

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land South of Bolney Road, Ansty

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Land South of Bolney Road,
Ansty
Version 2 Final
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Quality Management					
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EXECUTIVE SUMMARY

- Land South of Bolney Road, Ansty has been assessed for its below ground archaeological potential in advance of proposed development. The site comprises a draft allocation for development in the draft Mid Sussex Local Plan (Ref: DPA17).
- The proposed development will not impact on any designated archaeological assets. There is intervening development and woodland between the site and the Scheduled Monument at Raggett's Wood to the west and therefore any setting impacts are considered to be very unlikely.
- The site is not located within an Archaeological Notification Area as defined locally by the West Sussex HER.
- Previous evaluation trenching to the immediate east did not identify any archaeological features or finds. Nonetheless, on the basis of its proximity to historic settlement at Ansty, this assessment has concluded a moderate archaeological potential at the site for evidence of Medieval period woodland clearance, agricultural activity and land division. Similar features of Post Medieval to Modern date are to be anticipated. The potential for occupation activity dating to all past periods of human activity is likely to be low. Where present, any remains would most likely be of local significance only.
- Overall, the site is considered to hold only a limited archaeological potential for any significant remains, and therefore the proposed development is unlikely to have either a significant or widespread archaeological impact. It is considered very unlikely that there would be any remains present that would form a material design constraint or consideration.
- Given the previously undeveloped nature of the site and its proximity to the historic core of settlement at Ansty, it is likely that the archaeological advisor to Mid Sussex District Council will take a precautionary approach and request further archaeological work to confirm the site's archaeological potential. As the site is considered to hold a limited potential for any significant remains, it would be reasonable to suggest that the site could be allocated for development if the draft Mid Sussex Local Plan were finalised, and that any further works, if required, could be secured by an appropriately worded planning condition attached to a grant of future planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by Alex Slater, prepared by James Archer, and approved by Matthew Smith of RPS Heritage, on behalf of Devine Homes.
- 1.2 The subject of this assessment, also known as the study site, is land south of Bolney Road, Ansty. The site is approximately 1.4ha in extent and is centred at National Grid Reference (NGR) TQ 28907 23095 (Fig. 1) within the administrative area of Mid Sussex District Council.
- 1.3 The site comprises a draft allocation for development in the draft Mid Sussex Local Plan (Ref: DPA17). Given the greenfield nature of the site, Devine Homes has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2022), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

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

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- 2.13 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Mid Sussex District Council

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

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.

...

Other Heritage Assets

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.

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

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

...

Other Heritage Assets

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

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

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

- 2.17 The site comprises a draft allocation for development in the draft Local Plan (Ref: DPA17). The draft allocation text makes no mention of archaeological requirements.

Relevant Guidance

- 2.18 The Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) includes a number of principles which can be used in determining the significance of a heritage asset.

- 2.19 Historic England's Conservation Principles document (HE 2008) states that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
- who values the place, and why they do so;
 - how those values relate to its fabric;
 - their relative importance;
 - whether associated objects contribute to them;
 - the contribution made by the setting and context of the place;
 - how the place compares with others sharing similar values.
- 2.20 The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with four main 'heritage values' being Evidential, Historical, Aesthetic and Communal. Archaeological remains below ground have evidential archaeological value only.
- 2.21 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the effect of developments upon the settings of heritage assets (Historic England 2017).
- 2.22 The document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.
- 2.23 This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is clearly stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

Relevant National and Local Designations

- 2.24 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. The nearest Scheduled Monument is located c.900m to the west and comprises a moated site in Ragget's Wood (HE Desig. No. 1012310).
- 2.25 The nearest listed buildings are located to the north east of the site, with built heritage considerations addressed in separate reporting by RPS.
- 2.26 The site is not located within an Archaeological Notification Area (ANA) as defined locally by The West Sussex Historic Environment Record. The nearest ANA is located within circa 150m to the north east and associated with the Medieval hamlet of Ansty (HER Ref: DWS9075).
- 2.27 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is provided by the British Geological Survey (BGS Online 2023) as deposits of Upper Tunbridge Wells Sand. This comprises a sedimentary bedrock formed between 139.4 and 133.9 million years ago during the Cretaceous period. There are no superficial deposits recorded overlying the bedrock geology.
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

- 3.3 The settlement at Ansty to the north east is situated on an area of topographic higher ground at circa 75-80m Above Ordnance Datum (AOD), which overlooks minor watercourses to the south west, south east, north west, and north east. The site itself is situated at the south western extent of the area of high ground and overlooks a small valley associated with one of the minor watercourses within circa c.250m to the south. The site's topography therefore slopes downwards from circa 77m AOD at its north eastern extent, to circa 72m AOD at its south western corner.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Time Periods

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

Prehistoric

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

Historic

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

Introduction

- 4.2 This section reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area. In accordance with the NPPF, it considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.3 The review considers known archaeological assets within a 1.5km radius of the study site (Figs. 2a-b), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 16th century onwards until the present day.
- 4.4 In general, the majority of HER monument and event records within the study area comprise evidence for Post Medieval farmsteads scattered around a rural landscape. There is very limited evidence for archaeological remains pre-dating this, although it must be noted that there has been only limited archaeological fieldwork undertaken. A full summary of all HER monument, event and findspot records is given at Appendix 1, and these records are shown on Figure 2a and discussed in the report where relevant to an assessment of archaeological potential at the site.
- 4.5 The map regression exercise has demonstrated that the site has remained open arable land, scrubland, or woodland, since at least the late 18th century to the present day. There is no evidence that the site has previously been developed, in particular there is no indication of any roadside development adjacent to Bolney Road. The site likely comprised part of the immediate hinterland of Crouchlands Farm to the immediate east.

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

Previous Archaeological Work

- 4.7 There has been no previous archaeological fieldwork undertaken within the study site.
- 4.8 Archaeological evaluation trenching to the immediate north east (TVAS 2019, HER Refs: MWS14894, EWS1919) identified no archaeological finds or features. A previous archaeological desk based assessment was undertaken in advance of this trenching work (HER Ref: EWS2144).

Early Prehistoric – Palaeolithic & Mesolithic

- 4.9 There are no finds of Palaeolithic date known from the study area. A survey of the route of the Cuckfield bypass in 1988 identified no archaeological features, however Mesolithic flintwork was recovered along the route. The findspot on the HER database is given c.550m to the south east of the site, although the Cuckfield bypass is located over 1km to the north east (HER Ref: MWS3692).
- 4.10 The presence of early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. On the basis of the available evidence, including the absence of any finds from the adjacent evaluation trenching, the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be low.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.11 The survey along the Cuckfield bypass route also identified Neolithic to Bronze Age dated flintwork, mostly comprised of waste flakes but also including an arrowhead (HER Ref: MWS3693). A Bronze Age palstave find is located at the eastern extent of the study area at allotments along Copyhold Lane (HER Ref: MWS782). There are no finds of Iron Age date recorded within the study area.
- 4.12 Prehistoric flint flakes and scrapers have been found over an area associated with Mackrell's Farm c.1.2km to the north east of the site (HER Ref: MWS4052). A scatter of prehistoric flint flakes and scrapers has also been found at Cuckfield Park c.1.2km to the north (HER Ref: MWS4569).
- 4.13 The site was likely to have been located within a heavily wooded area associated with the Weald during the later Prehistoric periods. Whilst there has been a lack of archaeological fieldwork in the study area, the evaluation trenching to the immediate east identified no relevant features or finds, and therefore the lack of activity is likely to be accurate. Therefore, whilst small quantities of finds cannot be ruled out, the archaeological potential at the site for the later Prehistoric periods is considered to be low.

Roman

- 4.14 A cremation burial of Roman date was found at Ansty in 1703, with an assumed findspot located c.550m to the north east of the site (HER Ref: MWS1053).
- 4.15 The nearest Roman routeway to the site is recorded on a north-south alignment between Hassocks and London circa 3km to the east of the site (Margary 1955).
- 4.16 It is likely that the site was located within the heavily wooded Weald during the Roman period and therefore that the archaeological potential at the site for this period is likely to be low.

Saxon/Early Medieval & Medieval

- 4.17 No finds of Saxon date have been recorded within the vicinity of the study site.
- 4.18 There are no early Medieval estates recorded in the nearby area by the Domesday Survey of 1086 (Open Domesday Online 2023). The nearest estates were located at Berth to the south east and at Benefield to the south west. The site was later located within the parish of Cuckfield (see Fig. 8), which originated as a settlement within a forest clearing 2km to the north east, named “Kukefield” by William de Varennes after the Norman Conquest of 1066 (Cuckfield Life Online 2023). An associated area of park adjoining Cuckfield Manor existed in the north eastern part of the study area by 1255 (HER Ref: MWS662). The Society of English Place-Names (accessed online 2023) suggests that Ansty was first documented as “Anstigh” in AD1313 and that the place name refers to a track leading up to the hamlet on the top of a hill.
- 4.19 Crouchlands Farm (“The Ancient Farm”) is a 15th century farmhouse located c.130m to the east of the site at the fork of the Bolney and Brighton Roads (VCH 1940, HER Ref: MWS12944). Butler’s Farm is similarly dated circa 1450 and located c.170m to the south west of the site (VCH 1940, HER Ref: MWS9619). A moated site within Raggets Wood is recorded c.900m to the west (HER Ref: MWS5785), whilst Hoadsherf Farm c.600m to the north and Riddens Farm c.600m to the south east are also identified as dating from the Medieval period (HER Ref: MWS11534).
- 4.20 The site of a Medieval forge is recorded at Copyhold at the eastern extent of the study area (HER Ref: MWS981). Cuckfield Forge was located near Mackrell’s Farm c.1.5km to the north east (HER Ref: MWS7984).
- 4.21 A possible Medieval clay plumb-bob was found in the garden soil at Ansty Farm to the east of the site (HER Ref: MWS656). A few sherds of Medieval pottery were recovered from the route of the Cuckfield bypass survey (HER Ref: MWS3693).
- 4.22 The area of the Weald, within which the site is located, is thought to have been heavily wooded although subject to increasing levels of deforestation during the Medieval period. This is reflected in the scatter of Medieval farmsteads throughout the study area, indicative of increasing deforestation and exploitation of the landscape for agricultural or pastoral activities. This includes the late Medieval farmsteads at Crouchlands and at Butlers to the east and west of the site respectively. It is likely that the site would have been remained forested during the Saxon and early Medieval period, before later clearance and utilisation for agriculture or pasture. The possibility of roadside settlement or iron working activity cannot be entirely ruled out given the proximity of the site to the hamlet at Ansty to the east, although it should be noted that the archaeological trenching between the site and Ansty’s historic core did not identify any remains. Ideal sites for iron working or forge activity tend to be located near to a stream to make use of easy access to water, and therefore the site’s location on an area of higher ground would not suggest a likely potential for such finds.
- 4.23 Overall, the archaeological potential at the site for the Saxon period can be considered as low, whilst the potential for evidence of Medieval remains can be suggested as moderate. This is perhaps more likely to comprise evidence for land division, woodland clearance, plough activity, and chance finds, rather than direct settlement or occupation activity.

Post Medieval & Modern (including map regression exercise)

- 4.24 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. This includes a turnpike toll house at Ansty within circa 200m to the north east of the site (HER Ref:

MWS664). An historic outfarm dating to the 19th century is also recorded in the same area (HER Ref: MWS14071).

- 4.25 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.26 The earliest such cartographic source reproduced here is the 1595 Norden Map of Sussex (Fig. 4), which depicts the settlements at Cuckfield to the north and at Bolney to the west. The settlement at Ansty is not shown and therefore likely comprised only a small hamlet at that time. The 1610 Speed Map of Sussex (Fig. 5) does show the settlement at Ansty.
- 4.27 By 1795 (Fig. 6), the site is shown and comprised likely open land to the immediate west of Crouchlands Farm. Bolney Road is shown to the immediate north of the site whilst a further trackway is shown to the immediate south. The site is located within a triangular area of land formed by these two tracks and Cuckfield Road to the east. A similar situation is shown on the 1797 Ordnance Survey Drawing (Fig. 7). On the basis of this survey, it is possible that the site comprised generally woodland, rough ground or scrubland at this time.
- 4.28 This is further confirmed by the 1838 Cuckfield Parish Tithe Map and associated Apportionments (Fig. 8). The site comprised two land parcels, with the western area comprising woodland and the eastern area an arable field as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1650	Henry Alfred Noble	Mrs Noble	Wood	Wood
1650a	Henry Alfred Noble	Mrs Noble	Woodfield	Arable

- 4.29 The site appears to be shown similarly on the 1874 Ordnance Survey map (Fig. 9). The western area is depicted as rough ground and scrubland, perhaps indicating some level of woodland clearance. The former boundary between the two site parcels had been removed. The trackway at the southern site boundary is shown as a footpath.
- 4.30 The 1897 Ordnance Survey map (Fig. 10) does show dotted trees within the far western part of the site, with the central area shown as rough ground, and the eastern area remaining likely arable land. The extent of the arable field appears to have been extended by 1911 (Fig. 11) to include the central area of the site. The site appears unchanged in 1957 (Fig. 12) and in 1978 (Fig. 13). A 2001 Google Earth Image (Fig. 14) confirms the western area as comprised of scrub and trees, with the majority of the site comprised of an open field. There is no further change within the site to the present day (Fig. 15).
- 4.31 Overall, historic mapping suggests that the site has remained open arable land, scrubland, or woodland, since at least the late 18th century to the present day. There is no evidence that the site has previously been developed, in particular there is no indication of any roadside development adjacent to Bolney Road. The site likely comprised part of the immediate hinterland of Crouchlands Farm to the immediate east.
- 4.32 Therefore, aside from remains associated with historic agricultural activity, woodland clearance and land division, a low archaeological potential is considered at the study site for the Post Medieval and Modern periods.

Historic Landscape Characterisation

- 4.33 The West Sussex Historic Landscape Characterisation (HLC) data records the site within an area of regular piecemeal enclosures of likely Medieval to Post Medieval date (Fig. 2b).

LiDAR Plot

- 4.34 There are no clear archaeological anomalies recorded within the study site on available Environment Agency LiDAR data (Fig. 3).

Assessment of Significance

- 4.35 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.36 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within the study site. The Scheduled Monument moated site at Raggett's Wood is located c.900m to the west and is of national significance.
- 4.37 The site is not located within a locally defined Archaeological Notification Area. There were no archaeological finds made during previous evaluation trenching to the immediate east of the site.
- 4.38 Based on current evidence, a moderate archaeological potential has been identified at the site for evidence associated with Medieval period agricultural activity, woodland clearance, and land division, whilst similar evidence can be anticipated for the Post Medieval and Modern periods. All other past periods of human activity within the study site can be considered to hold a low archaeological potential.
- 4.39 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local research agendas.
- 4.40 Whilst it is possible that currently unknown archaeological remains could be present within the site, in the context of the government's non-statutory criteria for Scheduled Monuments (DCMS 2013) any such remains are most likely to be of no more than local significance.
- 4.41 As identified by desk based work, an assessment of likely archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low potential, Low (Local) Significance;
Roman	Low potential, Low (Local) Significance;
Saxon	Low potential, Low (Local) Significance;
Medieval	Moderate potential most likely for land division and agricultural activity rather than settlement, Low (Local) Significance;
Post Medieval & Modern	Low potential for any remains other than evidence of land division, agricultural activity and woodland clearance which is to be anticipated, likely to be of Negligible (None) Significance.

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

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

Site Conditions

- 5.1 The study site currently comprises an open field across eastern and central areas, with a small area of woodland at the western extent (Fig. 15). The site is bounded by Bolney Road to the north and north west, residential housing at Marwick Close to the north east, and open fields to the east, south and south west.
- 5.2 Past agricultural land use will most likely have had a widespread but generally shallow below ground impact as a result of past ploughing, and, particularly, the clearance and grubbing up of former areas of woodland.

Proposed Development

- 5.3 Development will comprise residential development in line with draft policy DPA17 of the new draft Mid Sussex Local Plan. The development will include associated access roads and areas of hard and soft landscaping. Figure 16 shows an indicative sketch layout. Development is focused in central and eastern areas of the site, with the western area shown as remaining an area of woodland.
- 5.4 Excavation to create foundations and service trenches for the new development could have an adverse impact upon any archaeological remains which may be present within the site.

Review of Potential Development Impacts on Archaeological Assets

- 5.5 The proposed development will not impact on any designated archaeological assets. There is intervening development and woodland between the site and the Scheduled Monument at Raggett's Wood to the west and therefore any setting impacts are considered to be very unlikely.
- 5.6 The site is not located within an Archaeological Notification Area as defined locally by the West Sussex HER.
- 5.7 Previous evaluation trenching to the immediate east did not identify any archaeological features or finds. Nonetheless, on the basis of its proximity to historic settlement at Ansty, this assessment has concluded a moderate archaeological potential at the site for evidence of Medieval period woodland clearance, agricultural activity and land division. Similar features of Post Medieval to Modern date are to be anticipated. The potential for occupation activity dating to all past periods of human activity is likely to be low. Where present, any remains would most likely be of local significance only.
- 5.8 Overall, the site is considered to hold only a limited archaeological potential for any significant remains, and therefore the proposed development is unlikely to have either a significant or widespread archaeological impact. It is considered very unlikely that there would be any remains present that would form a material design constraint or consideration.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land South of Bolney Road, Ansty is under consideration for residential development. The site comprises a draft allocation for development in the draft Mid Sussex Local Plan (Ref: DPA17). Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 The proposed development will not impact on any designated archaeological assets. There is intervening development and woodland between the site and the Scheduled Monument at Raggett's Wood to the west and therefore any setting impacts are considered to be very unlikely.
- 6.3 The site is not located within a locally defined Archaeological Notification Area. There were no archaeological finds made during previous evaluation trenching to the immediate east of the site.
- 6.4 Based on current evidence, a moderate archaeological potential has been identified at the site for evidence associated with Medieval period agricultural activity, woodland clearance, and land division, whilst similar evidence can be anticipated for the Post Medieval and Modern periods. All other past periods of human activity within the study site can be considered to hold a low archaeological potential. Where present, any remains would most likely be of local significance only.
- 6.5 Overall, the site is considered to hold only a limited archaeological potential for any significant remains, and therefore the proposed development is unlikely to have either a significant or widespread archaeological impact. It is considered very unlikely that there would be any remains present that would form a material design constraint or consideration.
- 6.6 Given the previously undeveloped nature of the site and its proximity to the historic core of settlement at Ansty, it is likely that the archaeological advisor to Mid Sussex District Council will take a precautionary approach and request further archaeological work to confirm the site's archaeological potential. As the site is considered to hold a limited potential for any significant remains, it would be reasonable to suggest that the site could be allocated for development if the draft Mid Sussex Local Plan were finalised, and that any further works, if required, could be secured by an appropriately worded planning condition attached to a grant of future planning consent.

Sources Consulted

General

British Library

The National Archive

West Sussex Historic Environment Record

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British History Online – <http://www.british-history.ac.uk/>

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Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

Cartographic

1595 Norden Map of Sussex

1610 Speed Map of Sussex

1724 Budgen Map of Sussex

1795 Gardner & Gream Map of Sussex

1797-98 Ordnance Survey Drawing

1813 Ordnance Survey Old Series

1825 C&J Greenwood Map of Sussex

1838 Cuckfield Parish Tithe Map

1874 Ordnance Survey (1:2500)

1897 Ordnance Survey (1:2500)

1911 Ordnance Survey (1:2500)

1938 Ordnance Survey (1:2500)

1944 Aerial Photograph (Britain from Above)

1947 Aerial Photograph (Britain from Above)

1957 Ordnance Survey (1:2500)

1978 Ordnance Survey (1:2500)

1994 Ordnance Survey (1:2500)

2001 Google Earth Image

2003 Ordnance Survey (1:1250)

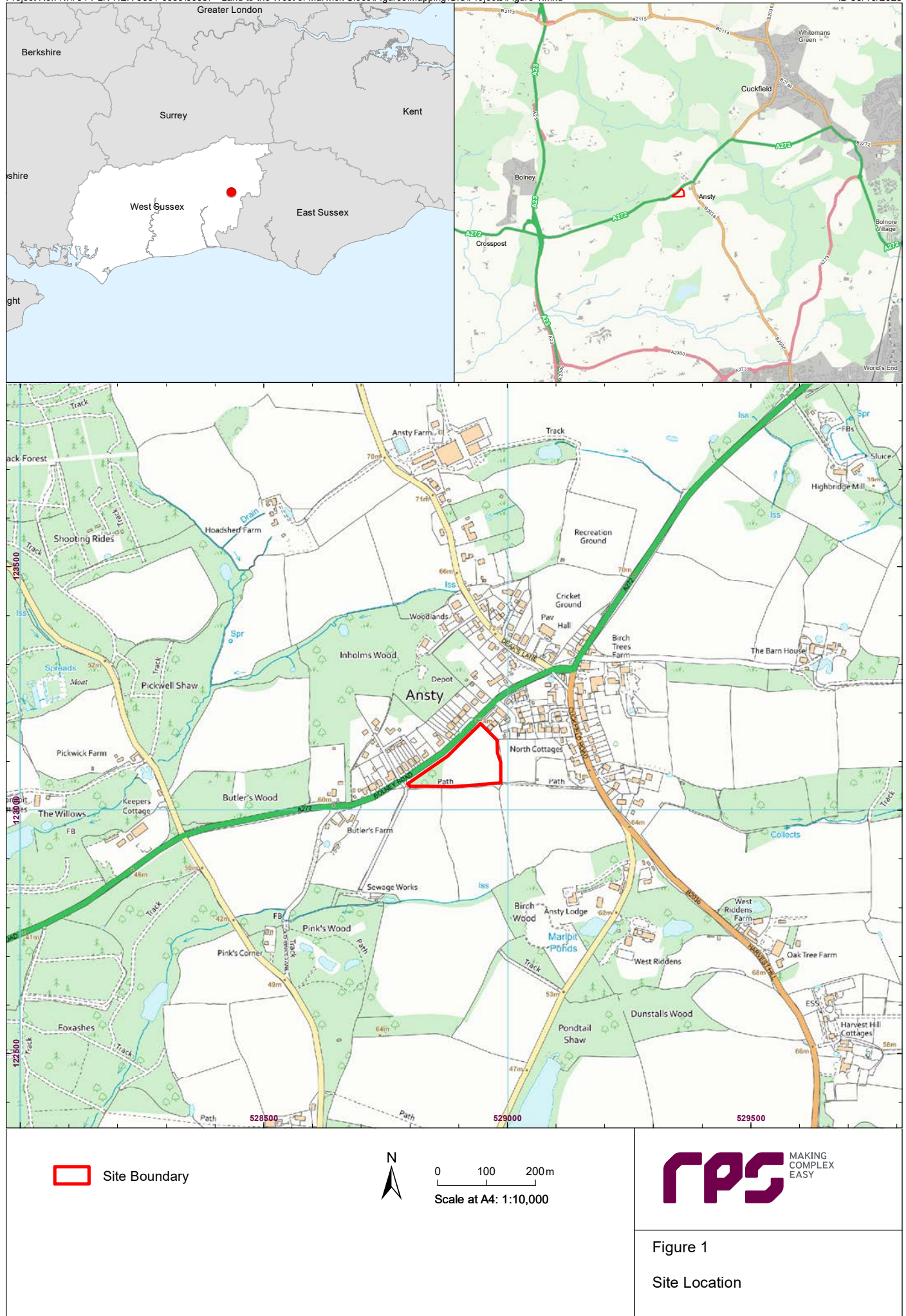
2012 Google Earth Image

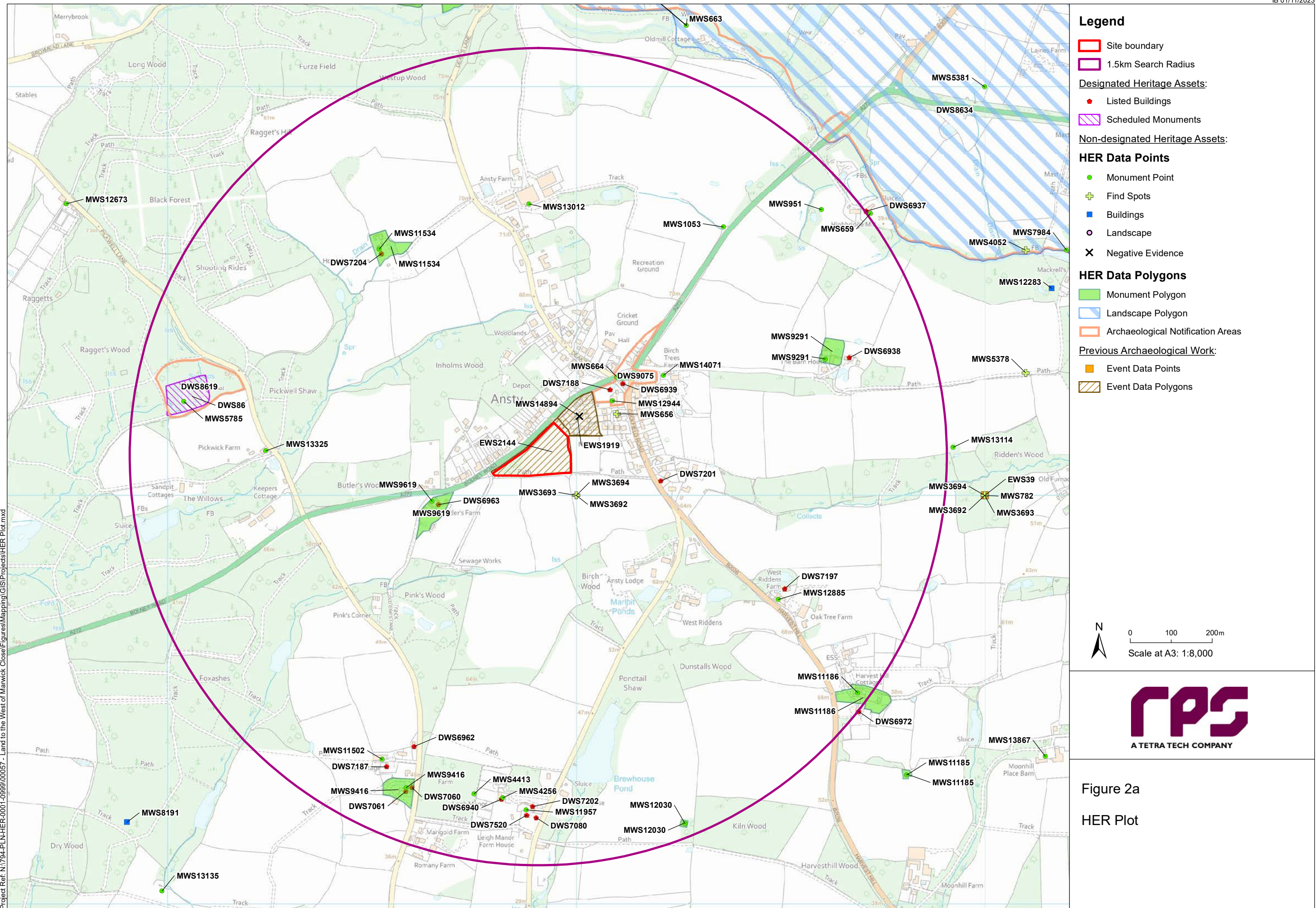
2020 Google Earth Image

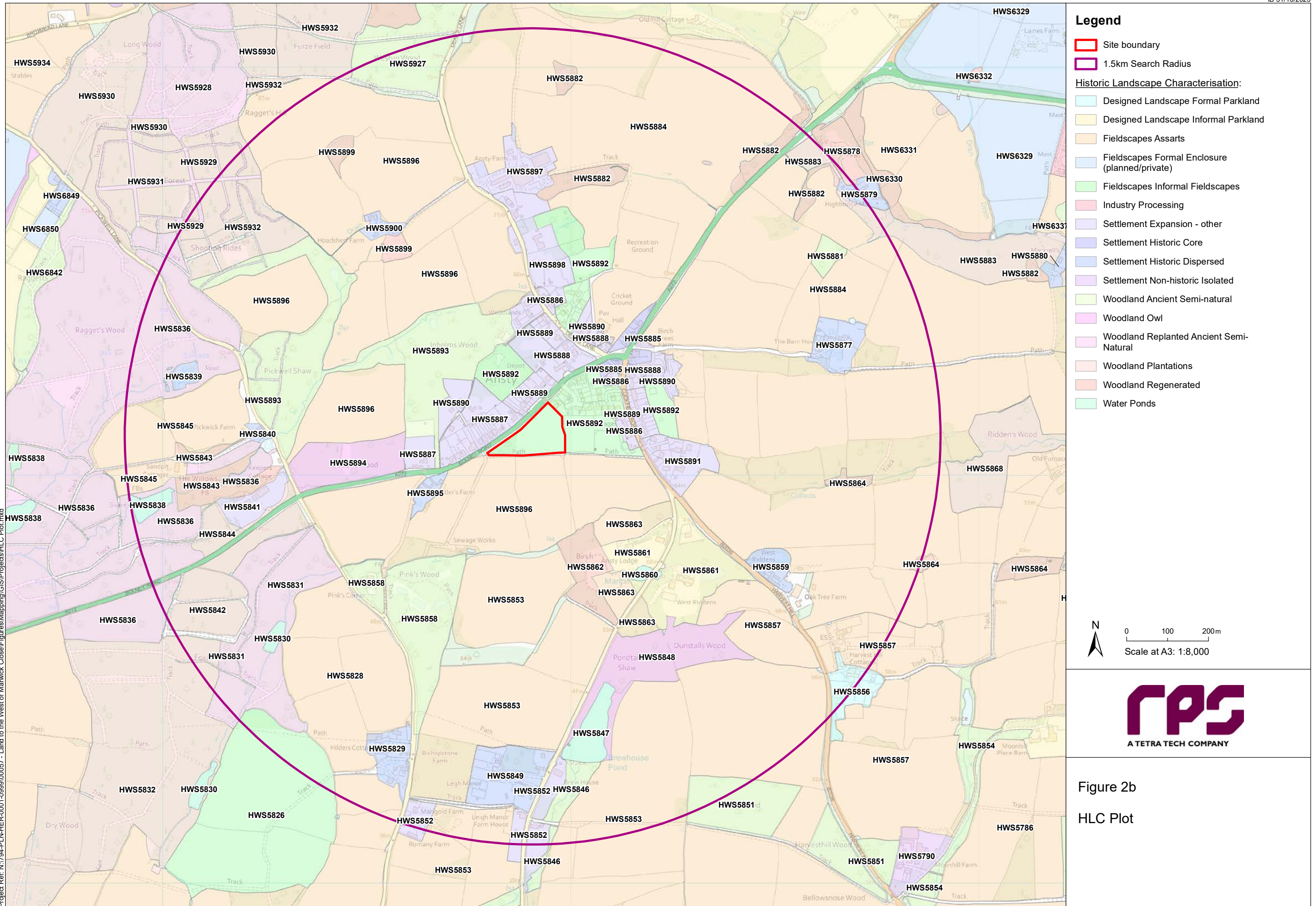
2022 Google Earth Image

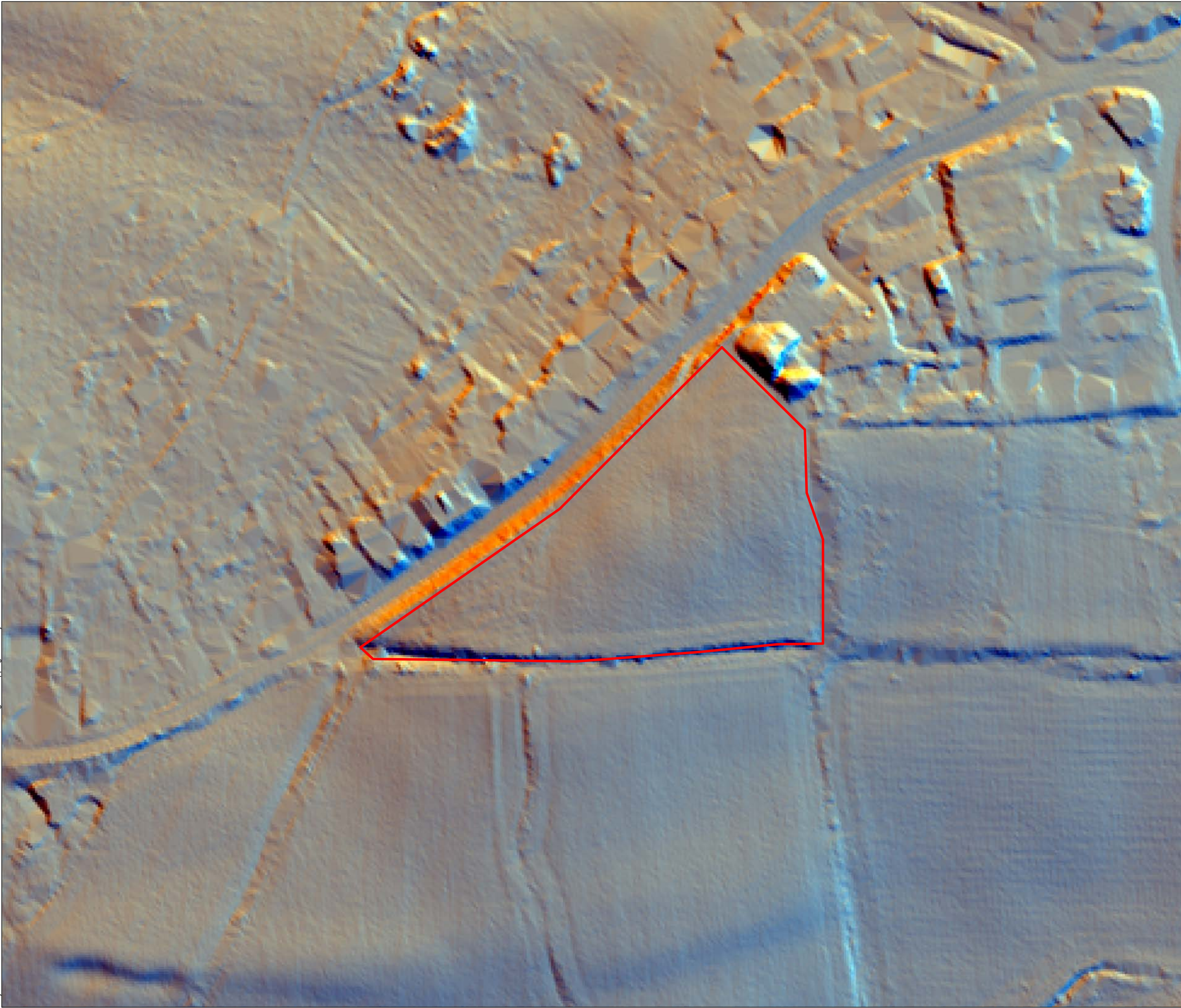


FIGURES









Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
00/00/0000

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



0 30 60m
Scale at A3: 1:1,500



Figure 3

LiDAR Plot



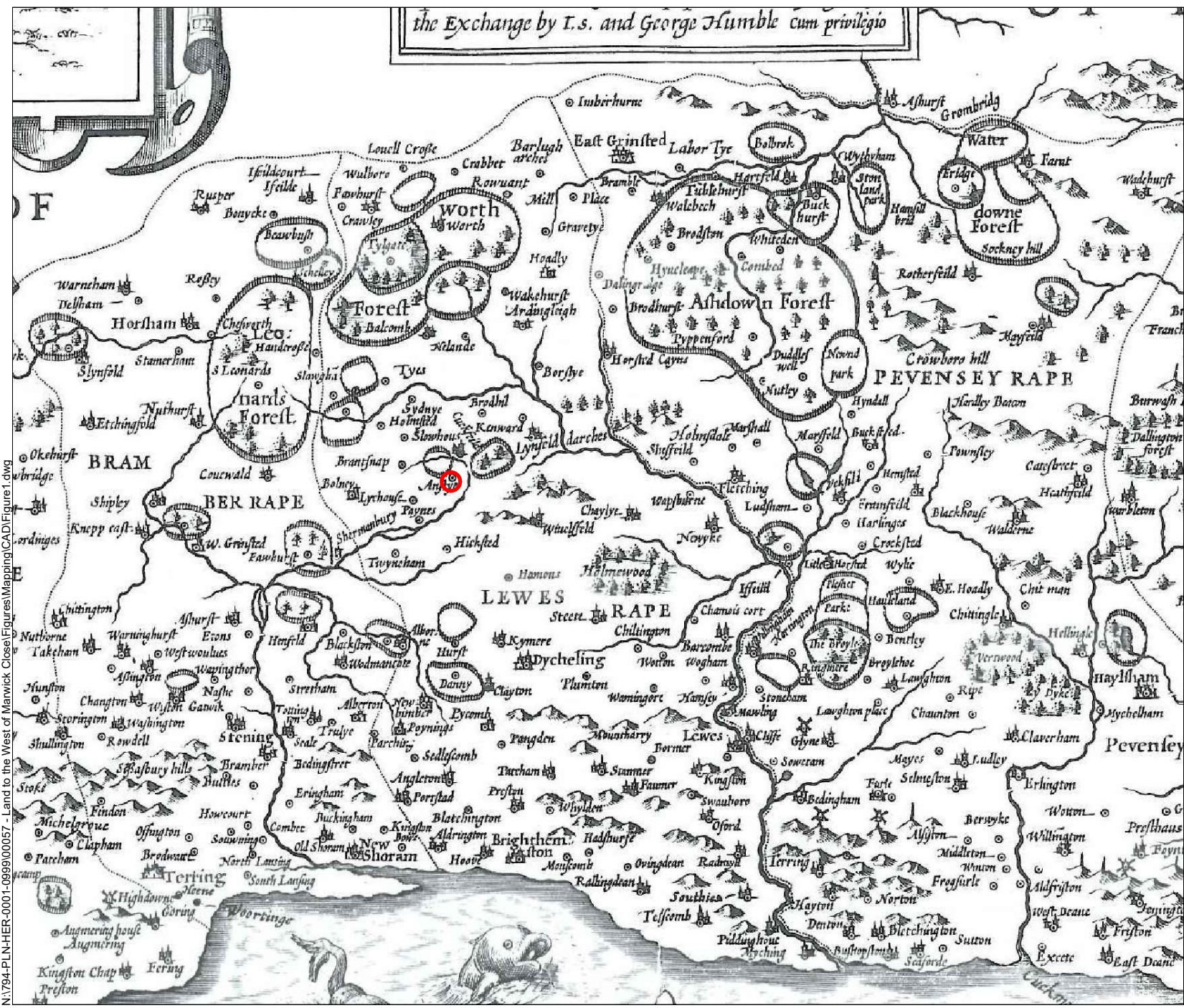
 Site Boundary



Not to Scale
Illustrative Only

rps
A TETRA TECH COMPANY

Figure 4
1595 Norden Map of Sussex



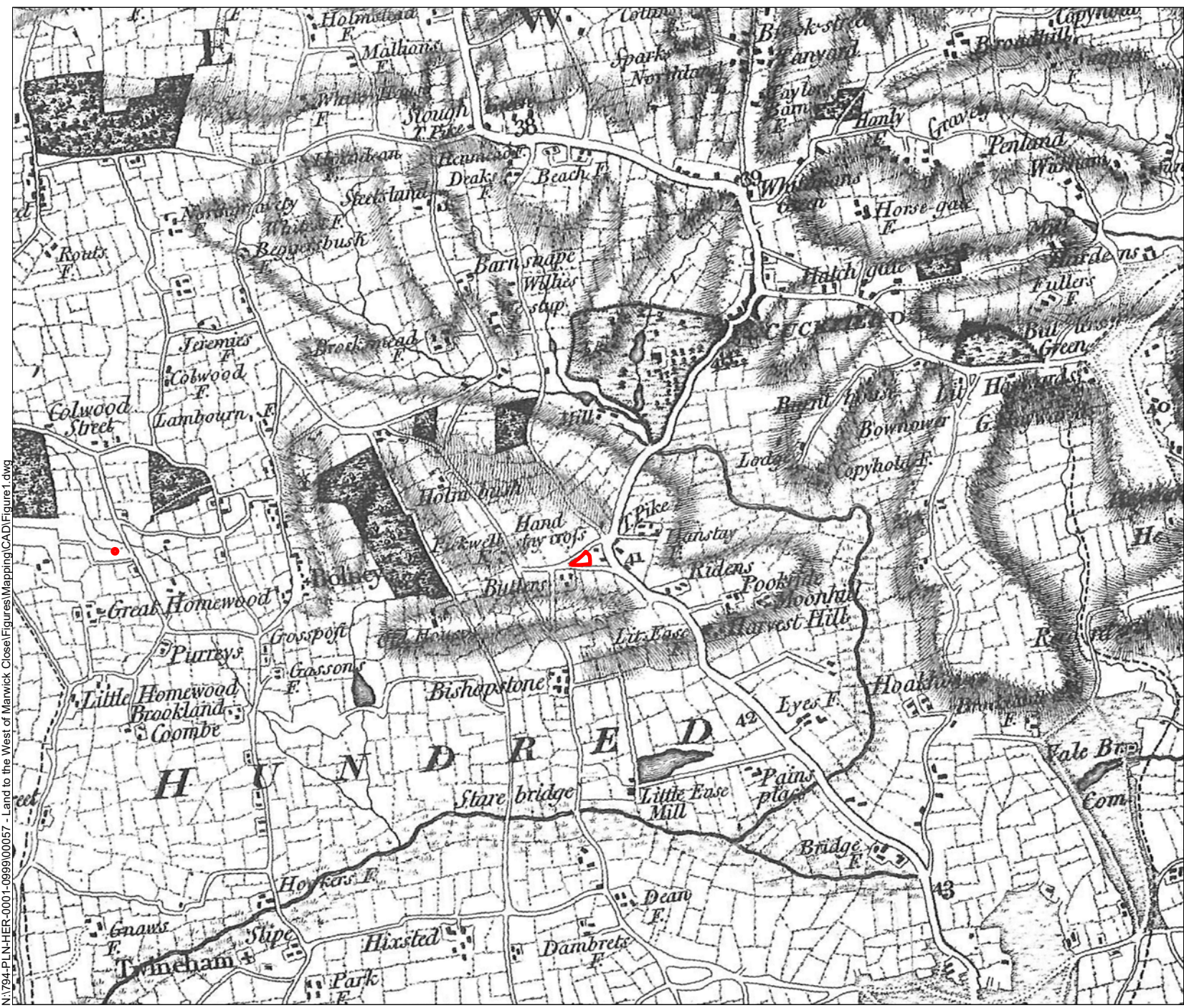
Site Location

Not to Scale
Illustrative Only



Figure 5
1610 Speed Map of Sussex

N:\794-PLN\HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary



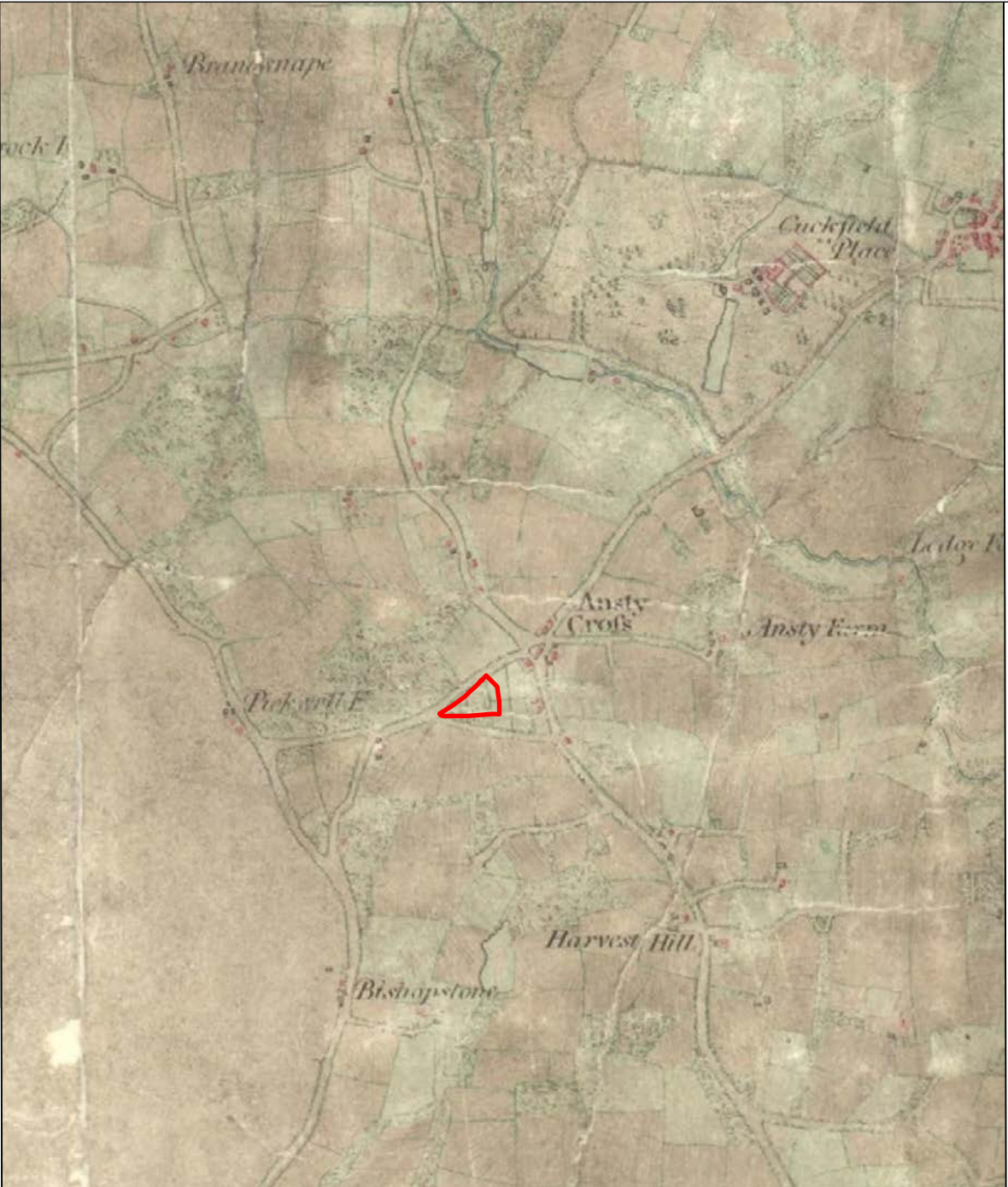
Not to Scale
Illustrative Only




Figure 6
1795 Gardner & Gream Map of
Sussex

N:\1794-PLN\HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure 1.dwg

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure1.dwg



 Site Boundary



Not to Scale
Illustrative Only



Figure 7
1797 Ordnance Survey Drawing



 Site Boundary



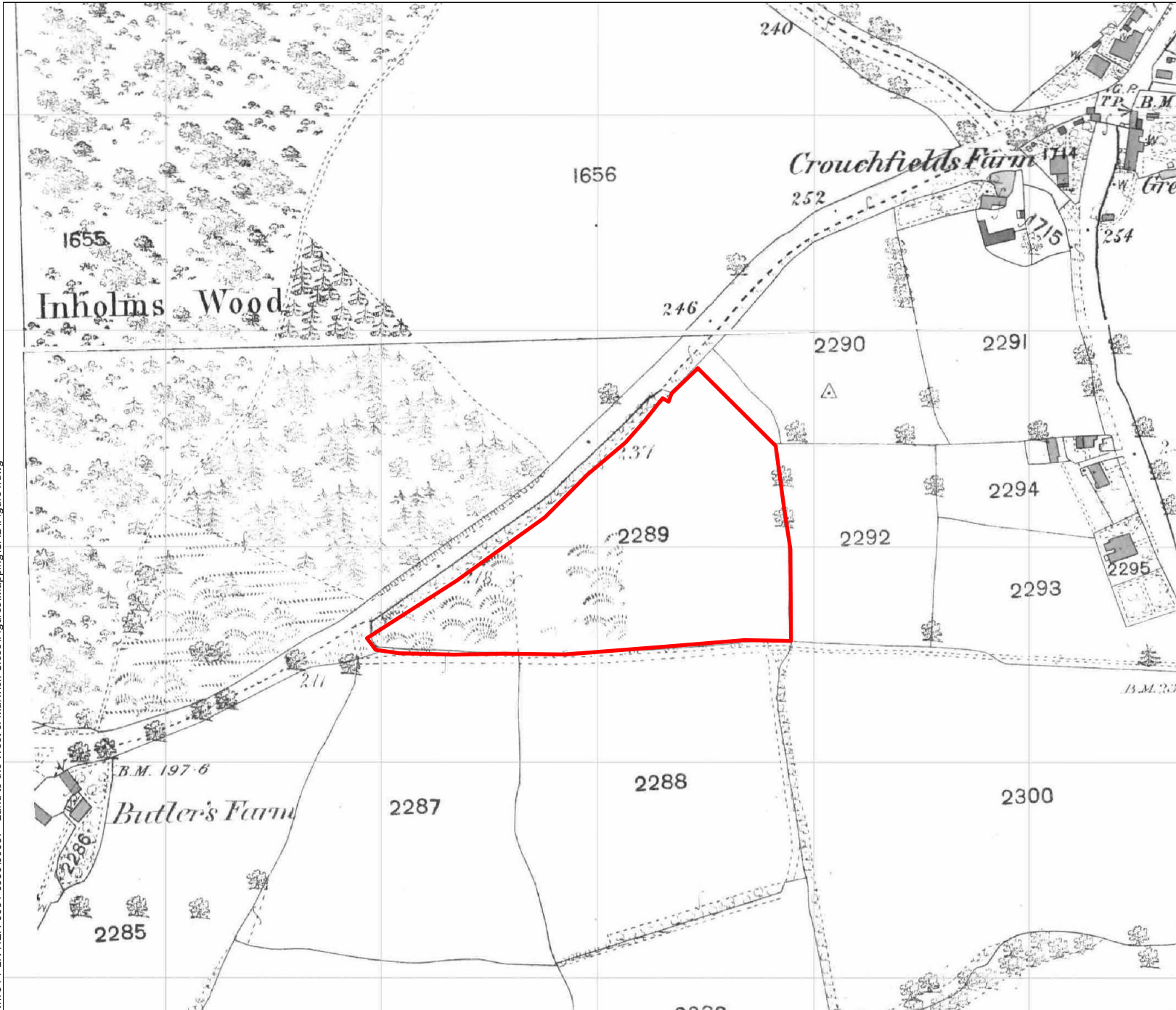
0 100 200m
Scale at A4: 1:10,000



Figure 8
1838 Cuckfield Parish Tithe Map

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure1.dwg

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Warwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary

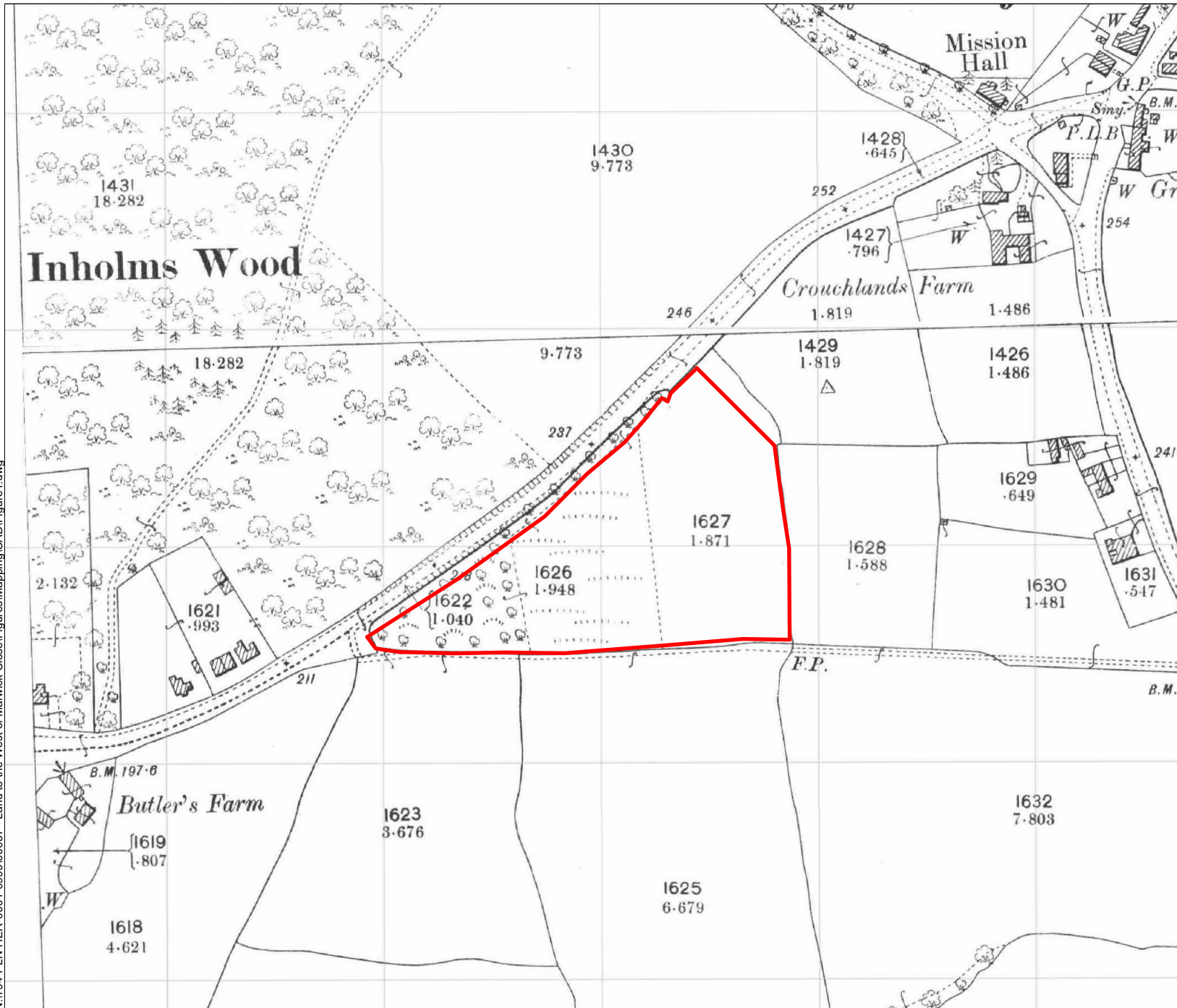


0 25 50m
Scale at A4: 1:2,500



Figure 9

1874 Ordnance Survey



Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 10

1897 Ordnance Survey

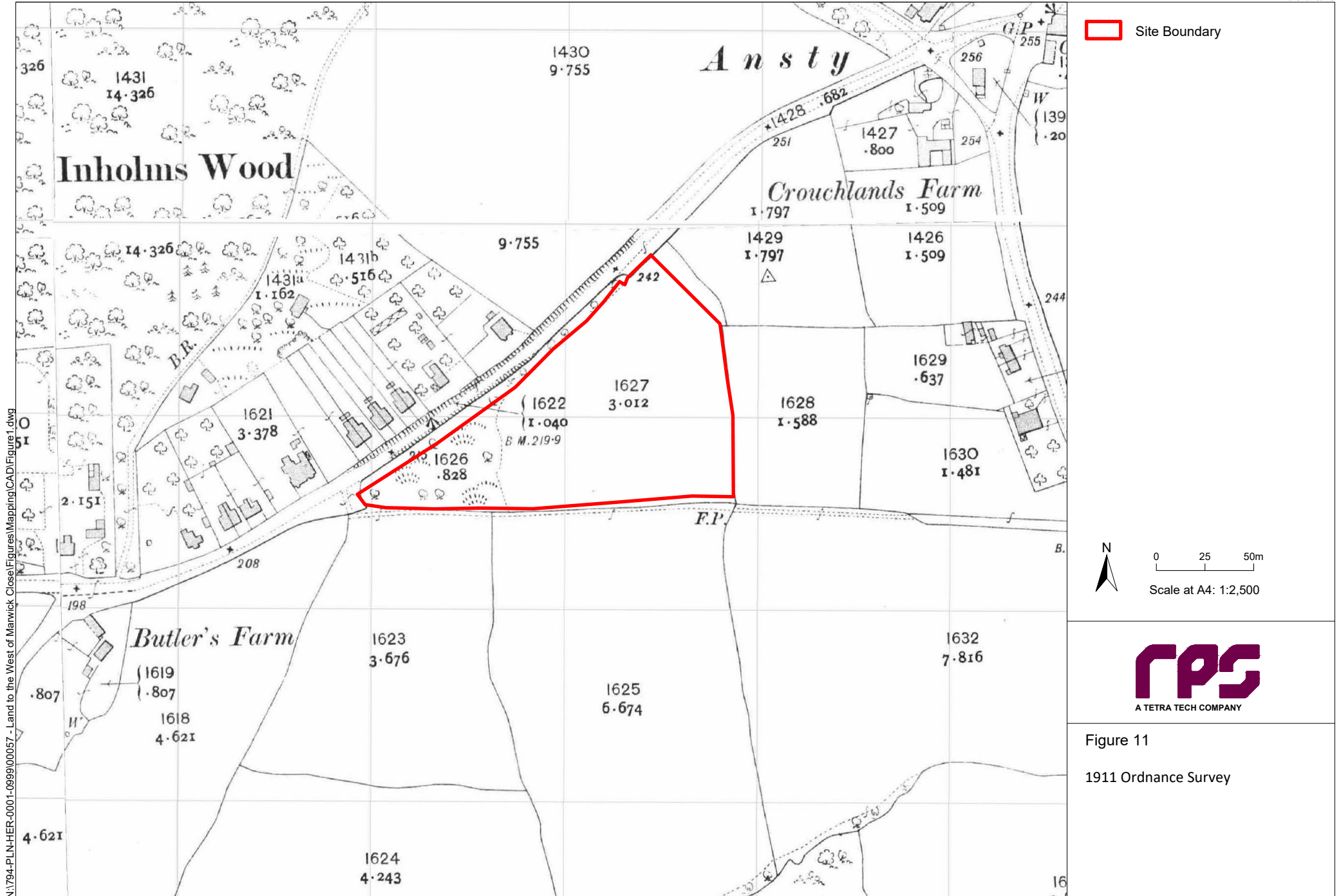
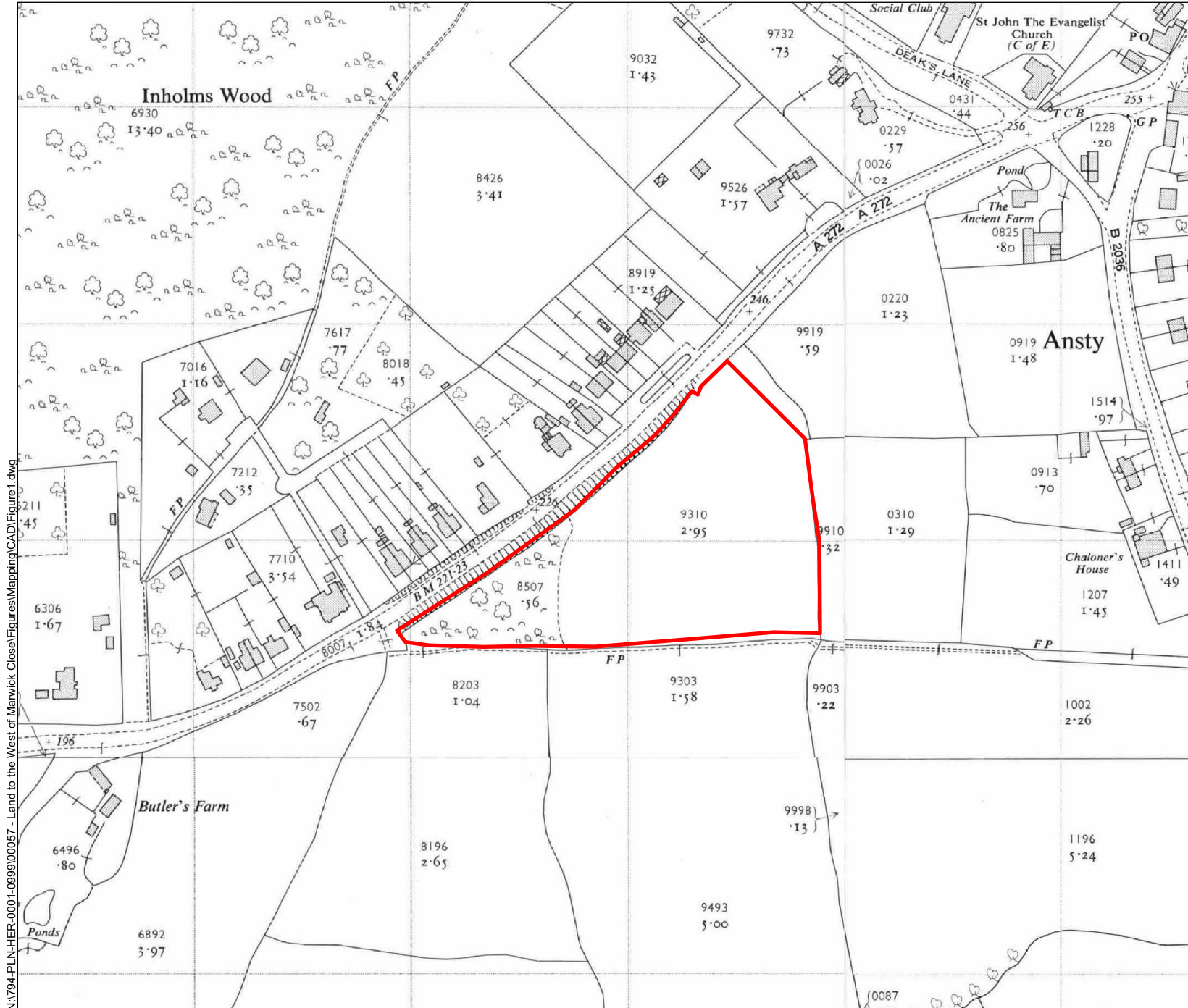


Figure 11

1911 Ordnance Survey



Site Boundary



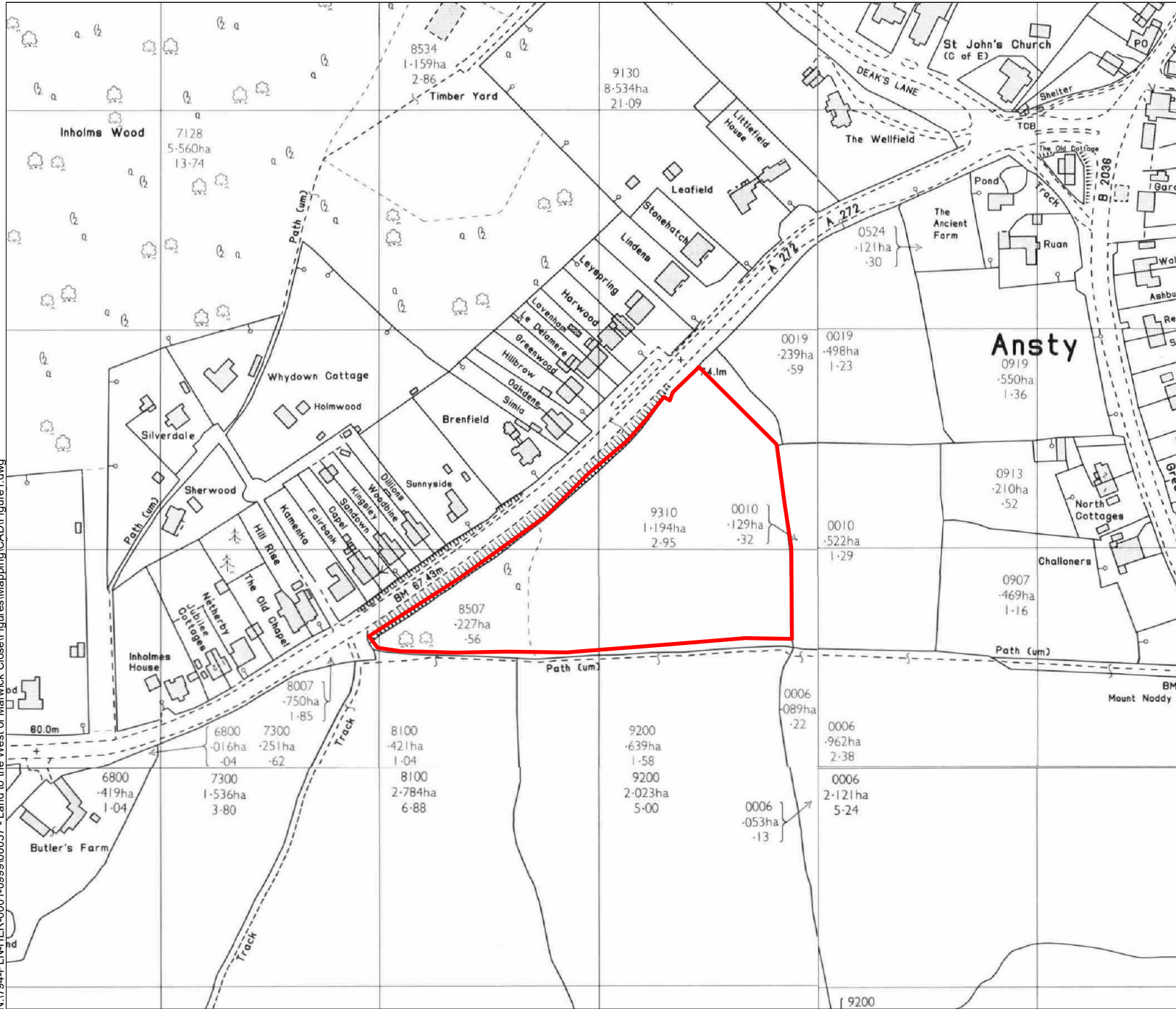
0 25 50m
Scale at A4: 1:2,500



Figure 12

1957 Ordnance Survey

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Manwick Close\Figures\Mapping\CAD\Figure1.dwg



Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 13

1978 Ordnance Survey

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary

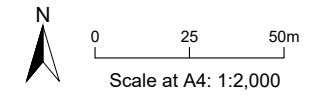


Figure 14

2001 Google Earth Image

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Warwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary

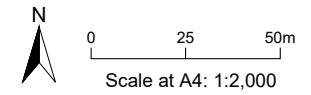
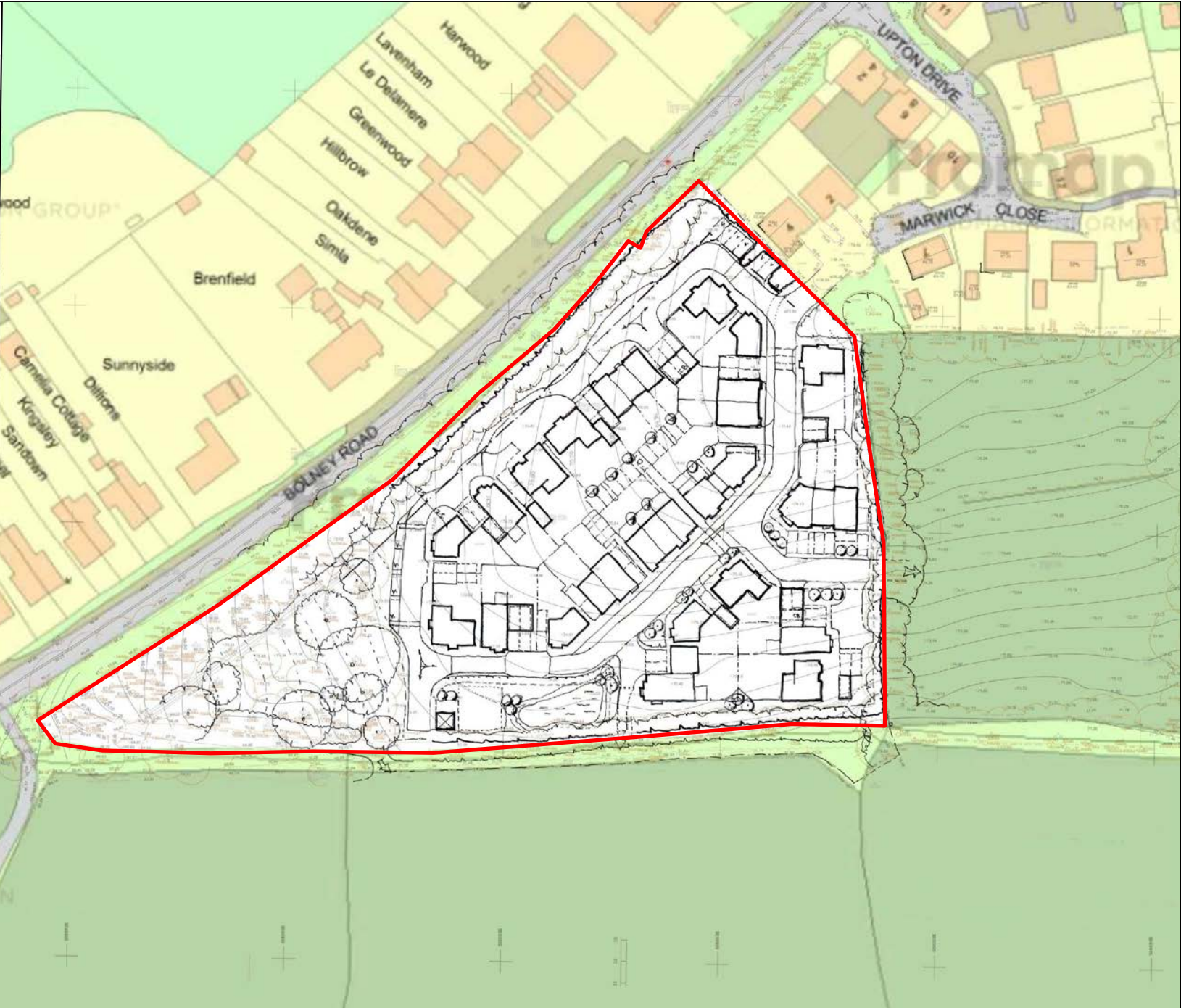



Figure 15

2022 Google Earth Image

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figures.dwg



 Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 16
Proposed Development

APPENDICES

Appendix 1

Gazetteer of West Sussex Historic Environment Record Data

HER Data Points

MonUID	RecordType	Name	MonType
MWS1053	MON	Roman cremation burial - High Bridge Road, Ansty	CREMATION
MWS11185	MON	Site of Harvest Hill Barn Historic Outfarm, Cuckfield	OUTFARM
MWS11186	MON	Harvest Hill House Historic Farmstead, Cuckfield	FARMSTEAD
MWS11502	MON	Hilders Farm, Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS11534	MON	Hoadsherf Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS11957	MON	Leigh Place Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS12030	MON	Site of Lone Barn Historic Outfarm, Ansty and Staplefield	OUTFARM; L SHAPE PLAN
MWS12283	BLD	Mackrell's Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD; FARMHOUSE
MWS12673	MON	Oaklands Historic Farmstead, Bolney	FARMSTEAD
MWS12885	MON	Ridden's Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS12896	MON	Historic Outfarm in Cuckfield Park, Ansty and Staplefield	OUTFARM
MWS12944	MON	The Ancient Farm (Crouchlands Farm) Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS13012	MON	Historic Outfarm North East of Hoadsherf Farm, Ansty and Staplefield	OUTFARM
MWS13114	MON	Site of Historic Outfarm South East of Ansty Farm, Ansty and Staplefield	OUTFARM
MWS13135	MON	Site of Historic Outfarm South East of Lovells Farm, Ansty and Staplefield	OUTFARM
MWS13325	MON	Pickwell Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS13867	MON	Upper Moonhill Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS14071	MON	Yard East of Anstey Cross, Ansty and Staplefield	OUTFARM
MWS3692	FS	Mesolithic flintwork - Cuckfield By-pass	FINDSPOT
MWS3692	FS	Mesolithic flintwork - Cuckfield By-pass	FINDSPOT
MWS3693	FS	Neolithic/Bronze Age flintwork - Cuckfield By-pass	FINDSPOT
MWS3693	FS	Neolithic/Bronze Age flintwork - Cuckfield By-pass	FINDSPOT
MWS3694	FS	Late medieval pottery - Cuckfield By-pass	FINDSPOT
MWS3694	FS	Late medieval pottery - Cuckfield By-pass	FINDSPOT
MWS4052	FS	Prehistoric flintwork - Mackrells Farm	FINDSPOT
MWS4256	MON	Legh Manor, Cuckfield Rural	HOUSE
MWS4413	MON	Masonry footings - Legh Manor	STONE ALIGNMENT
MWS4569	MON	Flakes & Scrapers - Cuckfield Park	FLINT SCATTER
MWS5378	FS	Bloomery slag - Cuckfield Forge & Furnace	SLAG HEAP
MWS5381	MON	St. Johns Common Quarry	QUARRY
MWS5785	MON	Moated Site in Raggets Wood, Cuckefield Rural	MOAT; FISHPOND; BANK (EARTHWORK)
MWS656	FS	Medieval Clay Plumb-Bob - Ansty	FINDSPOT
MWS659	MON	Highbridge Mill, Cuckfield Rural	WATERMILL
MWS662	LND	Cuckfield Medieval Park, Cuckfield and Ansty and Staplefield	PARK
MWS663	MON	Watermill - Oldmill Cottages, Cuckfield Rural	WATERMILL
MWS664	MON	Toll House - Ansty and Staplefield	TOLL HOUSE
MWS782	FS	Bronze Age axe - Cuckfield	FINDSPOT
MWS7984	MON	Cuckfield Forge and pen ponds	FORGE; PEN POND
MWS8191	BLD	Auxiliary unit operational base - Staplefield Patrol	AUXILIARY UNIT OPERATIONAL BASE
MWS9291	MON	Ansty Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD
MWS9416	MON	Bishopstone Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD; T SHAPE PLAN
MWS951	MON	Iron working site - High Bridge, Cuckfield Rural	IRONSTONE WORKINGS
MWS9619	MON	Butlers Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD
MWS981	MON	Cuckfield Forge and Furnace	IRON WORKING SITE; POND BAY
MWS14894	NEG	Land at Bolney Road, Ansty - Evaluation	Negative Evidence

HER Data Polygons

MonUID	RecordType	Name	MonType
MWS11185	MON	Site of Harvest Hill Barn Historic Outfarm, Cuckfield	OUTFARM
MWS11186	MON	Harvest Hill House Historic Farmstead, Cuckfield	FARMSTEAD
MWS11534	MON	Hoadsherf Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS12030	MON	Site of Lone Barn Historic Outfarm, Ansty and Staplefield	OUTFARM; L SHAPE PLAN
MWS662	LND	Cuckfield Medieval Park, Cuckfield and Ansty and Staplefield	PARK
MWS9291	MON	Ansty Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD
MWS9416	MON	Bishopstone Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD; T SHAPE PLAN
MWS9619	MON	Butlers Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD
MWS13975	MON	Site of Westup Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD; FARMSTEAD

HER Event Points

EvUID	RecordType	Name
EWS39	EVS	Field Survey, Butler C, 1988

HER Event Points

MonUID	RecordType	Name	
MWS11185	MON	Site of Harvest Hill Barn Historic Outfarm, Cuckfield	OUTFARM
MWS11186	MON	Harvest Hill House Historic Farmstead, Cuckfield	FARMSTEAD
MWS11534	MON	Hoadsherf Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS12030	MON	Site of Lone Barn Historic Outfarm, Ansty and Staplefield	OUTFARM; L SHAPE PLAN
MWS662	LND	Cuckfield Medieval Park, Cuckfield and Ansty and Staplefield	PARK
MWS9291	MON	Ansty Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD
MWS9416	MON	Bishopstone Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD; T SHAPE PLAN
MWS9619	MON	Butlers Farm Historic Farmstead, Cuckfield Rural	FARMSTEAD
MWS13975	MON	Site of Westup Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD; FARMSTEAD

ANAs

DesigUID	Name
DWS8619	Medieval Moated Site in Raggets Wood, Ansty and Staplefield
DWS8634	Cuckfield Medieval Park and Park Pale, Cuckfield
DWS9075	Medieval Hamlet of Ansty, Ansty and Staplefield



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