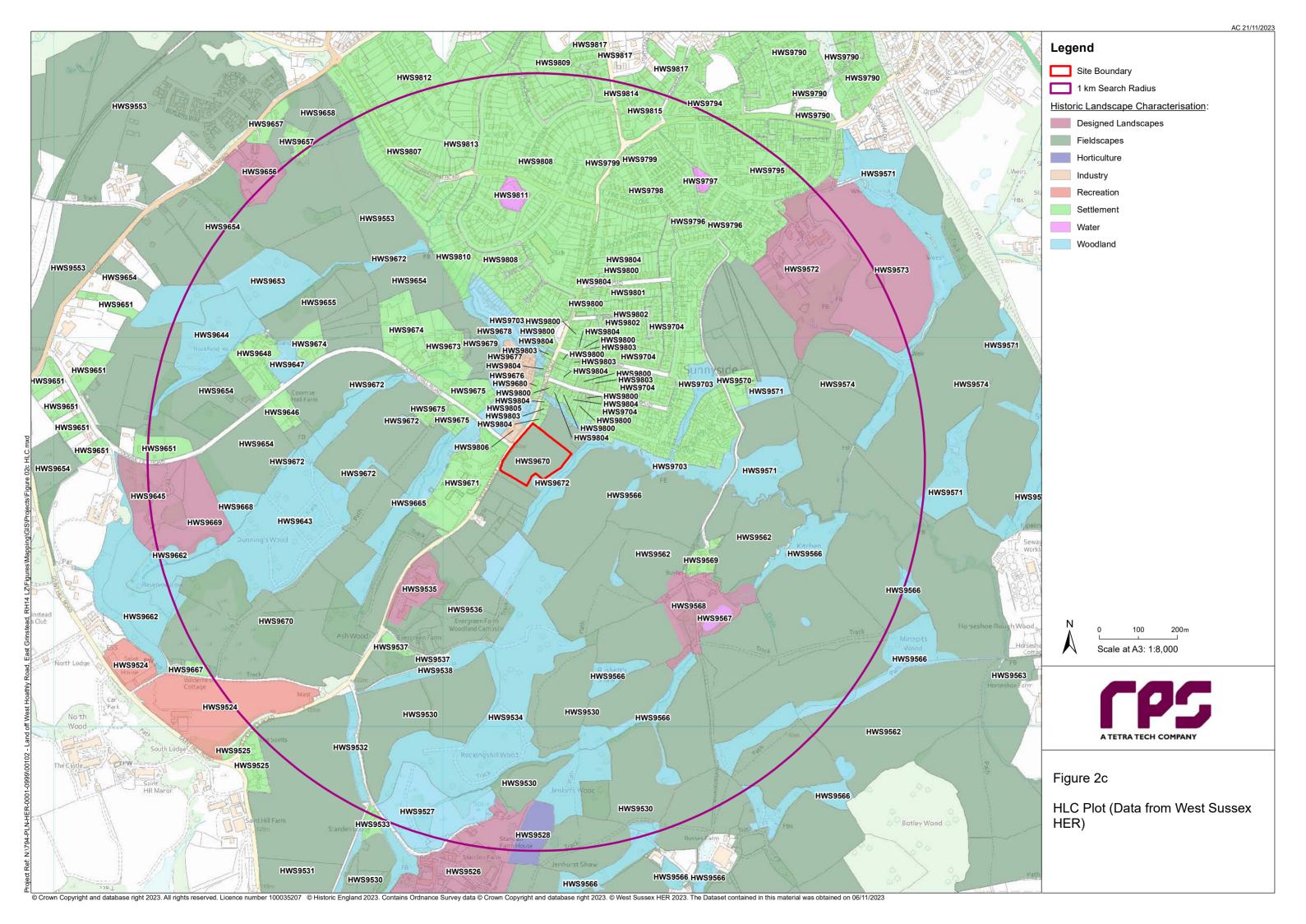
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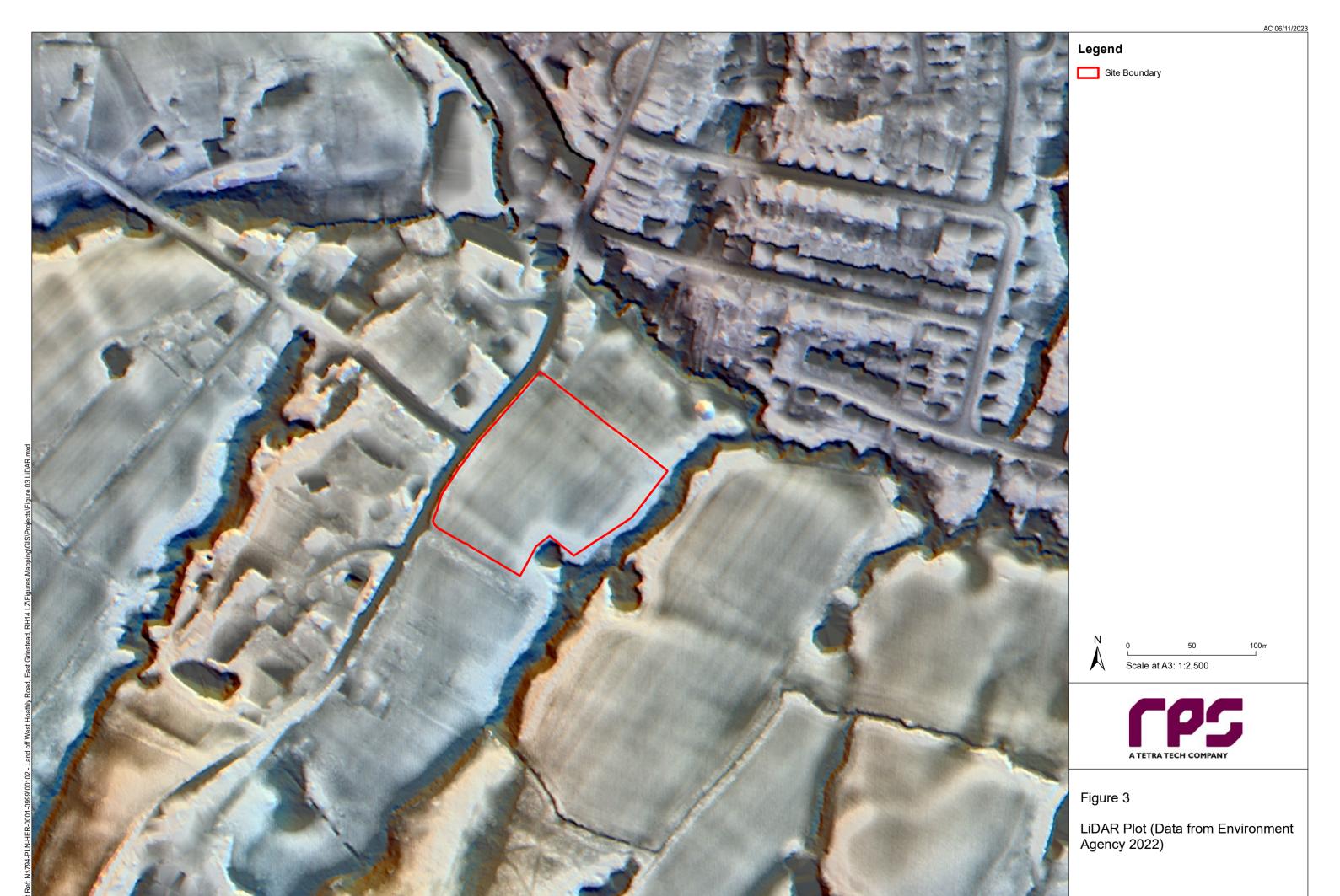




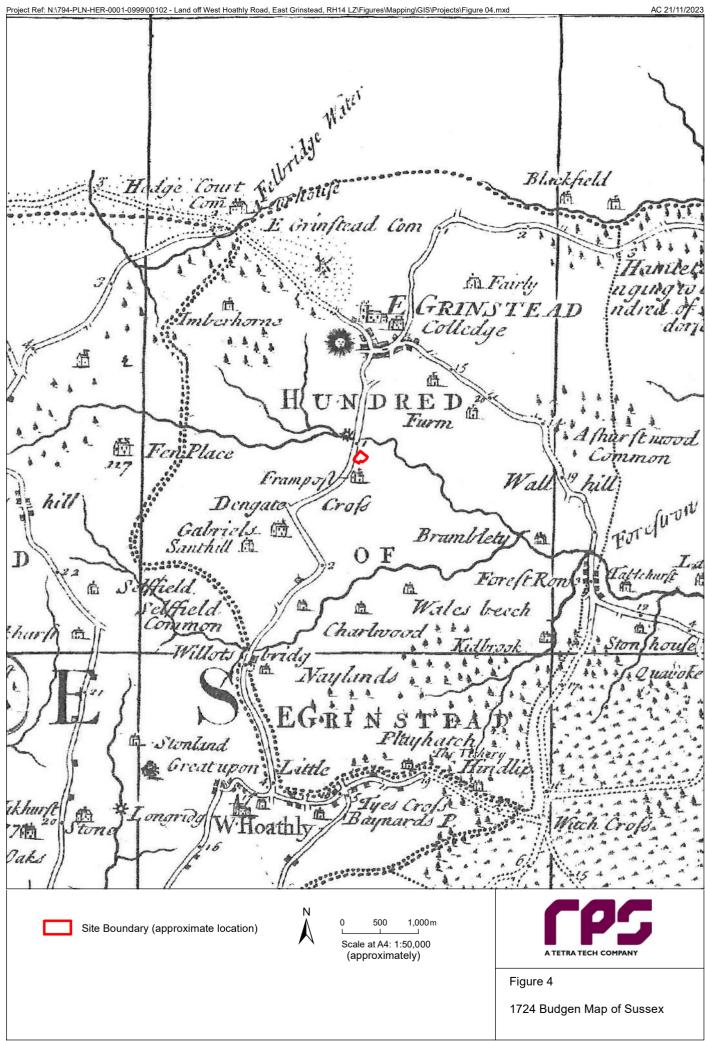


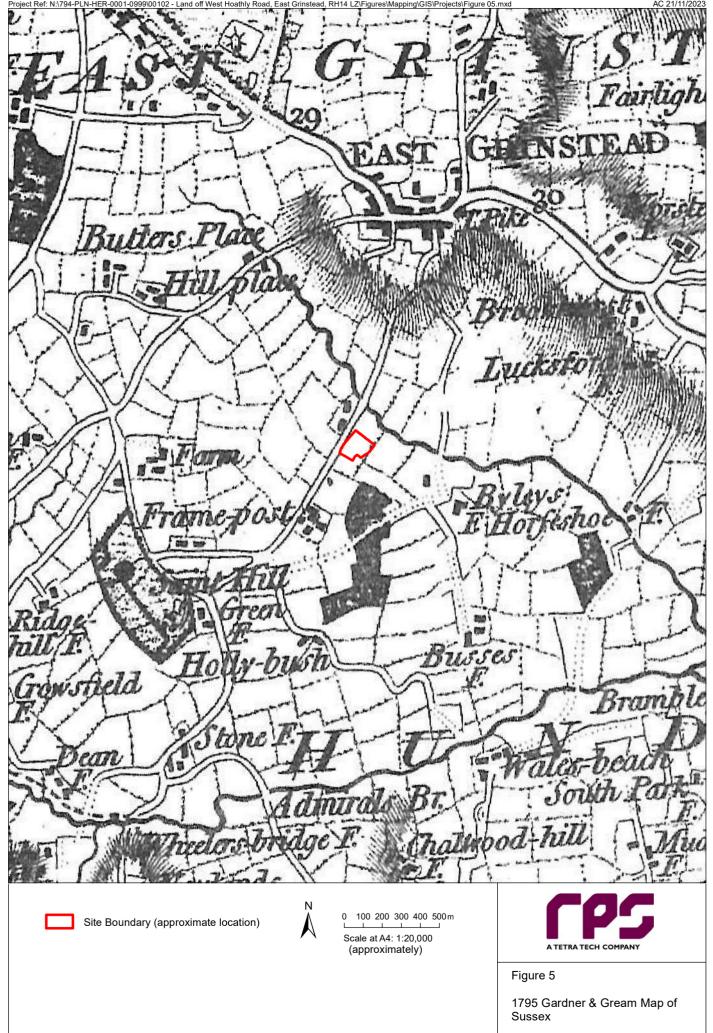






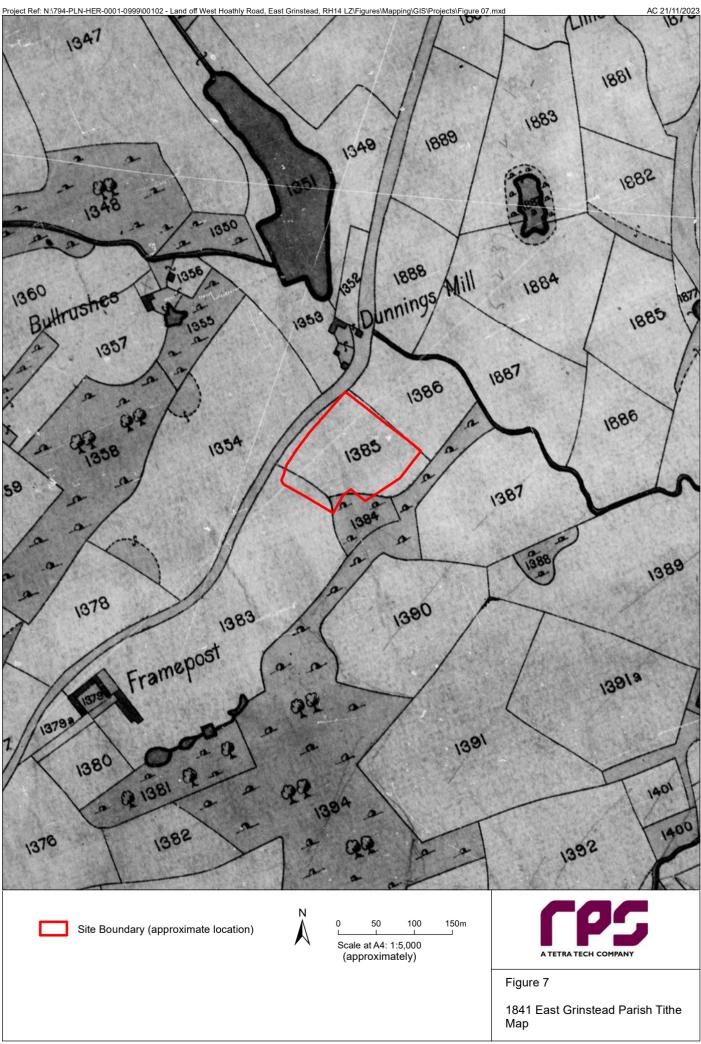
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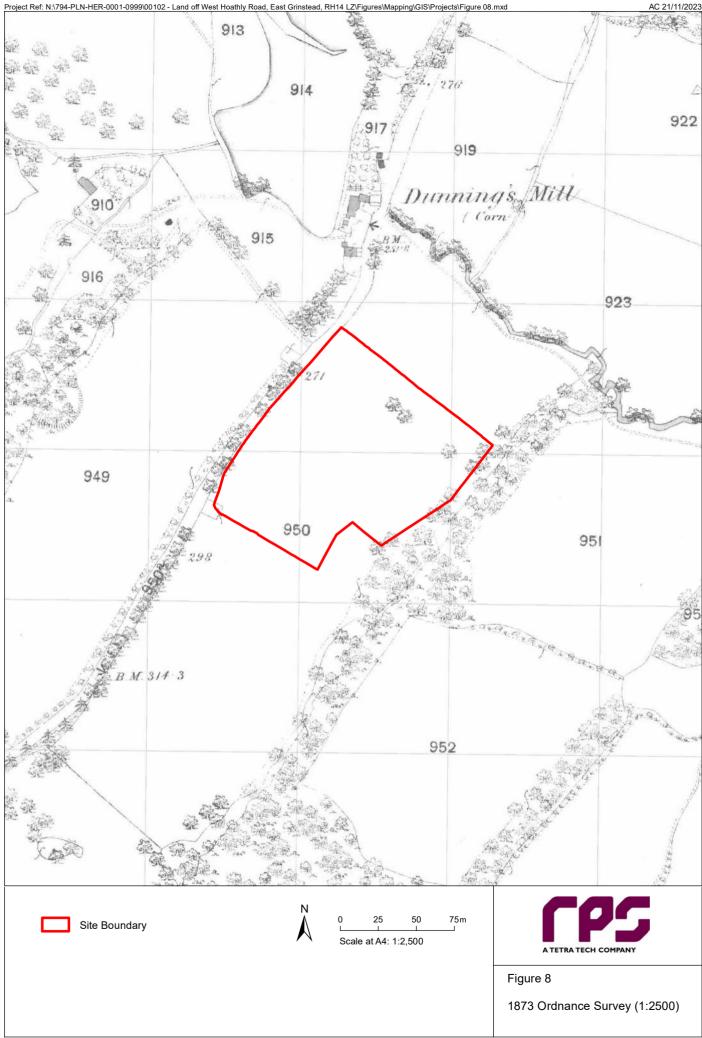


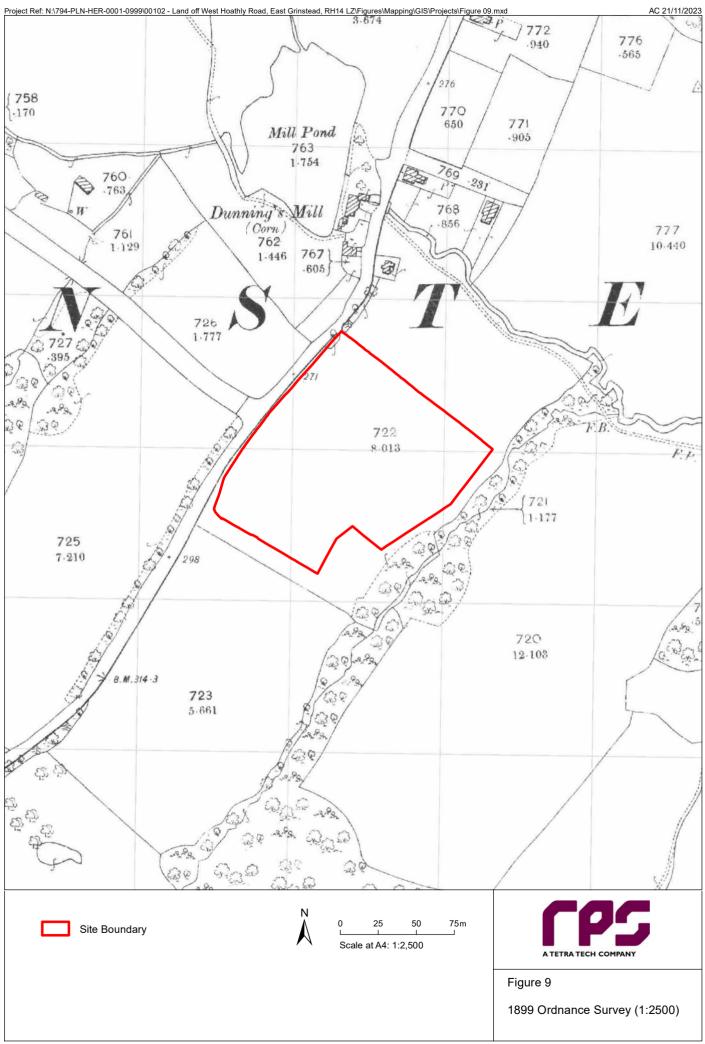


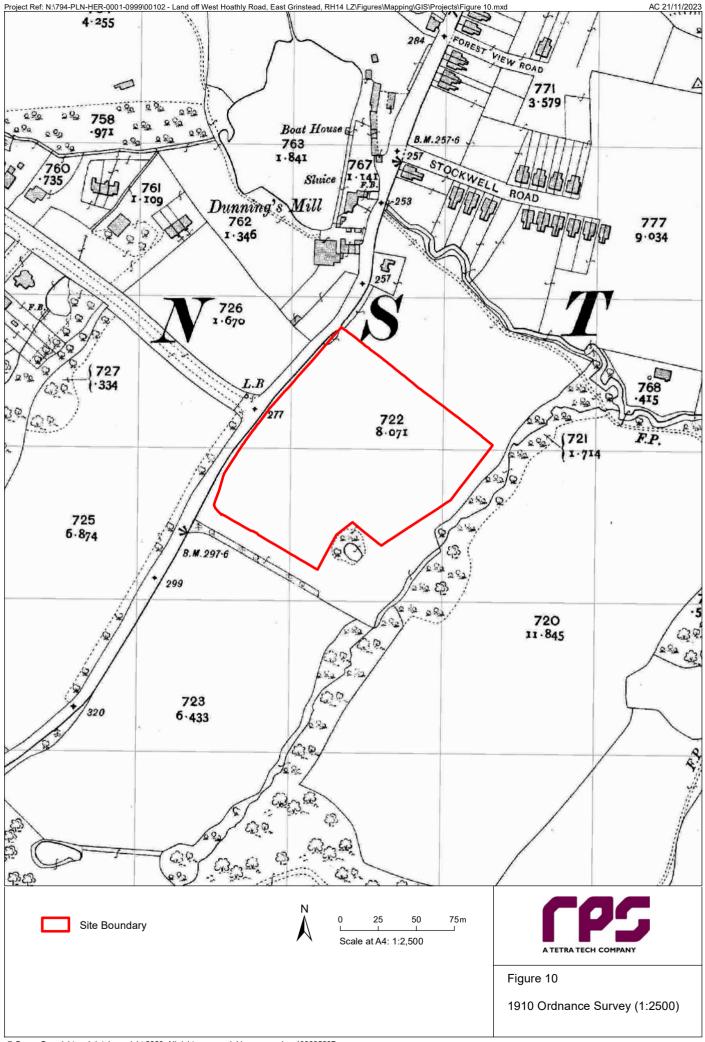


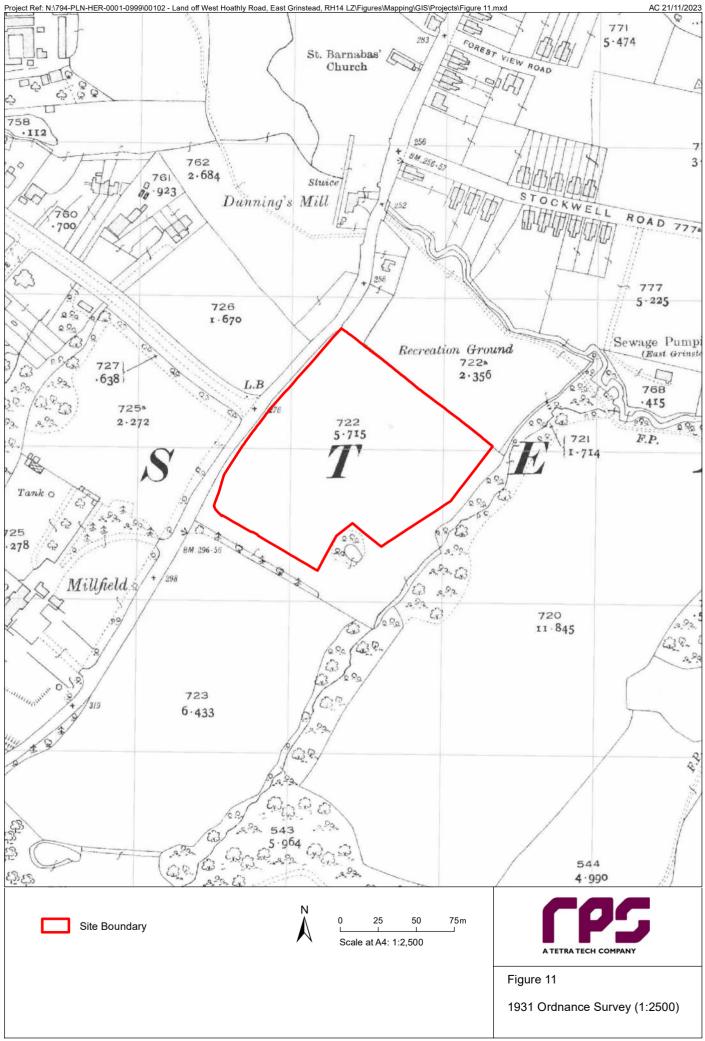
1808 Ordnance Survey Drawing

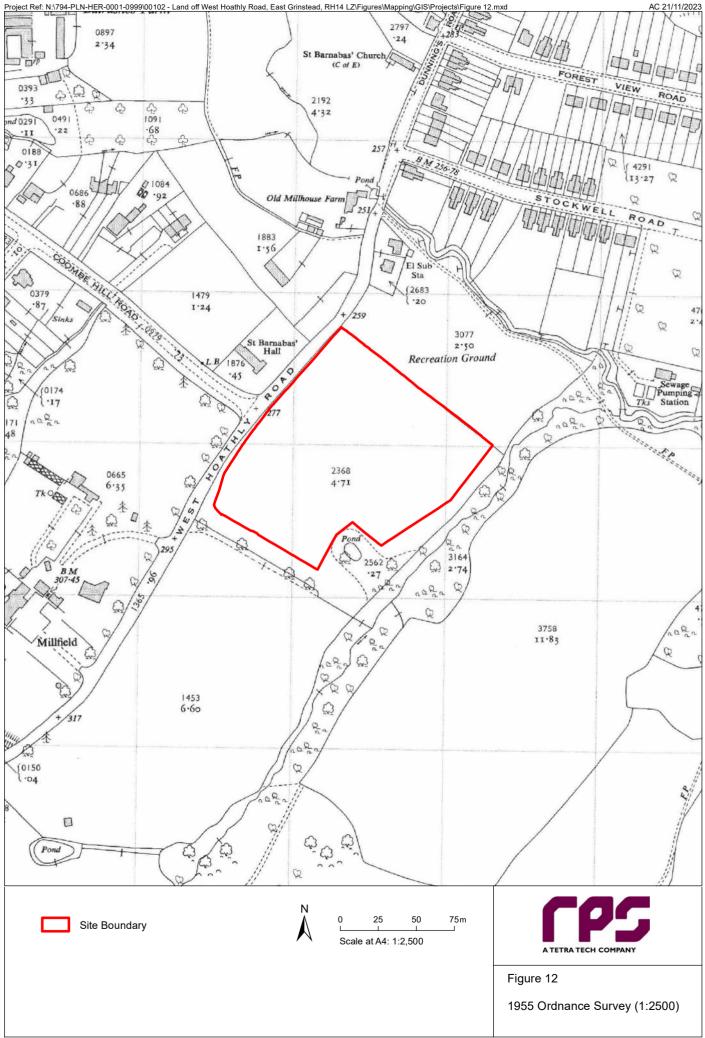


















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Figure 15

Proposed Development Feasibility Layout

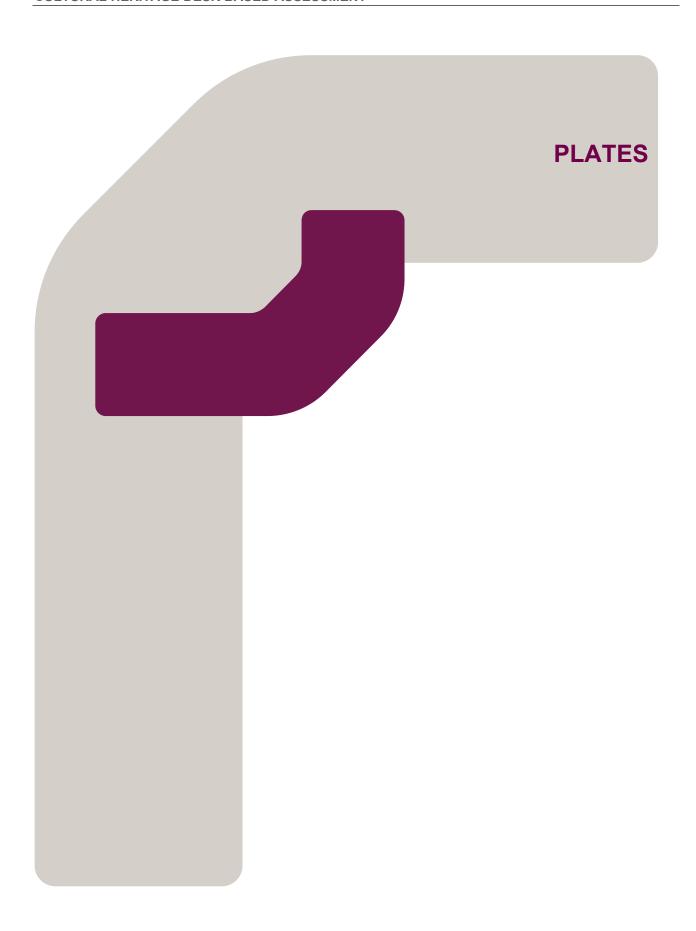




Plate 1: View facing south along Dunnings Road / West Hoathly Road showing Grade II Listed Dunning's Mill with study site in the background



Plate 2: View of Grade II Listed Dunning's Mill





Plate 3: View facing into study site from gated access on West Hoathly Road at north west site corner

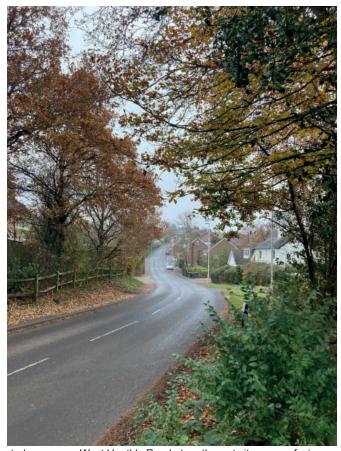


Plate 4: View standing at gated access on West Hoathly Road at north west site corner, facing north towards Grade II Listed Dunning's Mill



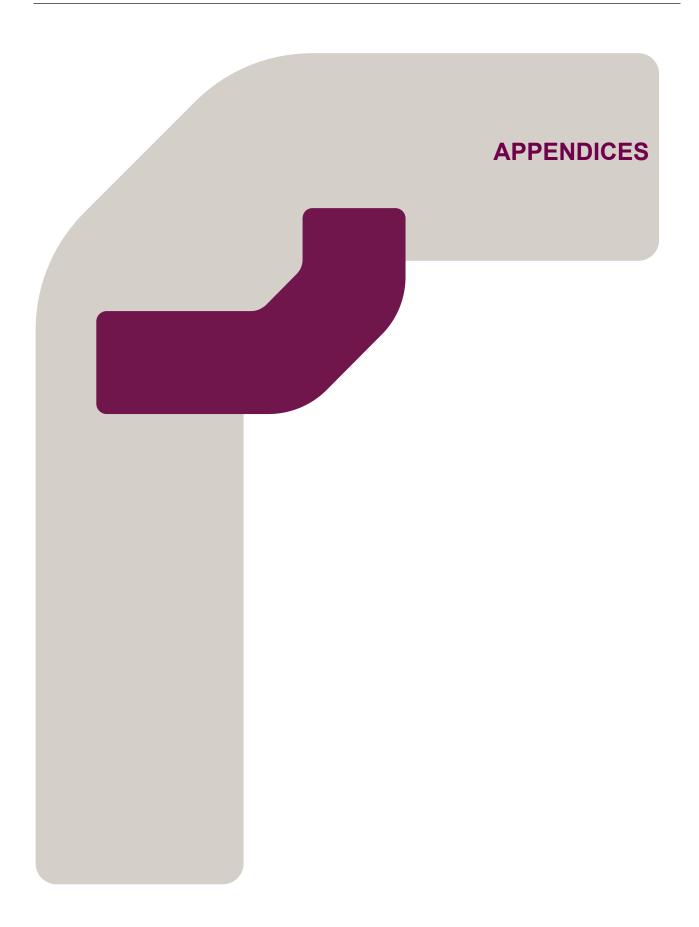


Plate 5: View facing north across study site



Plate 6: View facing north across study site and demonstrating woodland coverage between main site area and Grade II Listed Dunning's Mill





Appendix 1

Gazetteer of West Sussex Historic Environment Record Data

HER Gazetteer

HER Data

MonUID	Name	Туре
MWS10952	Great Harwoods Farm Historic Farmstead, East Grinstead	FARMSTEAD
MWS11006	Group North of Dunnings Historic Farmstead, East Grinstead	FARMSTEAD
	Site of an Outfarm to the South East of Brook House, East	
MWS11344	Grinstead	OUTFARM
		MANAGED
MWS11664	Ancient Woodland associated with Standen Estate, East Grinstead	WOODLAND
MWS12009	Little Hollybush Farm Historic Farmstead, East Grinstead	FARMSTEAD
	Woodbank associated with Rockingshill Wood, Standen, East	WOOD BANK;
MWS12295	Grinstead	BOUNDARY BANK
	Site of a Former Quarry Pit within Rockingshill Wood, Standen, East	
MWS12296	Grinstead	QUARRY; PIT
	Boundary Ditch associated with Rockingshill Wood, Standen, East	
MWS12297	Grinstead	BOUNDARY DITCH
		HYDRAULIC RAM;
	Hydraulic Ram Pump, Jack and Tommy Field, Standen, East	SHED; HYDRAULIC
MWS12298	Grinstead	RAM
	Possible Header Tank or Reservoir associated with the Hydraulic	WATER TANK;
MWS12299	Ram Pump, Jack and Tommy Field, Standen, East Grinstead	RESERVOIR?
	Site of Historic Outfarm North East of Great Harwood Farm, East	
MWS13002	Grinstead	OUTFARM
MWS13157	Site of Historic Outfarm South East of Uplands, East Grinstead	OUTFARM
MWS13158	Site of Historic Outfarm South East of Uplands, East Grinstead	OUTFARM
	Site of Historic Outfarm South West of Hurst-on-Clays, East	
MWS13188	Grinstead	OUTFARM
MWS13721	Site of The Croft Historic Farmstead, East Grinstead	FARMSTEAD
MWS150	Parkscape - The Beachcroft Towse	PARK
MWS4940	Brickworks on E. side of Dunnings Rd	BRICKWORKS
MWS7168	Dunnings Mill - East Grinstaed	WATERMILL
MWS7976	Tan Yard, East Grinstead	TANNERY

		FARMSTEAD; T
MWS9477	Boyles Farm (Boyleys Farm) Historic Farmstead, East Grinstead	SHAPE PLAN
		FARMSTEAD; L
MWS9888	Coombe Farm Historic Farmstead, East Grinstead	SHAPE PLAN

HER Events

EvUID	Name
EWS1101	Land West and South West of East Grinstead, West Sussex
EWS1374	Standen: Archaeological and Historic Landscape Survey
EWS2049	Standen, East Grinstead - Watching Brief

Listed Building

DesigUID	Name	Grade
DWS7318	BOYLIES FARMHOUSE	
DWS7361	DUNNINGS MILL	
DWS7366	DOVECOTES AND THE GATEHOUSE	
DWS7375	GREAT HARWOOD BARN	

Conservation Area

NAME	
East Grinstead	

Registered Park or Garden

			National
DesigUID	Name	Grade	ReF
DWS7953	STANDEN	II	1001695

Historic Parkscape

Name	Period
The Beachcroft Towse	Post Medieval
Brook House East Grinstead	Post Medieval

Archaeological Notification Areas

DesigUID	Name
DWS8718	Standen Registered Park and Garden, East Grinstead
	Great Harwoods Farm 17th Century Historic Farmstead, East
DWS9079	Grinstead

