

Land East of Ansty, West Sussex

Archaeological Desk-Based Assessment

NGR: 529881 123272 (centred)

**Prepared for
Fairfax Acquisitions Ltd**

**Project No. 180474
Report No. 2022301**

WSHER ref. 202223-092

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Summary

Archaeology South-East (a division of the Centre for Applied Archaeology UCL) was commissioned by Fairfax Acquisitions Ltd to carry out an archaeological appraisal in relation to a proposed residential development on land east of Ansty village, near Haywards Heath in West Sussex (NGR: 529881 123272).

The Site is located approximately 1km south-west of the village of Cuckfield and approximately 3km west of Haywards Heath and generally comprises agricultural fields divided by hedgerows and ditches across a stream valley. The Site is being considered for a residential development with associated access roads, parking, green/recreational space and provision for a primary school. The Site lies on natural bedrock geology comprising mainly Upper Tunbridge Wells Sand (sandstone and siltstone, interbedded) with bands of Ardingly Sandstone Member (sandstone), Upper Grinstead Clay (mudstone) and Cuckfield Stone Bed (sandstone, calcareous) across the south and north. No superficial deposits are recorded at the Site.

The assessment has concluded that:

- The appraisal Site does not lie within a Conservation Area.
- There are no designated heritage assets recorded within the Site boundary.
- The northern part of the Site lies within Cuckfield medieval park, which is recorded as an Archaeological Notification Area with raised potential for medieval archaeology.
- Within the Site boundary, recorded non-designated heritage assets include isolated prehistoric flintwork finds, a bloomery site and bloomery slag, Mackrell's Farm 19th century historic farmstead and a 19th century outfarm to the south-east of Ansty Farm.
- Three historic trackways and an historic bank and ditch north-south aligned field boundary were identified during the assessment, in addition to several wood banks bordering historic woodland areas and some historic hedgerows which have been in existence since at least 1843.
- The LIDAR imagery hints at some possible discrete features within the wooded area to the south of the old outfarm south-east of Ansty Farm.
- Traces of former field boundaries shown on the 1843 tithe map can be seen on the LiDAR imagery and may be represented by filled-in ditches or grubbed out hedgerows.
- Outside the Site boundary in the north-west by Highbridge Mill and in the north-east by Mackrell's Farm, there are two possible anomalies which appear on LiDAR imagery and may represent archaeological earthworks not recorded on the HER.
- Should prehistoric archaeology be encountered at the Site, it is likely to be from more transient activity and represented by isolated artefacts, such as flintwork.
- The Site is considered to lie within an area of potential for Wealden ironworking from the medieval to post-medieval periods.
- The Site also has some potential for features relating to parkland (north), woodland management and agricultural activities.
- Many of the extant field boundaries (internal and perimeter) have been present at the Site since at least 1843 (Fig. 5), although the northern Site boundary was not established until the creation of the Cuckfield by-pass in 1988.
- It is thought that archaeological preservation will be good at the Site due to a broad absence of any significant past disturbances, with the exception of some minor agricultural impacts (e.g. plough damage).

- *Any development at the Site has the potential to cause permanent damage, and possibly the complete destruction of archaeological remains, if present, particularly in areas where deeper excavations are proposed.*
- *It may be necessary to establish with a greater degree of certainty the presence or absence of any archaeological features in areas which will be impacted by groundwork, which could be achieved by a programme of geophysical survey and archaeological evaluation work carried out under a condition attached to the planning consent;*
- *The details and extent of any archaeological mitigation will require discussion with the archaeological advisors for the LPA.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Centre for Applied Archaeology) has been commissioned by Fairfax Acquisitions Ltd to carry out an archaeological appraisal in relation to a proposed residential development on land east of Ansty in West Sussex (Fig. 1). This appraisal comprises an archaeological desk-based assessment (DBA) and preliminary walkover survey. The Site is being considered for a residential development with associated access roads, parking and green/recreational space. Provision for a primary school is also included. The proposed masterplan layout for the Site is presented in Fig. 17.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (CIfA 2017). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 529881 123272 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. For the purposes of the archaeological assessment a wider Study Area of 1.2km radius has been considered to place the Site within its wider context (Figs 1-3). Information beyond this limit has been included where considered relevant.
- 1.4 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the West Sussex Historic Environment Record (WSHER) and from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Mid Sussex District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.5 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

2.0 SITE LOCATION

2.1 Location, Topography and Hydrology

- 2.1.1 The Site is located immediately to the east of the village of Ansty, approximately 1km south-west of the village of Cuckfield and approximately 3km west of Haywards Heath in West Sussex. Today, it lies within the parishes of Ansty and Staplefield (south) and Cuckfield (north), but it was historically only within the parish of Cuckfield (Fig. 1). The Site is located within Mid Sussex District.
- 2.1.2 The Site lies on the south-western edge of the High Weald (outside the High Weald AONB) and generally comprises agricultural fields divided by hedgerows and ditches across a stream valley. There are also wooded areas which cover some parts of the Site. Cuckfield Wastewater Treatment Works lies beyond the Site boundary to the north-east. The Site is bounded to the east and is intersected by a tributary (the Copyhold Stream) of the River Adur. To the south are further agricultural fields and to the west is the residential village of Ansty. Near the centre of the Site, but not included within the Site boundary, are farm buildings and a pond (Ansty Farm). There are various ponds throughout the Site. The northern part of the Site lies within the historic bounds of Cuckfield Park, a medieval hunting park, which is also an archaeological notification area.
- 2.1.3 The Site lies at approximately 40m above Ordnance Datum (aOD), as indicated in Plate 2.1 below.

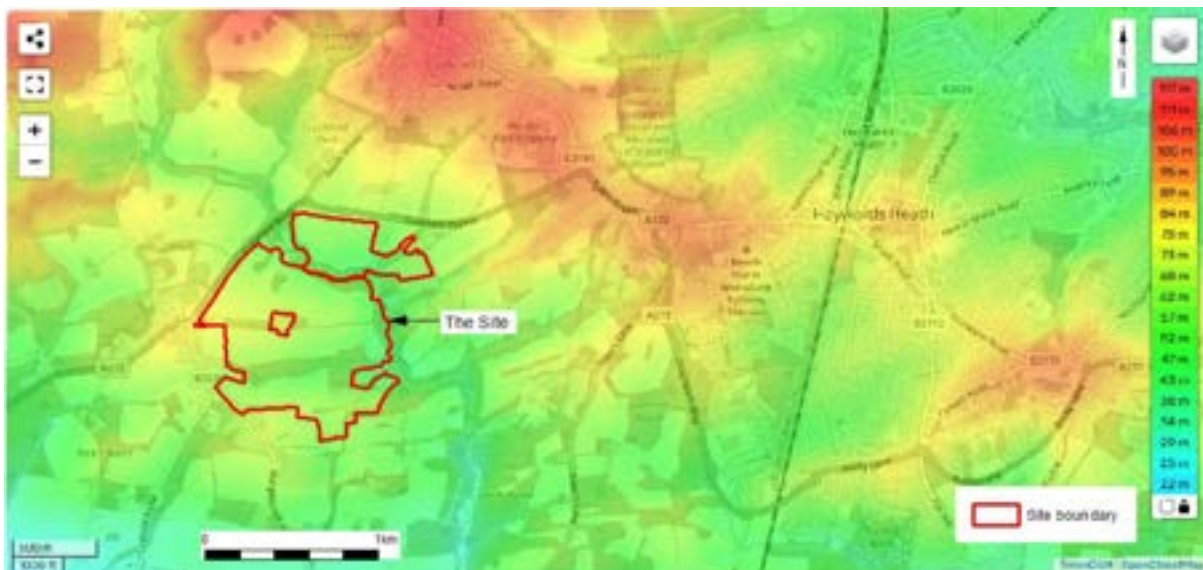


Plate 2.1: Image showing the topography across the Site¹

2.2 Geology

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online², the natural bedrock geology of the Site comprises mainly Upper Tunbridge Wells Sand (sandstone and siltstone, interbedded) with bands of Ardingly Sandstone Member (sandstone), Upper Grinstead Clay (mudstone) and Cuckfield Stone Bed

¹ <https://en-gb.topographic-map.com/map-s13hb3/Haywards-Heath/>, accessed 9th November 2022

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 25th November 2022

(sandstone, calcareous) across the south and north of the Site. No superficial deposits are recorded on the Site.

2.2.2 No geotechnical data was available for the Site at the time of writing.

2.2.3 According to the BGS historic Borehole Viewer, no historic boreholes are located in the immediate area of the Site.

3.0 PLANNING BACKGROUND

Legislative Background

3.1 Ancient Monuments and Archaeological Areas Act 1979

3.1.1 The Ancient Monuments and Archaeological Areas Act 1979 is the main piece of legislation concerned with the protection of ancient monuments in England, including a schedule of ancient monuments (Scheduled Monuments) protected by law.

3.2 Planning (Listed Buildings and Conservation Areas) Act 1990

3.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 is concerned with the designation and protection of buildings and areas of special architectural or historic interest.

National Planning Policy

3.3 National Planning Policy Framework (NPPF)

3.3.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 189 – 208, revised September 2023) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.

3.3.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 190-191)³.

3.3.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 194)².

3.3.4 The NPPF is supported by Planning Practice Guidance⁴. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁵.

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment2>

⁵ <http://historicengland.org.uk/advice/planning/planning-system/>

Local Planning Policy

3.4 Mid Sussex Local Plan

- 3.4.1 The Mid Sussex Local Plan was adopted in 2004⁶. The Local Plan, contains several saved policies relevant to the present Site and Study Area, but it should be noted that these are now relatively out-dated. For information purposes, the relevant saved policy is summarised as follows:

Built Environment Policy 18: Archaeological Sites

Sites of archaeological interest and their settings will be protected and enhanced where possible. In particular, the fabric and setting of Scheduled Ancient Monuments and other nationally important archaeological sites should be preserved intact.

Development proposals or changes of use or management which would have a detrimental impact on sites of archaeological importance and their settings will not normally be permitted. An exception may be made only where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.

Where it appears that a proposed development may affect the archaeological or historic interest of a known or potential site of archaeological importance, the applicant will be required to carry out an archaeological assessment and field evaluation. A statement of the findings will be required to accompany the planning application.

There will be preference for preservation in-situ in preference to excavation recording and publication of findings.

Where approved development will affect a site of archaeological interest, the developer will be required either by agreement or by conditions of planning permission to have undertaken a full investigation and recording by excavation and the publication of findings.

3.5 Mid Sussex District Plan 2014-2031⁷

- 3.5.1 The District Plan is the main planning document used by the Council when considering planning applications. It includes the strategy, proposed level of development and a number of planning policies. Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018. It replaces the Mid Sussex Local Plan 2004 (other than saved Local Plan policies). Several policies relate to heritage matters are these are summarised below:

Policy DP34: Listed Buildings and Other Heritage Assets

The heritage assets of the District include over 1,000 Listed Buildings, 25 Scheduled Ancient Monuments which are identified on the policies map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area.

⁶ <https://www.midsussex.gov.uk/planning-building/local-plan-2004/>, accessed Nov to Dec 2022

⁷ <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>, accessed 24th November 2022

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

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.

Policy DP35: Conservation Areas

The Council's 36 conservation areas are protected through national planning legislation but are designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements. The key characteristics of each of the conservation areas are described in conservation area character summaries on the Council's website. The Council has also produced more detailed conservation area appraisals and management plans for some conservation areas which assess local character and promote environmental enhancements. The conservation area character appraisals will be reviewed where necessary and the Council will support local groups such as local history societies to undertake this work.

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.

Policy DP36: Historic Parks and Gardens

There are 9 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parkscapes which are unregistered but which appear on the West Sussex Historic Environment Record. The need to protect such landscapes is also recognised.

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.

Policy DP37: Trees, Woodland and Hedgerows

Trees, woodland and hedgerows make a valuable landscape, amenity and biodiversity contribution to the District, both in urban and rural areas. Mid Sussex is a heavily wooded district with two thirds of this being ancient woodland. Trees, woodland and hedgerows form part of the District's green infrastructure, and in particular, are important for health and well-being, biodiversity, and increasing resilience to the effects of climate change. Ancient woods are irreplaceable wildlife habitats with complex ecological conditions that have developed over centuries. They contain a wide range of wildlife including rare species, however, because the resource is limited and highly fragmented, ancient woodland and their associated wildlife are particularly vulnerable and must be protected from damaging effects of adjacent and nearby land uses that could threaten the integrity of the habitat and survival of its special characteristics.

The District Plan recognises this contribution and will support the protection of trees, woodland and hedgerows, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping scheme. All hedgerows on farmland and open land are protected and consent is required from the District Council to remove them. The Hedgerow Regulations 1997 also define 'important' hedgerows as being of particular archaeological, historical, wildlife or landscape value. The District Council will make Tree Preservation Orders or attach planning conditions, in line with national guidance, to protect specific trees, a group of trees or woodlands in the interests of amenity or where they are threatened by development. The amenity value of trees will take into account visibility and characteristics relating to the individual, collective and wider impact including: • Size and form; and • Future potential as an amenity; and • Rarity, cultural or historical value; and • Contribution to, and relationship with, the landscape; and • Contribution to the character and appearance of a conservation area.

DP37: Trees, Woodland and Hedgerows

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.4 and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets (West Sussex HER ref: 202223-092) have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Figs. 2 and 3.

4.2 Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Listed Buildings (Fig.2)

4.2.2 The Site does not contain any Listed Buildings, although there are fifteen (**1 – 15**) listed buildings situated within the wider 1.2km radial Study Area. All of the listings are of post-medieval date. The majority are Grade II listings (**3 - 15**), but two are Grade II* (**1 - 2**). They are summarised below with their locations plotted on Fig. 2:

Post-medieval

- **(1)** CUCKFIELD PARK - Grade II* listed building.
- **(2)** GATEHOUSE TO CUCKFIELD PARK INCLUDING IRON RAILINGS - Grade II* listed building.
- **(3)** LODGE TO CUCKFIELD PARK - Grade II listed building.
- **(4)** SUMMERHOUSE AT CUCKFIELD PARK - Grade II listed building.
- **(5)** WALL TO EAST AND SOUTH EAST OF CUCKFIELD PARK - Grade II listed building.
- **(6)** THE OLD COTTAGE - Grade II listed building.
- **(7)** HARVESTHILL - Grade II listed building.
- **(8)** LODGE FARMHOUSE - Grade II listed building.
- **(9)** THE ANCIENT FARM - Grade II listed building.
- **(10)** WEST RIDDENS FARMHOUSE - Grade II listed building.
- **(11)** MOUNT NODDY COTTAGE - Grade II listed building.
- **(12)** UPPER RIDGES MOONHILL PLACE - Grade II listed building.
- **(13)** MACKRELL COTTAGE - Grade II listed building.
- **(14)** HIGHBRIDGE MILL - Grade II listed building.
- **(15)** THE PLACE - Grade II listed building.

Conservation Areas

4.2.3 The Site does not lie within a Conservation Area (CA), but there is one recorded within the 1.2km radial Study Area. Cuckfield CA (**16**; Fig. 2) lies to the north of the Site.

Registered Park or Gardens

- 4.2.4 There is one Registered Park or Garden (RPG) located within the south-east of the 1.2km radial Study Area: HEASELANDS - Grade II RPG - A mid to late 20th century plantsman's garden with formal elements and extensive ornamental woodland (**17**; Fig. 2).

Non-Designated Heritage Assets

Archaeological Notification Areas (Fig. 3)

- 4.2.5 Archaeological Notification Areas (ANAs) are locally defined for the purpose of identifying where there is a likelihood of archaeological work being necessary. These areas are part of an alert system to local planning authorities which are based on known archaeological finds/historic assets and they should not be taken as comprehensive or an exhaustive analysis of areas of archaeological potential where field work and research have not hitherto been undertaken. Some areas may be expanded from known designated assets and others are based on non-designated assets, where experience has shown that archaeological sites and features etc. can come to light in areas where no features have previously been known. They are not to be used as an indicator for archaeological potential and they do not short circuit the need for a desk-based assessment as identified in the National Planning Policy Framework paragraph 189. They do not have any legal status. The northern part of the Site itself lies within an ANA distinguished for its medieval potential: Cuckfield Medieval Park and Park Pale, Cuckfield (**20**; Fig. 3), and there are three other areas defined within the Study Area. All ANAs are summarised as follows:

- (**18**) Heaselands Registered Park and Garden, Ansty and Staplefield (WSHER ref: DWS8626).
- (**19**) Historic Core of Cuckfield (WSHER ref: DWS8633).
- (**20**) Cuckfield Medieval Park and Park Pale, Cuckfield (WSHER ref: DWS8634).
- (**21**) Medieval Hamlet of Ansty, Ansty and Staplefield (WSHER ref: DWS9075).

Ancient Woodland (Fig. 3)

- 4.2.6 Several areas of ancient semi-natural woodland are present within the Study Area. These areas are designated by Natural England and refer to woodland known to have been in existence since 1600, often containing archaeological features relating to historic woodland management and pre-woodland activity. Areas of Ancient and Semi-Natural Woodland are present on maps dating back to the early 1800's and, unless there is evidence that indicates otherwise, the presumption is that they are likely to have existed since 1600 in England and Wales (and 1750 in Scotland). Each ancient wood is unique with its own local soil, environment, wildlife and cultural history. For this reason, ancient woodland is irreplaceable. Archaeological and cultural features may be present within ancient woodland that can provide insight into past land use⁸. Within the Study Area, there are several Areas of Ancient Woodland, including five which lie within the Site boundary (Fig. 3).

⁸ <http://www.woodlandtrust.org.uk/about-us/ancient-woodland-restoration/ancient-woodland/what-is-ancient-woodland/?gclid=CNfX0oei6MwCFZcy0wodH74M7Q&gclsrc=aw.ds>, accessed November 2022

4.3 Historic Landscape Character

4.3.1 The Site lies within the Landscape Character Area HW4 High Weald Fringes, as identified within the West Sussex Landscape Character Assessment (2003)⁹, while at the District level, the Mid Sussex Landscape Character Assessment (2005)¹⁰ shows the Site within the Landscape Character Area 10 High Weald Fringes. According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, the Site has various classifications as follows (see Plate 4.1 below):

- HWS6331 Aggregate Assart extraction pits (medieval)
- HWS6329 Planned private Enclosure / extraction pits (medieval to post-medieval)
- HWS6337 Aggregate Assart / extraction pits (medieval to post-medieval)
- HWS6335 Formal Enclosure (planned/private) (medieval to post-medieval)
- HWS5884 Aggregate Assart / extraction pits / Ponds
- HWS5881 Assart wood / ancient woodland (medieval)
- HWS5882 Regenerated – wood extraction pits
- HWS5883 plantation mixed (post-medieval / modern)
- HWS5875 Cohesive Assart / Ponds / extraction pits (medieval)
- HWS5868 Woodland plantation broadleaved
- HWS5864 Regenerated – wood / Ponds / extraction pits

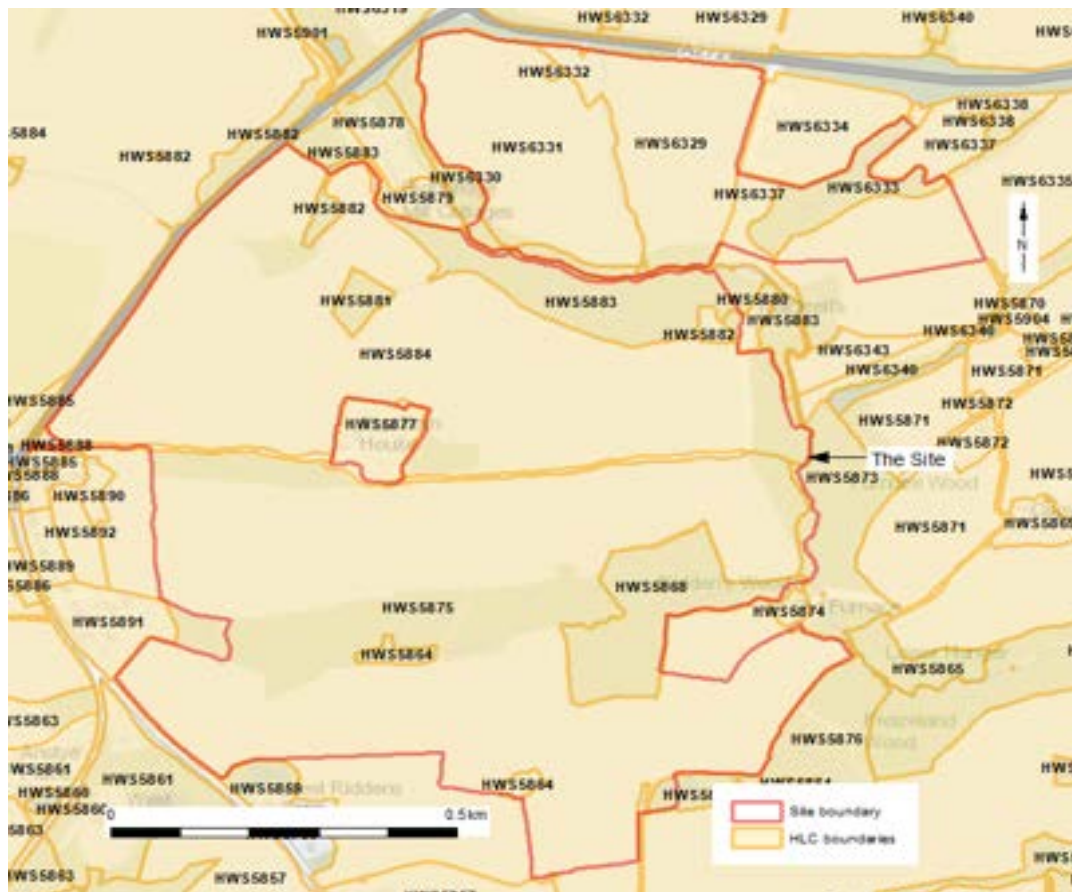


Plate 4.1: Historic Landscape Characterisation types across the Site

⁹ <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>, accessed December 2022

¹⁰ <https://www.midsussex.gov.uk/media/1755/lca-cover-title-contents-foreword-guide.pdf>, accessed December 2022

- 4.3.2 In the Weald, the field (Old English *feld*) element is strongly associated with ridges and, more specifically, areas of later medieval 'downland' or common. The 'open country' sense of *feld* suggests that woodland was thinner than elsewhere in the Weald or had been cleared and kept so by grazing. The topography, geology, vegetation and history of the Cuckfield area is completely consistent with this.

4.4 Archaeological Periods

- 4.4.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers are shown plotted on Figs. 2 and 3.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.4,000 BC)

Prehistoric: Neolithic (c. 4,000 BC - c.2,500 BC)

Prehistoric: Bronze Age (c. 2,500 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.5 Previous Archaeological Investigations

- 4.5.1 In 1988, a field survey was conducted by Chris Butler along the route of the Cuckfield By-pass (HER ref. EWS39). Several finds were recorded at this time including Mesolithic flintwork (**22**, Fig. 3), Neolithic/Bronze Age flintwork (**23**, Fig. 3) and Late medieval pottery (**32**, Fig. 3). Note that in the case of **23** and **32**, the grid references in the HER record are the south-west corner points of the 1-kilometre grid squares in which they were found, not their exact location. It is probable that they were found to the north of the Site close to the road itself.
- 4.5.2 In 2019, an archaeological evaluation was carried out at Bolney Road, Ansty, in advance of residential development, by Thames Valley Archaeological Services South (HER ref. EWS1919; **57**, Fig. 3). The site, approximately 125m west of the appraisal Site, consisted of an irregular shaped field which is bounded to the east by residential properties, along with part of the adjacent field. A hedgerow incorporating some mature trees forms the boundary between the two fields. Thirteen trenches were dug across the site, targeting those parts of the site which would be most affected by new buildings. Despite the fact that the site does not appear to have been disturbed in the past, no archaeological finds or features were identified during the evaluation. A desk-based assessment was also carried out prior to the evaluation (HER ref. EWS2144).

4.6 Prehistoric (Fig. 3)

Palaeolithic

- 4.6.1 The majority of the finds dating to the Palaeolithic period in the region are associated with the raised beaches in the Upper Coastal Plain – as at Boxgrove and Slindon. Other finds have been retrieved from the chalk downland plateaux and the river gravel terraces (including those of the Weald), although these deposits are 'fragmentary and thin'. More rarely, artefacts have also been retrieved from the downland slopes

themselves. There are no entries attributed to the Palaeolithic period within the 1.2km radial Study Area.

Mesolithic and Neolithic

- 4.6.2 The Mesolithic period, covering the time between the end of the last ice age and the introduction of farming to this country, is most frequently represented by flint scatters rather than settlement sites. This reflects the fact that the population was generally nomadic, following herds of animals and making use of seasonal resources when they became available. A distinctive type of tranchet adze known as the 'Hassocks' type, probably used for woodworking, is common across West Sussex.
- 4.6.3 The Neolithic period saw a gradual move towards sedentism with the increasing adoption of agriculture and the clearance of woodland for cultivation. Evidence of Neolithic date activity in West Sussex is often found in the form of flint scatters, causewayed enclosures and barrows, but little evidence of actual settlements currently exists, indicating that the majority of the population was still nomadic.
- 4.6.4 Mesolithic and Neolithic flintwork has been recorded within the 1.2km radial Study Area (**22** - **23**; Fig. 3); the flints were identified during the construction of the Cuckfield Bypass to the north of the Site in 1988.

Bronze Age

- 4.6.5 The introduction of metalworking to Britain increased the rate of woodland clearance for agriculture and the rise in population which lead to tension over land and resources. Bronze Age activity in Sussex tends to focus on the South Downs and Coastal Plain with activity in the area north of the Downs very limited, although recent work around Horsham has recorded a greater degree of prehistoric occupation than traditionally thought (Margetts 2018). A Bronze Age axe (**24**; Fig. 3) was found to the east of the Site at Copyhold Lane (not where it is plotted on Fig. 3 as this is inaccurate and only at the corner of the nearest grid square) – this forms part of a pattern of isolated find spots of bronze axes perhaps indicating some utilisation of woodland resources, probably associated with woodland camps (Drewett, Rudling and Gardiner 1988, 112).

Iron Age

- 4.6.6 The Iron Age saw a gradual expansion and elaboration of the communities founded in the Bronze Age. Activity in Sussex during the Iron Age continued the focus on the South Downs and coastal plains, towards more intense systems of agriculture and the emergence of defended sites, notably hillforts. Despite a few scattered hillforts found across the Weald, Iron Age sites are still relatively scarce north of the Downs. The period is well represented across West Sussex with hillforts throughout the South Downs, such as the nearby Cissbury Ring, and a string of coastal settlements such as Selsey.
- 4.6.7 Within the 1.2km radial Study Area, there are five non-designated heritage assets recorded for the prehistoric period (Fig. 3), which includes prehistoric flintwork found within the Site perimeter in a field to the north-west of Mackrell's Farm (**25**):
- (**22**) Cuckfield Bypass - Mesolithic flintwork found during a survey of the route including a side scraper, a fabricator, a piercer and a hollow based arrowhead.
 - (**23**) Mesolithic, Neolithic/Bronze Age flintwork identified during Cuckfield Bypass construction in 1988.

- (24) Bronze Age axe – Cuckfield (not accurately located – only to the nearest grid square- actually found at Copyhold Lane to the east of the Site, not within the appraisal Site).
- (25) Prehistoric flintwork (flakes and scrapers) found in a field to the NW of Mackrell's Farm.
- (26) Flakes & Scrapers - Cuckfield Park.

4.7 Romano-British (Fig. 3)

- 4.7.1 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest. Following the Roman invasion of AD43, the region became heavily settled, particularly along the Downs (Rudling 1999, 24).
- 4.7.2 The stable political conditions prior to the Roman invasion and the good relations which seem to have been in place between the local elite and Roman Empire has led to the suggestion that the landownership and social structure of the region evolved out of the previous Late Iron Age system without replacing it wholesale. This included the construction of villas and the adoption of a more Roman way of life by existing Iron Age elite groups. The construction of numerous villa sites during the 1st and 2nd centuries could therefore be seen as part of the way such elite groups expressed their status within the newly Romanised Sussex. Villa construction and elite lifestyles were funded through economic opportunities which came through Roman rule.
- 4.7.3 The Weald remained heavily wooded throughout the Romano-British period. The iron industry took advantage of the favourable Wealden landscape, although the evidence is sparse and often destroyed or obscured by later working. Ironworking sites were usually located close to roads or tracks to allow the movement of heavy raw materials and products.
- 4.7.4 There is one Romano-British record located within the 1.2km Study Area (Fig. 3):
- (27) Roman cremation burial - consisting of a cinerary urn and samian ware vases and platters found 'in the high road at Highbridge Hill' near Ansty, Cuckfield in 1703. (Presumably found somewhere along the A272 NE of Ansty. High Bridge is at TQ 296 238).

4.8 Early Medieval

- 4.8.1 The demise of Roman authority in Britain saw a return to older ways of life, with a gradual decline in both the economy and administration of the colony, and an influx of settlers from Germanic lands across the North Sea. This migration of Germanic peoples introduced a new language and material culture into southern and eastern Britain. However, knowledge of the period following the departure of the Romans is fragmentary, in part due to issues with dating evidence, as a result of the lack of official coinage and the decline of the big pottery industries. The early medieval period is poorly represented in the archaeological record, with few identified settlement sites and much of the archaeological evidence for this period is therefore derived from cemeteries, and the grave goods they contain. Even in the 7th century, there were still no recognisable towns, and it was not until the mid-11th century that a hierarchy of settlements had emerged, reflecting the economic and administrative complexity of the ascendant English society (Gardiner 1990).

- 4.8.2 West Sussex was the front line of the Saxon invasion in the 5th century. King Aella is thought to have landed somewhere to the west of Worthing and captured Chichester before marching east to destroy the Romano-British town of Anderitum, modern day Pevensey. The area in between the two became the kingdom of the south Saxons. The densest Early Saxon settlement in Sussex, identified by cemetery evidence, is to the east of the Arun, with a greater concentration between the Ouse and Cuckmere rivers. The Later Saxon period saw the establishment of a settlement pattern which has survived to the present day, comprising both nucleated settlements focused around churches and isolated rural farmsteads.
- 4.8.3 During the early medieval period, the Weald was largely covered by the great forest of *Andredeswald*, which was known to the Romans as *Sylva Anderida*. The heavily forested nature of the region limited settlement at this period, and the ironworking industry seems to have shrunk in scale in comparison with the Roman period. The Weald was an important area for seasonal, swine pastures established as extra-territorial parcels of land associated with parent manors situated on better soils elsewhere in the region. This initial settlement was probably fairly nomadic in nature but incorporating some small-scale clearance. The clearances gradually coalesced into a series of enclosed estates from which the later parochial and manorial systems evolved. The predominant agricultural regimes at this time comprised pastoralism, supplemented by extensive woodland management. The predominantly north - south alignment of many of the roads within the Weald fossilise the line of many of the early droveways (Brandon 2003, 47), which in turn have acted as templates for distinctive linear co-axial field systems, forming ladder-like patterns in several areas of the Weald.
- 4.8.4 Ansty is centred on the top of a hill and this is probably where its name originated; Ansty possibly being interpreted as Old English for a steep, narrow path (Glover 1975) or a 'tear shaped hill'¹¹. Another interpretation suggests Ansty is taken from 'An', a personal name, and 'tighe', Old English for a paddock or enclosure¹². Some early maps give the name of 'Ansty Cross' for this settlement, likely used to demonstrate the convergence of several local road networks.

4.9 Medieval

- 4.9.1 The agricultural regime initiated in the early medieval period in the Weald, mainly scattered pastoral activity, continued on into the medieval period. The typical heavy clayey soils of the area rendered much of the land unsuitable for arable farming at this time, as the primitive ploughing technology was unable to cope with these heavier soils. Consequently, an open field agricultural system never developed to any great extent, and those few examples that did exist were enclosed at an early date and have left few traces in the documentary record (Chapman & Seeliger 2001). Many of the scattered landholdings in the region had developed into small settlement foci, many of which still survive as farms in the modern landscape. The rural landscape comprised a mainly pastoral landscape of irregular assarts with small patches of common demesne (land held in hand by the manorial lord) arable around scattered settlement foci with extensive common grazing.
- 4.9.2 The Site is located in a geological area that would have been favourable for iron production, which was a prolific industry within the Weald during the Roman occupation and the Tudor and early Stuart periods. Hodgkinson (2008) notes two factors which

¹¹ Ansty, Staplefield & Brook Street Neighbourhood Plan, 2017, accessed November 2022

¹² <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>, accessed November 2022

make the Weald an appealing location for iron-working processes; its geology of clay and sandstone, which provide many of the structural needs for the industry (e.g. iron stone/ore), and its woodland, which was necessary for the production of charcoal, the fuel that kept the furnaces and forges alight. The Weald's iron deposits lie relatively close to the ground surface, which meant that they were easily extracted by open cast mining. Most extraction and smelting took place in the High Weald. The first English blast furnace had been established 17km from Cuckfield, at Newbridge on Ashdown Forest, in 1496. Place-names in the area around the Site, such as Cinderplat Shaw, Furnace Wood, Furnace Cottage, Old Furnace Plat, Old Furnace, Furnace Meadow Shaw, Furnace Meadow and Old Furnace Shaw, allude to iron-working activities taking place here.

- 4.9.3 Ansty historically formed part of the manor of Cuckfield, with earliest references to the church at Cuckfield dating from the end of the 11th century. The northern part of the Site (to the north of the stream) lies within an archaeological notification area, defined locally for its potential as a medieval park and park pale (**20** and **34**, Fig. 3). The HER text for this ANA is summarised as follows and provides some local background:

This area of early (i.e. pre-Conquest) 'downland' at Cuckfield was the medieval park. Although there is no manor recorded in the Domesday Book, the Parish Church of Cuckfield was in the possession of the Warennes in the 1090s, so it is suggestive that the manor was too; by 1240 the manor was held in demesne by the Warennes. Although there is no known location for the manor, it is believed to have been located immediately south of the churchyard (possibly the extension to the Medieval churchyard). In the later 16th century, the Park was disparked and in 1575 half of the area, along with a quarter of the Manor of Cuckfield, was acquired by Henry Bowyer. He built Cuckfield Place (renamed Cuckfield Park in the c.19th century) on a new site to the south-west of the town. After disparking in the 16th century, the remnant old park was located east of the church and south of Broad Street. The location of a park pale near the junction of Broad Street and London Lane is attested by the name 'Hatchlands', attached to the land between and immediately west of the junction. This is recorded as Hatchland in 1578. Moreover, the fieldscape of this area is evidently a post-medieval imposition, with straight boundaries. The park was recorded as containing 229 acres in 1439, which almost exactly equals the extent of Old Park Farm (129 acres) and Lodge Farm (102 acres): these have been identified as representing the medieval park.

- 4.9.4 There are ten medieval non-designated heritage assets (**28** – **37**) recorded on the HER within the 1.2km radial Study Area (Fig. 3). These are:

- (**28**) Cuckfield medieval town.
- (**29**) Lodge Farm historic medieval farmstead, Ansty and Staplefield.
- (**30**) Ridden's Farm historic medieval farmstead, Ansty and Staplefield.
- (**31**) The Ancient Farm (Crouchlands Farm) historic medieval farmstead, Ansty and Staplefield.
- (**32**) Late medieval pottery sherds identified during Cuckfield By-pass construction in 1988 (not accurately located – only to the nearest grid square and not actually within the Site as is suggested).
- (**33**) Medieval clay plumb bob found in the garden soil behind an old timbered farmhouse called 'The Ancient Farm'.
- (**34**) Cuckfield medieval park - in existence as a park to the now demolished Cuckfield Manor by 1255. It was disparked and the western half sold in 1575.
- (**35**) Cuckfield forge and furnace - medieval forge at Copyhold.

- (36) Cuckfield forge near Mackrell's Farm.
- (37) Pen ponds to the north of Mackrell's Farm.

4.10 Post-Medieval and Modern

4.10.1 Cuckfield appears to have participated in the general prosperity of the Wealden towns during the 16th and 17th centuries as inland markets began to flourish. Economic changes took place in the Weald during the period 1520 to 1660 with an increase in ironworking in the High Weald and Wealden cloth-making and glass making. Known evidence of iron working within the Study Area is limited to Cuckfield forge and associated pen ponds (35 - 37) lying near the eastern Site boundary and to the north-east: undated grassy mounds on the north-east of the Study Area are thought to be possible evidence of associated settlement (although may be related to a golf course) (56). References to Cuckfield furnace survive on maps of this period, in the name of woods and the 'Old Furnace'. Disparking allowed an increase of farmland. An important crop of the period was hops, first introduced to England in 1573 to use in preserving beer, thereby making it a commodity which could be traded rather than produced for household use only, and which had spread as far west as Cuckfield by 1640. In the later post-medieval period Cuckfield was bypassed by the London to Brighton turnpike road (opened in 1810), denying it a precious link to London. This was repeated by the railway system, which also avoided Cuckfield, the nearby station being swallowed up by the urban expansion of Haywards Heath. Cuckfield survived, relying perhaps in the late 19th to early 20th centuries on its brickfields and brickworks. Beswick (1993) lists sixteen of these in her gazetteer dating from 1794 to 1930.

4.10.2 Some light residential development began in the area to the west of the Site following the piecemeal selling of the Sergison estate in the mid-20th century. Many of the roads surrounding the Site were in existence by the end of the 18th century, with the exception of the Cuckfield By-pass (A272), which was opened in 1988 to ease congestion between Cuckfield and Haywards Heath; this road forms the northern boundary of the Site. The petrol station and garage immediately to the west of the Site was established by the end of the 20th century and replaced a public house, the 'Green Cross Inn'. More recently, further residential development has been established around Deak's Lane, including Ansty Farm, Bolney Road and Copyhold Lane. Map regression and documentary sources suggest that Ansty Farm was separate from the larger majority of the Cuckfield manor estate by the mid-19th century, although the history of this ownership is unclear.

4.10.3 The Wealden iron industry expanded rapidly in the 16th century, thereafter declining to the point of extinction by the end of the 18th century. There were 16 ironworks of this period within 10km of Cuckfield (Cleere and Crossley 1995). Local families were owners and operators of furnaces and forges in the late 16th and early 17th centuries: Ninian Burrell operated Holmsted furnace from 1574 (possibly jointly with Walter Covert, of Slaugham Place), with the most famous ironmaster in the family, his son Walter Burrell (1600-71) living at, and adding to, Ockenden. Henry Bowyer, builder of Cuckfield Place from c.1575, was an ironmaster, as was his father John (Cooper 1912, 73, 76-8 and 102-11). The site of a bloomery (38, Fig. 3) is recorded to the south-west of Highbridge Mill (14, Fig. 2), and a post-medieval forge (Cuckfield forge) and blast furnace (Cuckfield furnace) are recorded near to Mackrell's Cottage (39, Fig. 3). 'Hammer' ponds are not natural lakes but dammed streams and rivers, crucial to the Tudor and Stuart iron industry that was established within the High Weald of Kent and Sussex, and adjacent parts of Surrey and Hampshire¹³.

¹³ <http://www.hammerpond.org.uk/>, accessed November 2022

4.10.4 In addition to the fifteen listed buildings of post-medieval date (1 – 15, Fig. 3), there are a further fourteen non-designated heritage assets for this period (38 – 55, Fig. 3) recorded within the Study Area:

- (38) Iron working site - High Bridge - site of undated bloomery noted during fieldwalking in field adjacent to Mill - Highbridge Mill is built on the scarp of an immense dam which probably also powered a hammer pond.
- (39) An area of bloomery slag found in a field south-west of Mackrell's Farm and thought to be associated with Cuckfield forge & furnace.
- (40) Site of Harvest Hill Barn 19th century outfarm, Cuckfield.
- (41) Harvest Hill House 19th century farmstead, Cuckfield.
- (42) Laines Farm 19th century farmstead, Cuckfield.
- (43) Site of Lower Moonhill Farm 19th century farmstead.
- (44) Mackrell's Farm 19th century farmstead.
- (45) Moonhill (Upper Ridges) 19th century farmstead.
- (46) 19th century outfarm north-east of Hoardshef Farm.
- (47) Site of 19th century outfarm south-east of Ansty Farm.
- (48) Upper Moonhill 19th century farmstead.
- (49) Yard east of Anstey Cross - identified as an outfarm dating to the 19th century.
- (50) Copyhold Farm 19th century farmstead.
- (51) Ansty Farm 19th century farmstead, Cuckfield Rural.
- (52) St. Johns Common quarry.
- (53) Cuckfield Park House and gardens - Cuckfield Park is a c.1580 stucco-faced brick building.
- (54) Watermill - Oldmill Cottages - Watermill shown here on maps of 1795 and 1813 but not on later maps.
- (55) Toll House - Turnpike shown on map of 1795.

4.11 Unknown Date

4.11.1 There are a further two entries within the 1.2km radial Study Area that have not been assigned a specific date or were negative (e.g. where no archaeology was encountered during investigations (Fig. 3)). These are:

- (56) Grassy Mounds - Mackrell's Farm - undated earthwork banks / mounds which may be building platforms or may owe their origins to a former golf course.
- (57) Land at Bolney Road, Ansty - Evaluation - no archaeological finds or features were identified during the evaluation.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 A full list of the cartographic sources used during this assessment can be seen at the end of this report. The figures referred to within the text (Figs. 4 - 13) can also be seen at the back of this report. It should be noted that the Site is approximately located over the earlier maps, due to slight scaling differences and where there is an absence of established roads, buildings and field boundaries with which to accurately locate the Site.
- 5.2 The earliest map consulted is an estate map of 1638 which details the land holdings of Nicholas Hardham in Cuckfield, Haywards Heath and Wivelsfield (WSRO ref. Add MS 28784; Plate 5.1 below). Given the antiquity of this document, it has not been possible to locate the Site with any accuracy, but it seems clear that it lies just beyond the extent of the mapping. This map is nonetheless valuable showing the distribution of many of the significant properties present at that date in the locality, and would seem to position the Site within the bounds of the large park. Copyhold Lane, to the east of the Site, appears to be present by this date.



Plate 5.1: 1638 Estate map of Cuckfield, Lindfield, & Wivelsfield (WSRO: Add MS 28784)

- 5.3 The first map showing the Study Area in any detail, albeit in poor quality quality, is the Ordnance Survey 2-inch Draft, which was surveyed c.1797. Ansty Farm is indicated on the 1797 map of the area (Plate 5.2 below), which suggests that it was a property of some standing or rank within the area. Other place-names in the vicinity at this time are Ansty Cross and Lodge Farm. Fields on this map are distinguished between brown and green shading which is taken to indicate a difference between pasture and arable exploitation. The Site would appear to have been used for arable cultivation.



Plate 5.2: Extract of draft edition of Ordnance Survey map, produced in c.1797

- 5.4 The 1813 map (Fig. 4) provides a clearer view of the key places, buildings and road network at that time. The majority of the Site is shown over a fieldscape. Key places are still labelled as Ansty Farm, Ansty Cross and Lodge Farm. The Lodge Farm label appears to be a little too far west and appears in the location of Mackrell's Farm, which was perhaps not so prominent at that time or not yet established. There is a trackway from the south, leading to the outfarm to the south-east of Ansty Farm (47, Fig. 3) where a small building (possible a barn), is shown. A trackway is shown (roughly east-west) leading along a boundary towards Mackrell's Farm.
- 5.5 The 1843 Cuckfield Parish tithe map (WSRO ref. TD/E91) (Fig. 5) shows more detail of the field pattern at that time. The accompanying apportionment information records information of a plot's owner, tenant, name and cultivation at this time and the relevant award information from within the Site boundary is summarised in Table 5.1 below. The plots across the Site were in mixed ownership at this time with the majority of the southern parcels owned by the Sergison family, many of the northern parcels in the ownership of the Earl of Abergavenny, a few parcels owned by Richard Hodd and Nathaniel Borrer and some glebe parcels owned by the Church (325-327). The majority of the Site was under arable cultivation at this time, but there was also some pasture and woodland. Many of the plot names hint at economical activities which were taking place at that time or historically: furnace meadow, pit field, old lime kiln field, orchard mead, hop garden field and marl pit field. Many of the field boundaries shown on this map still exist today in the form of historic hedgerows within the Site perimeter. The area recorded on the HER as a possible bloomery site to the west of High Bridge (38, Fig. 3) is recorded as 'Brickhurst Field' on the award (arable). A 'barn and yard' are recorded in the area of the outfarm to the south-east of Ansty Farm (47, Fig. 3). An oblique north-west to south-east aligned footpath crossed the fields to the north-east

of Ansty Farm and led down towards the stream and Copyhold Lane from the Highbridge area.

Plot	Land Owner	Land Occupier	Land Description or Name	Cultivation
140	Warden Sergison	William Packham	Clover field	Pasture
141	Warden Sergison	William Packham	Furnace Meadow	Pasture
142	Warden Sergison	William Packham	Furnace Meadow Shaw	Wood
143	Warden Sergison	William Packham	Brakey field	Road and Waste
144	Warden Sergison	William Packham	Crabtree field	Arable
145	Warden Sergison	William Packham	Barn field	Pasture
146	Warden Sergison	William Packham	Shaw	Wood
147	Warden Sergison	William Packham	House and Garden	
159	Warden Sergison	William Packham	Calf plot	Meadow
160	Warden Sergison	William Packham	House Yard Garden etc	Meadow
170	Henry Alfred Noble	Edward Hill	Wood	Wood
172	Henry Alfred Noble	Edward Hill	North Six Acres	Arable
177	Henry Alfred Noble	Edward Hill	Front Meadow	Meadow
190	Warden Sergison	William Taylor	Gate field	Arable
191	Warden Sergison	William Taylor	Pit field and Shaw	Pasture
192	Warden Sergison	William Taylor	Old Lime kiln field and Shaw	Arable
193	Warden Sergison	William Taylor	House and buildings	-
194	Warden Sergison	William Taylor	Orchard Mead and Shaw	Arable
195	Warden Sergison	William Taylor	Normans field	Meadow
196a	Warden Sergison	William Taylor	Plat	Pasture
198	Warden Sergison	William Taylor	Normans Shaw	Wood
199	Warden Sergison	William Taylor	Eight Acres	Arable
200	Warden Sergison	William Taylor	Five Acres	Arable
201	Warden Sergison	William Taylor	Lower Mead	Meadow
202	Warden Sergison	William Taylor	Hop Garden field	Meadow
203	Warden Sergison	William Taylor	Barn and Yard	-
204	Warden Sergison	William Taylor	Barn field	Arable
205	Warden Sergison	William Taylor	Riddens Wood	Wood
207	Nethaniel Borrer	William Upton	-	Meadow
208	Nethaniel Borrer	William Upton	-	Arable
219	Richard Hodd	George Henton	The Plot	Meadow
220	Richard Hodd	George Henton	East Mead	Arable
220a	Richard Hodd	George Henton	Part of East Mead	Arable
221	Richard Hodd	George Henton	Town Mead	Meadow
222	Richard Hodd	George Henton	Shaw	Wood
223	Richard Hodd	George Henton	Brockets Awl	Meadow
224	Richard Hodd	George Henton	West Mead	Arable
225	Richard Hodd	George Henton	Fixes	Arable

Plot	Land Owner	Land Occupier	Land Description or Name	Cultivation
225a	Richard Hodd	George Henton	Part of Fixes	Arable
226	Richard Hodd	George Henton	Yew tree field	Arable
249	Earl of Abergavenny	George Webber	Fikes	Arable
249a	Earl of Abergavenny	George Webber	-	Arable
250	Earl of Abergavenny	George Webber	Brickhurst field	Arable
251	Earl of Abergavenny	George Webber	Shaw	Wood
252	Earl of Abergavenny	George Webber	Long field	Arable
253	Earl of Abergavenny	George Webber	Shaw	Wood
254	Earl of Abergavenny	George Webber	Barn field	Meadow
256	Earl of Abergavenny	George Webber	Spring field	Arable
257	Earl of Abergavenny	George Webber	Buildings Yards and Gardens	-
258	Earl of Abergavenny	George Webber	Corn field	Meadow
280	Earl of Abergavenny	George Webber	Shaw	Pasture
287	Earl of Abergavenny	George Webber	West Laines	Arable
289	Earl of Abergavenny	George Webber	Buildings Yards etc	-
291	Earl of Abergavenny	George Webber	Great Laine	Arable
294	Earl of Abergavenny	George Webber	Marlpit Field	Arable
295	Earl of Abergavenny	George Webber	Coxes Farm Field	Arable
296	Earl of Abergavenny	George Webber	Coxes Shaw	Wood
298	Earl of Abergavenny	George Webber	Stonerock Field	Arable
325	Rev. Robert Astley Mabley (Glebe)	George Henton	Hither Ansty field	Arable
326	Rev. Robert Astley Mabley (Glebe)	George Henton	Further Ansty field	Arable
327	Rev. Robert Astley Mabley (Glebe)	George Henton	Lower Ansty field	Arable

Table 5.1: Cuckfield Tithe apportionment data recorded within the Site perimeter

5.6 By the 1870s, the 1874-5 Ordnance Survey (OS) map (Fig. 6) shows some of the internal field divisions had been removed, making some of the previously smaller field parcels more open, particularly to the north-west of Ansty Farm and north of the stream. There was still a trackway (roughly east-west) leading along a boundary towards Mackrell's Farm. The area recorded on the HER as a possible bloomery site to the west of High Bridge (38) is shown on this map as a sub-circular depression/pit, probably an extraction pit. The oblique footpath/field boundary crossing fields to the north-east of Ansty Farm was still present. A possible old footpath/trackway (D, Fig. 18), labelled 'Pook Ryde' is shown along the field boundary extending southwards from Ridden's Wood. It appears to connect at the southern field boundary with a trackway leading westward towards the main Ansty road, passing several ponds and quarrying areas. It is possible that this trackway was used for transporting chopped wood and quarried materials for industrial use. 'Pook' is thought to have derived from the word 'puck' or 'pook', which is derived from the Saxon word 'puca', for goblin. Such names are common in Sussex and Mawer and Stenton (1930, 562) refer to Sussex being 'goblin-haunted to an extent without parallel anywhere'. More prosaically, 'Puck' is also a nickname for a nightjar, a bird with a supernatural reputation due to its silent flight, which is often found in woodlands.

- 5.7 From 1897 (Fig. 7), the OS map shows various small ponds across the Site and may be indicative of former extraction/quarrying activities as is suggested by references in the broader area on historic mapping at the end of the 19th century (Fig. 7). 'Old sand pits' are labelled to the north-east of the Site and 'Old Quarry' is labelled to the south-west. The footpath leading to Mackrell's Farm from the Highbridge area, appears to have moved slightly further to the north. The oblique footpath/field boundary, which crossed fields to the north-east of Ansty Farm and down to Copyhold Lane from Highbridge on previous mapping (Figs. 5-6), is no longer shown in 1897, suggesting that it has been removed.
- 5.8 No significant changes are shown on the 1910-11 OS map (Fig. 8).
- 5.9 The 1930s Land Utilisation Survey (LUS) (Fig. 9) shows how different parts of the Study Area were used at this time. The map shows that the majority of land within the Study Area was utilised by a mix of meadowland/permanent grass and arable farmland, with a scattering of woodland areas, as well as a small new plantation area in the south-west.
- 5.10 No significant changes within the Site boundary are shown in the historic maps of the latter part of the 20th century (Figs. 10-11), although the sewage works just beyond the Site boundary to the north-east is shown for the first time from 1963 (Fig. 10). The Cuckfield Bypass (A272) to the north of the Site is first shown on the 1992-4 OS map (Fig. 11). The northern Site boundary was also established when this road was put in.
- 5.11 The cartographic assessment has indicated that the Site has not changed significantly across the period covered other than boundary modifications. This is largely owing to the fact that the majority of the Site lies over undeveloped fields.

6.0 AERIAL PHOTOGRAPH AND LiDAR ASSESSMENT

- 6.1 Many of the aerial photographs, including the RAF survey of West Sussex 1947- 1950 (WSRO: APH 82, 1947-1950 – not reproduced here), are small scale with grainy quality, which means these early images are of limited use for the purposes of detailed archaeological interpretation. They do, however, help to support their contemporary cartographic sources, by showing the broad layout, boundaries and cultivation of the land.
- 6.2 No images of the area of the Site were available on the Britain From Above website¹⁴.
- 6.3 A review of available modern satellite imagery, captured in various degrees of quality from 1985 onwards (Google Earth Pro) show the Site fairly clearly from December 2001 (Fig. 12) under a mixed arable and pastoral cultivation with areas of fairly recent tree-plantation. No significant changes are shown in the subsequent satellite images, with a sample of captures from March 2012 and March 2022 reproduced here (Figs. 13-14 respectively). The most recent aerial image showing the Site, captured in March 2022 (Fig. 14), shows the Site largely as it appears today.

LiDAR imagery

- 6.4 The Site area is covered by available open-source Light Detection and Ranging (LiDAR) airborne mapping, which was assessed online¹⁵. As with the satellite imagery, the LiDAR digital terrain model (1m DTM) (processed using analytical hill-shading from sixteen directions and with sun angle 35°) (Fig. 15) provides an alternative view across the Study Area. Figure 16 presents the feature shown over LiDAR data (processed using sky-view factor (SVF), which highlights depressions (e.g. moats) in a darker shade, because they receive less illumination (Zakšek et al. 2011). The LiDAR helps to highlight some ditches and breaks of slope which are less visible on the surface in some parts of the Site due to dense vegetation or overlying hedgerows. Possible features seen on the LiDAR imagery and/or seen during the walkover survey are shown plotted on Figure 18. Traces of former field boundaries and old footpaths/trackways (e.g. **C** on Fig. 18) shown on the tithe map (Fig. 5) can be seen on the LiDAR imagery and may be represented by filled in ditches or grubbed out hedgerows.
- 6.5 The imagery clearly defines the area of the old outfarm to the south-east of Ansty Farm (47, Figs. 3 and 18), where there appears to be a square-shaped building platform or foundation trenches for a barn on the northern edge of Riddden's Wood, as also indicated on historic mapping. It was not easy to get close access to this area during the walkover survey due to waterlogged conditions underfoot, but from a distance no remnants of a barn building were seen. The lidar also shows clearly a pond feature to the immediate south of the possible structure which feeds into the stream to the south. The location of this 'outfarm' adjacent to the ancient woodland, along with the presence of extraction features and ponds nearby, with access trackways approaching it from the south and south-west across historic mapping, may indicate that it was historically used as part of the iron industry, perhaps a woodcutter's barn or similar. A few possible sub-circular features can be seen on the LiDAR imagery in the woodland to the south (Fig. 18 in yellow).

¹⁴ <https://www.britainfromabove.org.uk/en>, accessed November 2022

¹⁵ <https://data.gov.uk/publisher/environment-agency>, accessed November 2022

- 6.6 The bloomery site at High Bridge (**38**, Figs. 3 and 18) is visible as a pit plus the pond and drain to the east from the woodland area. Just beyond the Site boundary in the north-west by Highbridge Mill and in the north-east by Mackrell's Farm, there are two areas of rectangular anomalies. The Highbridge example corresponds to the millpond shown on historic maps, with the addition of a central mound giving it a superficial resemblance to a moated site, while the Mackrell's Farm example is more enigmatic. It is a rectangular area defined by the stream to the east and by a scarp to the west which may represent a linear quarry, but Fig. 18 suggests a channel along the west side at the base of the scarp defining it more as an island - it may represent a possible moated site not recorded on the HER. Such sites were common within the Wealden landscape in the medieval period, often in close proximity to iron-working areas although not necessarily contemporary (e.g. at Walsh Manor, Crowborough SM ref. 1012784).
- 6.7 Parallel linear scars in some fields to the south may represent plough-lines or ridge and furrow, but this is not certain (Fig. 18).

7.0 WALKOVER SURVEY

- 7.1 A walkover survey of the Site was undertaken by the author from 29th November to 1st December 2022. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. Basic observations and notes were maintained on a base-map of the area.
- 7.2 The walkover survey was rapid and was not intended as a detailed survey. The following assessment discusses the Site in more detail by its landscape elements e.g field parcels, shaws, ponds, hedgerows, ditches etc. The photographs selected to illustrate the Site are embedded as plates in the text below for ease of reference. Due to the large scale of the Site, this discussion will be kept quite broad, unless more detail is required. Some parts of the Site were not easily accessible due to perimeter fencing or difficult walking conditions and were assessed more broadly from a safe distance.
- 7.3 The Site was initially accessed via a small access road off the A272, which leads eastwards across the centre of the Site towards the Grade II listed building, The Place (15, Fig. 2), historically Ansty Farm (51, Fig. 3). The trackway is bounded on both sides by tall hedgerows (Plate 7.1), which are likely to have some historic value, having been present and delineating this routeway since at least 1845 when the tithing survey was conducted (Fig. 5). This trackway continues past The Place as a footpath extending eastwards across the Site and then leading north and south just before it reaches the stream which bounds the Site along its eastern boundary. Another historic trackway (now a farm track still in use) was observed at the Site, heading southwards along the eastern side of the field boundary from Ansty Farm (Plates 7.2-4), which was clearly defined by a tall mature hedgerow on a boundary bank with a flanking ditch on its east side (c.1m wide and c.1m deep) (Plate 7.3). The ditch is likely used for drainage down to the east-west aligned stream where it meets it in the south (along the south of the wooded plantation area). The trackway passes through the plantation/woodland (Plate 7.4) to the west of Riddens Wood and then to the west of the field boundary to the south.



Plate 7.1: View along the access road leading from the A272 (west) to Ansty Farm/The Place (east) with historic hedgerows running along each side (looking west)



Plate 7.2: View southwards along historic field boundary to the south of Ansty Farm/The Place with bank and historic hedgerow (**B**) on west side (right) and flanking ditch on the east (left) – an historic trackway (**A**), now a farm track runs along the western side



Plate 7.3: View southwards along historic trackway (**A**), now a farm track, leading from Ansty Farm/ The Place through fields and woods to the south – note the flanking ditch and boundary bank (**B**) to the west (right)



Plate 7.4: View northwards to historic trackway (A), now a farm track, leading to Ansty Farm/ The Place from fields to the south and through a modern wood plantation adjacent to the Riddens Wood

7.4 The Site lies on the south-western edge of the High Weald (outside the High Weald AONB) and generally comprises agricultural fields divided by hedgerows and ditches across a stream valley. There are also wooded areas which cover some parts of the Site, including localised areas of Ancient Woodland (Fig. 3). Many of the field boundaries are marked by mature hedgerows and occasional mature trees, many of which are likely to have some historic value to their longevity on historic maps (e.g. being shown as early as the mid-19th century tithing survey, Fig. 5) (Plates 7.5-6 below). There are also many dense and mature tree-belts which bound some fields and the perimeter of the Site (Plate 7.6), with a visible roadside bank along the A272 boundary. Such hedgerow banks alongside roads are extremely common in the Weald.



Plate 7.5: View southwards along historic hedgerow field boundary to the south-west of Ansty Farm/The Place



Plate 7.6: View south-westwards along the western Site boundary, which also acts as a very dense, tall roadside tree-belt along eastern side of the A272 (likely to be a hedgerow of historic value)

7.5 The Site is bounded to the east and is intersected by a tributary (the Copyhold Stream) of the River Adur (Plate 7.7 below). The stream lies in the base of a valley with fairly steep wooded banks on either side (Plates 7.8-9). A couple of small crossings were observed where the footpath passes along the stream (Plates 7.9-10).



Plate 7.7: View eastwards along the stream to the north-west of Mackrell's Farm



Plate 7.8: View up northern stream valley bank to the north-west of Mackrell's Farm



Plate 7.9: View of stream crossing to the north-west of Mackrell's Farm



Plate 7.10: View of stream crossing in Furnace Wood north-east of Old Furnace

7.6 The areas of Ancient Woodland shown on Fig. 3 (e.g. Riddens Wood in the south-east) were not easily accessible to walkover, but from the outskirts, low wood banks (<0.5m high and c.0.5m wide) were visible marking the boundary around these areas (Plate 7.11). No other features were visible in these areas, but ground conditions (dense vegetation and leaf-litter) may have played a part in concealment.



Plate 7.11: Low wood bank along southern boundary of woodland to the west of Mackrell's Farm (looking west)

7.7 There are some areas of more modern tree-plantations, for example to the south-west of Ansty Farm/The Place and to the west of Riddens Wood (Plates 7.12-13).



Plate 7.12: View eastwards across modern tree-plantation area to the west of Riddens Wood



Plate 7.13: View north-westwards across modern tree-plantation area to the south-west of Ansty Farm/The Place

- 7.8 Topographically, the Site can at best be described as undulating with various slopes across the different fields where mixed arable and pastoral cultivation can be seen (Plates 7.14-7.15).
- 7.9 There was a deep escarpment within a wooded area to the south-west of Highbridge Mill (14, Fig. 2) and north-west of a small sub-square area of Ancient Woodland, which was not safe to access at the time of the walkover. This is where previous evidence of a bloomery site and a hammer pond have been recorded (38, Fig. 3).



Plate 7.14: View north-westwards across arable field from the trackway east of Ansty Farm/Old Place, with Cuckfield in the background



Plate 7.15: View across pastoral fields to the east of the A272 in the western part of the Site (looking north-east towards Cuckfield)

- 7.10 A substantial field drainage ditch (c.2m wide and >1m deep) on an approximate north-east to south-west alignment was observed in the field to the east of Highbrige Mill (14, Fig. 2) (Plate 7.16 below) leading down towards the stream to the north.



Plate 7.16: View across pastoral fields to the south-east of the Grade II listed Highbridge Mill (14) – ditch on left



Plate 7.17: View across south-west of Site from the trackway showing arable cultivation (looking south-west)



Plate 7.18: View northwards across the Site showing arable cultivation (left) dense, mature tree boundaries and Riddens Wood on right – Ansty Farm/Old Place can be seen through the trees in the distance

- 7.11 Various small ponds were found across the Site and may be indicative of former extraction/quarrying activities as is suggested by references in the broader area on historic mapping at the end of the 19th century (Fig. 7).
- 7.12 The northern part of the Site lies within the historic bounds of Cuckfield Park, a medieval hunting park, which is also an archaeological notification area (Plate 7.19). The boundary would have been the stream valley crossing the northern part of the Site – this was difficult to access, but no significant earthworks suggestive of a park pale were observed and nothing is apparent on Lidar – often, where a prominent landscape feature formed the boundary, a wooden pale was sufficient and no earthworks were necessary, and this may have been the case here. In addition, valley sides in the Weald are vulnerable to erosion and landslippage, which would destroy early features. Cuckfield Wastewater Treatment works (WTW) lies beyond the Site boundary to the north-east, which is bounded by a tall mesh fence (Plate 7.20).



Plate 7.19: View south-westwards across northern fields (north of the stream) from the footpath west of the Cuckfield WTW



Plate 7.20: View of Cuckfield WTW from the northern fields of the Site (looking east)

- 7.13 With the exception of a few areas of animal burrowing at the Site as well as a few water management features (e.g. a culverts leading to the stream), no other significant disturbances were observed during the walkover survey of the open fields. Overhead power cables and pylons were seen in some parts of the Site (Plate 7.21 below).



Plate 7.21: View south-east across arable fields immediately north of the access road leading to Ansty Farm/The Place

- 7.14 It was not possible to access the area where the historic 19th outfarm is recorded to the south-east of Ansty Farm (47), therefore it is not known at this time whether any evidence survived for this.

8.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

- 8.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are several known heritage assets within the Site itself, as well as evidence for archaeological activity recorded on the HER within the broader 1.2km radial Study Area, where previous developments and archaeological investigations have taken place. The generally low incidence of archaeological recovery in the area is likely to reflect the relative stability of the landscape over the modern period, as well as a low rate of development providing few opportunities for archaeological investigation. The broad character of this rural area is overwhelmingly agricultural.
- 8.2 No designated heritage assets are recorded within the Site boundary. The northern area (north of the stream) would have been within Cuckfield medieval park (34), which is recorded by WSCC as an Archaeological Notification Area (20) for related medieval archaeology. This is a non-statutory local designation.
- 8.3 Within the Site boundary, recorded non-designated heritage assets include isolated prehistoric flintwork finds (25), a bloomery site (38) and bloomery slag (39), Mackrell's Farm 19th century historic farmstead (44) and a 19th century outfarm to the south-east of Ansty Farm (47). In addition, three old trackways (A, C and D, Fig. 18) and an historic bank and ditch north-south aligned field boundary (B, Fig. 18) were identified during the assessment of the Site (walkover, map regression, aerial imagery and LiDAR), as well as a few low wood banks bordering historic woodland areas and some historic hedgerows which have been in existence since at least 1843. Two further non-designated heritage assets are recorded within the Site boundary (24 and 32), but their locations are not accurate (being attached to the nearest grid square reference) and they would have actually been found to the east and north of the Site respectively. The LiDAR imagery hints at some possible discrete features (perhaps sawpits?) to the south of the old outfarm building platform (47). This area was not easily accessible during the walkover survey; therefore, no ground proofing was undertaken here. Traces of former field boundaries shown on the tithe map (Fig. 5) can be seen on the LiDAR imagery (Fig. 18 in orange) and may be represented by filled-in ditches or grubbed out hedgerows. Just beyond the Site boundary in the north-west by Highbridge Mill and in the north-east by Mackrell's Farm, there are two possible earthwork sites which appear on LiDAR imagery (Fig. 18), but these are not recorded on the HER (and will not be impacted by the proposed development).
- 8.4 The surrounding landscape context suggests some potential for prehistoric activity, although this tends to be in the form of artefacts associated with hunting groups moving through the landscape rather than any significant occupation, settlement or activity areas. Evidence for this period mostly exists as isolated findspots. Consequently, should prehistoric archaeology be encountered at the Site, it is likely to be represented by isolated artefacts, such as flintwork.
- 8.5 The Site's location within a wooded stream valley suggests the possibility that deposits relating to past ironworking could exist. Ironworking in the Weald is recorded from the Iron Age up until the 18th century, although any surviving sites would most likely be of post-medieval date. According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, much of the Site lies on an 'assarted' fieldscape. Assarting was a common practice during the medieval period as a means of clearing forested 'common' lands for use in agriculture or other purposes. There is also some potential for woodland management features (e.g. sawpits and charcoal platforms) to be present within the ancient woodland, although this is unconfirmed due to access difficulties and ground vegetation.

- 8.6 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the proposed development area. Given the absence of previous archaeological investigation at the Site, the possibility that as yet unknown remains, particularly from the medieval and post-medieval periods, may be present on the Site cannot be discounted. Any archaeological evidence from this is likely to be either isolated findspots or related to landscape features (drainage/former boundaries) or agricultural activities, particularly where arable cultivation is recorded.
- 8.7 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 8.8 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of no more than local or regional significance.

9.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 9.1 There are no known significant previous impacts on the heritage potential of the Site. The creation of the medieval parkscape is likely to have protected the Site from impact in the medieval period.
- 9.2 No parts of the Site have ever been developed, so that will have minimised any past impact, although limited excavations (e.g. planting, installation of posts, drainage features etc) will have taken place in localised parts of the Site. It is possible that some extant features, such as ponds, may have historically been the result of extraction/quarrying. Such features may have impacted any earlier archaeology in localised areas, whilst themselves being of some intrinsic archaeological value.
- 9.3 Given the Site's history of use for arable cultivation, it is possible that sub-surface deposits may have been previously truncated to some degree by ploughing at the Site. The degree to which any truncation may have occurred cannot be determined without establishing the depth of the topsoil, which is likely to differ between and within fields depending on the gradient of the land, for example.
- 9.4 The pre-medieval landscape may bear no relation to the modern field and settlement pattern. Consequently, such pre-medieval evidence that might survive beneath the plough soil may not have been disturbed by later occupation.
- 9.5 In summary, archaeological preservation is likely to be good at the Site due to a broad absence of any significant past disturbances, with the exception of some minor agricultural impacts.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the asset and the likely degree of impact (e.g. how much of the asset will be destroyed). Although presence/absence and significance of any heritage assets on the site is undetermined there is potential for such assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.
- 10.2 The Site is being considered for a residential development with associated access roads, parking and green/recreational space. Provision for a primary school is also included. The proposed layout for the Site is presented in Fig. 17. The likely impacts of the construction phase are relatively straightforward to identify. The high level of ground disturbance from groundwork activities such as initial ground preparation (e.g. grubbing out of trees and landscaping), excavations for foundations, service runs, access, ancillary structures etc and any ground reduction will destroy or seriously damage any sub-surface deposits. In summary, wherever development is envisaged, substantial below ground impacts can be expected.
- 10.3 Based upon the research conducted as part of this study and given the absence of significant previous intrusive investigation at the Site, it is possible that the proposed development will reveal and potentially impact on as yet unknown archaeological deposits. As the degree of past impact on any such remains is currently unknown, any groundwork may be subject to a programme of archaeological evaluation and mitigation (as a planning condition) to better determine the presence or absence of remains.
- 10.4 The fields within the Site are classified in the Historic Landscape Characterisation as a mix of medieval assarts (including extraction and ponds), later enclosures, woodland and plantations. According to historic mapping sources, many of the extant field boundaries (internal and perimeter) have been present at the Site since at least 1843 (Fig. 5), although the northern Site boundary was not established until the creation of the Cuckfield by-pass in 1988 and there has been a degree of boundary removal. This assessment has identified some extant hedgerows that may be considered to be 'important' historic hedgerows as defined by The Hedgerows Regulations 1997¹⁶, given their longevity and existence since the mid-19th century tithing surveys. While any development will unavoidably replace the open countryside character with a built-up character, this can be mitigated by ensuring that the existing boundaries are retained within the development wherever possible. This will ensure that the historic character can be read within the new landscape, and help to identify the development as an organic expansion of an historic settlement.
- 10.5 The potential impact on the setting of built heritage is covered in the separate Heritage Statement (Turley Heritage 2022), which should be read in addition to this report.

¹⁶ <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>, accessed December 2022

11.0 CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 11.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and, as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. A site assessed as having low potential may still contain unsuspected archaeological deposits. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Mid Sussex District Council) and their archaeological advisors (Surrey County Council).
- 11.2 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. The assessment identified no heritage assets of national significance within the Site that may require preservation *in situ*, to the extent that this can be predicted from available information, although the presence of unsuspected deposits of this importance cannot be ruled out.
- 11.3 The assessment has concluded that:
- The appraisal Site does not lie within a Conservation Area.
 - There are no designated heritage assets recorded within the Site boundary.
 - The northern part of the Site lies within Cuckfield medieval park, which is recorded as an Archaeological Notification Area with raised potential for medieval archaeology.
 - Within the Site boundary, recorded non-designated heritage assets include isolated prehistoric flintwork finds, a bloomery site and bloomery slag, Mackrell's Farm 19th century historic farmstead and a 19th century outfarm to the south-east of Ansty Farm.
 - Three historic trackways and an historic bank and ditch north-south aligned field boundary were identified during the assessment, in addition to several wood banks bordering historic woodland areas and some historic hedgerows which have been in existence since at least 1843.
 - The LIDAR imagery hints at some possible discrete features within the wooded area to the south of the old outfarm south-east of Ansty Farm.
 - Traces of former field boundaries shown on the 1843 tithe map can be seen on the LiDAR imagery and may be represented by filled-in ditches or grubbed out hedgerows.
 - Outside the Site boundary in the north-west by Highbridge Mill and in the north-east by Mackrell's Farm, there are two possible anomalies which appear on LiDAR imagery and may represent archaeological earthworks not recorded on the HER.
 - Should prehistoric archaeology be encountered at the Site, it is likely to be from more transient activity and represented by isolated artefacts, such as flintwork.
 - The Site is considered to lie within an area of potential for Wealden ironworking from the medieval to post-medieval periods.
 - The Site also has some potential for features relating to parkland (north), woodland management and agricultural activities.

- Many of the extant field boundaries (internal and perimeter) have been present at the Site since at least 1843 (Fig. 5), although the northern Site boundary was not established until the creation of the Cuckfield by-pass in 1988.
 - It is thought that archaeological preservation will be good at the Site due to a broad absence of any significant past disturbances, with the exception of some minor agricultural impacts (e.g. plough damage).
 - Any development at the Site has the potential to cause permanent damage, and possibly the complete destruction of archaeological remains, if present, particularly in areas where deeper excavations are proposed.
- 11.4 'Important historic hedgerows' have been identified as internal field divisions and around the perimeter of the Site. It is recommended that these hedgerows are retained in the development where possible. If a breach in the hedgerow is unavoidable, appropriate mitigation under supervision may be necessary (i.e. minimising the area of the breach and excavating under archaeological supervision, with recording of all exposed deposits). By retaining the extant historic hedgerows, it will also help to alleviate the impact on the historic landscape character, by providing preservation of the historic field pattern and allowing its history to be read in the modern landscape.
- 11.5 Due to archaeological findings in the wider 1.2 km radial Study Area and within the Site boundary, it may be necessary to establish with a greater degree of certainty the presence or absence of any archaeological features in areas which will be impacted by groundwork. This may be achieved by a programme of geophysical survey and archaeological evaluation work (e.g. trial trenching) under a condition attached to the planning consent. The results of the work would assist in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This is an efficient and cost-effective means of determining the archaeological potential of a landscape and the results of this fieldwork programme will inform further mitigation measures, as appropriate. The details and extent of any archaeological mitigation will require discussion with the archaeological advisors for the LPA.
- 11.6 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation *in situ*, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

12.0 ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Will Adams and Joe Cheesman, Fairfax Acquisitions Ltd
Melanie Dickenson, Historic Environment Record Officer, West Sussex County Council
Search Room Staff at West Sussex record Office

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1638 Estate map of Cuckfield, Lindfield, & Wivelsfield (WSRO: Add MS 28784)
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Cuckfield Tithe Map 1843 (WSRO: TD / E91)
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Extract from 1806-7 Map of West Sussex
Extract from Ordnance Survey map, 1874-5
Extract from Ordnance Survey map, 1897
Extract from Ordnance Survey map, 1910-11
Land Utilisation Survey of Britain, 1931-6 (Source: Vision of Britain)
Extract from Ordnance Survey map, 1963
Extract from Ordnance Survey map, 1992-4
Google Earth Pro historical satellite images

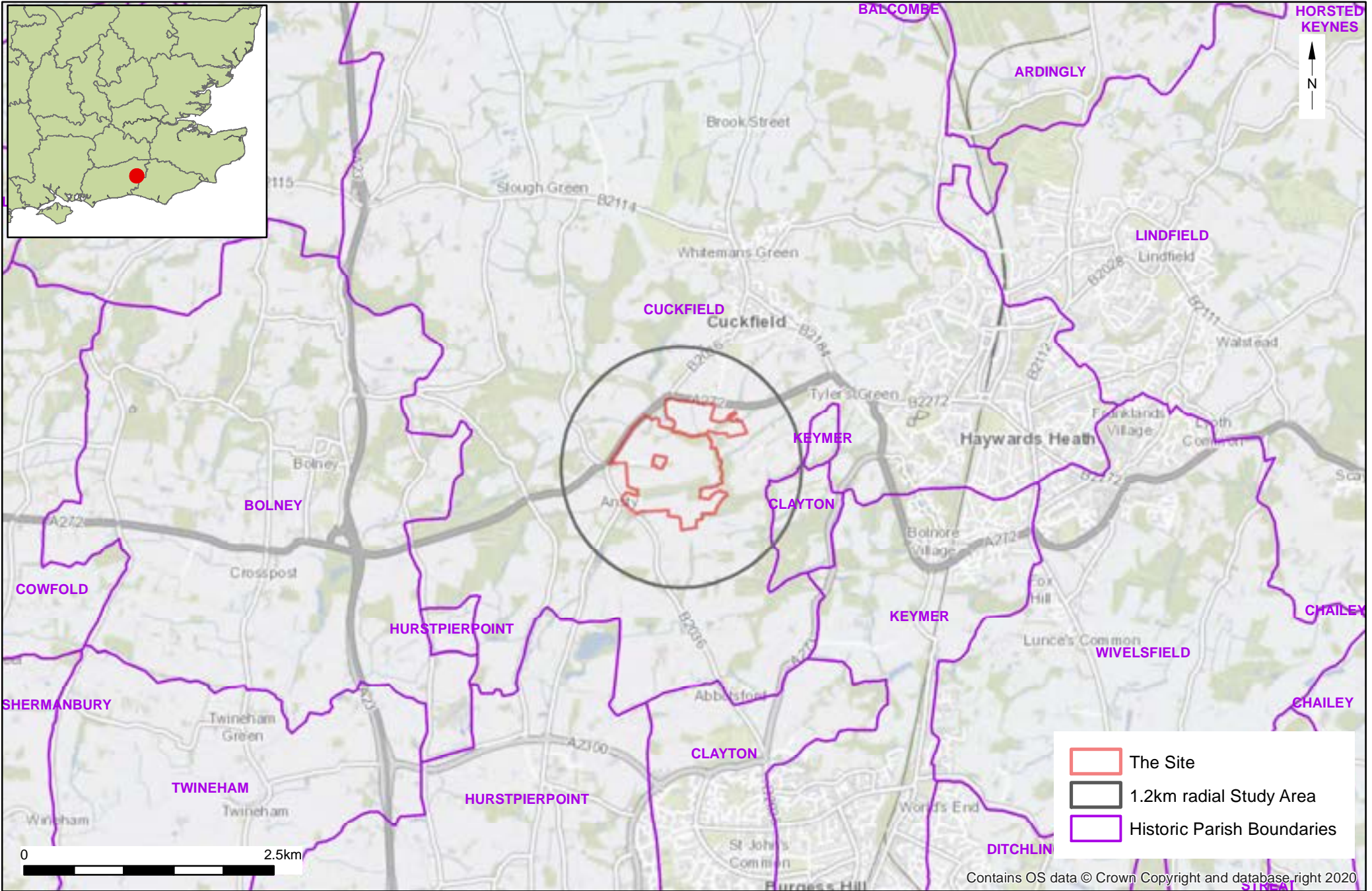
APPENDIX 1: Summary table of heritage assets (use with Section 4 and Figures 2 (designated heritage assets) and 3 (non-designated heritage assets))

No	HER No	Eastings	Northings	Description	Period
Listed Buildings					
1	DWS6777	529755	124416	CUCKFIELD PARK - Grade II* listed building	Post-medieval
2	DWS6781	529814	124398	GATEHOUSE TO CUCKFIELD PARK INCLUDING IRON RAILINGS - Grade II* listed building	Post-medieval
3	DWS6779	529992	124300	LODGE TO CUCKFIELD PARK - Grade II listed building	Post-medieval
4	DWS7653	529846	124452	SUMMERHOUSE AT CUCKFIELD PARK - Grade II listed building	Post-medieval
5	DWS7654	529861	124366	WALL TO EAST AND SOUTH EAST OF CUCKFIELD PARK - Grade II listed building	Post-medieval
6	DWS6939	529114	123274	THE OLD COTTAGE - Grade II listed building	Post-medieval
7	DWS6972	529691	122472	HARVESTHILL - Grade II listed building	Post-medieval
8	DWS7082	530589	123449	LODGE FARMHOUSE - Grade II listed building	Post-medieval
9	DWS7188	529083	123259	THE ANCIENT FARM - Grade II listed building	Post-medieval
10	DWS7197	529510	122772	WEST RIDDENS FARMHOUSE - Grade II listed building	Post-medieval
11	DWS7201	529207	123036	MOUNT NODDY COTTAGE - Grade II listed building	Post-medieval
12	DWS7393	530435	122564	UPPER RIDGES MOONHILL PLACE - Grade II listed building	Post-medieval
13	DWS7578	530201	123527	MACKRELL COTTAGE - Grade II listed building	Post-medieval
14	DWS6937	529709	123696	HIGHBRIDGE MILL - Grade II listed building	Post-medieval
15	DWS6938	529668	123337	THE PLACE - Grade II listed building	Post-medieval
Conservation Areas					
16		530251	124368	Cuckfield Conservation Area	
Registered Park or Garden					
17	DWS394	530866	122718	HEASELANDS - Grade II RPG - A mid to late C20 plantsman's garden with formal elements and extensive ornamental woodland	Post-medieval

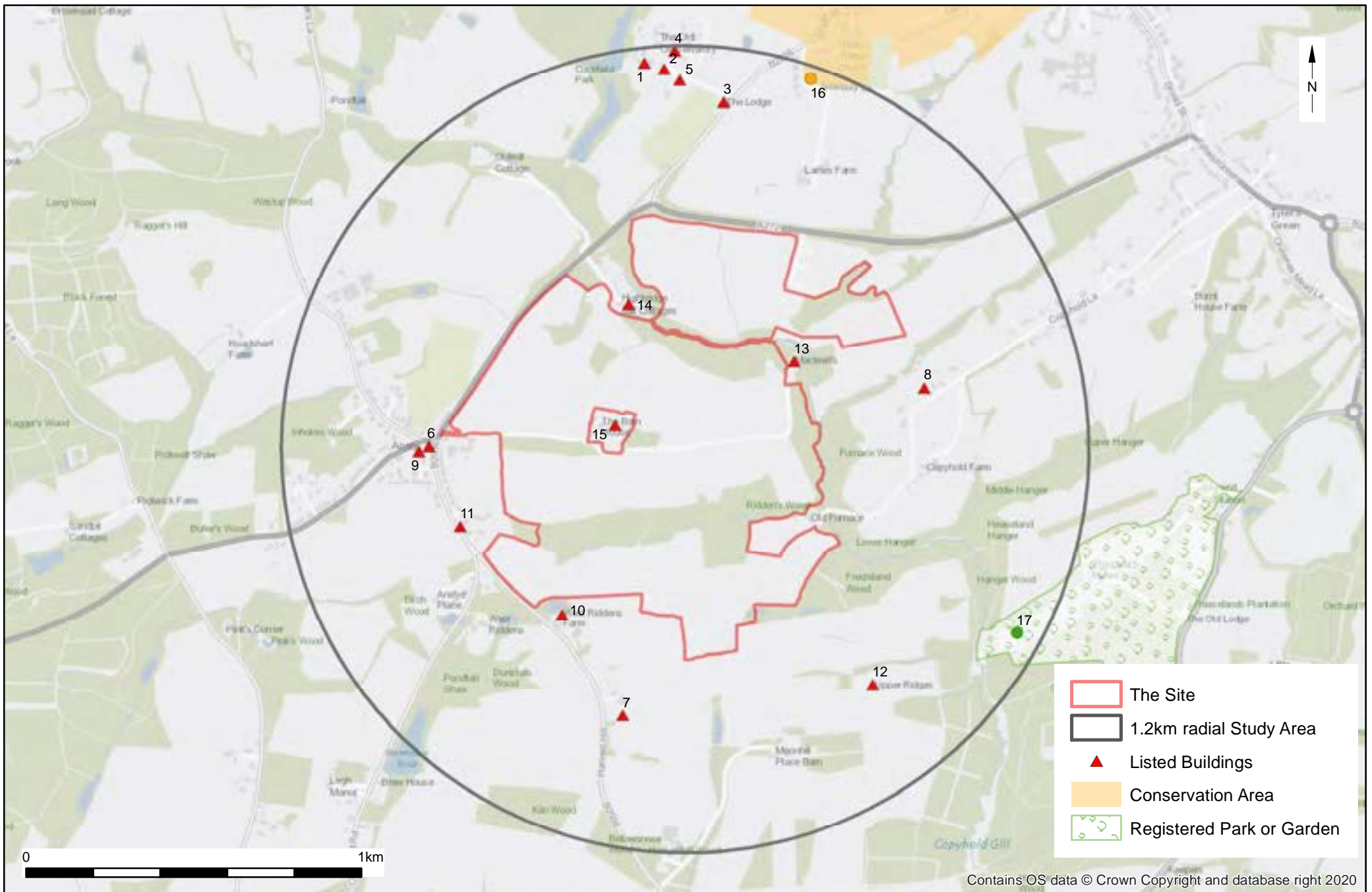
No	HER No	Eastings	Northings	Description	Period
Archaeological Notification Areas					
18	DWS8626	530909	122774	Heaselands Registered Park and Garden, Ansty and Staplefield	
19	DWS8633	530317	124365	Historic Core of Cuckfield	
20	DWS8634	529920	123753	Cuckfield Medieval Park and Park Pale, Cuckfield	
21	DWS9075	529162	123280	Medieval Hamlet of Ansty, Ansty and Staplefield	
Non-designated Heritage Assets					
22	MWS7983	530422	123919	Cuckfield Bypass - Mesolithic flintwork found during a survey of the route including a side scraper, a fabricator, a piercer and a hollow based arrowhead	Mesolithic
23	MWS3692-3	529000	123000	Mesolithic , Neolithic/Bronze Age flintwork identified during Cuckfield By-pass construction in 1988	Mesolithic - Bronze Age
24	MWS782	530000	123000	Bronze Age axe - Cuckfield	Bronze Age
25	MWS4052	530100	123600	Prehistoric flintwork (flakes and scrapers) found in a field to the NW of Mackrells Farm	Prehistoric
26	MWS4569	529560	124280	Flakes & Scrapers - Cuckfield Park	Prehistoric
27	MWS1053	529361	123657	Roman cremation burial - High Bridge	Romano-British
28	MWS4205	530330	124649	Cuckfield Medieval town	Medieval
29	MWS12164	530600	123446	Lodge Farm Historic Medieval Farmstead, Ansty and Staplefield	Medieval
30	MWS12885	529495	122746	Ridden's Farm Historic medieval Farmstead, Ansty and Staplefield	Medieval
31	MWS12944	529088	123232	The Ancient Farm (Crouchlands Farm) Historic medieval Farmstead, Ansty and Staplefield	Medieval
32	MWS3694	530000	123000	Late medieval pottery sherds identified during Cuckfield By-pass construction in 1988	Medieval
33	MWS656	529100	123200	Medieval clay plumb bob found in the garden soil behind an old timbered farmhouse called 'The Ancient Farm'	Medieval
34	MWS662	529500	124400	Cuckfield Medieval Park - in existence as a Park to the now demolished Cuckfield Manor by 1255. It was disparted and the western half sold in 1575	Medieval
35	MWS981	530350	122980	Cuckfield Forge and Furnace - medieval forge at Copyhold	Medieval

No	HER No	Eastings	Northings	Description	Period
36	MWS7984	530200	123600	Cuckfield Forge near Mackrell's Farm	Medieval to Post-medieval
37	MWS7984	530493	124113	Pen ponds to the north of Mackrell's Farm	Medieval to Post-medieval
38	MWS951	529600	123700	Iron working site - High Bridge - site of undated bloomery noted during fieldwalking in field adjacent to Mill - Highbridge Mill is built on the scarp of an immense dam which probably also powered a hammer pond	Post-medieval
39	MWS5378	530100	123300	An area of bloomery slag found in a field SW of Macrell's Farm and thought to be associated with Cuckfield Forge & Furnace	Post-medieval
40	MWS11185	529809	122316	Site of Harvest Hill Barn Historic C19 Outfarm, Cuckfield	Post-medieval
41	MWS11186	529689	122517	Harvest Hill House Historic C19 Farmstead, Cuckfield	Post-medieval
42	MWS11907	530225	124081	Laines Farm Historic C19 Farmstead, Cuckfield	Post-medieval
43	MWS12243	530660	122406	Site of Lower Moonhill Farm Historic C19 Farmstead, Ansty and Staplefield	Post-medieval
44	MWS12283	530164	123507	Mackrell's Farm Historic C19 Farmstead, Ansty and Staplefield	Post-medieval
45	MWS12412	530452	122557	Moonhill (Upper Ridges) Historic C19 Farmstead, Ansty and Staplefield	Post-medieval
46	MWS13012	528884	123713	Historic C19 Outfarm North East of Hoardshef Farm, Ansty and Staplefield	Post-medieval
47	MWS13114	529923	123118	Site of Historic C19 Outfarm South East of Ansty Farm, Ansty and Staplefield	Post-medieval
48	MWS13867	530148	122362	Upper Moonhill Historic C19 Farmstead, Ansty and Staplefield	Post-medieval
49	MWS14071	529213	123294	Yard East of Anstey Cross, Ansty and Staplefield - identified as a Historic Outfarm dating to the 19th century	Post-medieval
50	MWS9919	530582	123208	Copyhold Farm Historic C19 Farmstead	Post-medieval
51	MWS9291	529609	123334	Ansty Farm Historic C19 Farmstead, Cuckfield Rural	Post-medieval
52	MWS5381	530000	124000	St. Johns Common Quarry	Post-medieval
53	MWS5470	529760	124420	Cuckfield Park House and gardens - Cuckfield Park is a c.1580 stucco-faced brick building	Post-medieval
54	MWS663	529270	124150	Watermill - Oldmill Cottages - Watermill shown here on maps of 1795 and 1813 but not on later maps	Post-medieval
55	MWS664	529100	123290	Toll House - Turnpike shown on map of 1795	Post-medieval

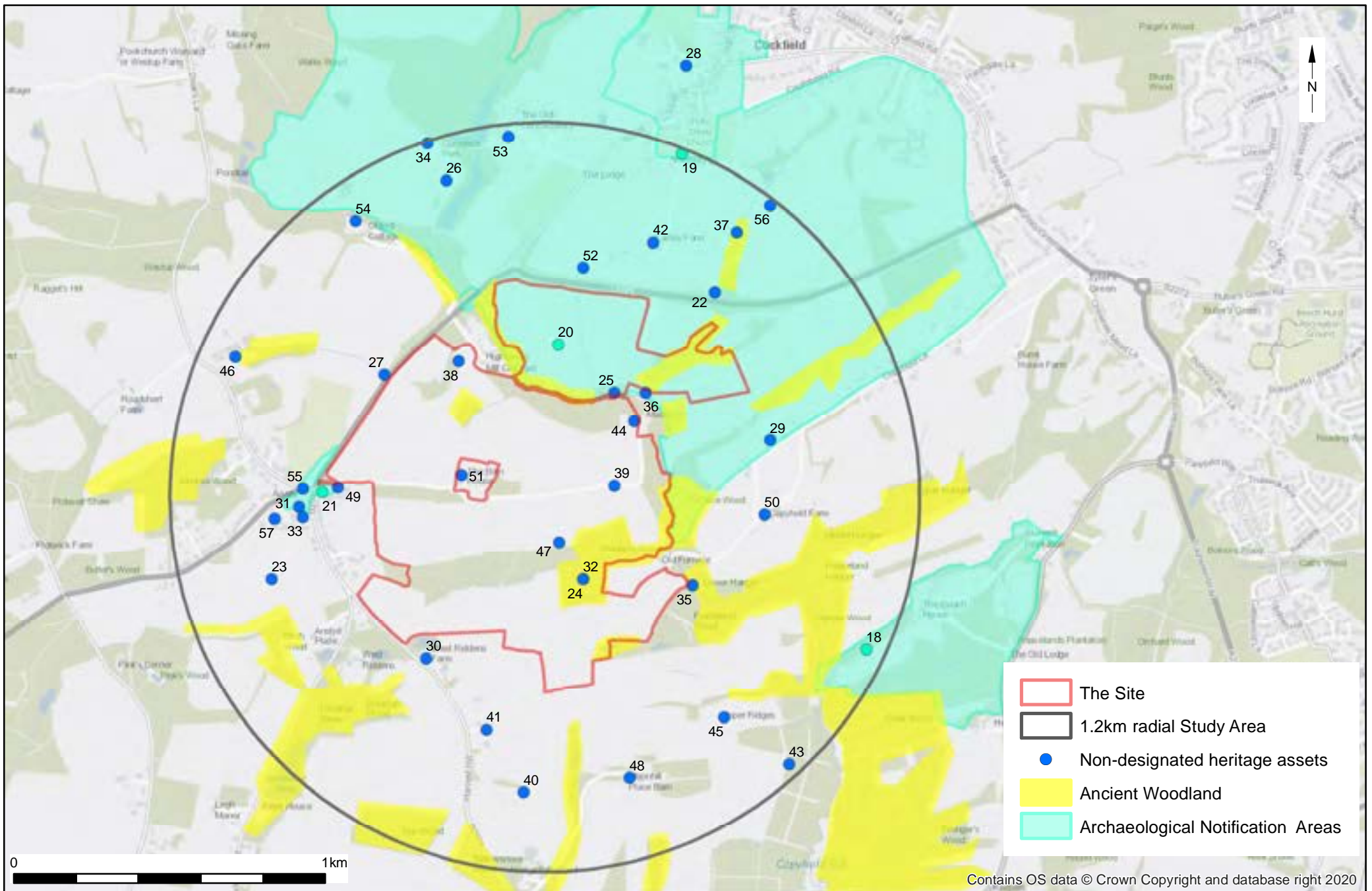
No	HER No	Eastings	Northings	Description	Period
56	MWS4040	530600	124200	Grassy Mounds - Mackrell's Farm - undated earthwork banks / mounds which may be building platforms or may owe their origins to a former golf course	Undated
57	MWS14894	529009	123194	Land at Bolney Road, Ansty - Evaluation - no archaeological finds or features were identified during the evaluation	Undated/Negative



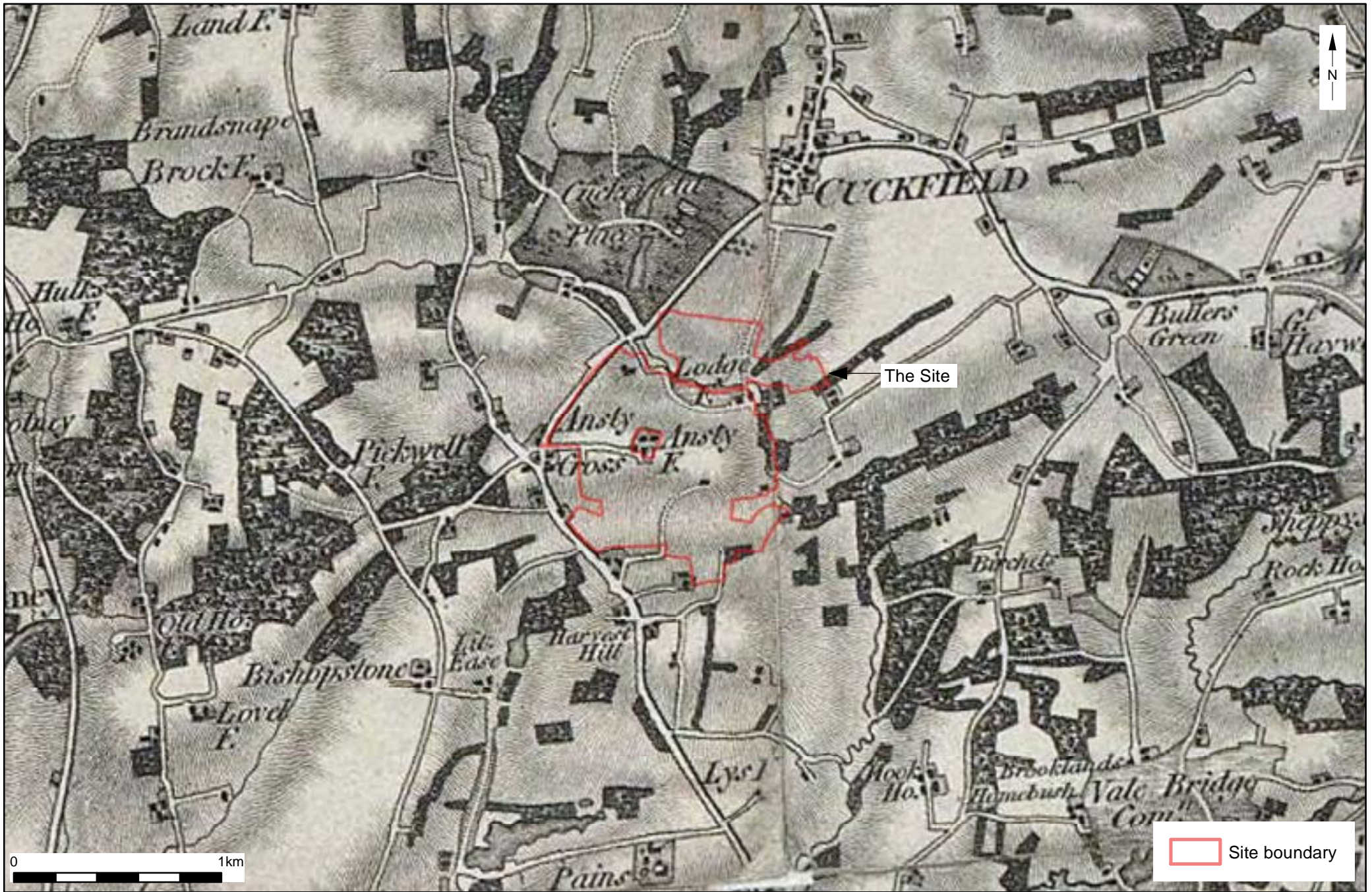
© Archaeology South-East		Land East of Ansty, West Sussex	Fig. 1
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Report Ref: 2022301	Drawn by: KLGR		



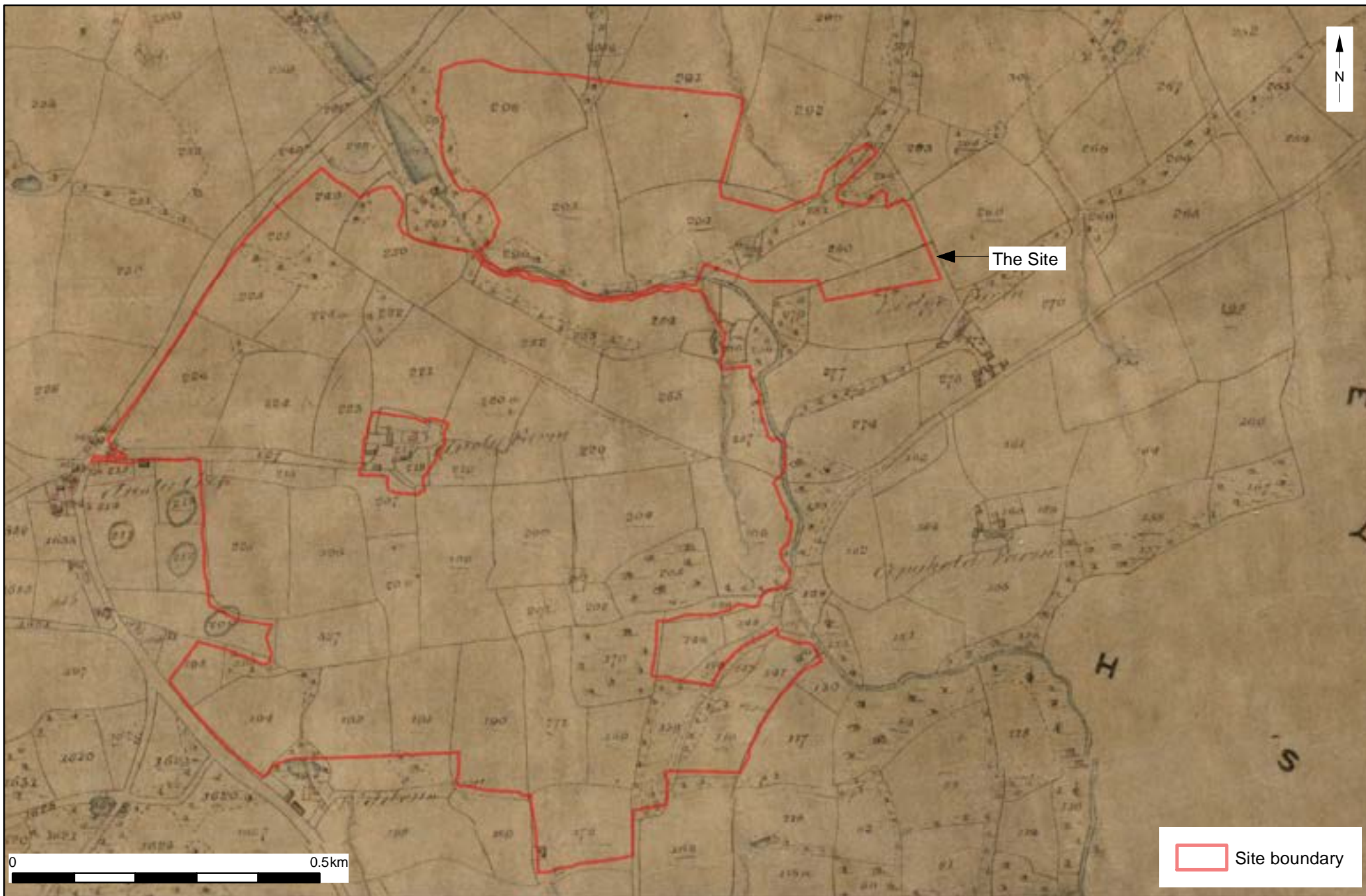
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Project Ref: 180474	November 2022	Site location, Study Area and designated heritage data	
Report Ref: 2022301	Drawn by: KLGR		



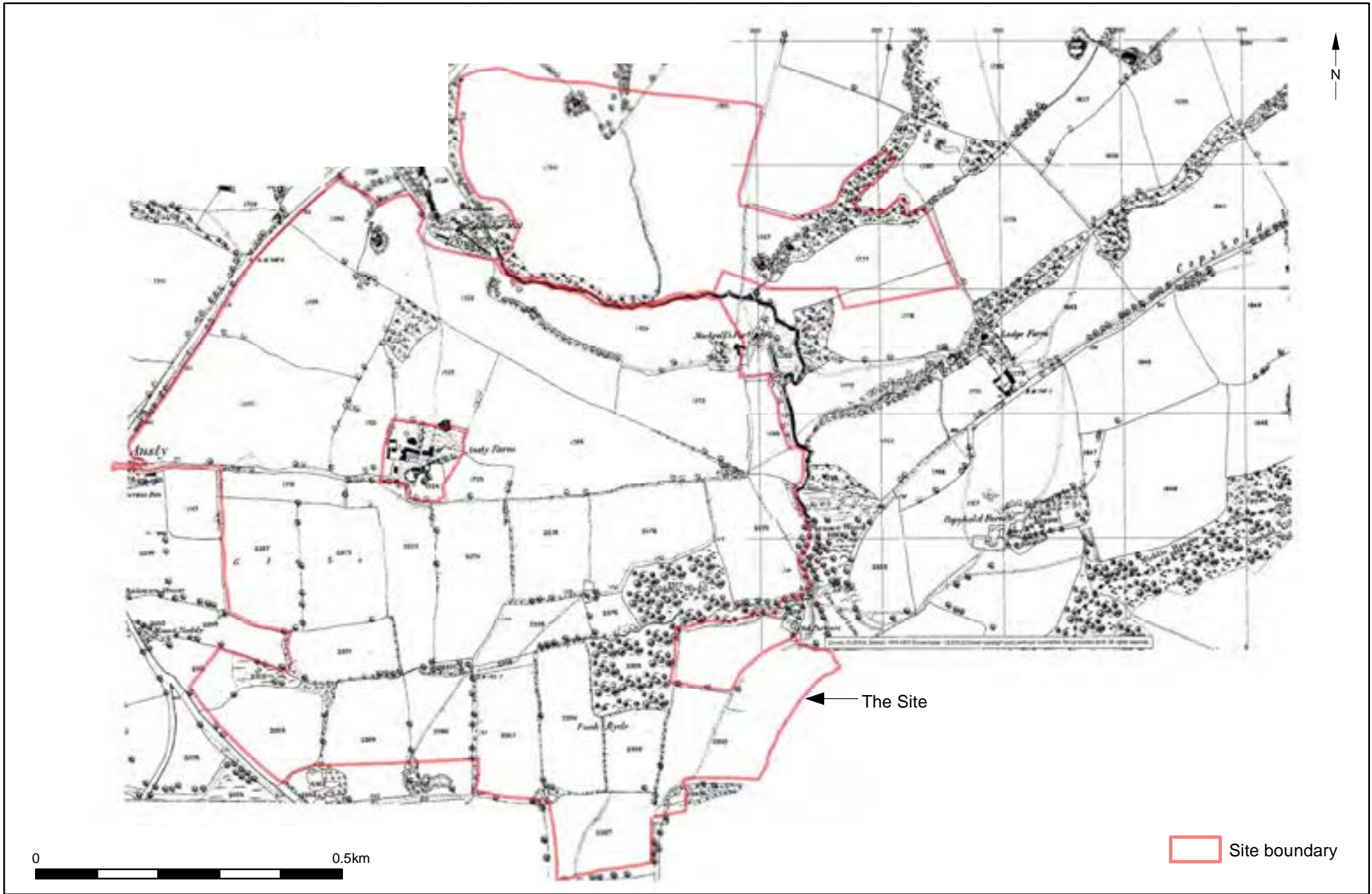
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Report Ref: 2022301	Drawn by: KLGR		



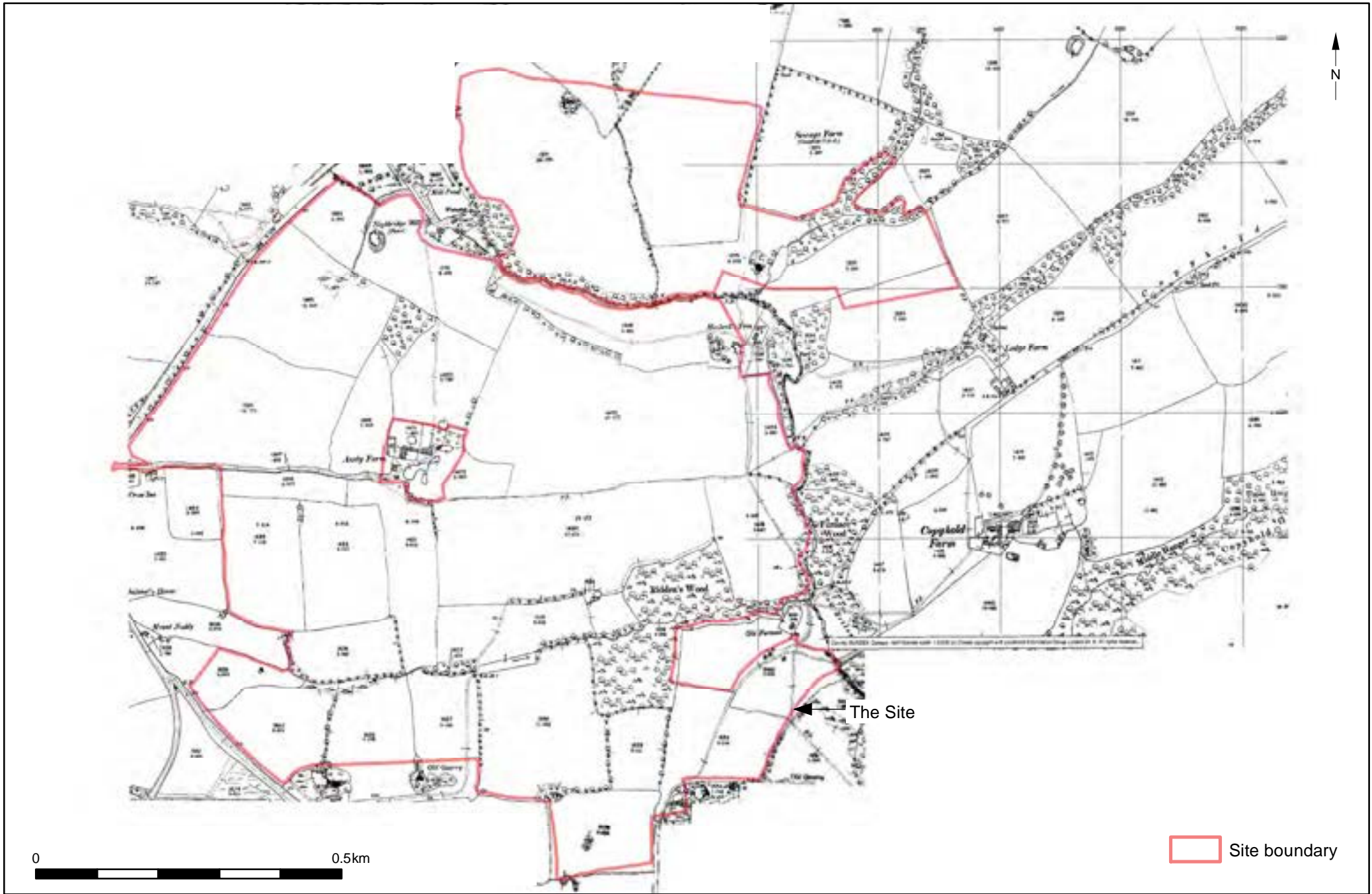
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Report Ref: 2022301	Drawn by: KLGR		



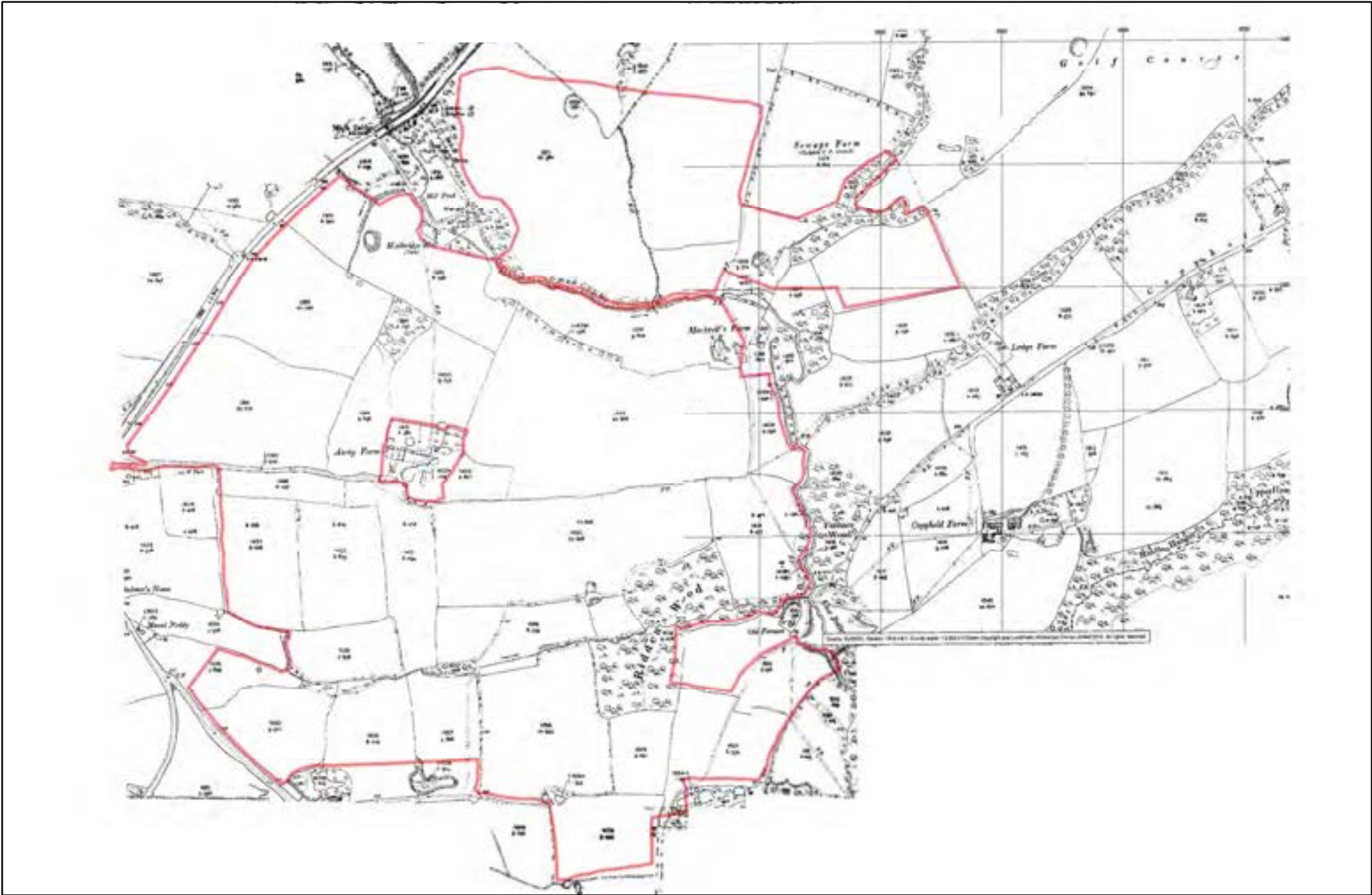
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Project Ref: 180474	November 2022	Extract from 1845 Cuckfield Tithe map (WSRO ref. TD/E91)	
Report Ref: 2022301	Drawn by: KLGR		



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Project Ref: 180474	November 2022	Extract from Ordnance Survey map, 1874-5	
Report Ref: 2022301	Drawn by: KLGR		



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Project Ref: 180474	November 2022	Extract from Ordnance Survey map, 1897	
Report Ref: 2022301	Drawn by: KLGR		



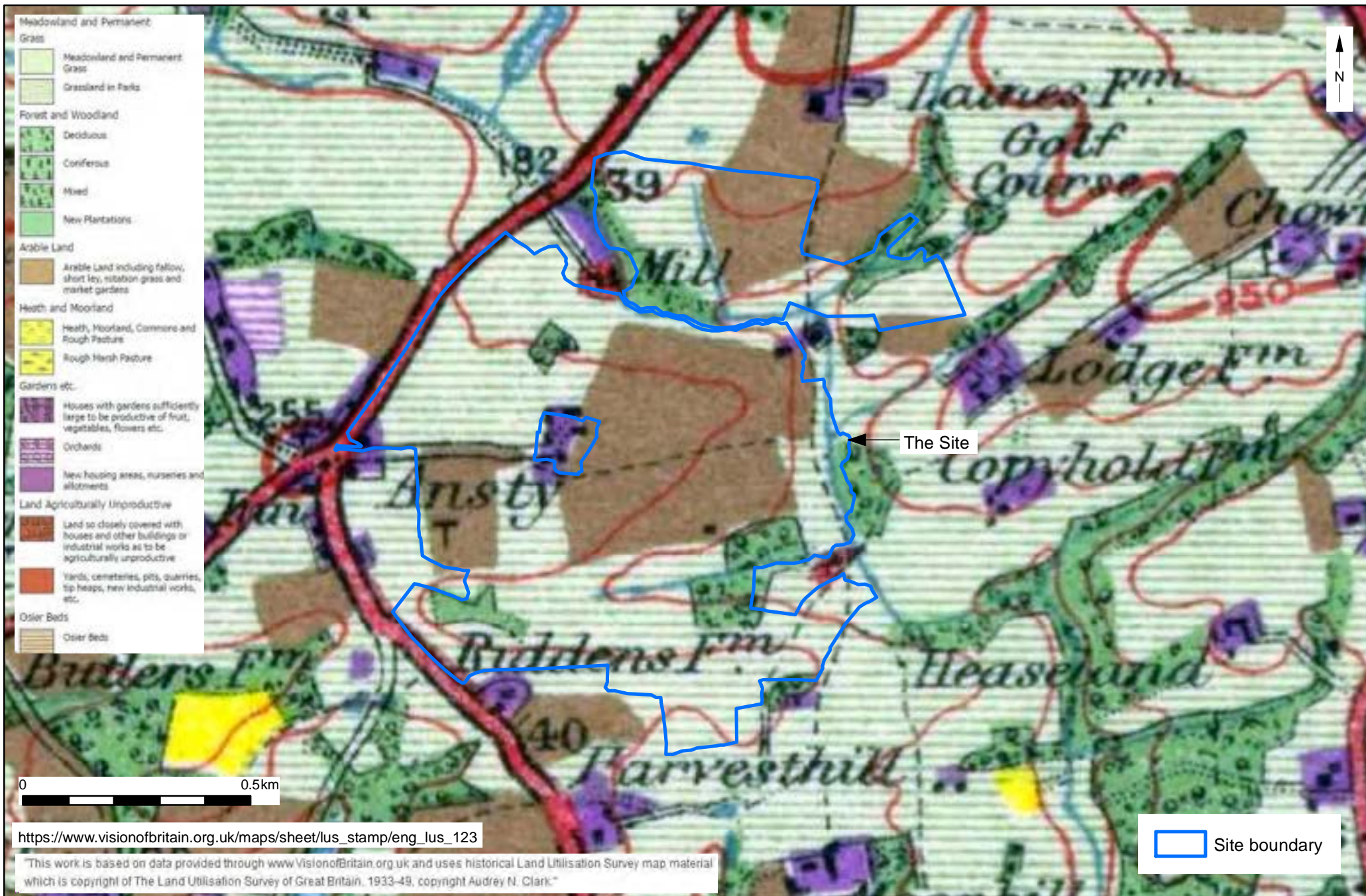
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Land East of Ansty, West Sussex

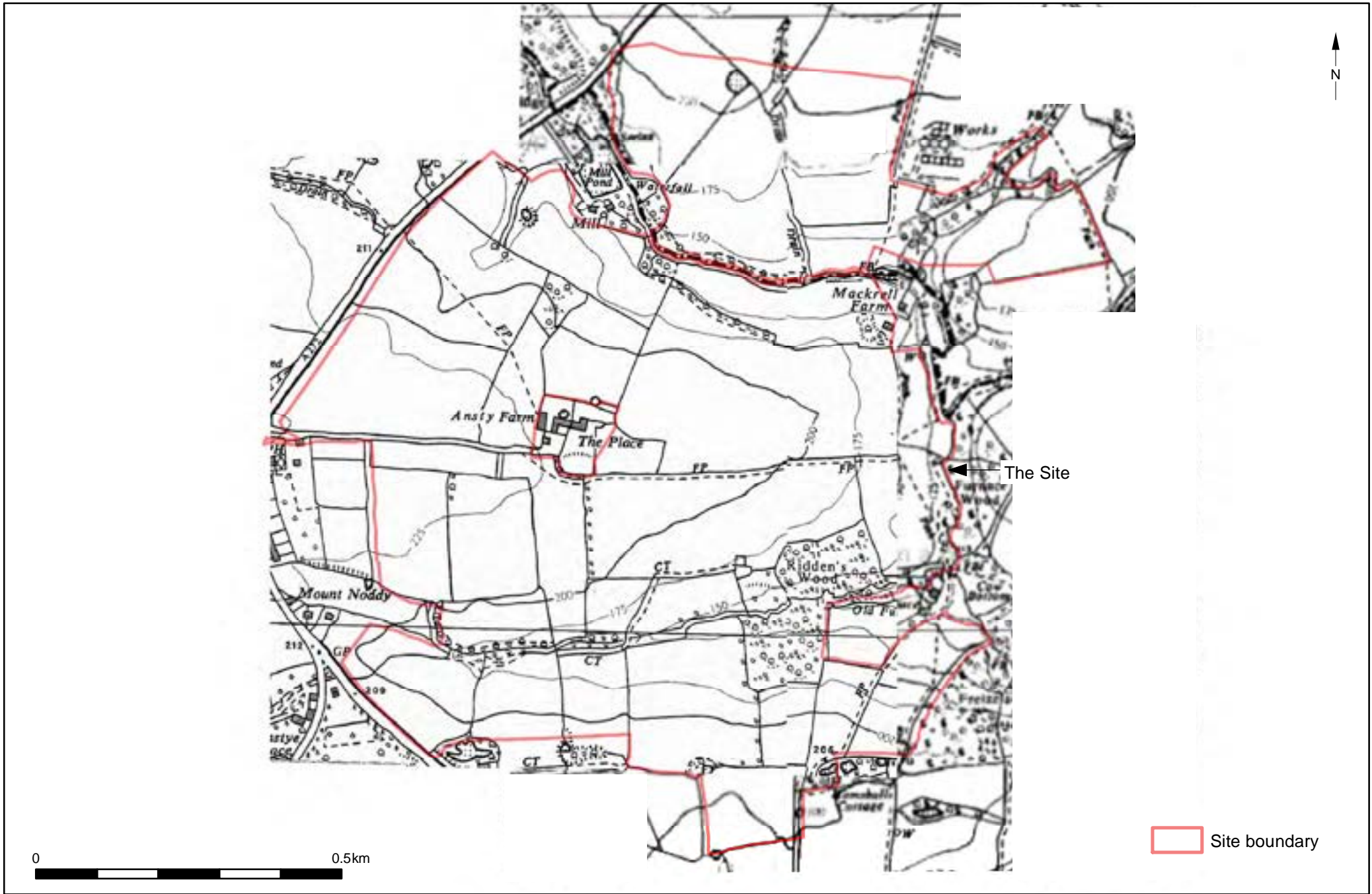
Project Ref: 180474 November 2022
 Report Ref: 2022301 Drawn by: KLGR

Extract from Ordnance Survey map, 1910-11

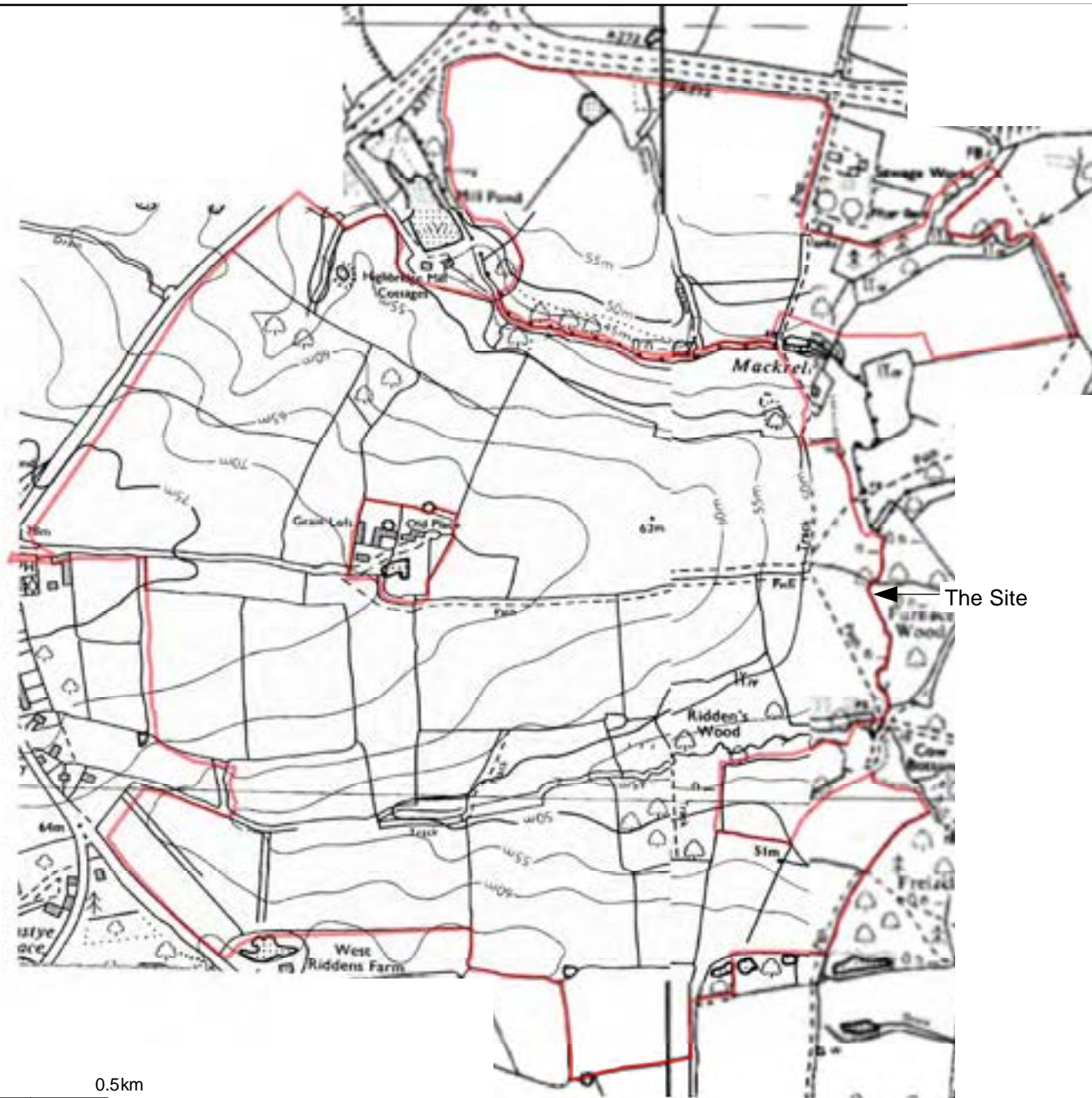
Fig. 8



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Project Ref: 180474	November 2022	Extract from Ordnance Survey map, 1992-4	
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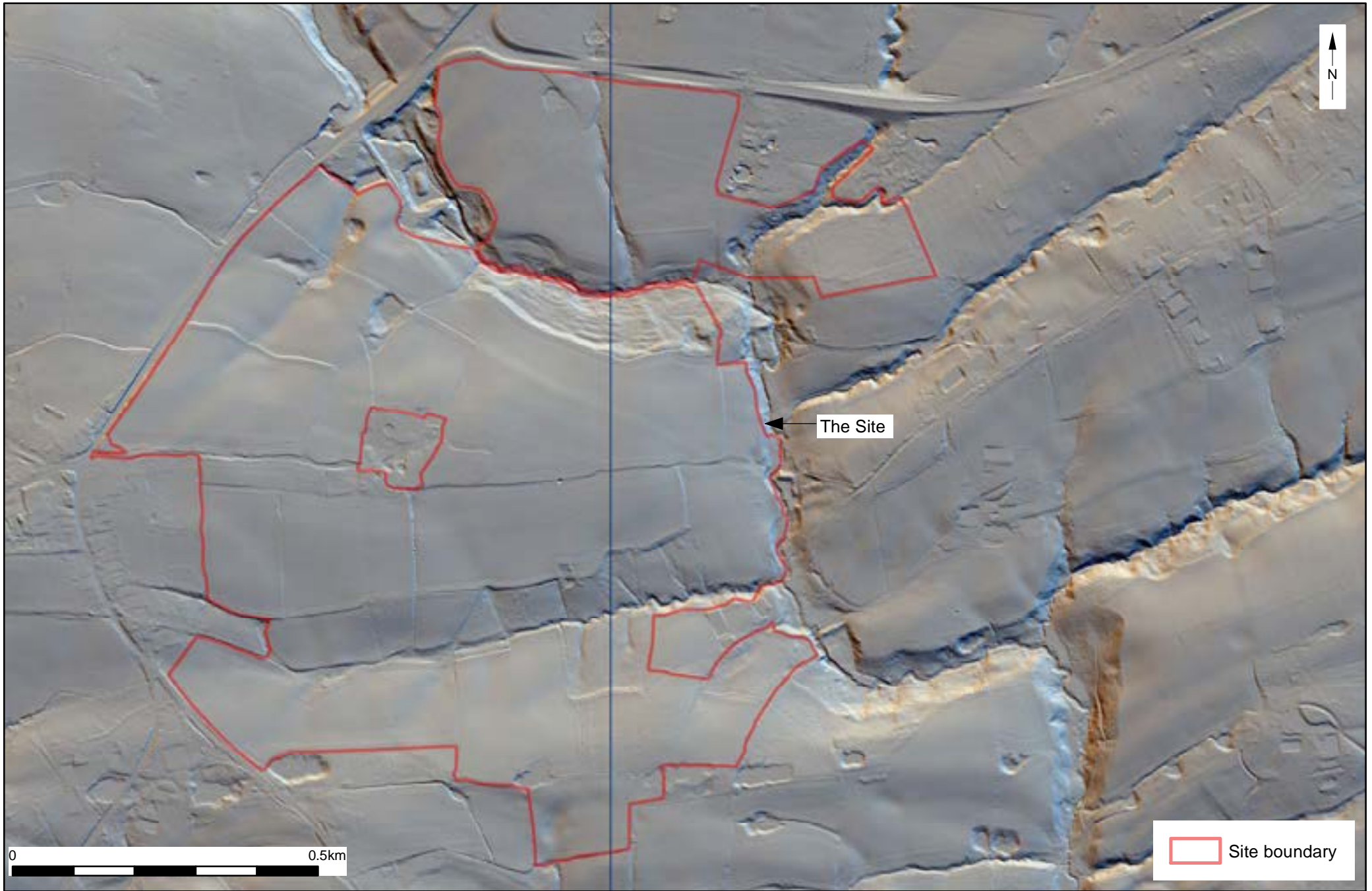
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Project Ref: 180474	November 2022	Site location shown over Google Earth satellite image (captured Dec 2001)	
Report Ref: 2022301	Drawn by: KLGR		



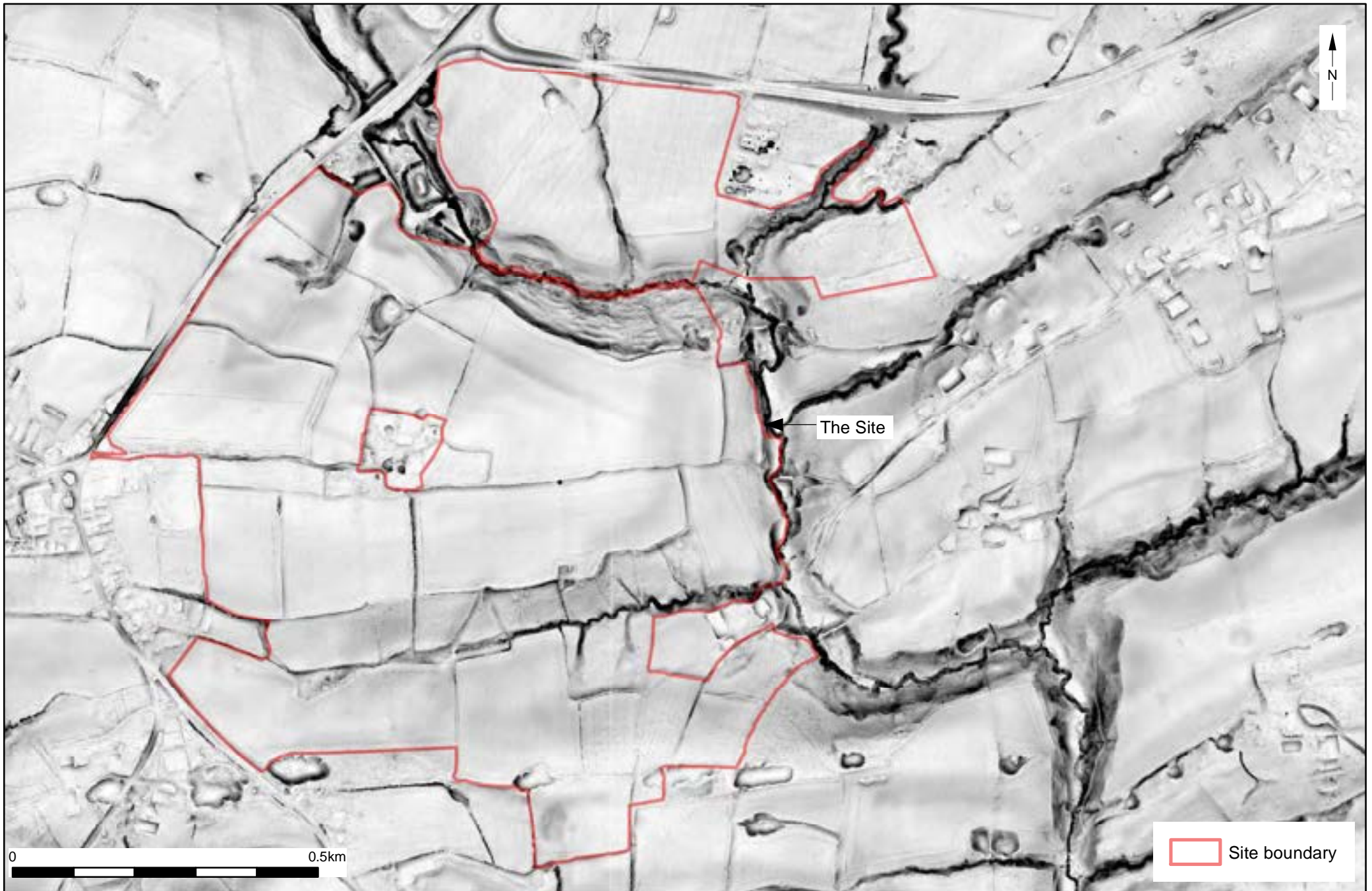
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Project Ref: 180474	November 2022	Site location shown over Google Earth satellite image	
Report Ref: 2022301	Drawn by: KLGR	(captured March 2012)	



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Project Ref: 180474	November 2022	Site location shown over Google Earth satellite image (captured March 2022)	
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Project Ref: 180474	November 2022	Lidar imagery (1m DTM Multi D16 H35) showing the Study Area	
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Project Ref: 180474	November 2022	Lidar imagery (1m DTM SVF R10 D16) showing the Study Area	
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Concept Masterplan



PARKLAND APPROACH

The gateway to the new settlement from the north will be defined by an open and green character within which would be a cluster of playing fields on one of the flatter parts of the site. The road will be defined by avenue planting and the existing trees will be retained.

NORTHERN QUARTER

This part of the site will be detached from the main part of the site but will be linked via footpaths and cycleways. It will have a lower density and benefit from its setting seen to the parkland.

VILLAGE CENTRE

Located at the heart of the settlement, the Village Centre will be a distinctive centre of the scheme with mixed uses which will support the new settlement. A new village hall will also be a key feature building at the heart of this scheme.

THE RIDGE - LINEAR PARK

Following the line of trees which follow the ridge line a new distinctive space will be created here, where valuable trees/hedges will front onto the space and sympathetically link up the hill.

VILLAGE PARK

This distinctive new space will be a resource for all members of the community and visitors alike. Our active built form will open up the space to create enclosure and define an attractive new place. It will also provide a sympathetic setting to the existing listed building. It will also afford spectacular views to Cuckfield village church spire.

1. Village Centre
2. Village Square and Community Hall
3. Village Park
4. The Ridge - Linear Park
5. Sports Pitches as green gateway
6. The Crescent
7. Attenuation Ponds
8. Public Right of Way and Ped access to village
9. Sports pitches (youth)
10. Allotments and community orchard
11. Ecological constraint
12. Woodland walk network
13. Ansty Village
14. NEAP
15. Screening planting along road
16. Existing stream
17. Primary School (JPE)
18. Proposed Country Park

- Vista to Cuckfield Church spire
- Bus route/Strategic road
- Proposed Country Park
- Vehicle access
- Pedestrian/cycle access
- Internal recreation network
- High Wield ACBS
- Public Right of Way

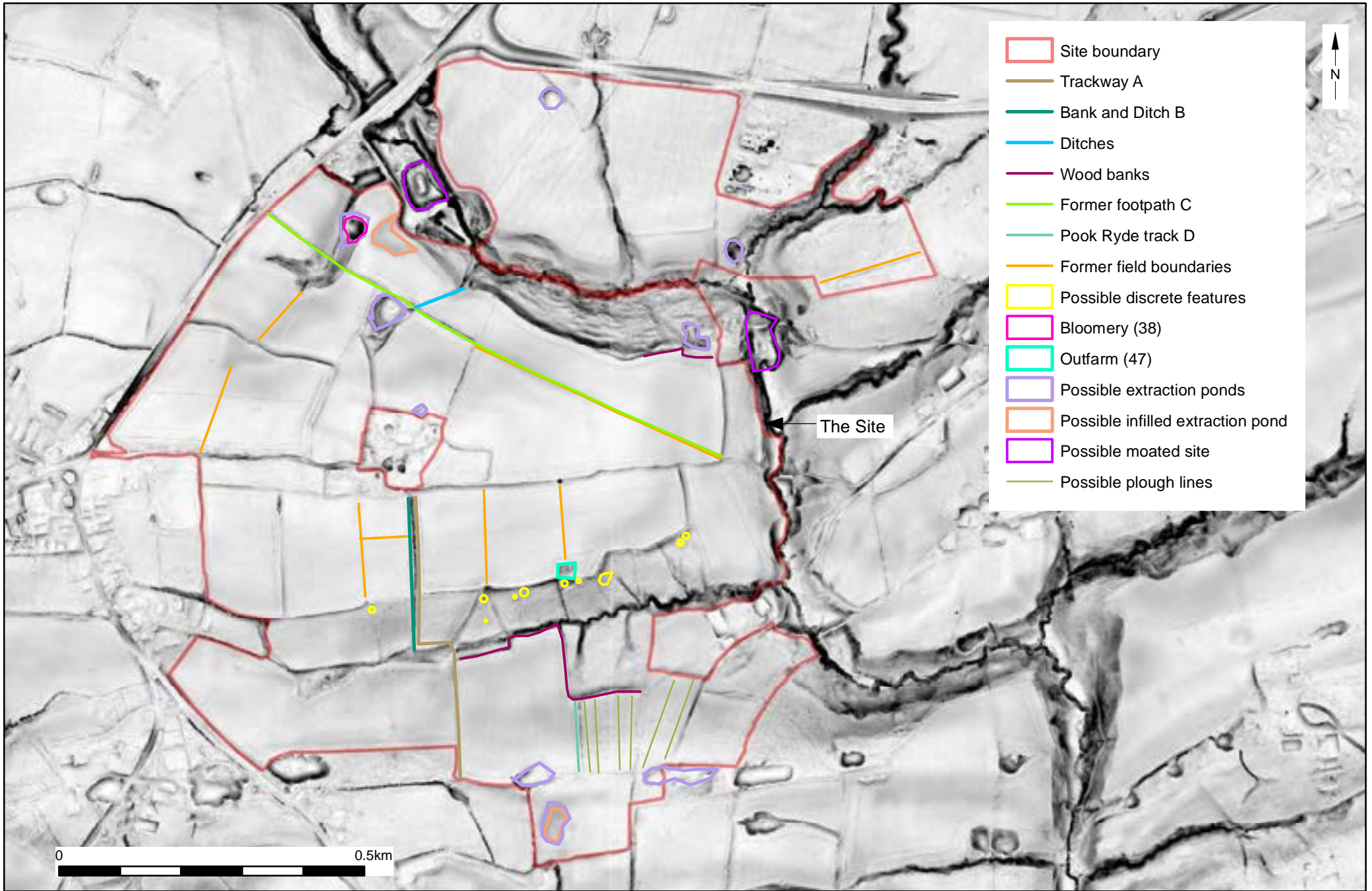


--- Concept Plan
 --- Land Adjoining Ansty
 --- Fairfax

*Drawing to be used for illustrative purposes only. Subject to further detailed and technical studies including (but not exclusively):
 • Non-Stage Assessment
 • LARMS Survey
 • Arboricultural Survey
 • Ecological Survey
 • Land Registry Search
 • Highways & Transport Studies
 • Flood Risk Assessment



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Project Ref: 180474	December 2022	Proposed Site plan (supplied by the client)		
Report Ref: 2022301	Drawn by: KLGR			



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Project Ref: 180474	November 2022	Possible features identified through this assessment	
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