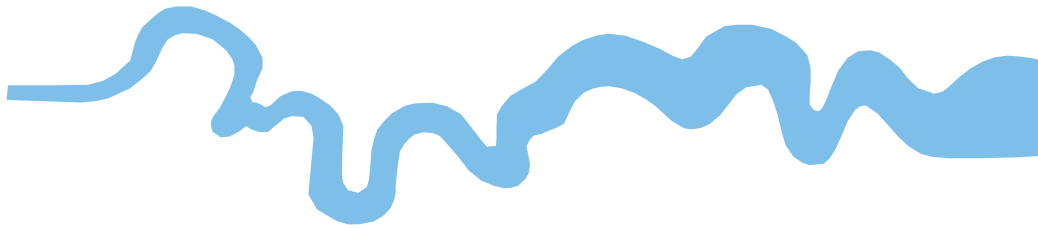


T V A S



SOUTH

**Land at Selsfield Road,
Ardingly, West Sussex**

An archaeological desk-based assessment

by Sean Wallis

Site Code SRA19/197

(TQ 3440 2985)

Land at Selsfield Road, Ardingly, West Sussex

**Archaeological Desk-based Assessment
for Charterhouse Strategic Land Ltd and
The South of England Agricultural Society**

by Sean Wallis

Thames Valley Archaeological Services Ltd

Site Code SRA 19/197

January 2020
revised May 2022

Summary

Site name: Land at Selsfield Road, Ardingly, West Sussex

Grid reference: TQ 3440 2985

Site activity: Archaeological desk-based assessment

Project manager: Sean Wallis

Site supervisor: Sean Wallis

Site code: SRA 19/197

Area of site: c. 2.3 ha

Summary of results: The site lies in an area where very little of archaeological interest has been found in the past. The only archaeological finds within the study area relate to prehistoric flintwork, and the actual location of some of these findspots is not known. However, the paucity of archaeological discoveries in the Ardingly area may merely reflect the lack of fieldwork projects. Recent archaeological fieldwork elsewhere in the Weald has identified small prehistoric settlement sites, and there is also potential for Roman remains given the close proximity of the Roman road to the west of the site. Cartographic evidence indicates that the site has remained undeveloped farmland since at least the early 19th century and, as a result, any archaeological features which may have been present on the proposed site are likely to have survived, albeit buried beneath the soil horizons.

*This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder. All TVAS unpublished fieldwork reports are available on our website:
www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by:	Steve Ford✓ 08.01.20
	Steve Preston✓ 04.05.22

Land at Selsfield Road, Ardingly, West Sussex Archaeological Desk-based Assessment

by Sean Wallis

Report 19/197

Introduction

This report is an assessment of the archaeological potential of a site to the west of Selsfield Road, Ardingly, West Sussex (Fig. 1). The project was commissioned by Mr Oliver Taylor of Charterhouse Strategic Land Ltd, Charter House, 3a Felgate Mews, London, W6 0LY, on behalf of Charterhouse Strategic Land Ltd and The South of England Agricultural Society, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning consent is to be sought from Mid Sussex District Council to develop the site for residential use. An illustrative plan of the proposed development is presented as Figure 12. This assessment will accompany the application in order to inform the planning process with regard to potential archaeological and heritage implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and the Council's policies on archaeology and the historic environment.

Site description, location and geology

Ardingly is situated in the Weald in West Sussex, close to the border with East Sussex. The site occupies a large plot of land north of the village, on the west side of Selsfield Road (Fig. 1). A site visit was carried out on 8th January 2020 (Pls 1–6). The proposal site consists of an irregular parcel of land, immediately south of the South of England Agricultural Society showground. It is largely covered with grass although there are trees around the site boundaries. The site is bounded to the north by a wide access road which serves the showground, to the east by Selsfield Road, to the south by a recreation ground and public footpath (with housing beyond), and to the west by fields. The interior of the site is crossed by a footpath which runs along a large mound. This mound is aligned approximately east-west, and is approximately 180m long. It is likely that it is comprised of material excavated during the construction of the northern road in the late 20th century. Although the whole area generally slopes down towards the south, the site itself (apart from this mound) is relatively flat and lies at a height of approximately 120m above Ordnance Datum. Beyond the site boundary, the land drops steeply to the

east to the Cob Brook at about 60m AOD. According to the British Geological Survey the underlying geology consists of Grinstead Clay (BGS 1972).

Planning background and development proposals

Charterhouse Strategic Land Ltd and The South of England Agricultural Society propose to develop the site for residential use: Figure 12 provides an illustrative plan.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2021, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 194 and 195 state that

‘194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2021, 67) 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).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

‘197. In determining planning applications, local planning authorities should take account of:
‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to

their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

'206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

'207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

In determining the potential heritage impact of development proposals, 'significance' of an asset is defined (NPPF 2021, 71–2) as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

while 'setting' is defined (NPPF 2021, 71) 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.'

The Mid Sussex District Plan 2014-2031 was adopted in March 2018, and contains a number of policies relating to the historic environment, of which policy DP34 (Listed Buildings and Other Heritage Assets) is most relevant to the present site.

'POLICY DP34

'Listed Buildings

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:...

- 'Special regard is given to protecting the setting of a listed building;'

'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.'

Although the proposal site is not within a Conservation Area, its western end has a line of sight to/from the Conservation Area centred around the parish church. As a result, the following sentence of Policy DP35 (Conservation Areas) is deemed to apply.

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

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper '*Standards in British Archaeology*' covering desk-based studies (CIfA 2014). These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies within the High Weald, which is known as a historically wooded area, primarily utilised for hunting and iron production (Rudling 2003). There is very little evidence of Palaeolithic activity in the Weald, but the area was clearly exploited by Mesolithic hunter-gatherers following the last Ice Age. Much of the evidence for Mesolithic activity derives from discarded flintwork, and large numbers of flint scatters have been recorded, particularly in those areas close to river valleys. As far as actual occupation is concerned, rock shelters have been identified to the east of the site at High Rocks, near Tunbridge Wells (Jacobi 1978) and at Eridge Rocks (Greathouse and Seager Thomas 2000).

Until recently, very little later prehistoric activity had been recorded in the Weald. However, this paucity of evidence may be due to the fact that relatively little archaeological fieldwork has been carried out in the area. Indeed, settlement evidence from the Bronze Age and Iron Age periods has been recorded during recent excavations in Burgess Hill and Broadbridge Heath, respectively (Wallis 2016; Taylor 2017). There are also several Iron Age hillforts in the Weald, with those closest to the proposed site being Philpots and Garden Hill. The latter also produced evidence for iron production during the Roman period.

The Weald was utilised for iron production during the Iron Age, Roman, Saxon, medieval and early post-medieval periods, and numerous features survive from this industry, some of the most obvious being mill ponds which were used to power the foundries. It is likely that much of the road network which developed in the area during the Roman period was primarily concerned with the iron industry, and this may be the case for the road

which runs less than 400m west of the proposed site. This road (Margary route 150) is sometimes known as the London to Portslade Way, and some of its earthworks still survive in the landscape (Vincent 2000).

The area remained heavily wooded throughout the medieval period, and the numerous deer parks depicted on historic maps attest the importance of hunting. Most of the older settlements probably developed from small clearings within the woodland, and this is reflected in some of the local place-names, including Ardingly, West Hoathley and Crawley, all of which contain the Old English word *leah* (Mills 1993). Although a number of the villages may have originated in the Saxon period, features from this date are scarce, probably due to the fact that modern buildings overlie the earlier sites.

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record for a radius of 1km around the proposal site. This resulted in a total of 47 entries relating to monuments, archaeological events and listed buildings within the study area. The HER entries were then collated to take into account duplicates or sites which have more than one entry, sites which are quite close together, and to exclude desk-based reports. The resulting 26 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic

There are no HER entries within the study area relating to the Palaeolithic period.

Mesolithic

A dense scatter of flintwork, including some microliths, was found to the east of Horncombe [Fig.1: 1]. It is also possible that some of the flint implements found close to Ardingly [2] and Little London [3] may date from the Mesolithic period. The precise location of these find spots is unknown.

Neolithic, Bronze Age

It is possible that some of the flint implements found close to Ardingly [2] and Little London [3] may date from the Neolithic or Bronze age periods. The precise location of these find spots is unknown.

Iron Age

There are no HER entries within the study area relating to the Iron Age period.

Roman

A Roman road, sometimes known as the "London to Portslade Way" (Margary route 150), runs through the study area, around 650m to the west of the proposed site. Due to the way the HER is organised, no entries relating to this road were included in the results of the HER search. Nevertheless, this linear feature is depicted on Figure 1.

Saxon

Despite the fact that Ardingly is likely to be late Saxon in origin, there are no HER entries within the study area relating to this period.

Medieval

The parish church at Ardingly, dedicated to St Peter, is a Grade I Listed Building, elements of which date from the 14th and 15th centuries [4]. It was supposedly built on the site of an earlier (12th-century) church. Nearby Church Cottages [4] contains elements dating from the late medieval period. It is a Grade II Listed Building. Recent research has identified a number of historic farmsteads in Sussex, some of which may date back as far as the medieval period. The possible medieval farmsteads within the study area are Bolney Farm [5], Hickpotts Farm [6], Old Knowles Farm [7], and Upperlodge Farm [8]. It is possible that the farmhouse at Bolney Farm [5], which is a Grade II Listed Building, may date from the late medieval period.

Post-medieval

There are a number of historic farmsteads within the study area dating from the post-medieval period. These are Horncombe [1], Hapstead Farm [11], New Knowles Farm [12], Townhouse Farm [13], and Withylands [14].

A late 19th-century brickworks is shown on historic maps to the south of the site [9]. Ardingly Workhouse [4] and Turnpike Gate House [10] are depicted on the Ardingly Parish tithe map from 1840. St Paul's Church Centre, formerly the village school [15], is a Listed Building dating from the second half of the 19th century.

There are a large number of Grade II Listed Buildings within the study area dating from the post-medieval period, some of which are situated on historic farmsteads. These are Horncombe (17th century) [1], Jordans (17th century) [4], Jordan's Cottage (17th century) [4], Hickpotts (17th century) [6], Old Knowles (17th century) [7], Upper Lodge (16th century) [8], The Cottage, Hapstead Green (18th century) [10], Hapstead Farmhouse and South Cottage (17th century) [11], Hapstead Green Cottage (17th century) [11], Townhouse Farmhouse [13], 38 and 40 High Street (17th century) [16], Bough Cottage and The Bough House (17th century) [16], Holland House (18th century) [16], Brickyard Cottages (17th century) [17], College Farm Cottages (19th century) [18], Jenkins Croft and the Gardeners Arms (18th century) [19], Knowle Cottages (18th century) [20], Knowle Farmhouse (18th century) [20], The Croft (19th century) [21], The Mount (19th century) [22], and The Oak Inn (17th century) [23].

Modern

The HER contains three entries relating to Second World War anti-aircraft batteries within the study area [24], [25], and [26]. These were constructed as part of the "Kentish Gun Belt", which was established in 1944 to counter the threat posed by the V1 flying bomb.

Scheduled Ancient Monuments

There is no Scheduled Ancient Monument within close proximity of the site.

Cartographic and documentary sources

The site is located close to the historic core of Ardingly, with the parish church being less than 500m west of the western boundary. The place name Ardingly means '(woodland clearing of) the family or followers of a man called *Earda*', and is derived from the Old English (Anglo-Saxon) personal name *Inga*, added to the word *leah*. It is first mentioned in an early 12th century document as *Erdingelega* (Mills 1993). There was no manor of Ardingly, and it is not mentioned in Domesday Book (1086). Instead, large parts of the parish belonged to the great manors of Ditchling and South Malling, and portions to Plumpton (VCH 1940).

Ardingly was historically located within the Rape of Lewes and Buttinghill Hundred. The parish church was built on the brow of a hill close to the centre of the parish, with the village developing to the south-east, close to the junction of Street Lane and the High Street / Lindfield Road (B2028). The village overlooks the Ouse Valley to the south, whilst the ground generally rises in the northern part of the parish. As with much of the Weald, it is likely that the area was heavily wooded in the past, and Ardingly as shown on early maps and being positioned between Worth Forest and the Ashdown Forest. Wakehurst Place was built to the north of the village in the late 16th century, whilst a public school (Ardingly College) was built to the south in the 1860s (VCH 1940). More recently, the South of England Agricultural Society established their showground immediately to the north of the proposed site in the second half of the 20th century, whilst Ardingly Reservoir was constructed to the west of the village in the late 1970s.

A range of Ordnance Survey and other historical maps of the area were consulted in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The first available map of the area is Saxton's map of Sussex from 1575 (Fig. 2). Ardingly is clearly visible on the map between Worth (*Word*) Forest and Ashdown Forest, and the River Ouse and some of the streams that feed it are also depicted. Nothing is shown in the area of the proposed site itself. Norden's map from 1595 (not illustrated) and Speed's map from 1610 (not illustrated) are very similar to Saxton's map, although Speed's map shows Wakehurst Place to the north of Ardingly.

Budgen's map from 1723 (Fig. 3) shows far more detail in the surrounding area, including the emerging road network. Ardingly parish church is depicted, along with the village which developed along Street Lane and

the High Street / Lindfield Road. Although the approximate position of the proposed site can be ascertained, no features are shown in this area.

The first available map to show the area in detail is the Ardingly parish tithe map from 1840 (Fig. 4). The proposed site is located within two arable fields (plots 265 and 266) between fields and Street Lane (to the west) and the High Street / Lindfield Road (to the east). The fields were owned by John Peyton at the time, and were called The Seven Acres, and Hapstead Field, respectively. It is clear that part of the southern boundary of the proposed site had been established by 1840.

Slightly more detail is shown on the First Edition Ordnance Survey of 1874 (Fig. 5), although very little appears to have changed as far as the proposed site is concerned. Land parcels have been renumbered and a kink in the western section of the southern boundary (which can now be seen to have accommodated pond) has been straightened out so that it now matches the current line more closely. There is a triangulation point in the southern part of the west field. (A straight line across the site is the join between two map-sheets.) By the time the Second Edition Ordnance Survey (Fig. 6) was published in 1897 the southern part of the eastern field had been fenced off and turned into a recreation ground, complete with a probable pavilion in its north-west corner. As a result, the south-east boundary of the site has now been established. A footpath is shown running along the southern edge of the proposed site, though this was almost certainly present but not labelled on the earlier map. No changes to the proposed site are shown between the 1910 and 1957 Ordnance Surveys (Figs 7 and 8): the latter marks a small pavilion within the recreation ground to the south, on the line of the boundary with the proposed site, and this can be seen to have been present (unlabelled) already in 1910.

At some time between 1957 and 1973 the South of England Agricultural Society established a showground immediately north of the proposed site. The 1973 Ordnance Survey (Fig. 9) shows a new road running along the southern boundary of the showground, which effectively created the northern boundary of the proposed site. Selsfield Road was also widened to create the firm line of the current eastern boundary. In addition, the remaining field boundary within the site were removed between 1957 and 1973 to create one large field. No changes are visible on the 1983 Ordnance Survey (not illustrated).

By the time the 1993 Ordnance Survey was published (Fig. 10) further development has occurred in the area to the north and south of the proposed site. Just beyond the south edge of the site, the recreation ground's pavilion is no longer shown (a new larger one had already been built on the south of the grounds by 1973 but the old one was still there). The modern Ordnance Survey (Fig. 11) shows footpaths crossing the proposed site, one of which follow the old north-south field boundaries which disappeared between 1957 and 1973. The map also

shows a long mound to the north of the recreation ground. This feature is currently covered in vegetation, and its origin is unclear. However, it is likely to be relatively modern as such an earthwork would have been depicted on the earlier maps.

Listed Buildings

There are no listed buildings within the proposal site. There are twenty-five Listed Buildings or structures within the study area, and these are detailed in Appendix 1, with their locations being shown on Figure 1. The vast majority of these buildings will not be affected by the proposed development due to the local topography (trees, modern buildings, etc). However, the setting of some of the Listed Buildings located west of the western end of the site will need to be taken into account in any planning application. The tower of St Peter's Church [4], which is Grade I Listed, can be seen from the site although there are several buildings in between. The former village school (now St Paul's Church Centre) [15] stands around 300m beyond the western end of the site and is clearly visible. New Knowles Farm [12], Knowle Farmhouse [20], and Knowle Cottages [20] are located to the south-west of the site, although these are all quite shielded from view due to a number of mature trees and hedges. The development will need to be designed to be sympathetic to the settings of the listed church and church centre, and to the views to and from the village Conservation Area.

Registered Parks and Gardens

There are no registered parks or gardens within the study area, although Wakehurst Place lies further north of the site. This site is owned by the National Trust and managed by the Royal Botanical Gardens, Kew.

Registered Battlefields

There are no registered battlefields within close proximity of the site.

Historic Hedgerows

There are no historic hedgerows on the site.

Aerial Photographs

The site lies within an area of pasture/parkland and not arable land and is thus not conducive for the formation of cropmarks. It is also located within a geological outcrop that again is not conducive for the formation of cropmarks. No historic aerial photograph collections have been consulted.

Discussion

There are no known heritage assets on the proposal site itself, although the setting of a number of Listed Buildings and a Conservation Area within line of sight beyond to the western end of the site may be affected by any future development. The development should be designed to be sympathetic to the settings of these heritage assets. The design's use of existing and newly planted trees (Fig. 12) should ensure this.

It remains to be established if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The proposal site lies within an area where very little archaeology has been found in the past. A few HER entries relate to finds of prehistoric flintwork, but these appear to have been recorded at some distance from the site, where indeed their exact location is known and they probably amount to no more than the expected 'background noise' of such flintwork across the landscape of southern England. However, the paucity of archaeological discoveries in the Ardingly area may, at least in part, reflect the lack of fieldwork projects. Recent archaeological fieldwork elsewhere in the Weald has identified small prehistoric (and later) settlement sites, and it is possible that Roman remains could be present, due to the close proximity of the Roman road to the west of the site. The Weald was heavily exploited in Roman times for its iron ore.

Cartographic evidence indicates that the site was previously within an area of arable fields, from at least the first half of the 19th century. As a result, there is nothing to suggest that any archaeological remains, should they have been present on the site, would not have survived beneath the soil horizons.

The proposal for new housing would potentially involve damage to or destruction of archaeological remains (if present) in areas of building foundations, landscaping, attenuation pond, service trenches, etc, all of which would be in areas not previously developed or disturbed.

It may be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development. If such a scheme is requested, for fieldwork, this will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition attached to any consent gained.

References

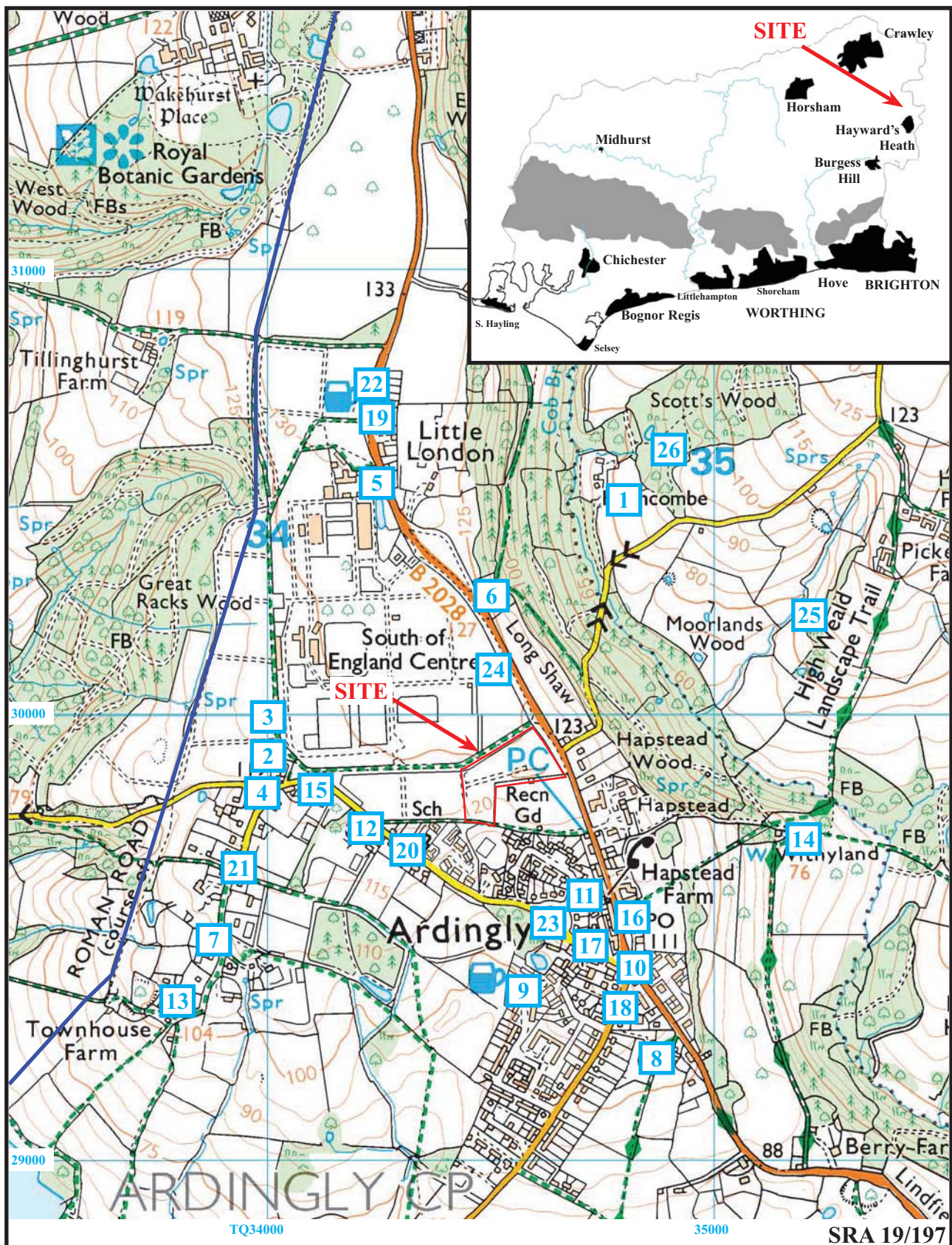
- BGS, 1972, British Geological Survey, sheet 302, 1:63360, Keyworth.
- CIfA, 2014, *Standard and guidance for historic environment desk-based assessment*, Chartered Institute for Archaeologists, Reading
- Greathouse, C and Seager Thomas, M, 2000, 'Rock shelter stratigraphy, excavations at Eridge', *Sussex Archaeol Collect* **138**, 149-156
- Jacobi, R, 1978, 'The Mesolithic of Sussex', in P L Drewett (ed.), *Archaeology of Sussex to AD1500*, CBA Res Rep **29**, London, 15-23
- Mills, A D, 1993, *Dictionary of English Place-Names*, Oxford
- NPPF, 2019, *National Planning Policy Framework* (revised), Ministry of Housing, Communities and Local Government, London
- Rudling, D (ed), 2003, *The Archaeology of Sussex to AD 2000*, King's Lynn
- Taylor, A, 2017, 'Early to Middle Iron Age occupation north of Old Guildford Road, Broadbridge Heath, Horsham, West Sussex', in J McNicoll-Norbury, D Sanchez, A Taylor, F Thompson and S Wallis, *Archaeological Investigations in Sussex: Prehistoric and Roman features in Selsey, Worthing, Angmering and Horsham, and Medieval occupation in Hailsham, Horsham and Crawley*, TVAS Occas Pap **17**, Reading, 41–7
- VCH, 1940, *Victoria County History of Sussex vol. vii*, London
- Vincent, A, 2000, *Roman Roads of Sussex*, Midhurst
- Wallis, S, 2016, 'Middle/Later Bronze Age Occupation at Manor Road, Burgess Hill, West Sussex', Thames Valley Archaeological Services Occas Pap **9**, Reading

APPENDIX 1: Historic Environment Records within a 1km search radius of the development site (all Listed Buildings are Grade II except as stated)

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (TQ)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
1	MWS 3815 MWS 11792 DWS 7285	3480 3050 3473 3052 3474 3051	Find spot Farmstead Listed Building	Mesolithic Post-medieval	A dense scatter of flintwork, including some microliths, was found to the east of Horncombe. Horncombe has been identified as a historic farmstead, dating from the post-medieval period. The house is a Listed Building, dating from at least the 17th century.
2	MWS 764	3400 2900	Find spot	Mesolithic Neolithic Bronze Age	Flintwork, including some arrowheads, has been found near Ardingly.
3	MWS 796	3400 3000	Find spot	Mesolithic Neolithic Bronze Age	Flint implements were found near Little London.
4	MWS 976 DWS 7501 MWS 9080 EWS 1073 DWS 7528 MWS 12448 DWS 7029 DWS 7029	3397 2983 3397 2982 3402 2985 3403 2983 3402 2980 3404 2983	Buildings Building survey	Medieval Post-medieval	St Peter's Church is a Grade I Listed Building, with elements dating from the 14th and 15th century. Church Cottages was originally one building, with elements dating from the late medieval period. It is Listed. Ardingly Workhouse is depicted on the parish tithe map of 1840. Jordans and Jordans Cottage are both Listed Buildings with elements dating from at least the 17th century.
5	MWS 9451 DWS 7132	3423 3052 3423 3053	Farmstead Building	Medieval	Bolney Farm has been identified as a historic farmstead, possibly dating from the medieval period. The Farmhouse is a Listed Building, possibly late medieval
6	MWS 11414 DWS 7038	3448 3029 3447 3028	Farmstead Building	Medieval Post-medieval	Hickpotts Farm has been identified as a historic farmstead, possibly dating from the medieval period. Hickpotts farmhouse is a Listed Building, at least 17th century.
7	MWS 12707 DWS 7030	3388 2949 3387 2946	Farmstead Building	Medieval Post-medieval	Old Knowles Farm has been identified as a historic farmstead, possibly dating from the medieval period. Old Knowles is Listed and dates from at least the 17th century.
8	MWS 12969 DWS 7036	3486 2923 3489 2925	Farmstead Building	Medieval Post-medieval	Upperlodge Farm has been identified as a historic farmstead, possibly medieval. Upper Lodge is a Listed Building, dating from the early 16th century.
9	MWS 4914	3459 2938	Brickworks	Post-medieval	A late 19th century brickyard is recorded on historic maps, on the west side of College Road.
10	MWS 8639 DWS 7034	3481 2942 3479 2946	Building Listed Building	Post-medieval	Turnpike Gate House is depicted on the parish tithe map of 1840. The Cottage is an 18th century Listed Building.
11	MWS 11171 DWS 7499 DWS 7035	3470 2960 3477 2967 3478 2965	Farmstead Listed Building	Post-medieval	Hapstead Farm has been identified as a historic farmstead. Hapstead Farmhouse and South Cottage were formerly one property. It is a Grade II Listed Building dating from at least the 17th century. Hapstead Green Cottage is a Grade II Listed Building, probably dating from the 17th century.
12	MWS 12576	3421 2973	Farmstead	Post-medieval	New Knowles Farm has been identified as a historic farmstead, dating from the post-medieval period.
13	MWS 13810 DWS 7117	3378 2936 3381 2926	Farmstead Listed Building	Post-medieval	Townhouse Farm has been identified as a historic farmstead. The Farmhouse is a Listed Building.
14	MWS 14017	3522 2971	Farmstead	Post-medieval	Withylands has been identified as a historic farmstead.
15	MWS 14617 DWS 6998	3410 2984 3411 2984	Listed Building	Post-medieval	St Paul's Church Centre is set in the mid to late 19th century former village school, a Listed Building.
16	DWS 7543 DWS 7498 DWS 7128	3482 2953 3479 2956 3477 2956	Listed Buildings	Post-medieval	38 and 40 High Street, Ardingly, was formerly one property. It is a Listed Building dating from the 17th century. Bough Cottage and The Bough House were formerly one property which is Listed, probably 17th century. Holland House is a Listed Building from the 18th century.
17	DWS 7494	3469 2948	Listed Building	Post-medieval	Brickyard Cottages, 17th-century Listed Building.
18	DWS 7124	3480 2935	Listed Building	Post-medieval	College Farm Cottages, 1870s, Listed Building.
19	DWS 7039	3427 3069	Listed Building	Post-medieval	Jenkins Croft and The Gardeners Arms public house were formerly one property. It is a Grade II Listed Building dating from at least the 18th century.
20	DWS 6997 DWS 7527	3430 2969 3427 2971	Listed Buildings	Post-medieval	Knowle Cottages and Knowle Farmhouse, both 18th-century Listed Buildings.
21	DWS 7116	3394 2966	Listed Building	Post-medieval	The Croft, Church Lane, early 19th century.
22	DWS 7523	3426 3076	Listed Building	Post-medieval	The Mount, Selsfield Road, early 19th century.
23	DWS 7526	3463 2952	Listed Building	Post-medieval	The Oak Inn is a Listed Building dating from at least the 17th century.
24	MWS 7148	3450 3010	Structure	Modern	A Second World War anti-aircraft battery.
25	MWS 7149	3520 3020	Structure	Modern	A Second World War anti-aircraft battery
26	MWS 7184	3490 3060	Structure	Modern	A Second World War anti-aircraft battery

APPENDIX 2: Historic and modern maps consulted

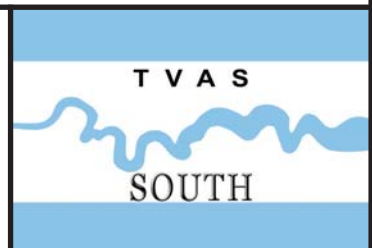
1575	Saxton's map of Sussex (Fig. 2)
1595	Norden's map of Sussex (not illustrated)
1610	Speed's map of Sussex (not illustrated)
1723	Budgen's map of Sussex (Fig. 3)
1840	Ardingly Parish Tithe Map (Fig. 4)
1874	First Edition Ordnance Survey (Fig. 5)
1897	Second Edition Ordnance Survey (Fig. 6)
1910	Ordnance Survey (Fig. 7)
1957	Ordnance Survey (Fig. 8)
1973	Ordnance Survey (Fig. 9)
1983	Ordnance Survey (not illustrated)
1993	Ordnance Survey (Fig. 10)
2019	Ordnance Survey – Explorer at 1:12,500 (Fig. 1)

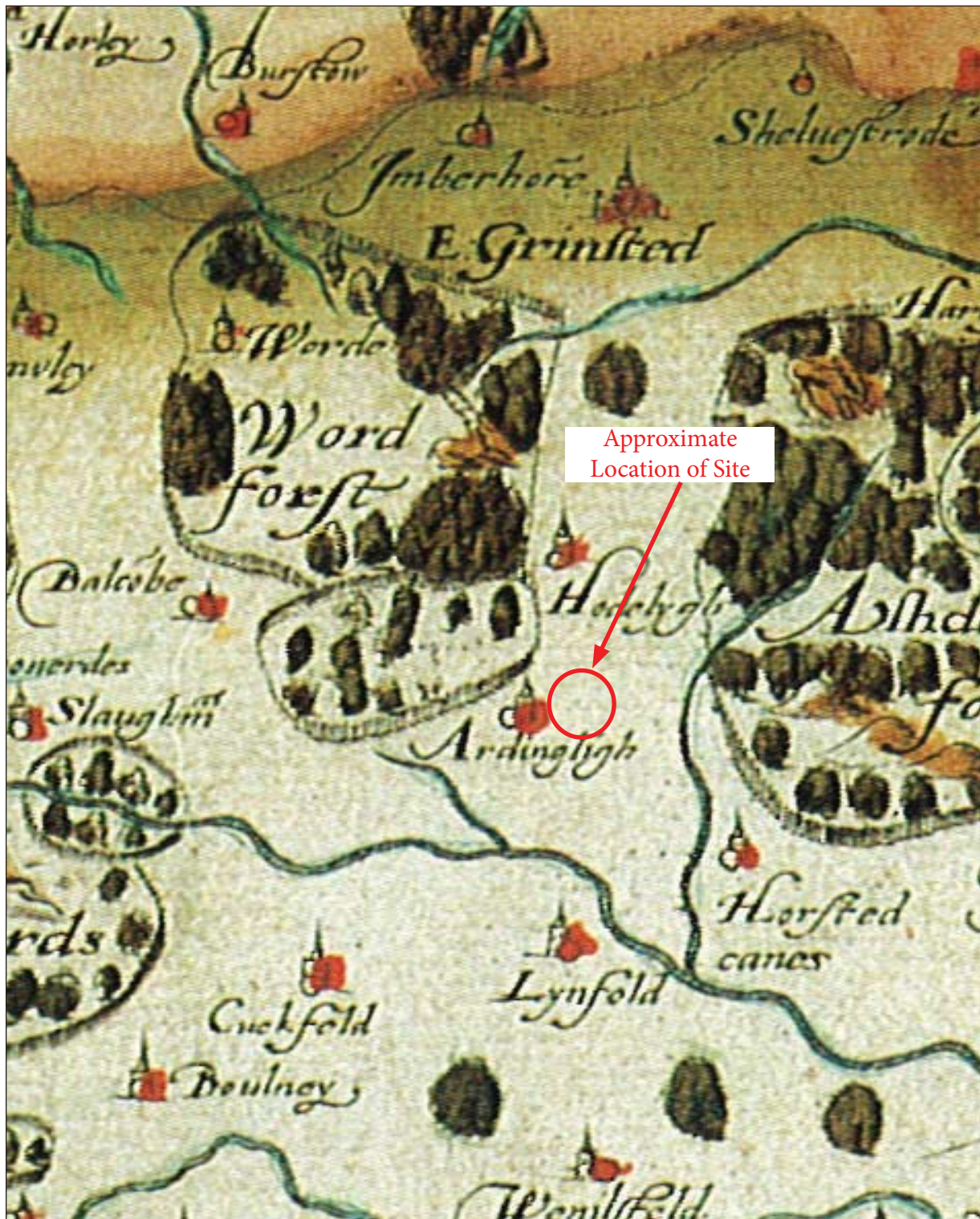


**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 1. Location of site within Ardingly and West Sussex.

Reproduced under licence from Ordnance Survey Explorer Digital mapping at 1:12500
Crown Copyright reserved



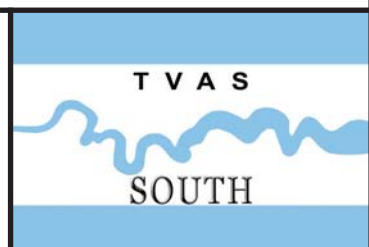


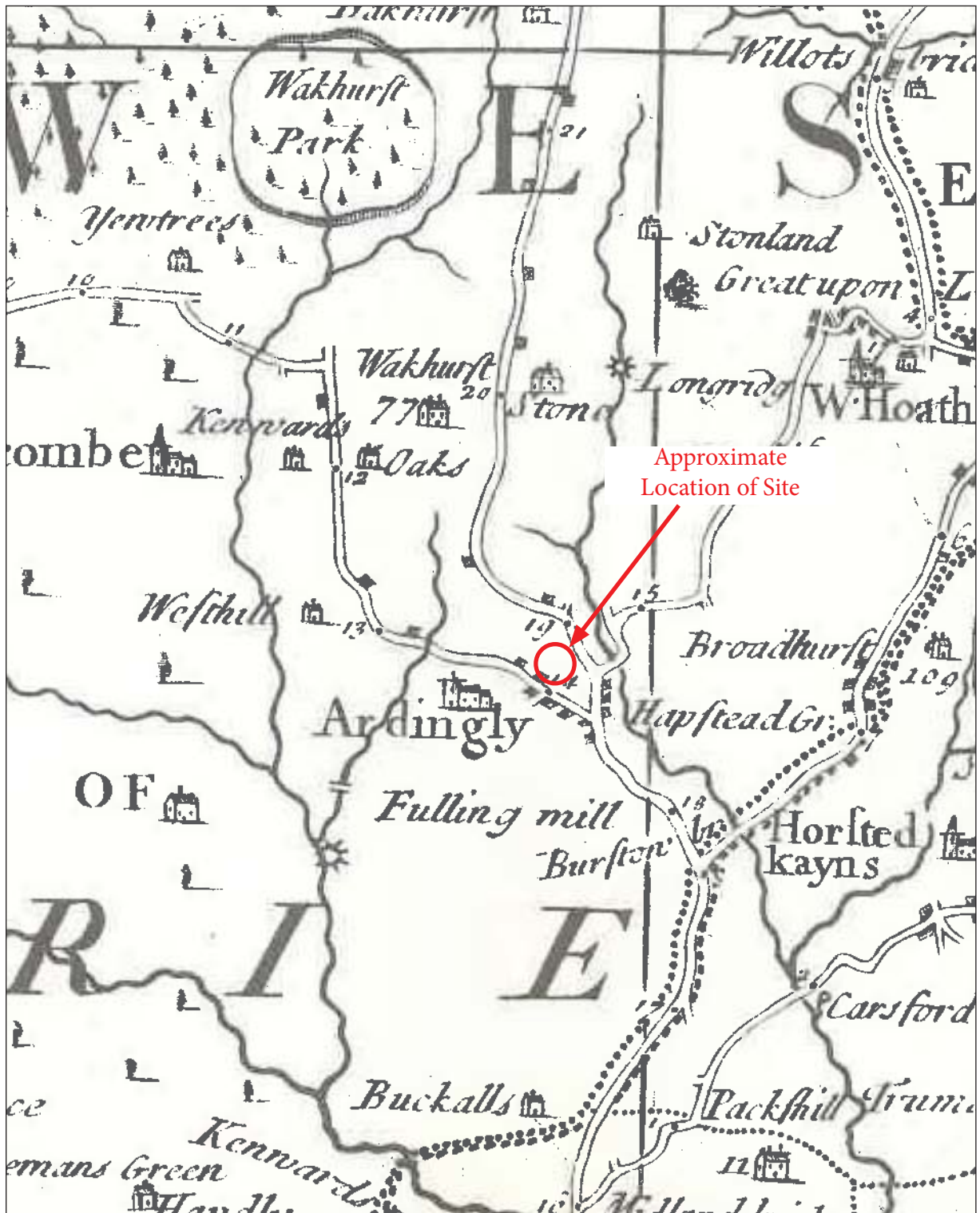
SRA 19/197



Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment

Figure 2. Saxton's Map of Sussex, 1575.



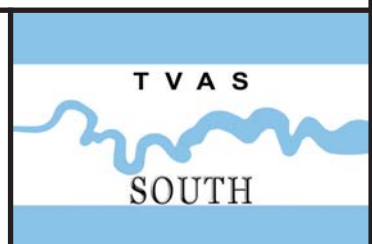


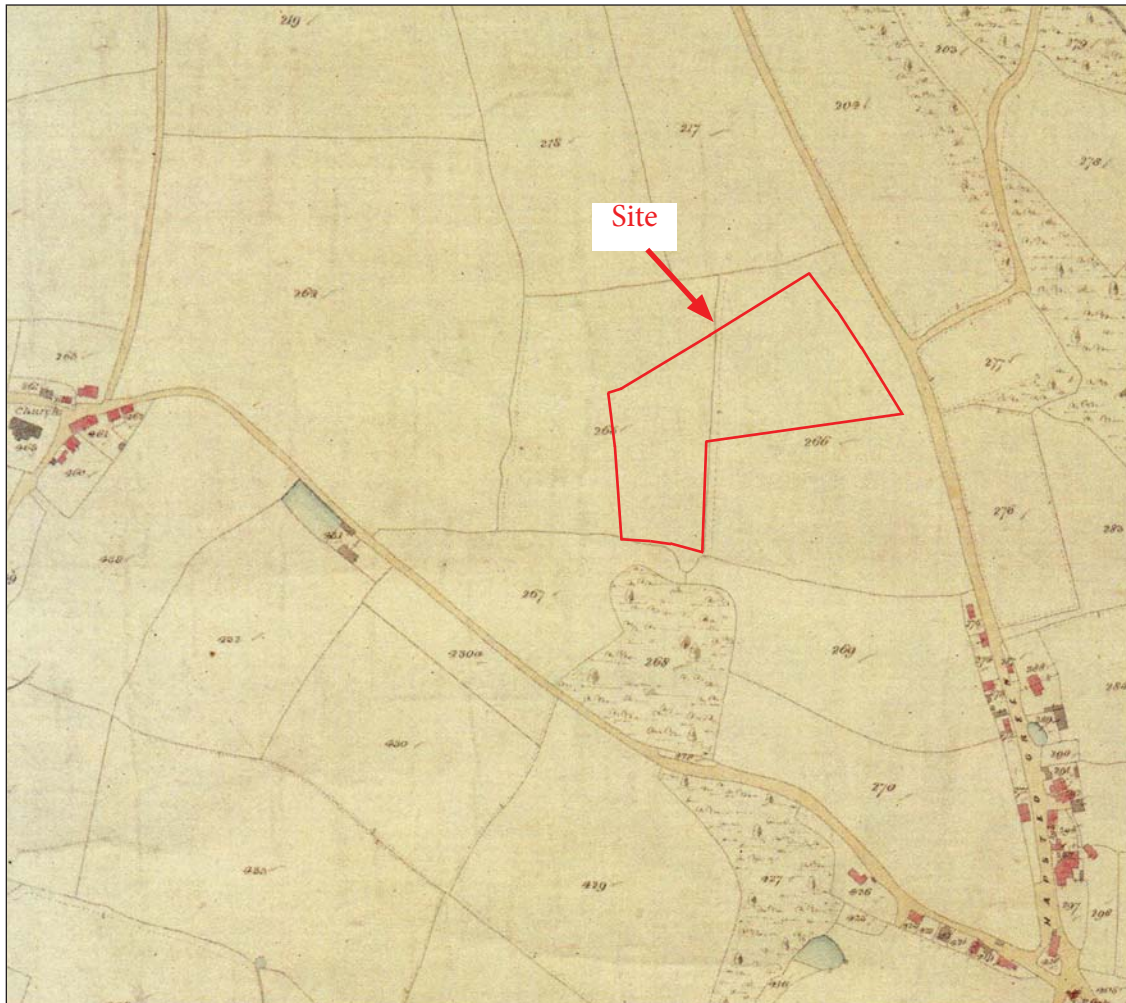
SRA 19/197



Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment

Figure 3. Budgen's Map of Sussex, 1723.

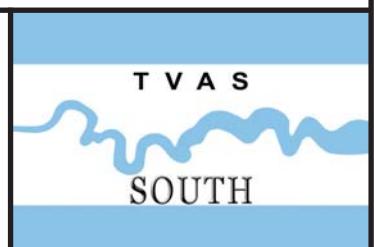


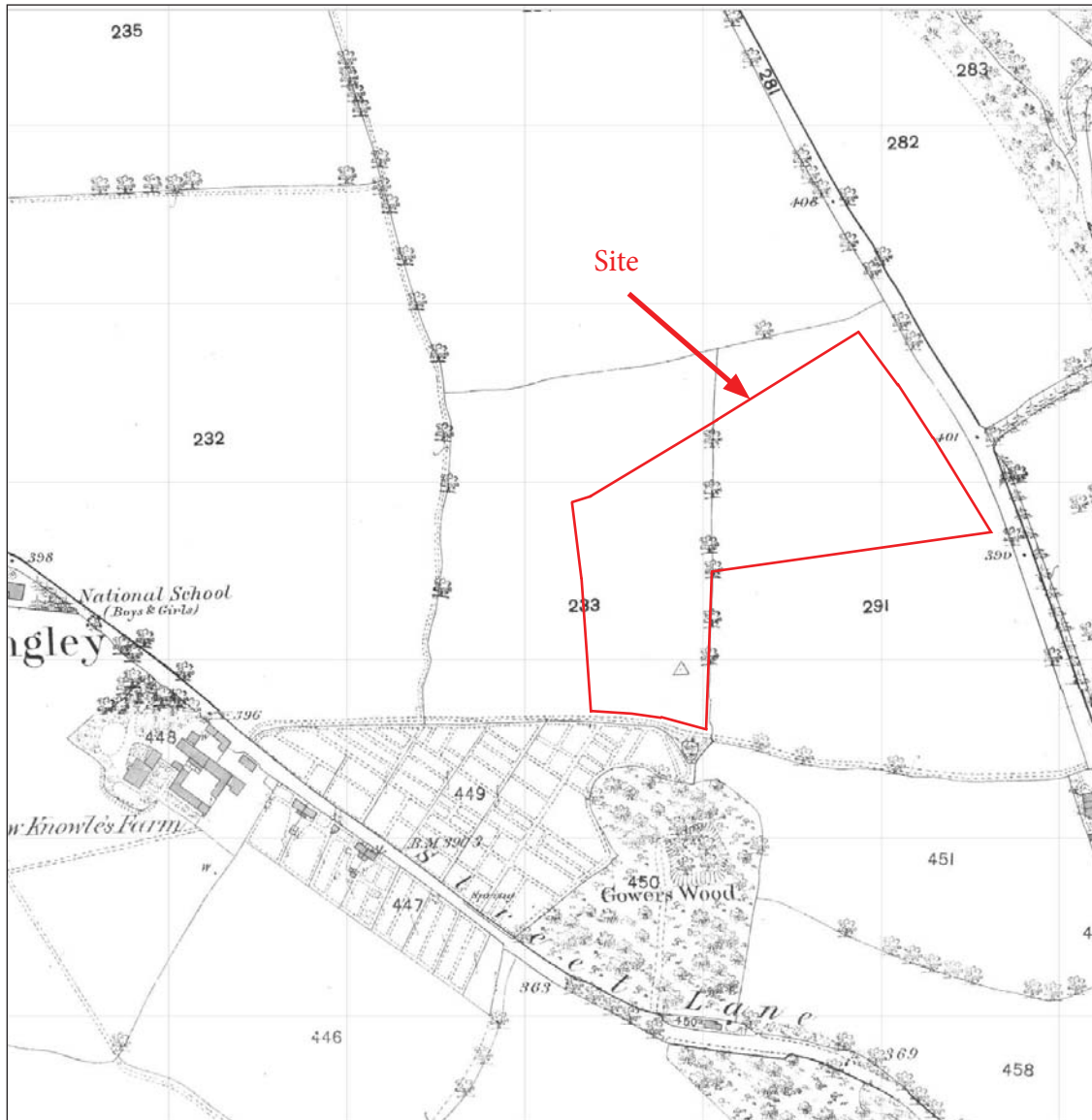


SRA 19/197



Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment
Figure 4. Ardingly Parish Tithe Map, 1840.



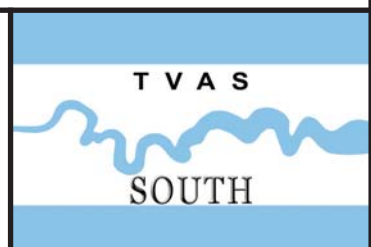


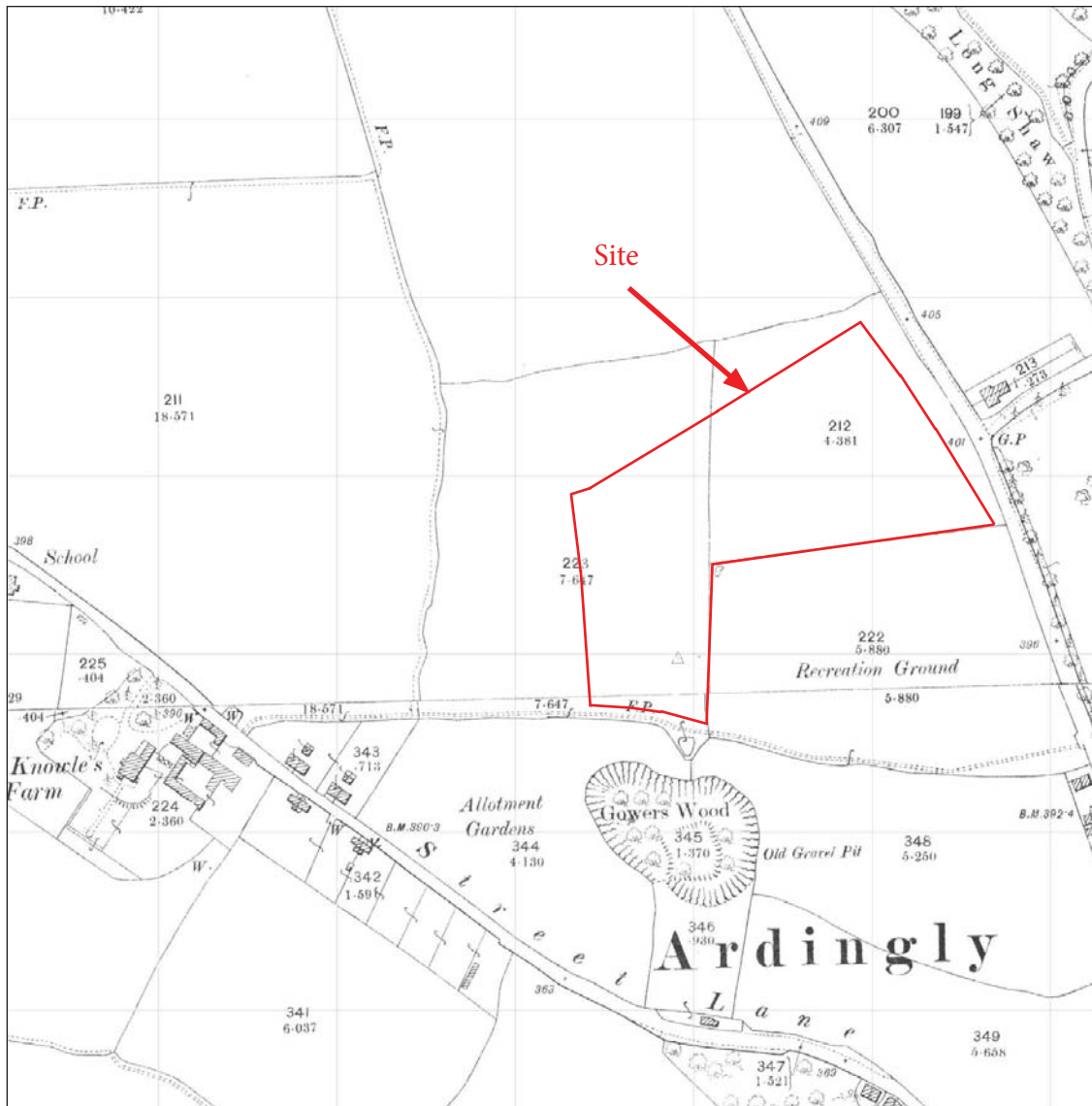
SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 5. Ordnance Survey, 1874.



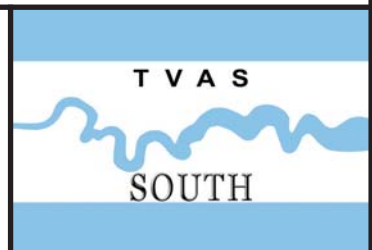


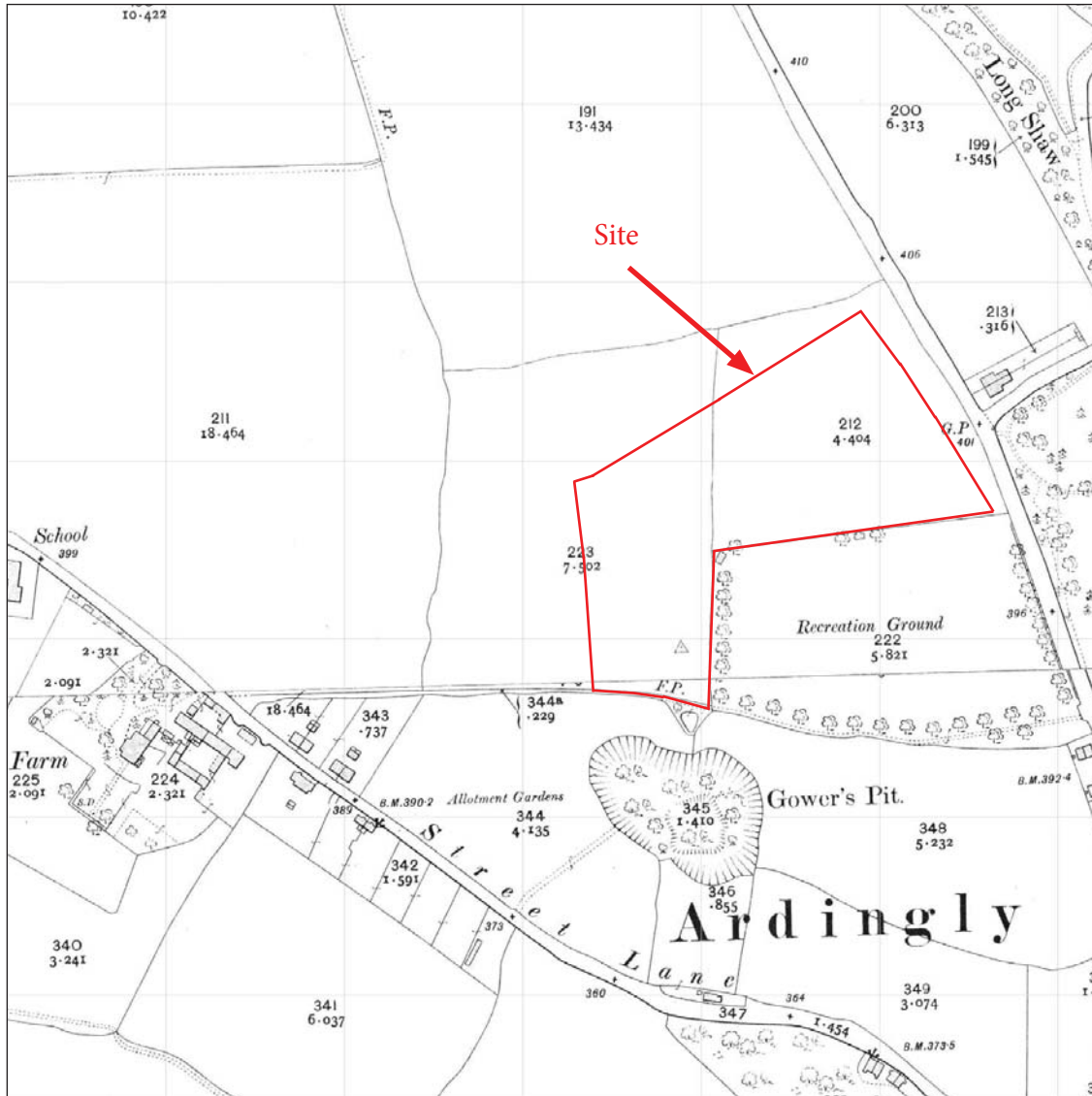
SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 6. Ordnance Survey, 1897.





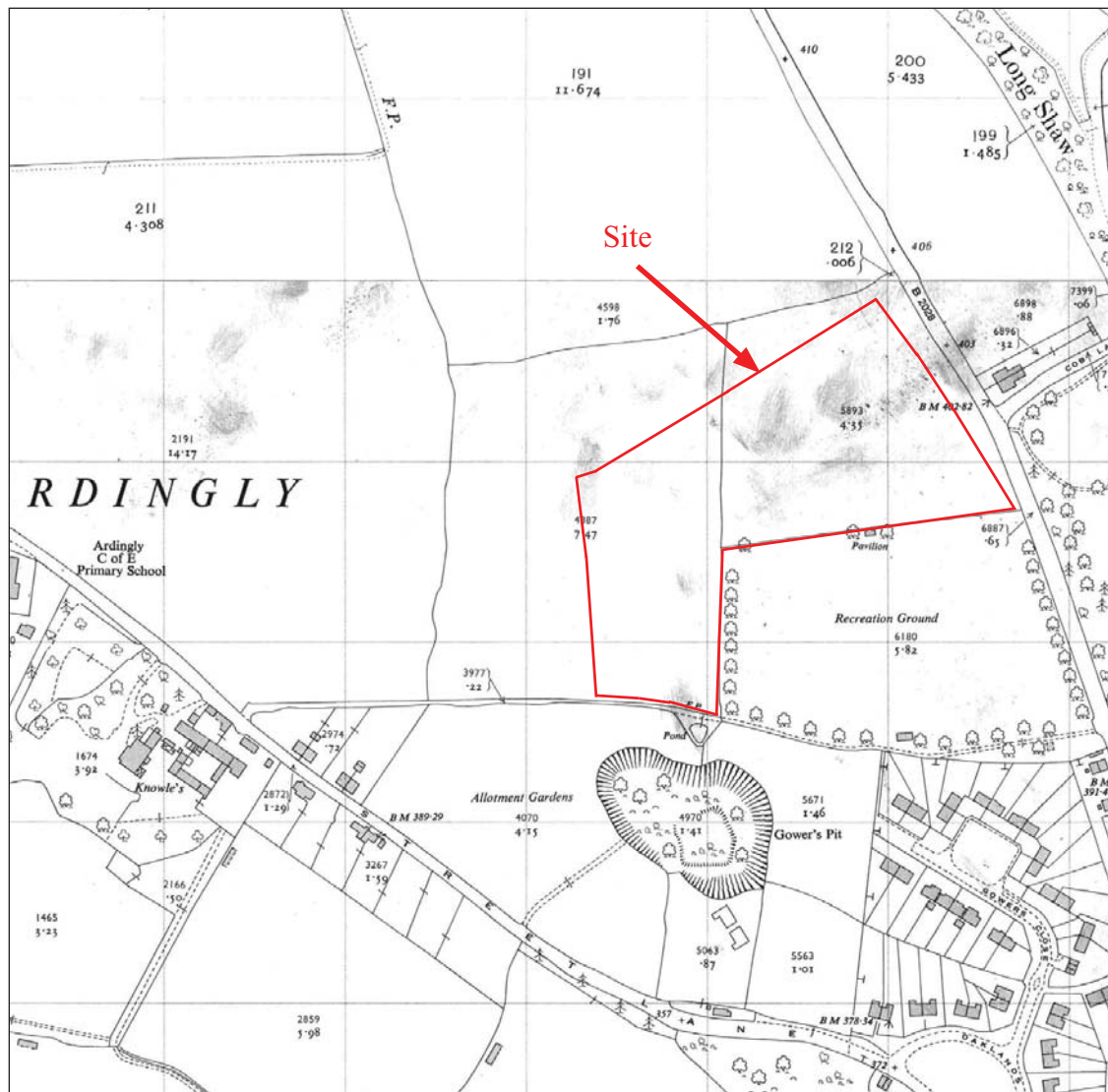
SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 7. Ordnance Survey, 1910.



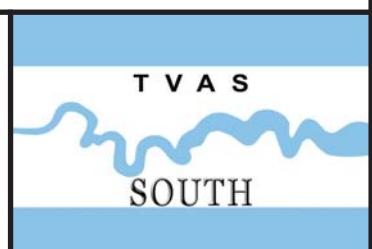


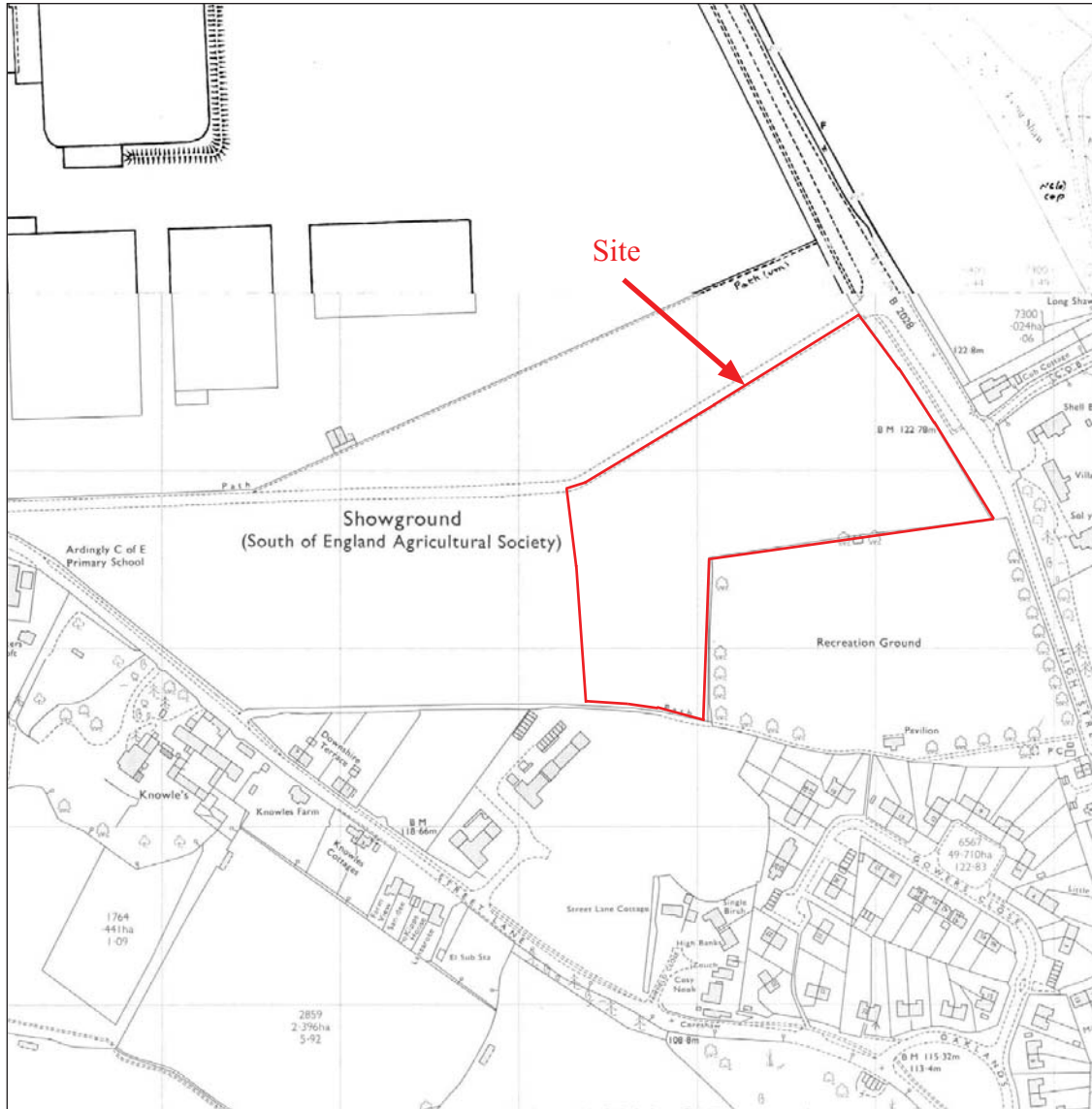
SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 8. Ordnance Survey, 1957.



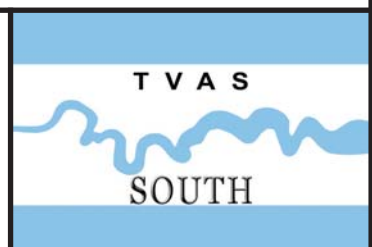


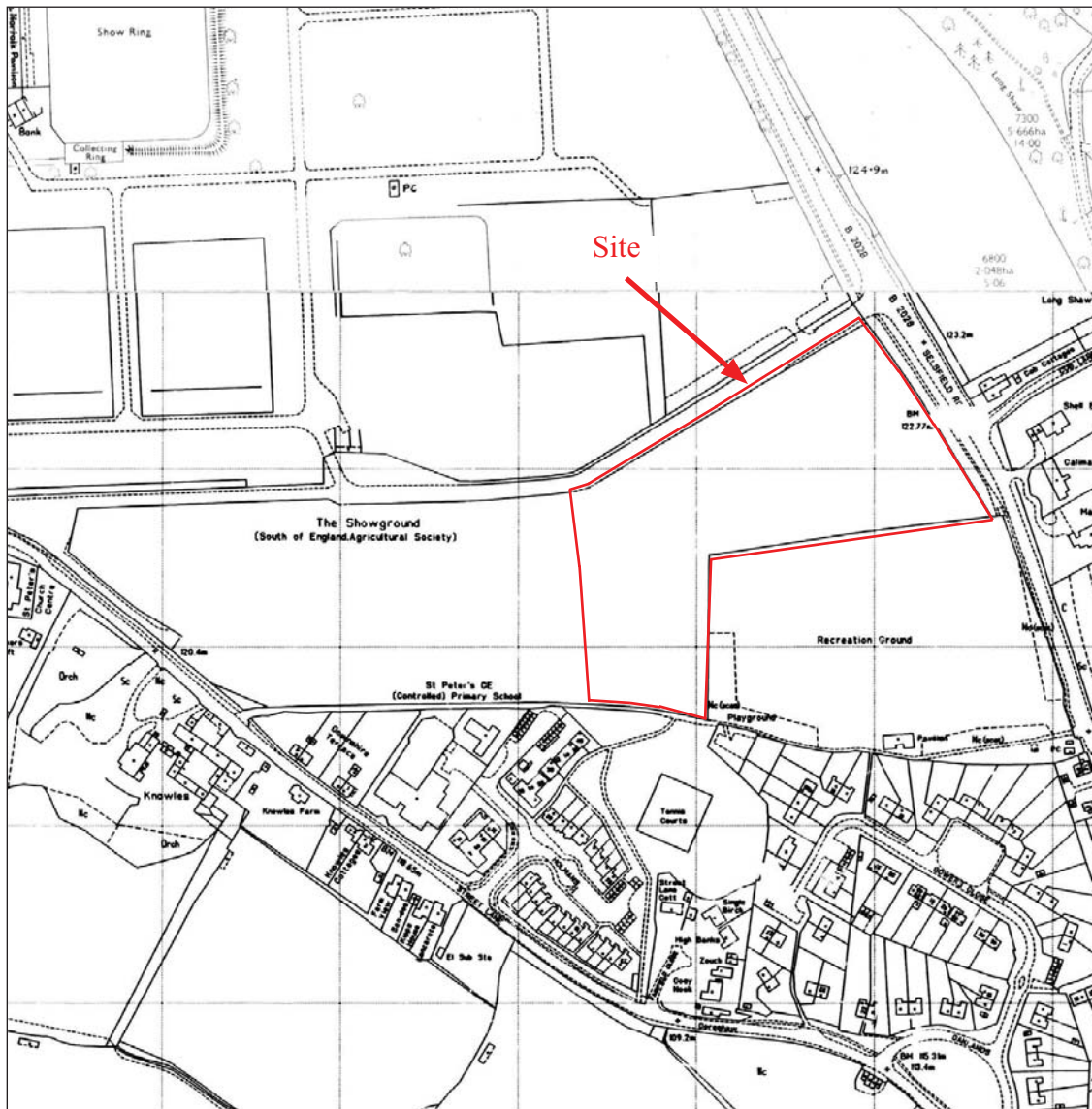
SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 9. Ordnance Survey, 1973.



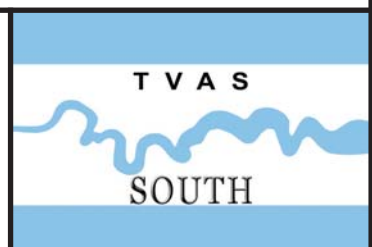


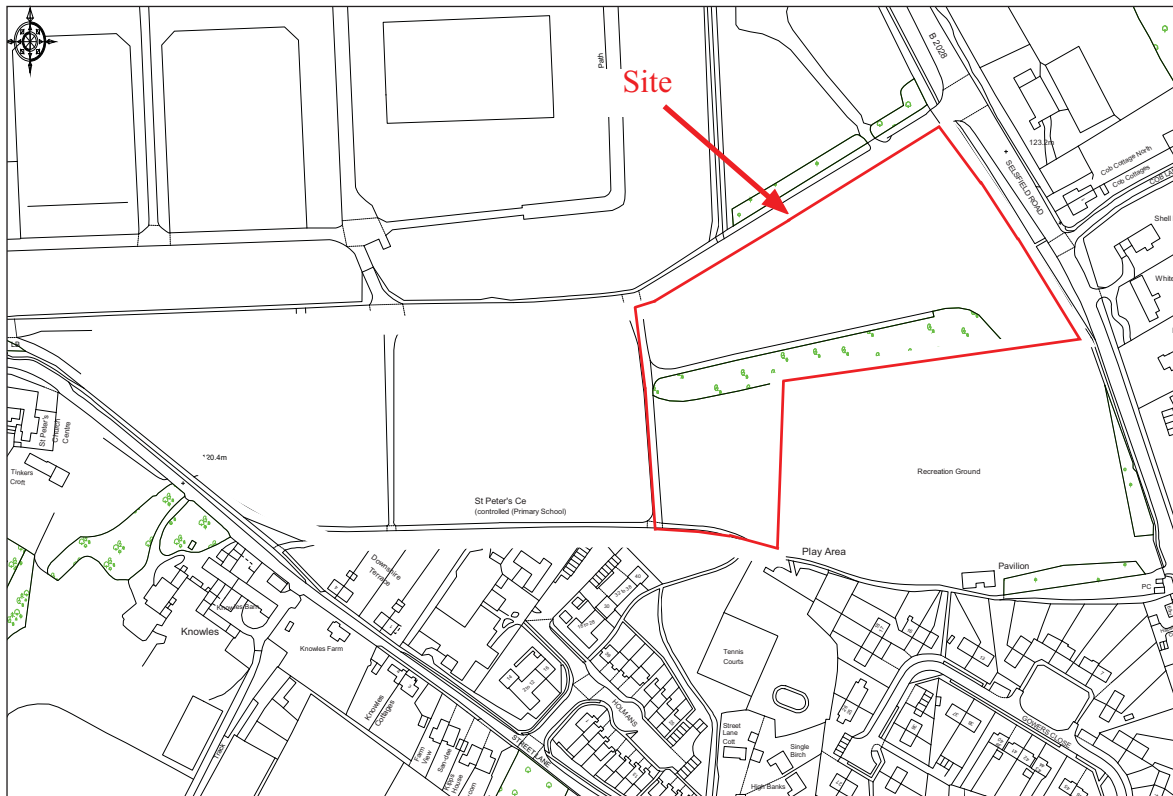
SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 10. Ordnance Survey, 1993.



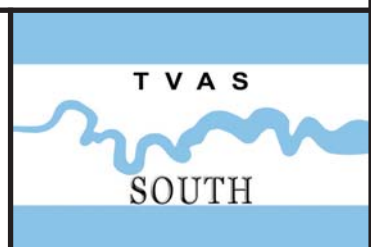


SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 11. Modern Site Survey.





SRA 19/197



**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Figure 12. Illustrative plan of the proposed development.
Not to scale.

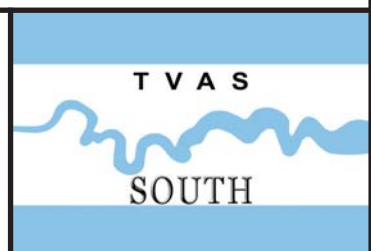




Plate 1. North-east gate into site, looking South-west from Selsfield Road.



Plate 2. General view of eastern part of site, looking East.



Plate 3. General view of central part of site, looking South-west.



Plate 4. General view of western part of site, looking West.



Plate 5. Western end of site showing Listed Building beyond, looking South-west.

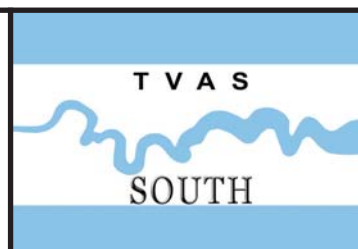


Plate 6. General view from western end of site, looking East.

SRA 19/197

**Land at Selsfield Road, Ardingly,
West Sussex, 2022
Archaeological Desk-based Assessment**

Plates 1 to 6.

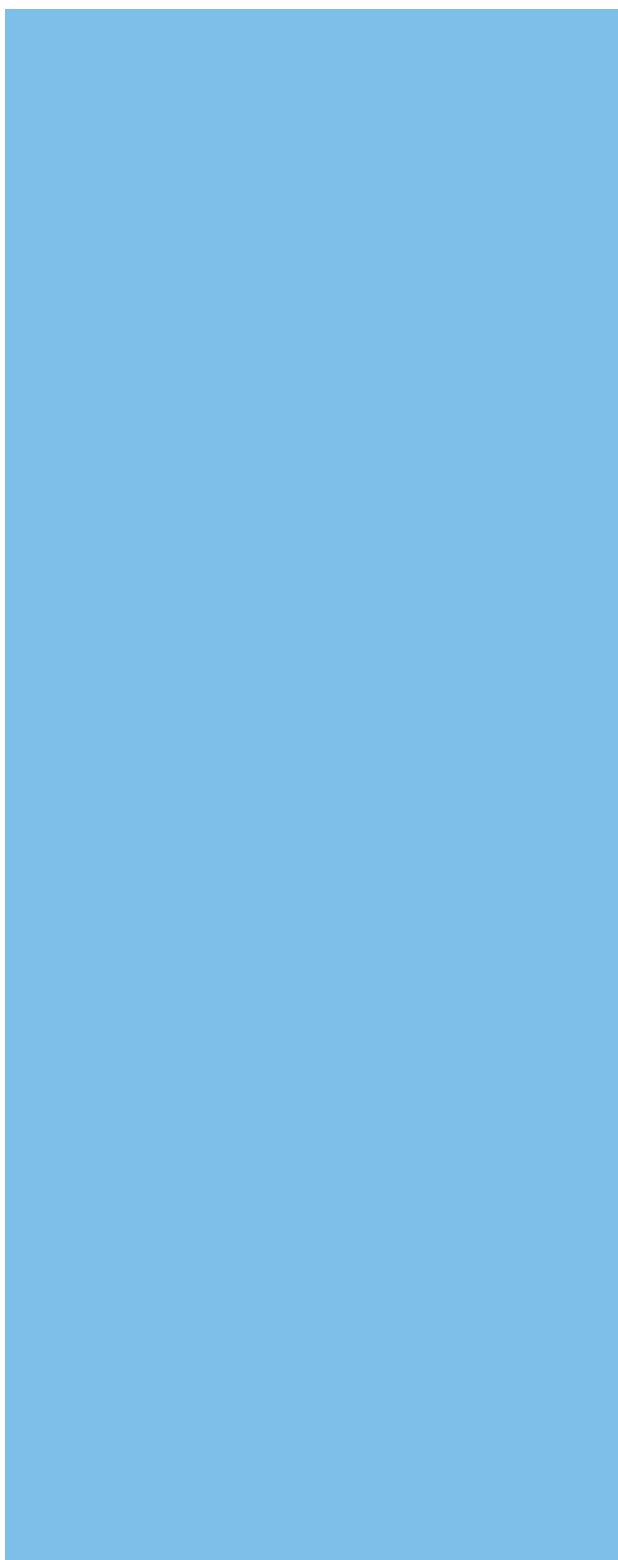
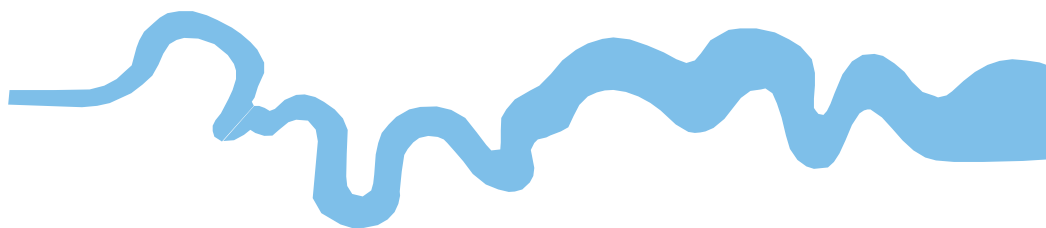


TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





**TVAS (South),
77a Hollingdean Terrace
Brighton, BN1 7HB**

**Tel: 01273 554198
Email: south@tvas.co.uk
Web: www.tvas.co.uk/south**

***Offices in:
Reading, Taunton, Stoke-on-Trent and Ennis (Ireland)***