

Land at Sayers Common, West Sussex
Heritage Desk Based Assessment
February 2021

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Report

Heritage Desk-Based Assessment

Site

Land at Sayers Common, West Sussex

Client

Welbeck Strategic Land II LLP

Date

February 2021

Planning Authority

Mid Sussex District Council

Site Centred At

526685 117766

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Report Status

Final

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Timescales Used in This Report

Prehistoric

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

Historic

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

Executive Summary

This heritage assessment considers land at Sayers Common, West Sussex. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

The study site comprises an irregular parcel of land to the south of Sayers Common. The site area is c. 13.5ha and currently comprises a number of grassed (pasture) fields and woodland.

The site contains no known designated or non-designated heritage assets. Based on a review of available evidence the site is considered to have low potential for all archaeological periods. Due to the low archaeological potential, the proposed development will not have any below ground archaeological impacts. Therefore, further archaeological investigation in support of the development of the site is considered to be unnecessary.

The assessment has considered the effect of the proposed development on the grade II listed Coombe Farmhouse (NHLE 1372073), the grade II barn at Coombe Farm (NHLE 1096895) and the grade II granary (NHLE 1039923). These structures will not be directly impacted by the development proposals. However, the setting of these structures extends within the study site boundary.

On the basis of sensitive design in line with national and local planning policy and guidance, and supplementary planting along the boundary between the study area and the farmstead, the resultant effect to their significance would be minor, and would not involve any meaningful loss of significance.

1.0 Introduction

- 1.1 This heritage assessment considers land at Sayers Common, West Sussex (Figure 1). The proposed development involves the construction of residential dwellings and infrastructure across the study site. The site is located at grid reference 526685 117766. The site is hereafter referred to as the study site.
- 1.2 This assessment has been produced for the purposes of providing initial advice to the commissioning client and to support the promotop of the site for residential development.
- 1.3 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.4 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

Location, Topography and Geology

- 1.5 The study site comprises an irregular parcel of land to the south of Sayers Common. The site area is c. 13.5 ha and currently comprises a number of grassed (pasture) fields and woodland. The study site is bound by Sayers Common Wood to the north, the line of the A23 to the east, and the B2118 London Road to the west. The study site does not include the three grade II listed buildings at Coombe Farm or Stonecroft.
- 1.6 The study site is located within a gently sloping landscape, which generally slopes from high ground in the east down to the west. The highest location within the study site is the south-east corner which is located at c. 40m AOD, reducing in height to c. 25m AOD along the eastern axis.
- 1.7 The underlying geology (BGS GeoIndex) of the majority of the site comprises Weald Clay Formation (mudstone). Superficial deposits are only recorded in the eastern limits of the study site where Head Deposits (clay, silt, sands and gravels) are recorded. These deposits date to the quaternary period and may account for the concentration of early prehistoric finds in this area.

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

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

Planning (Listed Building and Conservation Areas) Act 1990

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

- 2.3 Section 66(1) states:

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

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* and Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below.

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

- 2.5 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 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 assets make to our knowledge and understanding of the past.

- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

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

- 2.8 Paragraph 197 states that the effect of on the significance of a non-designated heritage asset should be taken into account in determining planning applications. It also outlines

that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.9** *Heritage Assets* are defined in Annex 2 as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.10** *Archaeological Interest* is defined as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.11** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 2.12** *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.13** *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.14** The NPPF is supported by the Planning Policy Guidance (PPG [July 2019]). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage*
- 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

- 2.16** The Mid Sussex Local Plan (2004) contains the following relevant saved historic environment related policies:

B10 Listed Buildings

Listed Buildings and their settings will be protected. Other than in exceptional circumstances, the following will apply:

- a. Alterations and extensions to Listed Buildings which would adversely affect their historic or architectural character will not be permitted. Alterations and extensions*

should normally be subservient to the original building so as not to dominate the building's character and appearance.

- b. Where permission is to be granted to carry out alterations and/or extensions, the use of identical building materials and replica designs and features to that of the Listed Building so as to preserve the character and appearance of the interior and exterior of the building will be sought as far as practicable. The replacement/installation of UPVC windows will be strongly resisted.*
- c. Proposals for the conversion and change of use of a Listed Building may be considered provided such proposals would not detract from the architectural or historic character of the building and its setting.*
- d. In considering new proposals, special regard will be given to protecting the setting of a listed building and the use of appropriate designs and materials.*
- e. The reinstatement of any special features of architectural or historic interest such as original windows, doors and guttering may be required when considering an application that affects a Listed Building.*
- f. The installation of satellite antennae on a Listed Building will be resisted. When an antennae is essential, installation in an unobtrusive location and, where possible, within the curtilage rather than on the building itself will be required.*
- g. Where the historic fabric of a building may be affected by alterations or other proposals, the provision may be sought for the applicant to fund the recording or exploratory opening up of the historic fabric.*

This policy applies to all Listed Buildings within the District including those within the countryside.

B15 Setting of Conservation Areas

Development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance. In particular, attention will be paid to the protection or enhancement of views into and out of a Conservation Area, including, where appropriate, the retention of open spaces and trees.

DP34 Archaeological Sites and Heritage Assets

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.

Guidance

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

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

- Understand the significance of the affected assets;

- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2015)

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

3.0 Archaeological and Historical Background

- 3.1 WSHER records the following finds or features within or near the study site boundary:
- Bronze Age macehead (WSHER MWS1246) recovered in 1908 at Newhouse Farm, grid point located adjacent to north-east study site boundary.
 - Mesolithic flintwork (WSHER MWS3764) including 35 flakes, one axe thinning flake, five blades, one side scrapper, two retouched flakes and one core rejuvenation flake found at Coombe Farm, c. 50m east of the study site boundary.
 - Prehistoric flintwork, south-east of Coombe Farm (WSHER MWS3763).
 - Coombe Farm Historic Farmstead (WSHER MWS9890) identified as a historic farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project.
- 3.2 The site does not lie within or adjacent to a West Sussex County Council Archaeological Notification Area (ANA).
- 3.3 Mid Sussex District Council records no locally listed buildings within the study area.
- 3.4 The available evidence has been assessed to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. The study site currently comprises pasture fields, although may have been historically ploughed.
- 3.5 The locations of sites mentioned in the text are shown on Fig. 2.

Previous Archaeological Investigations

- 3.6 No intrusive archaeological works have occurred within the study site boundary or the study area.

Non-Designated Heritage Assets

Prehistoric

- 3.7 A total of three WSHER entries relate to prehistoric occupation evidence within the study area. These comprise residual early prehistoric flint artefacts ranging from Mesolithic to Bronze Age in date, recovered from the A23 corridor, to the east of the study site.
- 3.8 The earliest occupation evidence dates to the Mesolithic period. The WSHER records a scatter of Mesolithic flint work, c. 50m east of the study site boundary, including 35 flakes, one axe thinning flake, five blades, one side scraper, two retouched flakes, one core rejuvenation flake and four fire-cracked flints (WSHER MWS3764).
- 3.9 An Early Bronze Age macehead of fine grained ophitic dolerite (WSHER MWS1246) recovered in 1908 at Newhouse Farm, grid point located adjacent to north-east study site boundary. The perforation, which is central, but neither straight nor hour glass in shape, suggests an Early Bronze Age date.
- 3.10 Five flint flakes, two of which are retouched (WSHER MWS3763), were found in 1990 by the Mid Sussex Field Archaeology Team during a watching brief on road improvements on the A23 between Sayers Common and Newtimber, c. 55m south-east of the study site.

- 3.11 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps) and LiDAR imagery (Environment Agency) were consulted to identify previously unrecorded features. No easily identifiable prehistoric features were noted.

Roman

- 3.12 The WSHR records no Roman finds or features within the study site or study area.

- 3.13 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps) and LiDAR imagery (Environment Agency) were consulted to identify previously unrecorded features. No easily identifiable Roman features were noted.

Early Medieval

- 3.14 Sayers Common is not recorded as a pre-conquest manor in the 1086 Domesday Survey and no early medieval occupation evidence is recorded within the study site or study area by the WSHR. The closest early medieval settlement is Hurstpierpoint, which was recorded as a pre-conquest manor in 1086 held by Earl Godwin. The estate was assessed at 41 hides, of which 3½ hides in the Rape of Pevensey and 19 hides in the Rape of Bramber were detached (Salzman 1940).

Medieval

- 3.15 The area would have fallen within the parish of Hurstpierpoint, which was held by Robert de Pierpoint of William de Warenne in 1086. A church and three mills is recorded at Hurstpierpoint. The overlordship descended with the rape until 1439 when the 10 fees late of Robert de Pierpoint passed to the Duke of Norfolk, and then to the Lords Bergavenny. William de Pierpoint appears to have held the manor in 1213 and it remained with the family for several generations, although had passed to Sir William Bowett by 1412. His daughter Elizabeth married Sir Thomas Dacre and it remained with the Dacres until the 16th century (Salzman 1940).

- 3.16 The WSHR records no evidence of medieval occupation within the study site or study area.

Post-Medieval

- 3.17 The study site was part of the manor of Pakyns, held in the 16th century of the manor of Hurstpierpoint by service of 1/16 of a knight's fee, and is named from the family living there from the 13th century. In the 16th century the estate was held by John Burtenshaw of Albourne. Through subsequent marriage it passed to the Threele family throughout the 17th century. Thomas Short, Richard Scrase, Richard Whitpane, Thomas Butcher, Philip Soale and William Borrer owned the estate throughout the 18th century, although this William Borrer owned it from 1781 till 1920 (Salzman 1940). The Pakyns Manor Estate was put up for sale in 1953 (Sales particulars WSRO SP/2267).
- 3.18 Sayers Common forms a linear settlement along the line of London Road. Kingscot (NHLE 1354848) and Aymers Sayers (NHLE 1285464) on London Road, date the 17th century and represent the earliest surviving buildings within the village. The 1798 Ordnance Survey Drawing (not illustrated) does not name Sayers Common itself, and the poor condition of the map makes detail within the site difficult to distinguish.

- 3.19 The first detailed map of the study site is the 1841 Tithe map of Hirstpierpoint (Figure 4). This recorded that the whole study site and Coombe Farm was owned by the aforementioned Borrer family and as such was part of the Pakyns Manor Estate. Coombe Farm (plot 342) is occupied by Samuel Goodman in 1841 and the surrounding fields to the north and south fall under similar occupancy (336 Six Acres by Road, 337 Lower Ten, 343 Home Field, 344 Adjoining Hazel Wood Copse). These are recorded as pasture with the exception of Six Acres which is recorded as arable. Long Coombs Wood (plot 338) and a thin area of woodland to the north of the farm (341 Coombes Shaw) are rented by Nathaniel Borrer. The south-western part of the study site falls within an unnamed plot of pastureland occupied by James King.
- 3.20 A late 19th century plan of West Town Farm, Hurstpierpoint (not illustrated) records two fields south of Coombe Farm, with *Stone Croft* forming the southern plot. *Ten Acres* and the south-western fields fall into the New Town Farm estate (recorded in green). This division is also recorded in the 1879 Ordnance Survey (Figure 5) records little change. The areas of woodland to the north and south of Coombe Farm are depicted and a footpath which runs south-west through the southern field towards West Town.
- 3.21 Coombe Farm has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project and recorded on the WSHR (MWS9890). Coombe Farm is a 17th century L-Plan regular courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It is in an isolated location and is extant (no apparent alteration). The farmstead comprises the grade II listed farmhouse (NHLE 1372073), an 18th century grade II listed barn (NHLE 1096895) and a 19th century grade II listed granary (NHLE 1039923).
- 3.22 Cedar Bungalow, to the west of Coombe Farm is first recorded on the 1974 Ordnance Survey (not illustrated, see Figure 8 for 1976 Ordnance Survey). This was more recently replaced with Stonecroft which lies to the north of the access road to Coombe Farm. As Coombe Farm was accessible from London Road and Langdon Lane, the construction of the A23 to the east of the study site resulted in the re-routing of the eastern access road to the north of the farm.
- 3.23 There are a number of post-medieval remains recorded within the study area which have no bearing on the study site and therefore, will not be described in any detail in this report. In summary, these are: brickworks (WSHER MWS5141) and a number of farmsteads and outfarms (WSHER MWS9501, MWS9887, MWS10207, MWS10208, MWS11839, MWS11833, MWS11902, MWS11924, MWS12184, MWS12545, MWS13243, MWS13416 and MWS14113).

Past Impacts, summary of identified / potential archaeological assets and statement of significance

- 3.24 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 3.25 No previous phases of construction or landscaping has been recorded across the majority of the site. The land is recorded as both arable and pasture in the mid-19th century, as such some plough damage may have occurred.

- 3.26 Taking into account a review of known archaeological sites in the immediate vicinity of the study site, the estimated potential for finds and features within the study site is as follows:

Prehistoric

- 3.27 The residual scatter of flintwork recorded along the A23 corresponds to a thin band of head deposits dating to the quaternary period, which is located on the very edge of the eastern study site boundary. It is suggestive of Mesolithic or Early Neolithic hunter/gatherer activity rather than permanent habitation and /or discernible alterations to the environment. Based on available evidence there is considered low potential for significant *in situ* remains of prehistoric date.

Roman

- 3.28 The potential for previously unrecorded deposits of significance is low.

Early medieval, medieval and post-medieval

- 3.29 The study site is located within the agricultural hinterland of known early medieval and medieval settlement, as such the study site is considered to have low potential for significant remains of this date. The study site formed part of the agricultural fields of the 17th century Coombe Farm. Previously unrecorded remains associated with the farmstead are not anticipated. Therefore, it is considered that the study site has a low potential for post-medieval remains of interest.

Designated Heritage Assets

Introduction

- 3.30 This section will consider the potential effects of development within the study site on the significance of designated heritage assets, including through effects to their settings. This will include heritage assets within the study site, and those in the surrounding area, whose setting may be affected.
- 3.31 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas.
- 3.32 A basic search radius was used to establish which heritage assets required assessment for impacts, which is usually sufficient to ensure all assets which require consideration are properly assessed. In some limited cases, some particular assets can have a wider setting which is sensitive, therefore the wider area outside of the search radius was also considered in the preparation of this assessment, to determine if additional highly graded heritage assets required inclusion in this assessment. No additional heritage assets were identified.
- 3.33 Not all designated heritage assets within this radius will require full assessment for impacts on an individual basis; where a designated heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study area. Also, not all assets will require the same level of assessment. As set out in paragraph 128 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.

- 3.34 No statutory designations (listed buildings, conservation areas, registered parks and gardens, registered battlefields, scheduled monuments or world heritage sites) are located within the study site boundary.
- 3.35 No scheduled monuments, conservation areas, registered parks and gardens, registered battlefields, scheduled monuments or world heritage sites are located within the wider study area.
- 3.36 A total of ten grade II listed buildings fall within the study area.
- 3.37 The distribution of designated heritage assets in relation to the study area can be found in Figure 3.

Designated Heritage Assets that do not require detailed assessment

- 3.38 The following listed assets within the study area do not lie adjacent to or have key views to / from the study area: Langton Grange (NHLE 1025639), Inholmes Cottage (NHLE 1025782), Goldsmiths (NHLE 1025783), Knowl's Tooth (NHLE 1180376), Potters Field (NHLE 1245936), Aymers, Sayers (NHLE 1285464) and Kingscot (NHLE 1354848). Given the lack of intervisibility between them and the proposed development it is clear that no harm to their significance would result from it. As such, it is not necessary to assess these on an individual basis here.

Assessment of designated heritage assets, including assessment of significance, setting and relationship to study site

GRADE II LISTED COOMBE FARMHOUSE (NHLE 1372073)

- 3.39 The grade II listed Coombe Farmhouse (NHLE 1372073) is located c. 40m south of the study site boundary and dates to the late 17th to early 18th century. The two-storey house was extended by one bay to the west and partially refenestrated in the 20th century. It is constructed of red brick with English bond to the east and Sussex bond to the west. The west elevation is tile hung and the roof is tiled. The listing description notes the windows, ground floor door and doorcase, chimney stacks, porch and early 19th century brick lean-to to rear. Interior features noted are the fireplace, axial beams, timberframed wall, tiled floors and a 17th century plank door and brick flooring in the kitchen.
- 3.40 Coombe Farmhouse is located within a plot which is accessed via a concrete driveway from London Road to the west and a concrete road which passes over the A23 and joins Langton Lane to the east. The property faces west and is set back from the surrounding access roads. The property includes the grade II listed granary and a larger barn to the south. The access road forms a courtyard area in front of the barn to the south of the farmhouse. Gardens are located to the east of the farmhouse and to the south of the barn. As such views towards the farmhouse are not obstructed by modern farm buildings / intrusions. Mature trees wrap around the perimeter of the building creating an enclosed, secluded setting. A band of mature woodland runs to the east of the building which shields views and noise of the A23. The woodland thickens towards the south, obstructing views of the farmhouse from the agricultural fields to the south. As such there are limited direct views of the farmhouse from the study site, with the exception of the approach from the west (Plate 1, 3, 4).

- 3.41 The study site forms part of the rural setting of the farmhouse and the assessment has shown that the fields to the north and south formed part of the farm historically, therefore there is a contextual relationship between the study site and the farmhouse. However, the area in which this building is experienced is somewhat restricted by the aforementioned woodland. As such, the rural fields within the study site are considered to make a minor contribution to the significance of this building, which lies in its architectural and historical interest as a late 17th to early 18th century farmhouse.

GRADE II BARN AT COOMBE FARM (NHLE 1096895)

- 3.42 The grade II barn at Coombe Farm (NHLE 1096895) is located c. 20 east of the study site boundary. It dates to the early 18th century and comprises a five-bay barn, aisled to the south. It is timberframed, clad with hipped tiled roof. The wall frame has midrail and diagonal braces and upright posts have jowls with early 18th century cut profile. The roof has angled queen struts and staggered purlins. The west side wall was altered in the 19th century. Planning permission to convert the barn, garage and outbuildings to form a new dwelling was granted in 1993.
- 3.43 The barn at Coombe Farm, originally an 'L' shaped structure, now forms a courtyard with the original part of the building located along the western axis. It is not possible to view the courtyard from the main access road; a high hedge line runs along the western and northern limits of the building. The building complex is located in a rectangular plot which extends south with the buildings in the north. A driveway runs to the west of the barn with a parking area to the south. The surrounding vegetation shields direct views from the surrounding study site of the low-lying building (Plate 2). As such the building does not form a prominent position within the local landscape despite its position towards the brow of the hill. Views from the south of the study site towards the barn were visible as the southern limit of the plot is currently open rather than planted with vegetation (Plate 3).
- 3.44 The study site forms part of the rural setting of the barn and the assessment has shown that the fields to the north and south formed part of the farm historically, therefore there is a contextual relationship between the study site and the farmhouse. However, the area in which this building is experienced is somewhat restricted by the surrounding vegetation and topography. As such, the rural fields within the study site are considered to make a minor contribution to the significance of this building, which lies in its architectural and historical interest as an early 18th century barn.

GRADE II GRANARY AT COOMBE FARM (NHLE 1039923)

- 3.45 The grade II granary (NHLE 1039923) is located to the south of the farmhouse and c. 70m south of the study site boundary. It dates from the early to mid-19th century and is a timberframed rectangular structure of 3x3 bays, mainly clad in weatherboarding, on brick piers. It has a tiled roof. One side is covered in corrugated iron. The listing description also notes the plank door with pintle hinges, purlin roof and two grain bin partitions within the structure.
- 3.46 The granary is not visible from the public rights of way or from the study site. The area in which this structure is experienced is somewhat restricted by the surrounding vegetation and buildings. As such, the rural fields within the study site are considered to make a minor contribution to the significance of this building, which lies in its architectural and historical interest as an early to mid-19th century barn.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The study site comprises an irregular parcel of land to the south of Sayers Common. The site area is c. 13.5ha and currently comprises a number of grassed (pasture) fields and woodland. The study site is bound by Sayers Common Wood to the north, the line of the A23 to the east, and the B2118 London Road to the west. The study site does not include the three grade II listed buildings at Coombe Farm or Stonecroft (Figure 1 and 11).

The Proposed Development

- 4.2 The current masterplan can accommodate around 200 units.



Plate 1: Indicative layout (February 2021)

Potential Archaeological Impacts

- 4.3 Based on a review of available evidence the site is considered to have low potential for all archaeological periods, although there is a slight possibility that residual early prehistoric artefacts could be present. While it is possible that unrecorded remains may be present, there is no evidence to suggest that such remains, if present, would be more than of local significance.
- 4.4 Due to the low archaeological potential, the proposed development will not have any below ground archaeological impacts. Therefore, further archaeological investigation in support of the development of the site is considered to be unnecessary.

Potential Impacts on Designated Heritage Assets

- 4.5 The proposed development would not have a direct physical impact on any designated heritage assets. The proposed development would result in the residential development of rural fields near a number of designated assets. These changes have the potential to affect the setting of designated heritage assets in the wider area. This section will assess whether these changes would result in any harm to the significance of designated assets.
- 4.6 The previous section discussed the setting and significance of the following designated assets within the study area: the grade II listed Coombe Farmhouse (NHLE 1372073), the grade II barn at Coombe Farm (NHLE 1096895) and the grade II granary (NHLE 1039923). These structures will not be directly impacted by the proposed development. However, the setting of these structures extends within the study site boundary. The area in which these assets is experienced is somewhat restricted by the surrounding vegetation. As such, the rural fields within the study site are considered to make a minor contribution to the significance of these buildings, which lies in their architectural and historical interest as a 17th - 19th century farmstead. The study site has been assessed as making a marginal contribution to the significance of all of these designated assets.
- 4.7 The proposed masterplan retains open space around the farm complex. Whilst it is recognised that the loss of the agricultural land around the farm will result in a change to the setting of the listed farm complex, the addition of well-designed residential scale development would not involve any meaningful loss of significance. The development of the site is considered to result in a less than harmful effect to the significance of Coombe Farmhouse and barn at Coombe Farm. It is recommended that additional screening is planted along the boundary between the farmstead and the study site to shield views along the ridge from the study site into the farmstead.

5.0 Summary and Conclusions

- 5.1 This assessment considers the potential effects on the historic environment of the proposed development of land at Sayers Common, West Sussex.
- 5.2 The study site comprises an irregular parcel of land to the south of Sayers Common. The site area is c. 13.5ha and currently comprises a number of grassed (pasture) fields and woodland. The study site is bound by Sayers Common Wood to the north, the line of the A23 to the east, and the B2118 London Road to the west. The study site does not include the three grade II listed buildings at Coombe Farm or Stonecroft.
- 5.3 The site contains no known designated or non-designated heritage assets. Based on a review of available evidence the site is considered to have low potential for all archaeological periods. Due to the low archaeological potential, the proposed development will not have any below ground archaeological impacts. Therefore, further archaeological investigation in support of the development of the site is considered to be unnecessary.
- 5.4 The assessment has considered the effect of development on the grade II listed Coombe Farmhouse (NHLE 1372073), the grade II barn at Coombe Farm (NHLE 1096895) and the grade II granary (NHLE 1039923). These structures will not be directly impacted by development. However, the setting of these structures extends within the study site boundary. The area in which these assets is experienced is somewhat restricted by the surrounding vegetation. As such, the rural fields within the study site are considered to make a minor contribution to the significance of these buildings, which lies in their architectural and historical interest as a 17th - 19th century farmstead.
- 5.5 The proposed masterplan retains open space around the farm complex. Whilst it is recognised that the proposed development will result in a change to the setting of the listed farm complex through the loss of the agricultural context, the addition of well-designed residential scale development would not involve any meaningful loss of significance. The development of the site is considered to result in a less than harmful effect to the significance of Coombe Farmhouse and barn at Coombe Farm. It is recommended that additional screening is planted along the boundary between the farmstead and the study site to shield views along the ridge from the study site into the farmstead.

Sources

General

The British Library (BL),
The National Archives (TNA),
West Sussex Record Office (WSRO),
East Sussex Record Office catalogue (ESRO),
West Sussex Historic Environment Record (WSHER)

Websites

Archaeological Data Service – www.ads.ahds.ac.uk
British History Online – <http://www.british-history.ac.uk/>
British Geological Society GeoIndex - <http://bgs.ac.uk/geoindex/>
Historic England National Heritage List for England - <https://www.historicengland.org.uk/listing/the-list/>
Heritage Gateway - www.heritagegateway.org.uk
MAGIC - www.magic.gov.uk
PastScape - www.pastscape.org.uk
Bing Maps - <https://www.bing.com/maps/>
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Cartographic / Archival Material

1575 Saxton
1595 John Norden
1695 Morden
1724 Budgen
1778-83 Yeakell and Gardner's Map of Sussex
1798 Ordnance Surveyor Drawing Ref: OSD 93 (Pt1)
1823-4 Greenwood
1841 Tithe map for the parish of Hurstpierpoint Ref: TNA IR 30/35/144 and 1842 apportionment IR 29/35/144
Late C19 Plan of West Town Farm, Hurstpierpoint Ref: WSRO Add Mss 48,362
1879 OS 1:10,560 Scale Map
1912 OS 1:10,560 Scale Map
1951-52 OS 1:10,560 Scale Map
1976 OS 1:10,000 Scale Map
2017 OS 1:10,000 Scale Map

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- Historic England. 2015b. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets.
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GAZETTEER OF NON-DESIGNATED HERITAGE ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the West Sussex Historic Environment Record (HER) or English Heritage reference number.

Abbreviations:

WSHER: West Sussex Historic Environments Record

MONUID: West Sussex Historic Environment Record monument identification reference number

HSHER MONUID / ORION REF.	NAME	MONUMENT TYPE	PERIOD
MWS3764	MESOLITHIC FLINTWORK - COOMBE FARM	FINDSPOT	MESOLITHIC
MWS1246	BRONZE AGE MACEHEAD - NEWHOUSE FARM	FINDSPOT	BRONZE AGE
MWS3763	PREHISTORIC FLINTWORK - SE OF COOMBE FARM	FINDSPOT	PREHISTORIC
MWS5141	BRICKWORKS - SAYERS COMMON	BRICKWORKS	POST-MEDIEVAL
MWS9501	BRIDGERS FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS	FARMSTEAD	POST-MEDIEVAL
MWS9887	COOMBE COTTAGE HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMHOUSE, FARMSTEAD	POST-MEDIEVAL
MWS9890	COOMBE FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST-MEDIEVAL
MWS10207	SITE OF BERRYLAND (?) FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST-MEDIEVAL
MWS10208	FARMSTEAD (UNNAMED) HISTORIC FARMSTEAD, ALBOURNE	FARMSTEAD	POST-MEDIEVAL
MWS11839	INHOLMES FARM HISTORIC FARMSTEAD, ALBOURNE	FARMSTEAD	POST-MEDIEVAL
MWS11833	AYMERS AND SAYERS, SAYERS COMMON - HERITAGE STATEMENT	BUILDING, WORKERS COTTAGE	POST-MEDIEVAL
MWS11902	KNOWELS TOOTH HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST-MEDIEVAL
MWS11924	LANGTON FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST-MEDIEVAL
MWS12184	SITE OF LOWER BARN HISTORIC OUTFARM, ALBOURNE	OUTFARM	POST-MEDIEVAL
MWS12545	SITE OF NEW BARN HISTORIC OUTFARM, ALBOURNE	OUTFARM	POST-MEDIEVAL
MWS13243	OXPASTURE BARN HISTORIC OUTFARM, ALBOURNE	OUTFARM	POST-MEDIEVAL
MWS13416	REEDS FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST-MEDIEVAL
MWS14113	SITE OF YARD ON THE EAST EDGE OF ALBOURNE	OUTFARM	POST-MEDIEVAL

GAZETTEER OF DESIGNATED HERITAGE ASSETS (Figure 3)

The following gazetteer represents all known designated assets (listed buildings, scheduled monuments, conservation areas, registered parks and gardens, registered battlefields and world heritage sites) and areas identified as of importance in local planning policy.

Abbreviations:

WSHER: West Sussex Historic Environment Record

NHLE: National Heritage List for England

NHLE / HHER REF.	NAME	DESIGNATION
1025639	LANGTON GRANGE	II
1025782	INHOLMES COTTAGE	II
1025783	GOLDSMITHS	II
1039923	GRANARY AT COOMBE FARM	II
1096895	BARN AT COOMBE FARM	II
1180376	KNOWL'S TOOTH	II
1245936	POTTERS FIELD	II
1285464	AYMERS, SAYERS	II
1354848	KINGSCOT	II
1372073	COOMBE FARMHOUSE	II



Plate 1: Coombe Farm House from western approach (dir east)



Plate 2: Entrance and northern boundary of Coombe Barn (dir south-east)



Plate 3: View from study site towards Coombe Barn (dir north)



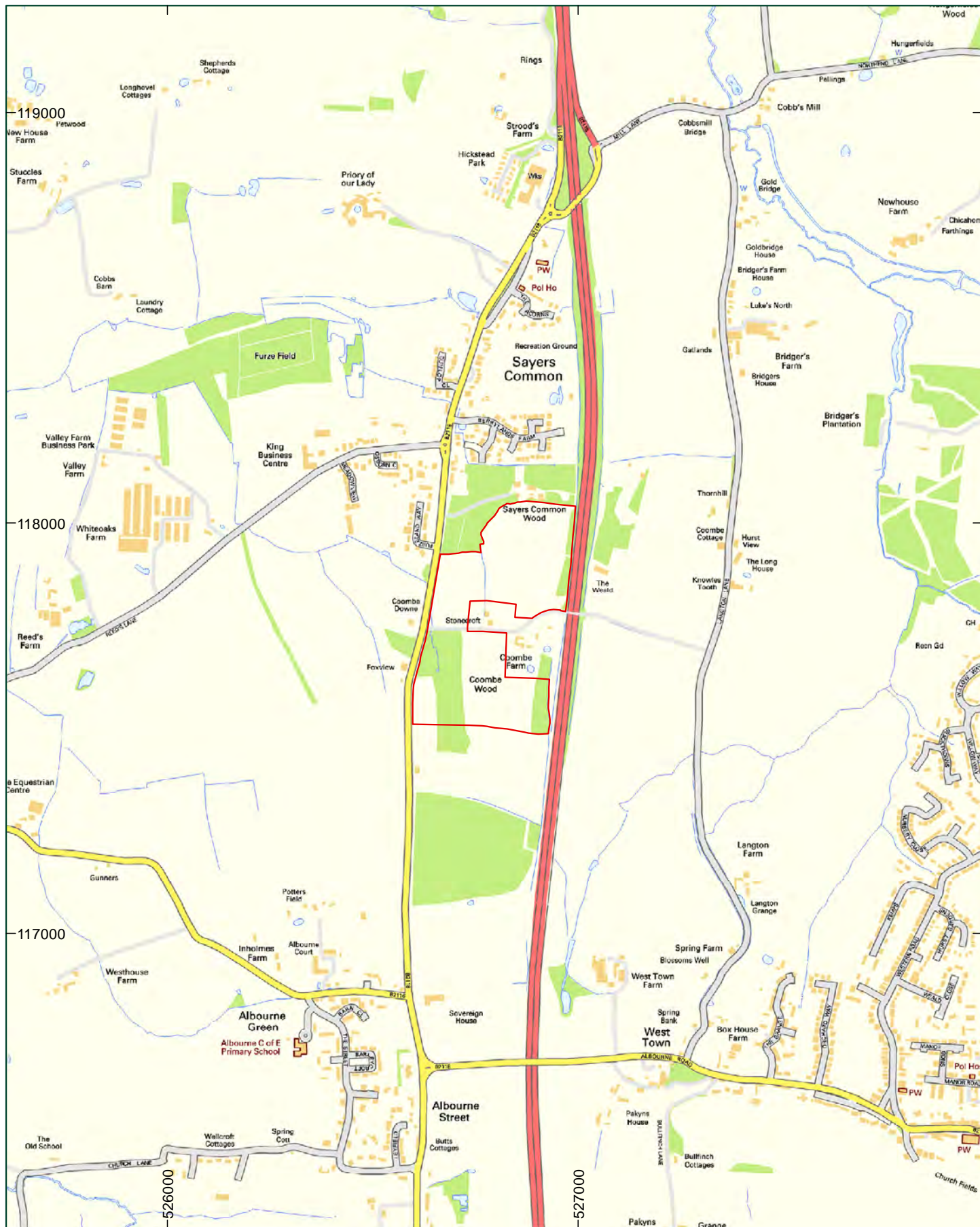
Plate 4: View along access road north of Coombe Farm House (dir west)



Plate 5: General view of north-east part of study area (dir north)



Plate 6: General view of south-east part of study site (dir north)



Legend

Site

1:12,500 at A4

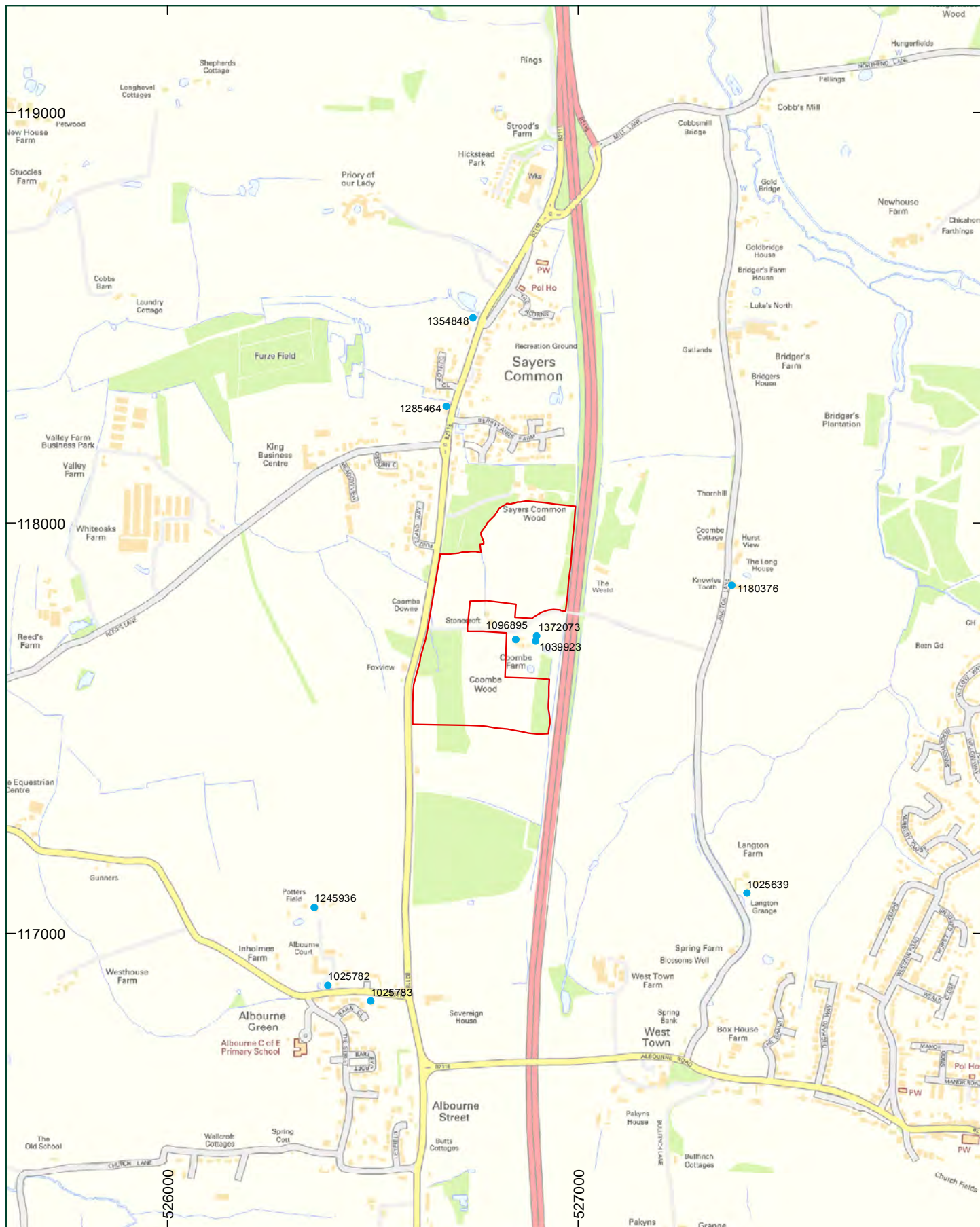


Title:
Fig.1: Site Location

Address:
Land at Sayers Common, West Sussex



orion.



Legend



Site



Designated Heritage Assets

1:12,500 at A4



Title:

Fig.3: Designated Heritage Assets

Address:

Land at Sayers Common, West Sussex



orion.



Legend

Approximate Location of Site

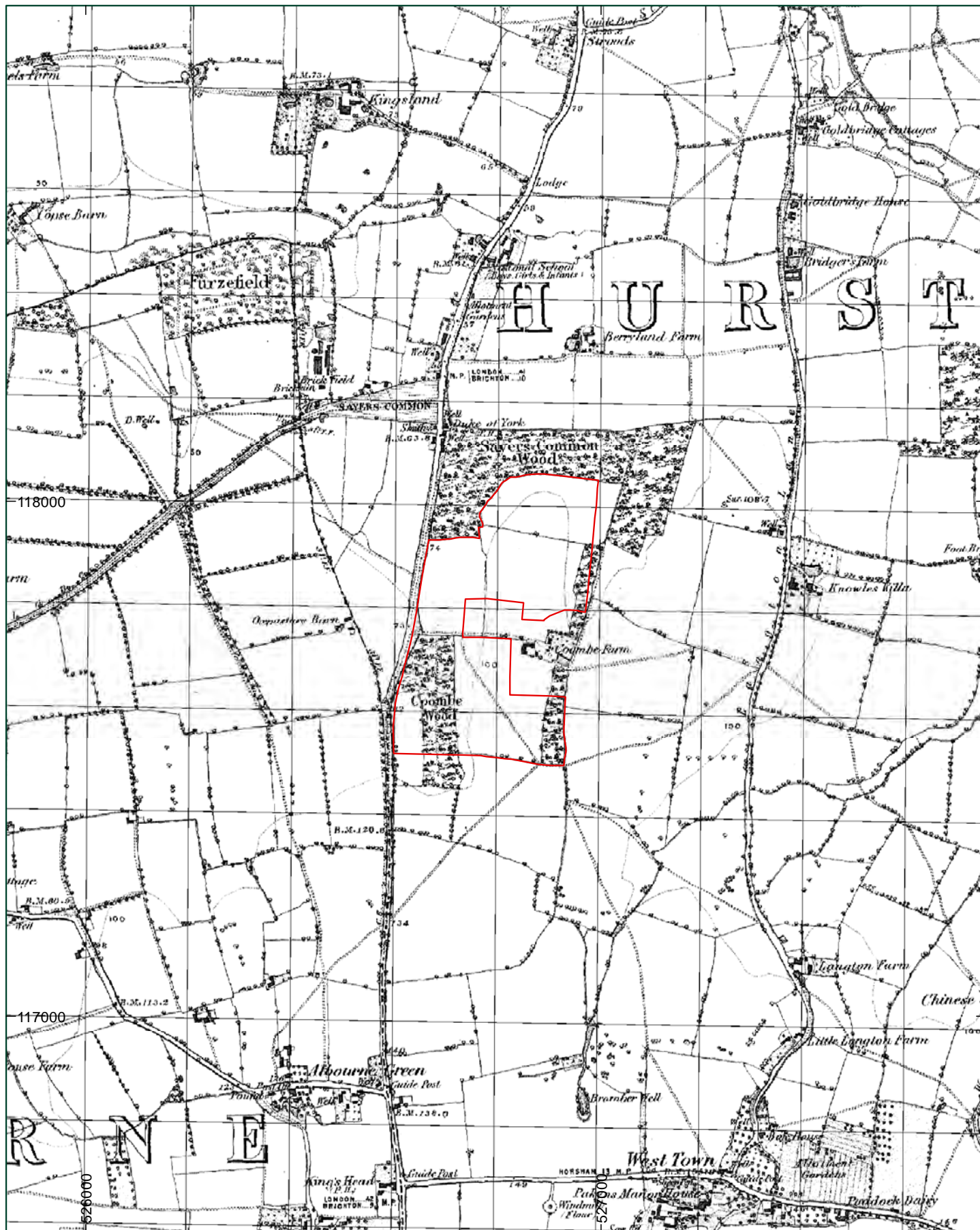
1:5,000 at A4



Title:
Fig.4: 1841 Tithe Map for the Parish of Hurstpierpoint
Address:
Land at Sayers Common, West Sussex



orion.



Legend

□ Site

1:10,000 at A4

0 325m

Title:

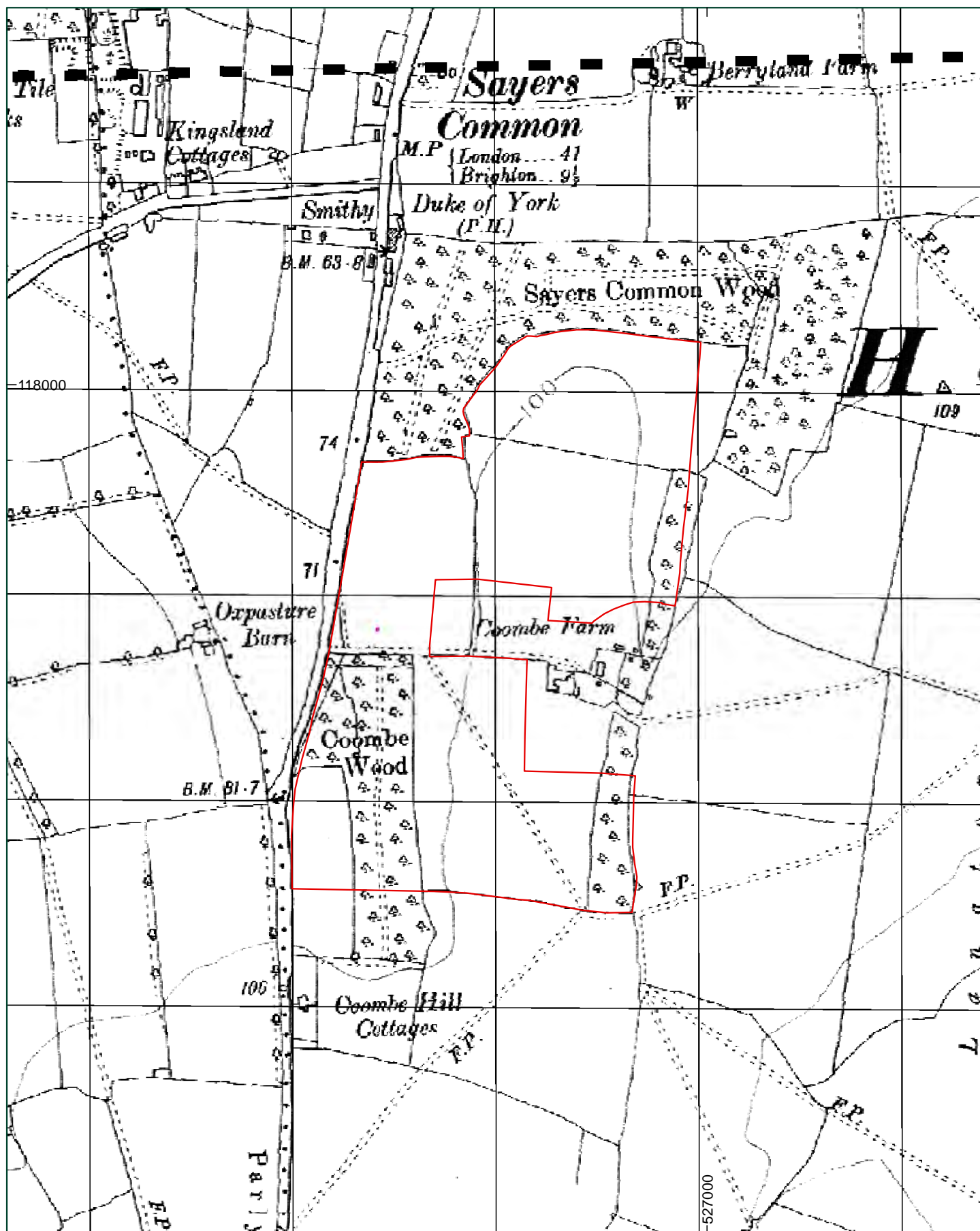
Fig.5: 1879 OS 1:10,560 Scale Map

Address:

Land at Sayers Common, West Sussex



orion.



Legend

Site

1:5,000 at A4

0 160m

Title:

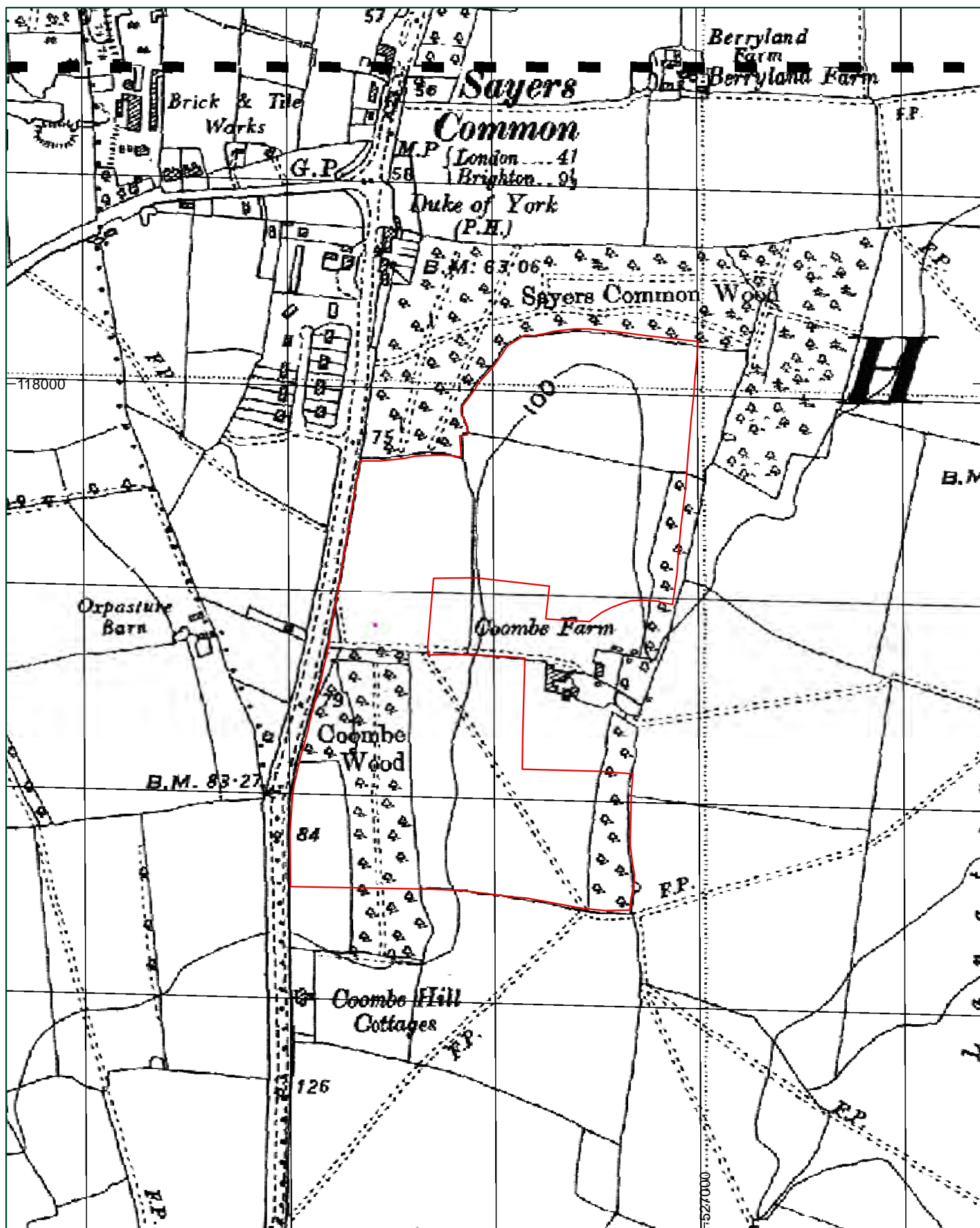
Fig.6: 1912 OS 1:10,560 Scale Map

Address:

Land at Sayers Common, West Sussex



orion.



Legend

Site

1:5,000 at A4

0  160m

Title:

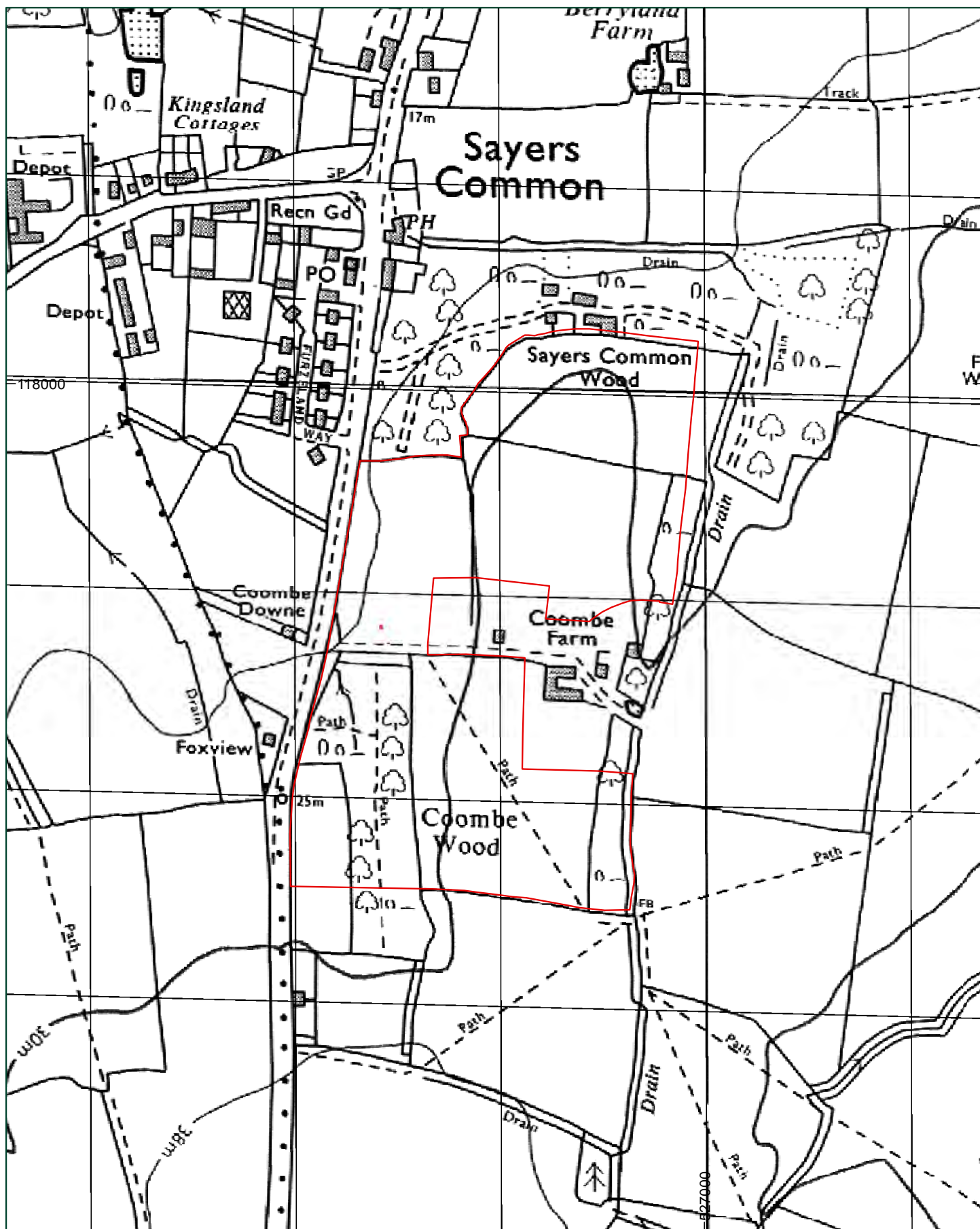
Fig.7: 1951-52 OS 1:10,560 Scale Map

Address:

Land at Sayers Common, West Sussex



orion.



Legend

Site

1:5,000 at A4

0 160m

Title:

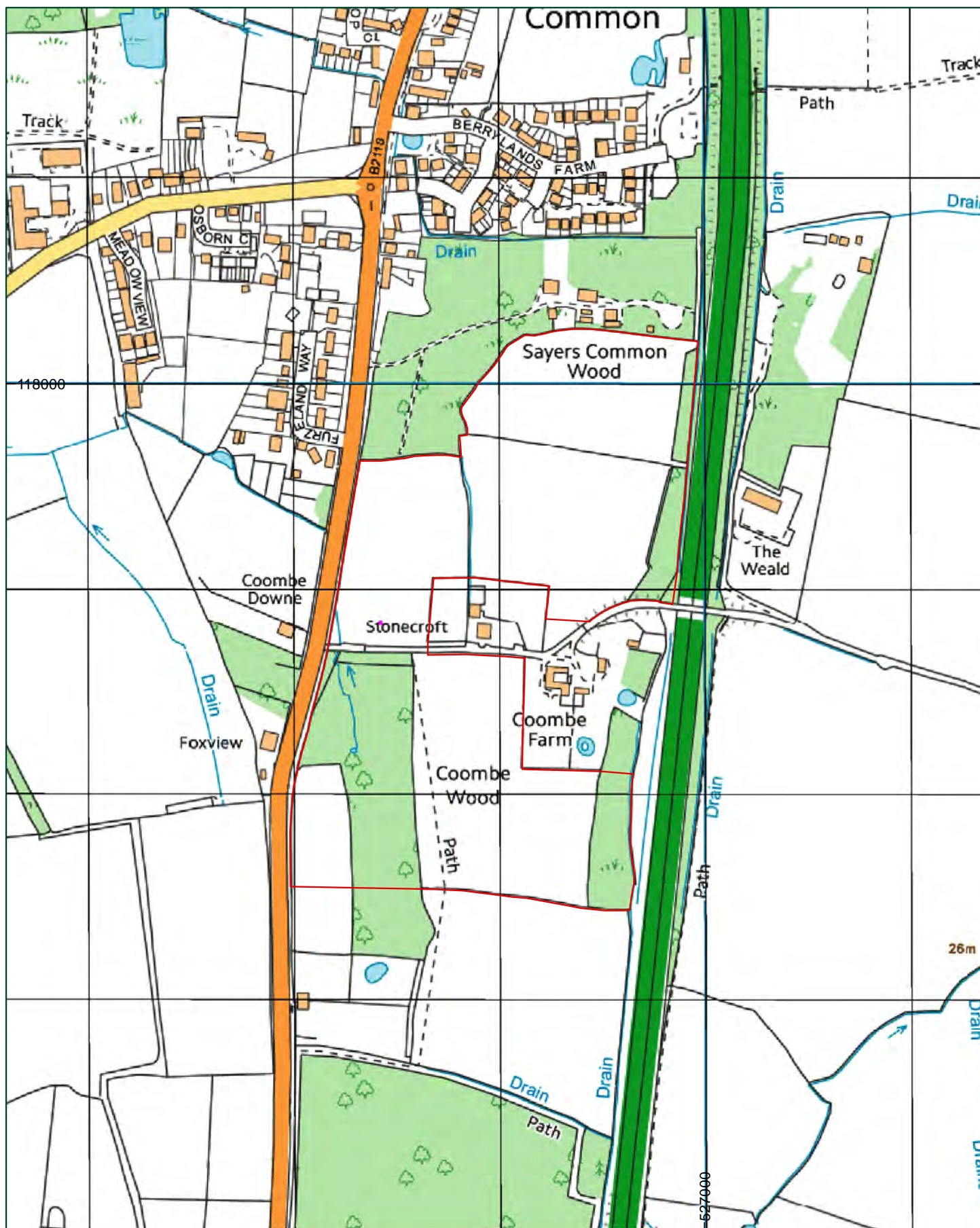
Fig.8: 1976 OS 1:10,000 Scale Map

Address:

Land at Sayers Common, West Sussex



orion.



Legend

Site

1:5,000 at A4

0 160m

Title:

Fig.9: 2017 OS 1:10,000 Scale Map

Address:

Land at Sayers Common, West Sussex



orion.



Legend

Site

1:5,000 at A4

0 160m

Title:

Fig.10: Aerial View of Study Site (from Google Earth)

Address:

Land at Sayers Common, West Sussex



orion.