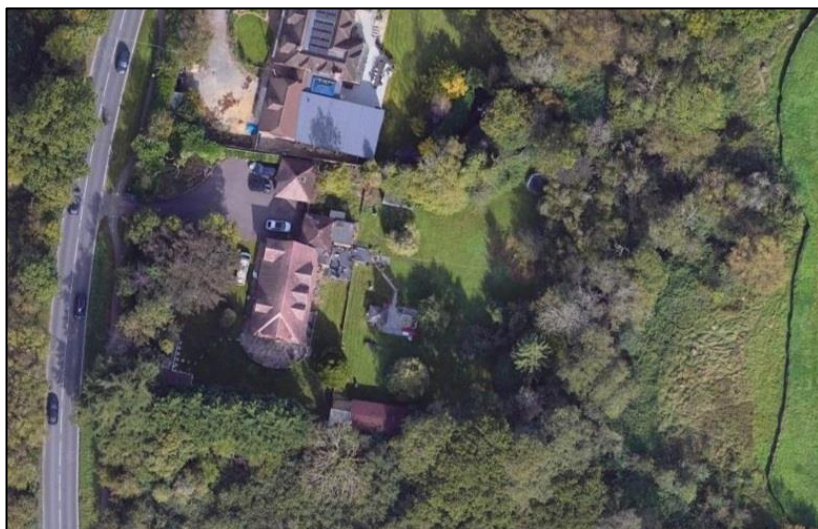




**Chris Butler MCIfA
Archaeological Services Ltd**



**A
Heritage Statement for
The Paddock 2,
London Road,
Hassocks, West Sussex,
BN6 9NA.**

TQ 30275 16609
Project No. CBAS1535

By
Emily Walsh

July 2024

Summary

A Heritage Statement has been prepared for The Paddock 2, London Road, Hassocks, West Sussex, in order to establish the likely presence and importance of any heritage assets that may be affected by the proposed development.

This report has established that archaeological investigations in the vicinity of the Site have revealed a landscape rich in multiperiod archaeology. Bronze Age, Iron Age, Roman and Saxon activity is particularly well represented in the immediate vicinity of the development site, and undated features which would pass through the site if they continued on their projected trajectory are perhaps most likely to be of these periods. There is potential for waterlogged deposits of geoarchaeological and palaeoenvironmental significance associated with the stream in the east of the Site.

The area of the proposed development appears to have undergone little disturbance aside from that associated with ploughing then gardening activities and there is potential for archaeological horizons to survive relatively undisturbed.

Groundworks associated with the proposed development hold potential to damage or destroy any archaeological horizons present and the County Archaeologist may require a programme of archaeological works to assess the archaeological and geoarchaeological potential of the development site.

The proposed development is not anticipated to impact upon the setting of any built heritage assets in the Study Area.

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1.0 Introduction

1.1 Chris Butler Archaeological Services Ltd has been commissioned by Westfield Investments Ltd (The Client) to prepare a Heritage Statement for The Paddock 2, London Road, Hassocks, West Sussex (hereafter the development site; Figs. 1 & 2) in order to establish the likely presence and importance of any archaeological remains that may be affected by the proposed construction of a dwelling (Fig. 3). The proposed dwelling is to be located in the south of the garden curtilage to The Paddock, which is subject to a previous planning permission (see 1.2).

1.2 The Paddock has previously been granted planning permission (Planning Ref: DM/21/2148) for subdivision and remodelling of existing dwelling, and construction of a new dwelling (Appendix 1). Due to the archaeological potential of the Site, the following condition was placed on the planning permission¹:

- 4). *The development hereby permitted shall not commence unless and until details of a programme of archaeological work have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.*

Reason: The site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development and to accord with Policy DP34 of the Mid Sussex District Plan 2014 – 2031.

1.3 A Written Scheme of Investigation (WSI)² has been produced in connection with this planning permission (DM/21/2148) but the fieldwork is yet to be undertaken.

1.4 Site (centre point: TQ 30275 16609) is located in the northern outskirts of Hassocks on the east side of London Road (the A273) and comprises a residential plot containing the existing house (The Paddock) with ancillary buildings to the north. The garden surrounds the house to the east and south and a parking area is present to the front. The Site boundaries are lined with mature trees and a stream follows the eastern boundary. A further residential plot (Evergreen) is present to the north, and a modern housing development is present across London Road to the west. Land to east is undergoing residential development while a plot to the south is semi-wooded.

1.5 Hassocks lies at the base of the scarp of the South Downs, in the Low Weald. The Site lies in a shallow valley and is generally flat, lying at a height of c. 34m aOD. According to the British Geological Survey³ the geology of the Site is mudstone of the Weald Clay

¹ PERMISSION. REFERENCE: DM/21/2148. THE PADDOCK, LONDON ROAD, HASSOCKS, WEST SUSSEX. 23 DEC 2021.

² Walsh, E. 2024. Written Scheme of Investigation for an Archaeological Watching Brief at The Paddock, London Road, Hassocks, West Sussex, BN6 9NA. Project No: CBAS1515

³ https://geologyviewer.bgs.ac.uk/?_ga=2.2276982.771722486.1713948056-57524439.1713948056

Formation overlain by sand and gravel deposits of River Terrace Deposits, 2. A band of alluvium is present in the east.

- 1.6** The site is located within an Archaeological Notification Area related to multi period settlement activity and to the projected course of a Roman Road. Friars Oak, a Grade II Listed Building (List Entry Number: 1354810) stands c. 100m to the north-west of the Site and is the only designated heritage asset within a 500m radius from the site centre (hereafter the Study Area).
- 1.7** This report initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the archaeological and historical assets of the area. Former impacts upon any potential archaeology within the development site are assessed, as is the possible archaeological impact of the proposed development.

2.0 Objectives & Scope of Report

- 2.1** The objective of this report is to gain information about the known or potential archaeological resource of the site and its immediate area. This will include information relating to the presence or absence of any archaeology, its character, extent, date, integrity and state of preservation, and the relative quality of the potential archaeological resource.
- 2.2** This will allow an assessment of the merit of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where necessary, the formulation of a strategy for further investigation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be defined.
- 2.3** The report will consider the archaeological resource within a 500m radius around the Site (the Study Area), whilst also considering sites further afield where these may be deemed to have an impact or relevance to the Site.
- 2.4** It should be noted that this report can only consider the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the Site. Its intention is to provide an overview of the known archaeology in the Study Area, from which judgements can be made about the potential archaeological resource of the Site itself.
- 2.5** The report will assess the impact of the development on the setting and significance of Listed Buildings and other designated and non-designated historic assets in line with Historic England's Historic Environment Good Practice Advice Note in Planning No. 3: The Setting of Heritage Assets.

3.0 Methodology

3.1 This report has been prepared in accordance with the requirements of the National Planning Policy Framework (DLUHC 2023), the *Sussex Archaeological Standards* (Sussex County Councils 2019) and the *Standard and Guidance for Historic Environment Desk-based Assessment* (Chartered Institute for Archaeologists 2014).

3.2 The research for this report has included an analysis of the following resources:

- East Sussex Historic Environment Record (Figs 4 & 5)
- Historic mapping
- CBAS library resources
- Grey literature
- British Geological Survey
- Available aerial photographs & Lidar
- Google Earth Pro

3.3 The following maps were used:

- Clayton Tithe Map (1838)
- 1st Edition OS map (1879)
- 2nd Edition OS map (1897)
- 3rd Edition OS map (1910)
- Later OS Maps

Information gained from the map regression exercise is contained in Section 4.9 on the post-medieval period.

3.4 The only aerial photograph available for the site⁴ is very indistinct and uninformative.

⁴ <https://maps.nls.uk/geo/explore/#zoom=16.0&lat=50.93477&lon=-0.15050&layers=9&b=1&o=100>

4.0 Archaeological & Historical Background

- 4.1** The Mid Sussex Historic Environment Record and archaeological grey literature for the Study Area and wider landscape, where relevant, are summarised below. HER monuments mentioned in the text are numbered in Figures 4 and 5.
- 4.2** The findspot of a fragment of a Palaeolithic handaxe (MWS745; 7) is reported c. 970m to the south-west of the development site. In the South-East, secondary deposits such as River Terrace Gravels are associated with isolated findspots of Palaeolithic tools. A findspot of a Neolithic flint scatter (MWS4540; 8) is reported c. 475m to the south-east.
- 4.2** Multiperiod activity (MWS8525; 9) was found during an archaeological evaluation c. 850m to the north of the development site. This included finds of a Mesolithic flint pick and sherds of Roman and medieval pottery. Late Bronze Age/Early Iron Age activity was present in the form of a pit filled with fire-fractured flint which was sealed by a burnt flint mound. A second burnt flint mound was also found along with ditches and other features.
- 4.3** Mesolithic flintwork, a late Neolithic/early Bronze Age pit and three Bronze Age roundhouses and associated features were found during archaeological investigations c. 900m to the east. A Roman rectangular structure and associated field system were also found (MWS8232, MWS8233, MWS8234, MWS8235; 10).
- 4.4** A watching brief was carried out during the construction of the southern portion of the golf course c. 500m to the south-west of the development site in 1994⁵ (4A). Significant archaeological remains were identified including Mesolithic flintwork recovered from around a watercourse and wooden stakes, flint cores and debitage associated with a peaty deposit dating to the Bronze Age.
- 4.5** An archaeological evaluation at Hassocks Golf Club⁶ (Fig. 6), c. 25m to the west of the development site, found numerous mostly undated ditches and gullies, thought to relate to land division from the prehistoric to medieval periods. One undated gully seen in Tenches 21, 22, and 23 would pass though The Paddock, directly to the north of the development site, if it continued on its projected trajectory. An area of possible settlement activity comprising postholes, ditches, pits and gullies was present in the west of the site. A small assemblage of pottery spanning the Roman to medieval periods was collected from the features. In the north-eastern part of the site were the remains of a small barrow defined by a double ring gully with a centrally placed single small burnt pit, thought to be a possible Bronze Age cremation burial. An urned cremation was also present in this part of the site.

⁵ Butler C 2000 Saxon Settlement and Earlier Remains at Friars Oak, Hassocks, West Sussex. British Archaeological Report Series 295.

⁶ CgMs Consulting. 2019. Archaeological Evaluation: Hassocks Golf Club, Hassocks, West Sussex

- 4.6** The Roman London to Brighton Road proposed by Margary⁷ heads south from Burgess Hill and takes a slight turn to the west just to the north of Hassocks to cross the Greensand Way near Stonepound crossroads and can then be seen again as a distinct agger in the edge of Bonny's Wood, south of Hassocks. However, this route has not been proven by modern excavation and it has been suggested more recently⁸ that this may be a later road. The more likely route was originally mentioned by Blencowe⁹ describes a road 30-40 feet wide and running north-east to south-west across two meadows north of Ham Farm (4B). This road was found during excavations at Friars Oak in 1994¹⁰. The road was some 7m wide with flint metalling over a sand agger, sitting on a flint bedding, and had replaced an earlier wooden trackway, of early Roman date, across wet ground adjacent to a stream. It was traced by resistivity survey across the field to the south of the excavation towards Ham Farm, and across the next field by GPR survey (Fig. 7) undertaken by David Staveley¹¹. This route is slightly different to the projected route given by the HER, which takes it through Evergreen, to the immediate north of The Paddock (Fig. 4).
- 4.7** The 1994 watching brief at the golf course (4A) also found a Saxon posthole-built building and a sunken-featured building which dated to around AD 600-650. These may belong to a more substantial settlement. Pottery dated to AD 750-900 was recovered from the backfill of the sunken-featured building and associated pits. Evidence for iron forging was also present. Very little archaeological monitoring was carried out during construction of the northern half of the golf course¹².
- 4.8** In 2009 an archaeological watching brief¹³ (6) was carried out during topsoil stripping on the 14th fairway c. 400m to the south-west of the development site. The investigation recorded two prehistoric flints, and a small number of ditches, pits and gullies which contained late Iron Age and Roman pottery, suggesting the presence of a settlement in the immediate vicinity. Three potential sunken-featured buildings were identified but not excavated. Pottery dating to the late 4th-5th century and the 7th-9th centuries was retrieved. In addition, a possible Saxon post-in-trench hall-type building was discovered. Medieval pottery possibly suggestive of a farmstead in the vicinity was collected.
- 4.9** An archaeological evaluation and strip, map and sample¹⁴ (Fig. 8) at land to the east of London Road, to the immediate east of the Site, found undated features representing land division in Trenches 5, 6, 7, 8, 10, 45, 47, 50 and 55. A roughly east-west ditch in Trench 5 would pass though The Paddock if it continued westwards, but no evidence of it was found in the adjacent trench to the west, Trench 3. In the centre of the site the excavation recorded

⁷ Margary, I.D. 1948 *Roman Ways in the Weald*, Phoenix, London.

⁸ Shields, G 1999 'The course of the London to Brighton Roman road south of Burgess Hill' *Sussex Archaeol. Collect.* **137**, 81-90

⁹ Blencowe, R.W. 1862 "Roman Remains in the neighbourhood of Hurstpierpoint and Danny", *Sussex Archaeol. Collect.* **14**, 176-181.

¹⁰ Butler C 2000 Saxon Settlement and Earlier Remains at Friars Oak, Hassocks, West Sussex. British Archaeological Report Series 295.

¹¹ Staveley, D. 2016 *A Geophysics Survey on the Hassocks to London Roman Road*

¹² Butler C 2000 Saxon Settlement and Earlier Remains at Friars Oak, Hassocks, West Sussex. British Archaeological Report Series 295.

¹³ ASE 2009 Archaeological Investigations at Hassocks Golf Club, London Road, Hassocks, West Sussex.

¹⁴ Archaeology South-East. 2023. Land East of London Road, Hassocks. ASE Report No: 2022326.

Late Iron Age/Early Roman agricultural activity in the form of field boundary ditches. Undated pits and post-holes and prehistoric flintwork were also present. Significantly, the archaeological work did not locate the Roman Road, known as Vines Lane (MWS7477; 5), which is projected to pass c. 120m to the east of the development site (Fig. 4).

- 4.10** Medieval or later ridge and furrow earthworks are known c. 225m to the north of the development site (MWS4495; 11).
- 4.11** Friars Oak, c. 100 to the north-west of the development site, is first recorded in 1690. The historic farmstead dates to the 19th century (MWS737, MWS10684, MWS 10713; 12). Further 19th century farmsteads are known in the Study Area (MWS9829, MWS9293; 14 & 15). A 19th century brickworks (MWS5131; 19) was also present to the west.
- 4.12** The Clayton tithe map of 1838 (Fig. 9) shows The Paddock to cover the southern part of a larger field, Plot 410. The apportionment describes the plot as 'Moorcroft' which was under arable cultivation at this time. The stream is present along the eastern boundary. The surrounding land was in a mix of arable and pastoral use at this time and a building is present to the north-west.
- 4.13** The 1st Edition OS map of 1879 (Fig. 10) shows trees to be present along the stream in the east of The Paddock, which continued to be in agricultural use. The only change to the surroundings is development of Friarsoak Villa to the north-west. The 2nd Edition OS map of 1897 (Fig. 11) shows further development of Friarsoak Villa, but The Paddock remains unchanged. This situation continues on the OS map of 1910 (Fig. 12). By 1947 (Fig. 13) 'Evergreen' had been built to the north of The Paddock, which remained undeveloped.
- 4.14** The 1955 OS map (Fig. 14) shows 'The Paddock' to have been constructed. Two ancillary buildings were also present along the northern boundary by this time.
- 4.15** A review of satellite images dating from 2004 (not reproduced) showed no significant changes to the Site. No features potentially relating to the Roman Road were identified. A LiDAR image (Fig. 15) shows the stream along the eastern boundary, but no features of potential archaeological interest are identifiable within the development site. A vague linear depression shown in the field to the north of Evergreen may represent the Roman road, but given its proximity to the stream it may also represent a former water channel.

5.0 Site Visit and Setting

- 5.1 The proposed development site lies to the south of the existing mid-20th century dwelling of The Paddock (Plate 1) and comprises part of the garden to the dwelling. The southern boundary is densely lined with coniferous trees and no views into or out of the Site are achievable in this direction.



Plate 1: Looking south to the development site, The Paddock on the right.

- 5.2 Looking northwards from the development site the garden plot to Evergreen, which contains an outbuilding, can be seen (Plate 2).
- 5.3 The development site is currently laid to grass and a cabin is present in the south-west corner (Plate 3).
- 5.4 The western boundary is lined with coniferous and deciduous trees and shrubs. In summer the Site is well screened from the Grade II Listed Building of Friars Oak to the north-west, and given the density of the vegetation it is likely that it will continue to provide an effective screen in winter.
- 5.5 Given the lack of intervisibility, and the distance between the closest Listed Building (Plate 4) and the development site it is considered unlikely that the proposed development will impact upon the built heritage resource of the Study Area.



Plate 2: Looking north from development site



Plate 3: Development site looking west



Plate 4: looking north from site entrance to Friars Oak.

6.0 Archaeological Potential and Impact

- 6.1** Recent developer-led archaeological investigations in the vicinity of the development site have found the surrounding landscape to be rich in significant archaeology dating from the prehistoric onwards.
- 6.2** River Terrace Deposits can be associated with Palaeolithic archaeology. Mesolithic flintwork and wooden stakes, flint cores and debitage associated with a peaty deposit dating to the Bronze Age found around a watercourse to the south-west of the Site demonstrate the potential for the survival of waterlogged deposits of palaeoenvironmental and geoarchaeological importance in the Study Area, and deposits associated with the stream along the eastern site boundary may hold a similar potential. The presence of a probable Bronze Age barrow to the west of the Site further demonstrates this potential.
- 6.3** The land around the Site was clearly a focus for Iron Age and Roman activity. The projected route of the London to Brighton Roman Road passes to the north of the development site, and a field system of an Iron age to Roman date was recorded during an excavation to the east of the Site. Fieldwork at the golf course to the south-west of the Site located the road as well as features strongly suggestive of a nearby roadside settlement. Given the proximity of the projected route of the road there is potential for settlement activity within the development site.
- 6.4** The evidence suggests a Saxon settlement was present at the golf course, with six probable buildings, including a possible post-in-trench hall-type structure, having been found to date.
- 6.5** Little evidence for medieval settlement has been recorded in the Study Area, but it is likely the area was in agricultural use. Pottery of this date was collected during the monitoring at the golf course, suggesting at least some of the undated field system features may be of this date. Historic maps show the Site to have been in agricultural use prior to the construction of The Paddock in the mid-20th century.
- 6.6** Undated linear features which would pass though The Paddock if they continued on their projected trajectories have been recorded to the immediate east and west of the development site.
- 6.7** Given the evidence accumulated during this Desk-based Assessment, the probability of finding remains from each of the different archaeological periods is shown in Table 1 below:

Table 1

Period	Potential
Palaeolithic	Low
Mesolithic	Low-Moderate
Neolithic	Low
Bronze Age	Moderate
Iron Age	High
Roman	High
Saxon	Moderate
Medieval	Moderate
Post Medieval	Moderate

- 6.8** While land in the north of the Site is likely to have been truncated during construction of The Paddock and ancillary buildings it appears the area of proposed development has been in agricultural and garden use for much of its recent history, and may have only been impacted by ploughing then gardening activities. There is potential for archaeological horizons to survive relatively undisturbed in this area of the Site.
- 6.9** The proposed development involves the construction of a new dwelling to the south of the existing. All groundworks associated with the development including excavations for footings, access, services and hard landscaping hold potential to impact upon any archaeology present.

7.0 Conclusion

- 7.1** Archaeological investigations in the vicinity of the Site have revealed a landscape rich in multiperiod archaeology. Bronze Age, Iron Age and Roman activity is particularly well represented in the immediate vicinity of the development site, and undated features which would pass through the site if they continued on their projected trajectory are perhaps most likely to be of these periods. There is potential for waterlogged deposits of geoarchaeological and palaeoenvironmental significance associated with the stream in the east of the Site.
- 7.2** The area of the proposed development appears to have undergone little disturbance aside from that associated with ploughing then gardening activities and there is potential for archaeological horizons to survive relatively undisturbed.
- 7.3** Groundworks associated with the proposed development hold potential to damage or destroy any archaeological horizons present and the County Archaeologist may request a programme of archaeological works to assess the archaeological and geoarchaeological potential of the development site.
- 7.4** The proposed development is not anticipated to impact upon the setting of any built heritage assets in the Study Area.

8.0 Acknowledgements

- 8.1** We would like to thank Westfield Investments Ltd for commissioning this Heritage Statement. The HER was provided by East Sussex County Council.

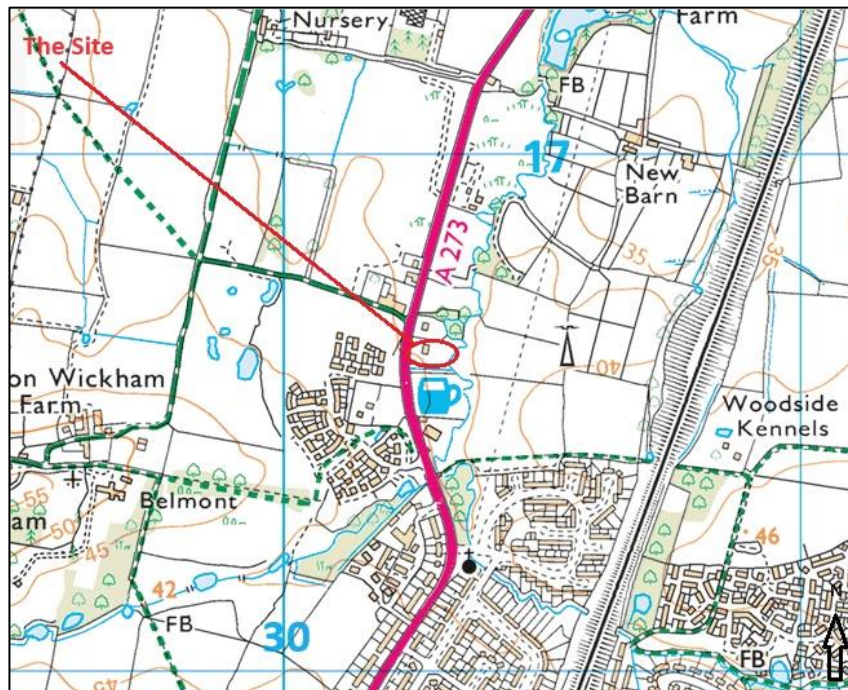


Fig. 1: Site Location
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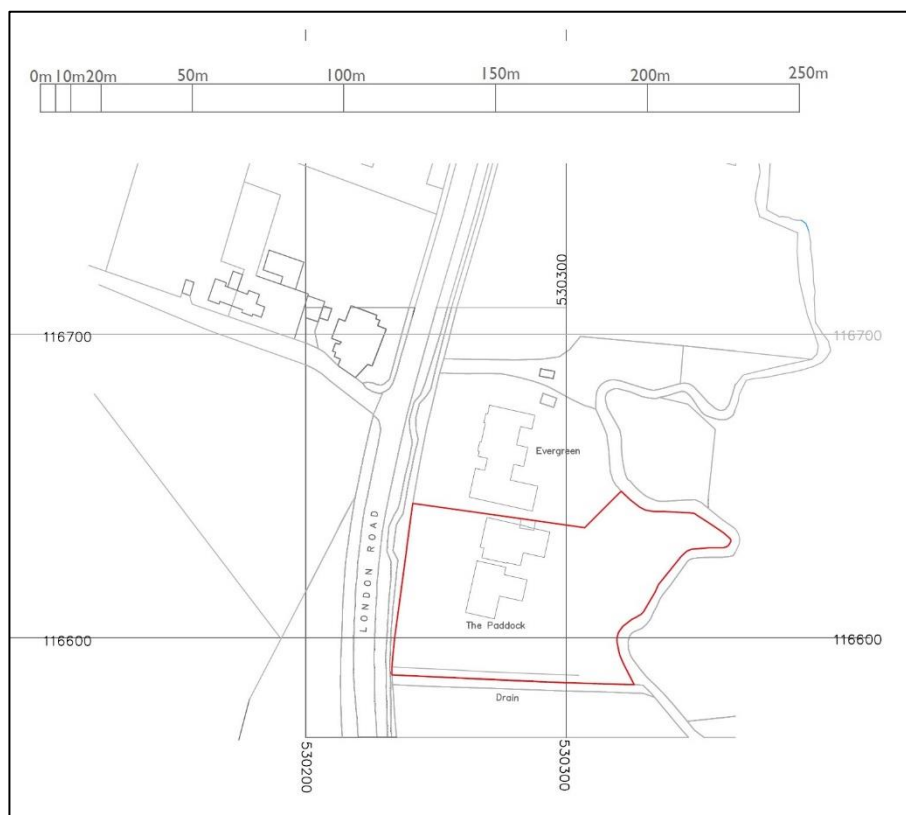


Fig. 2: Location Plan (showing previously approved development)
(Provided by client)

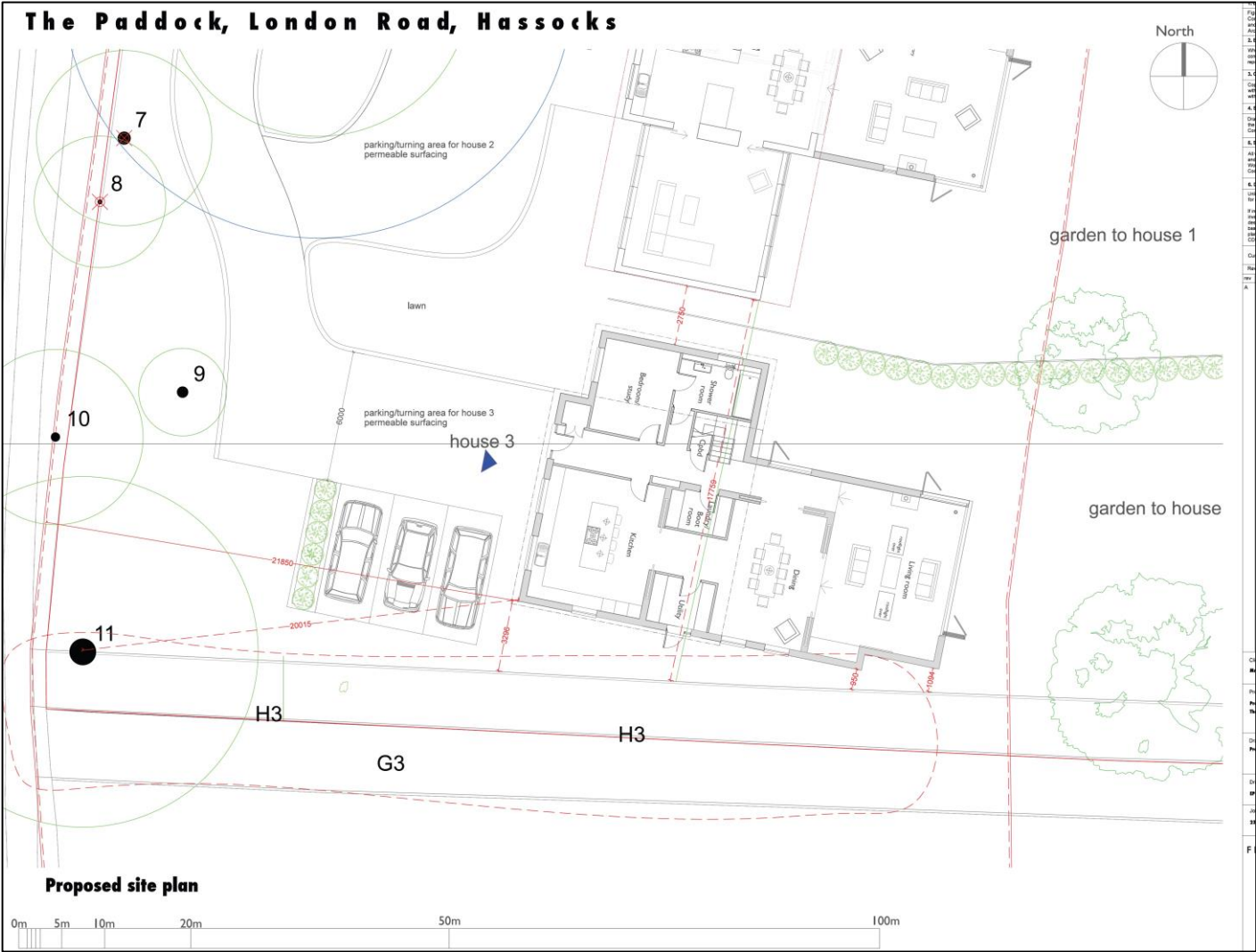


Fig. 3: Proposed Plan
(Provided by client)

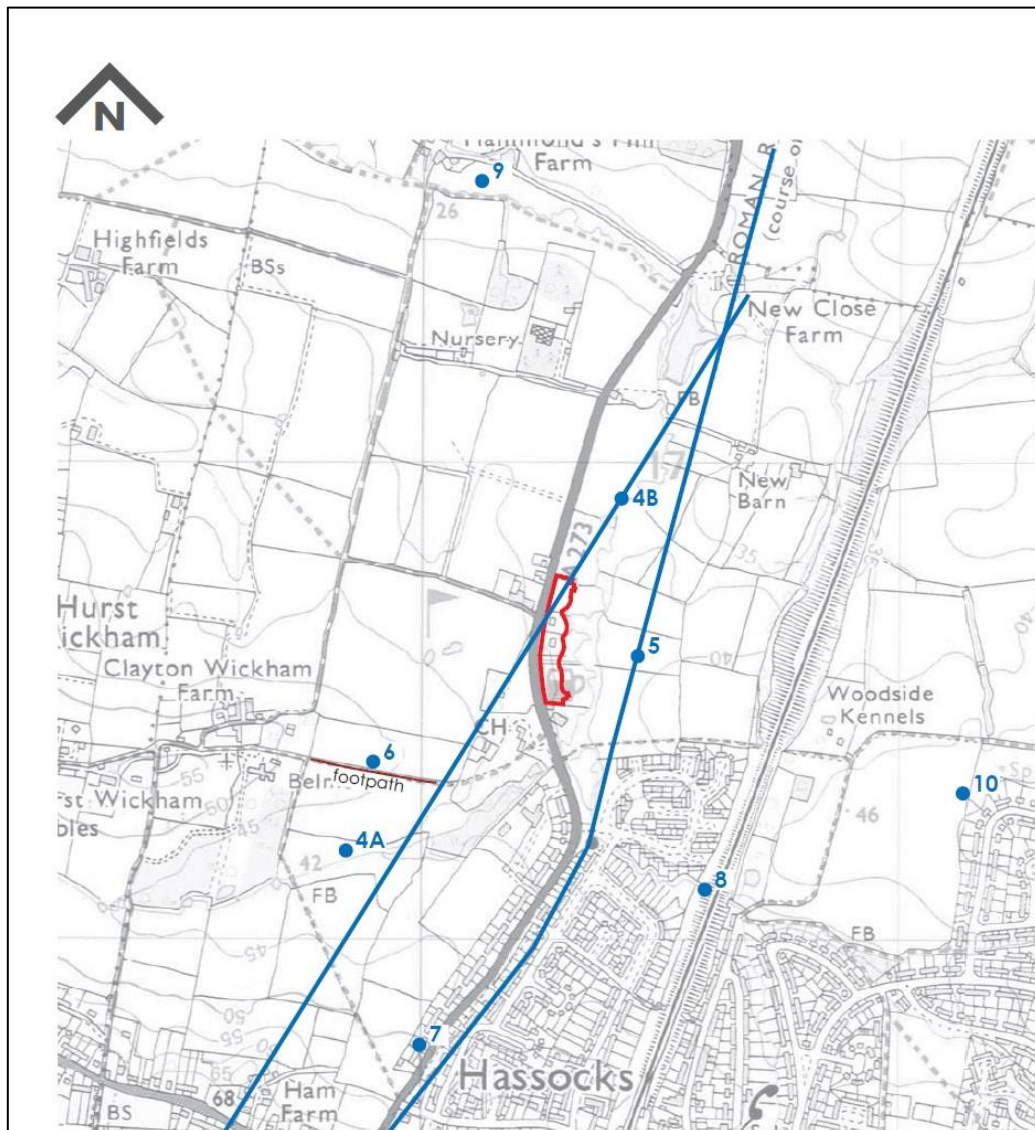


Fig 4: Historic Environment Record – Prehistoric to Roman
(Reproduced from Archaeology and Planning Solutions. 2016.)
Ordnance Survey © Crown copyright All rights reserved. Licence number 100037471

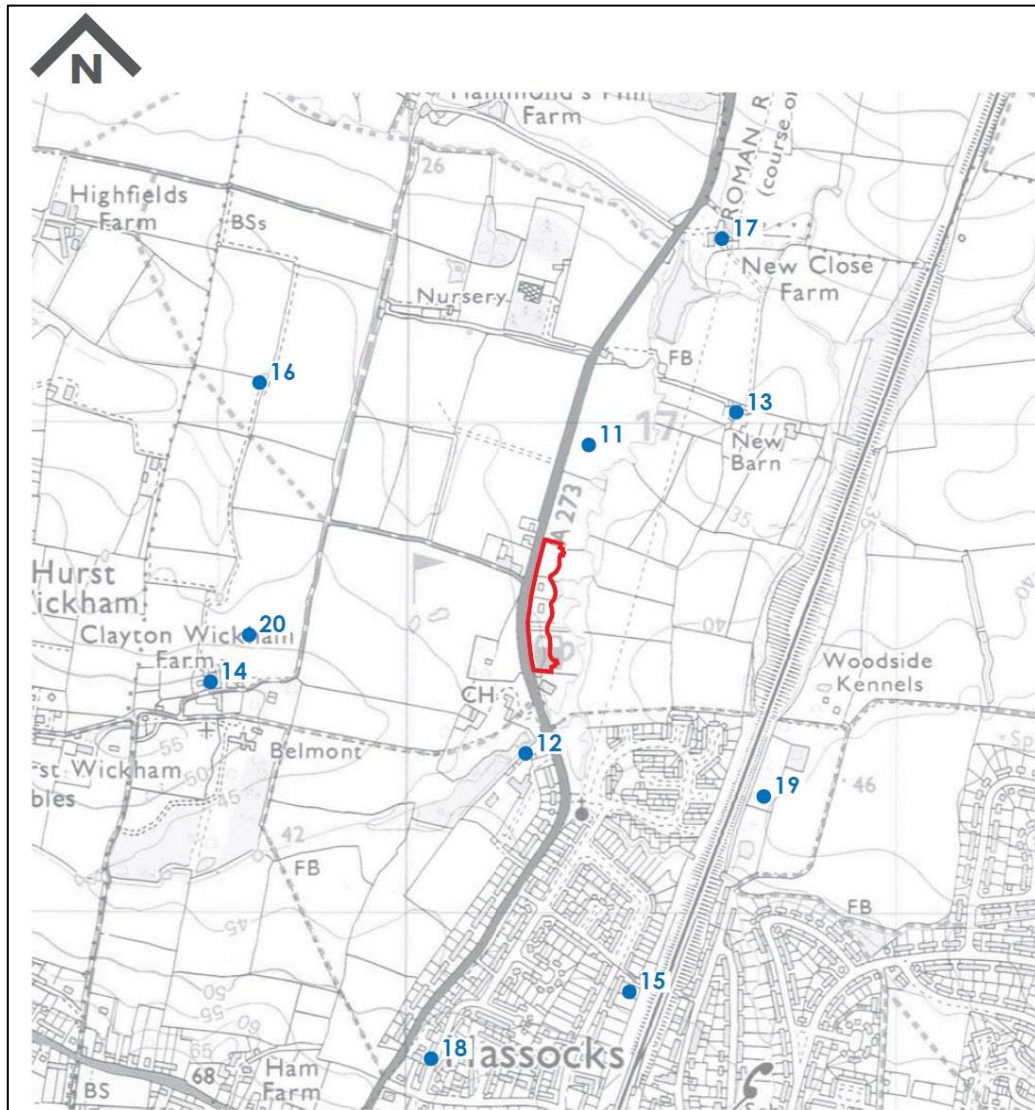


Fig 5: Historic Environment Record – Medieval – Post-medieval
(Reproduced from Archaeology and Planning Solutions. 2016.)
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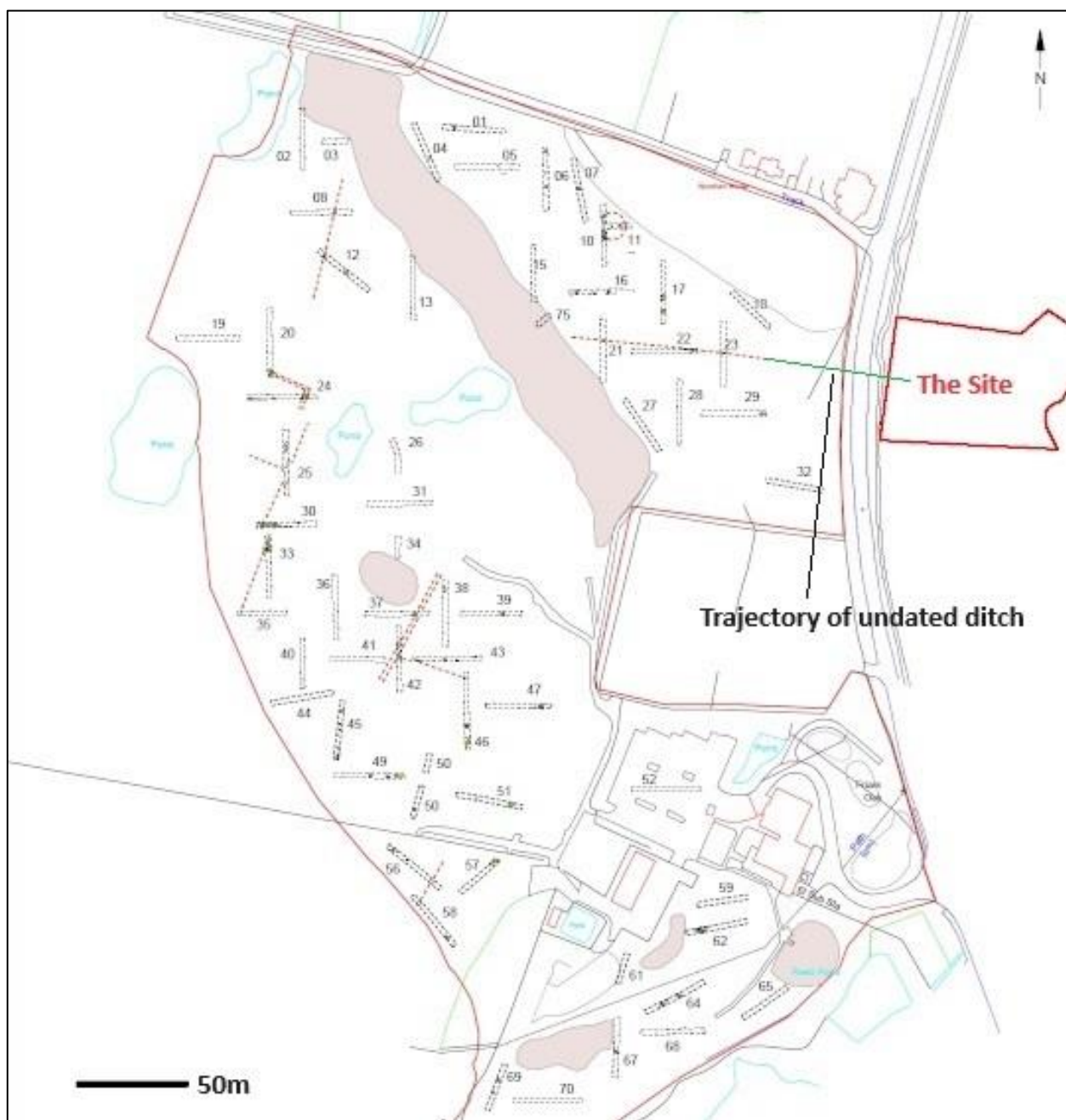


Fig 6: Golf Course evaluation showing possible trajectory of ditch
(Adapted from CgMs Consulting, 2019)

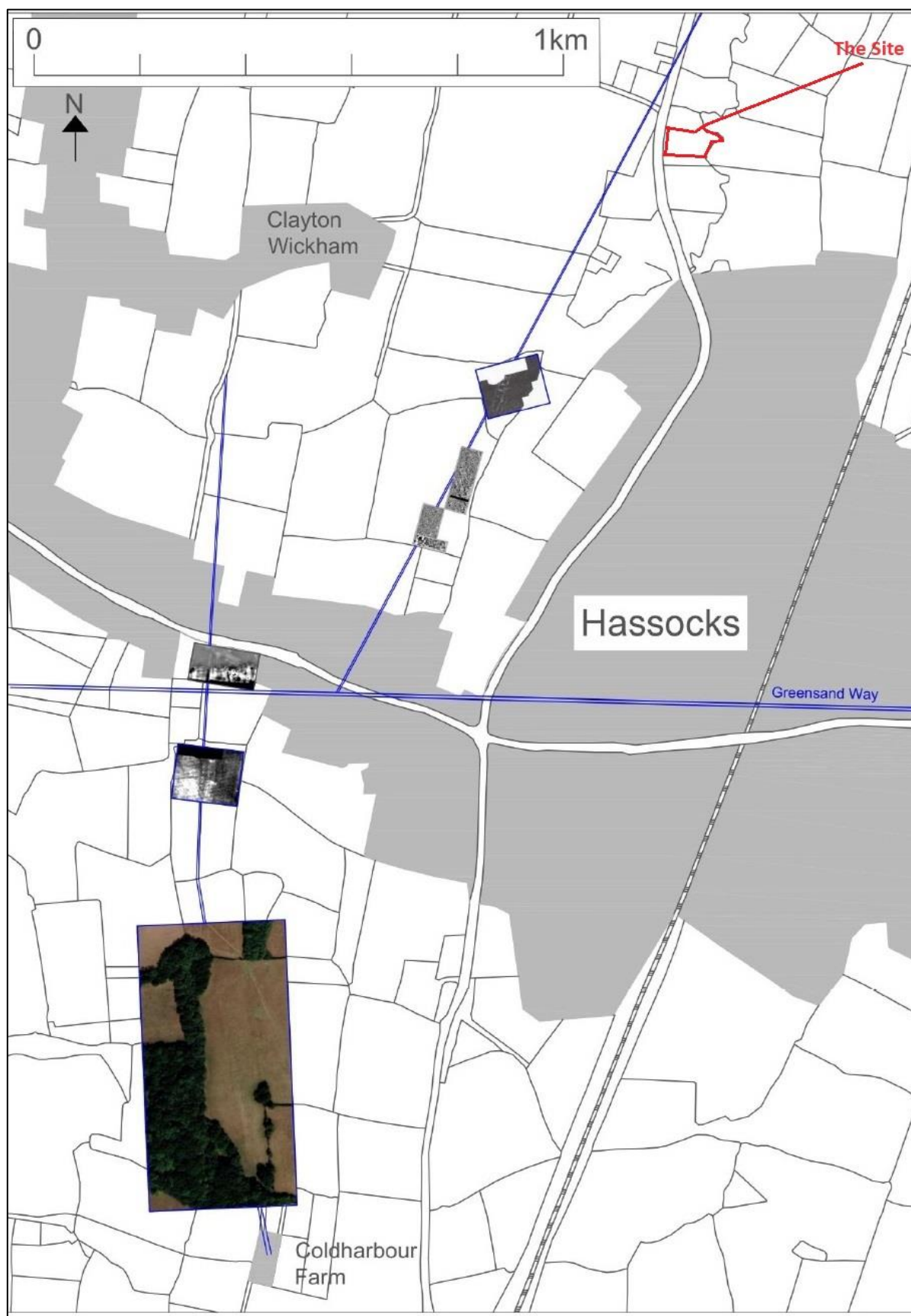


Fig 7: Roman Roads at Hassocks
(From Butler, C. forthcoming)

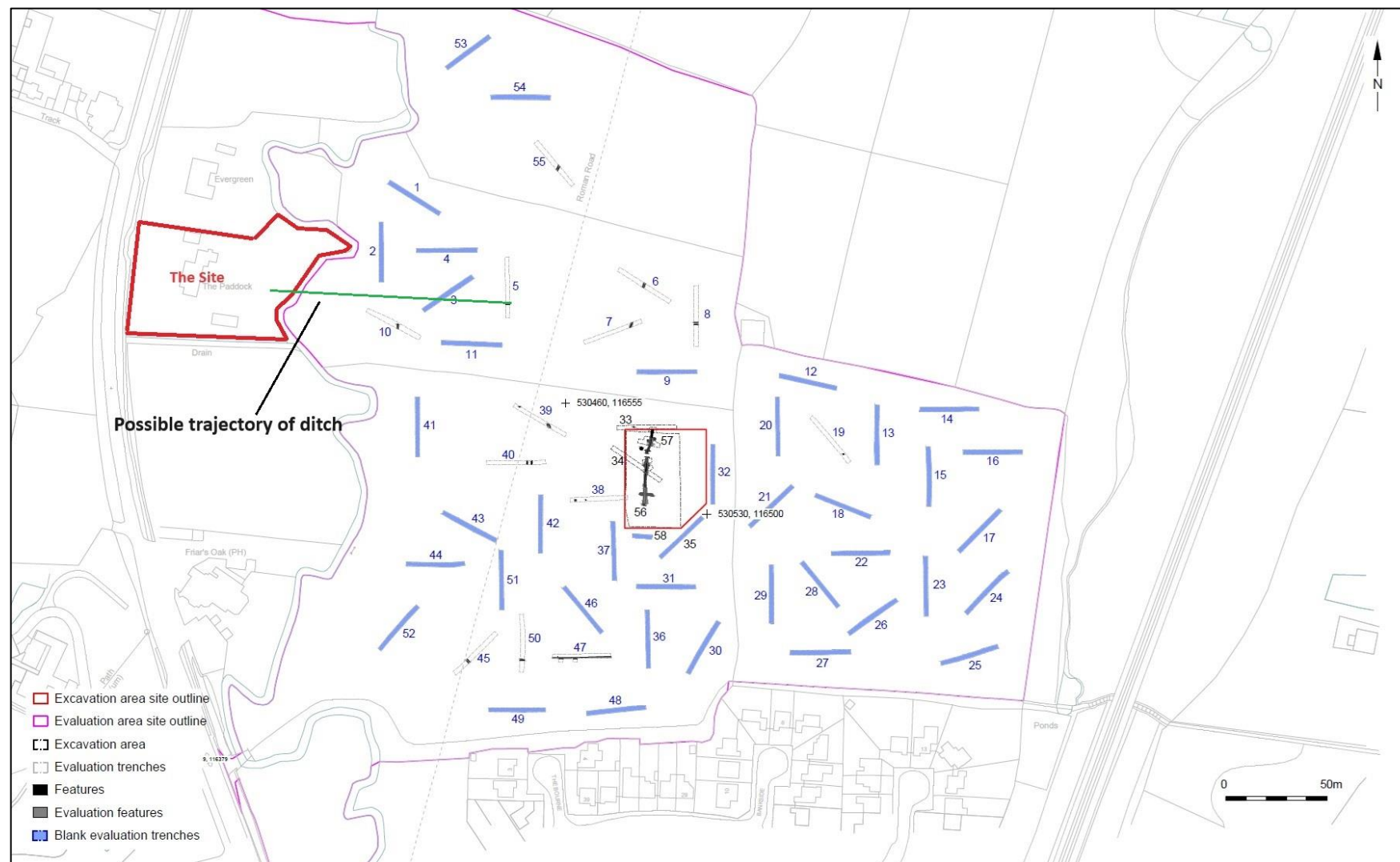


Fig 8: Evaluation and excavation at Land east of London Road
(From ASE 2023)

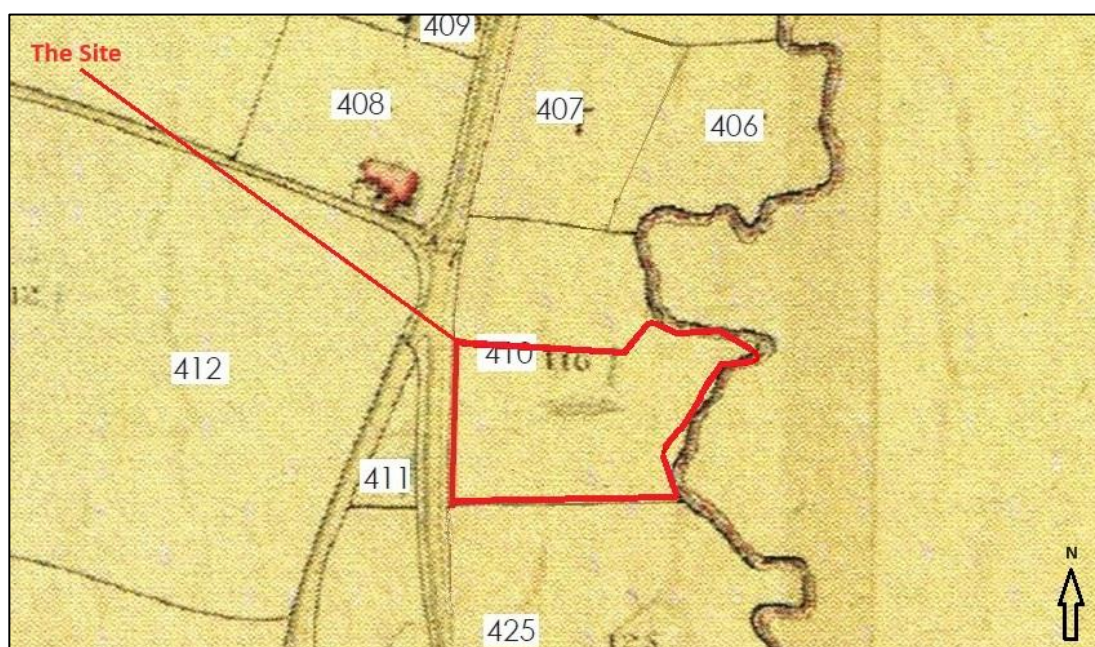


Fig. 9: Clayton Tithe Map (1838)



Fig. 10: 1st Edition OS map 1879

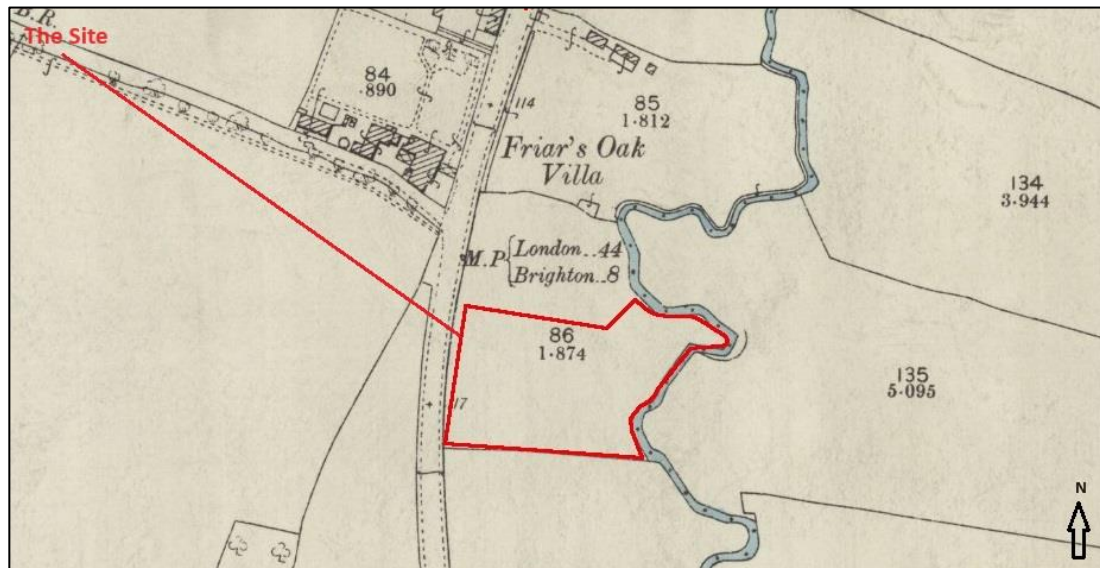


Fig 11: 2nd Edition OS map 1897

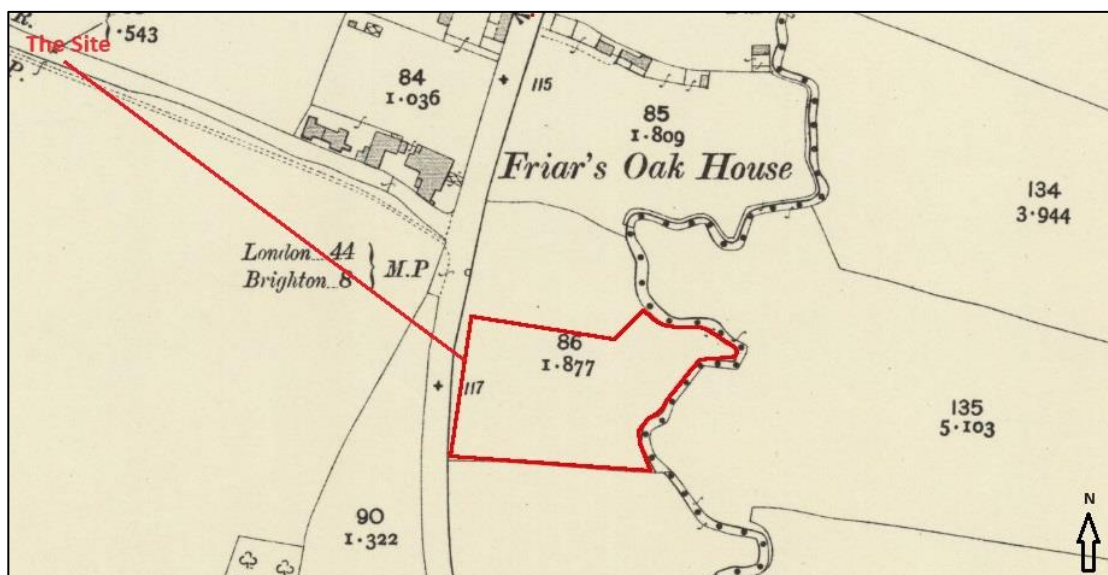


Fig 12: 3rd Edition OS map 1910

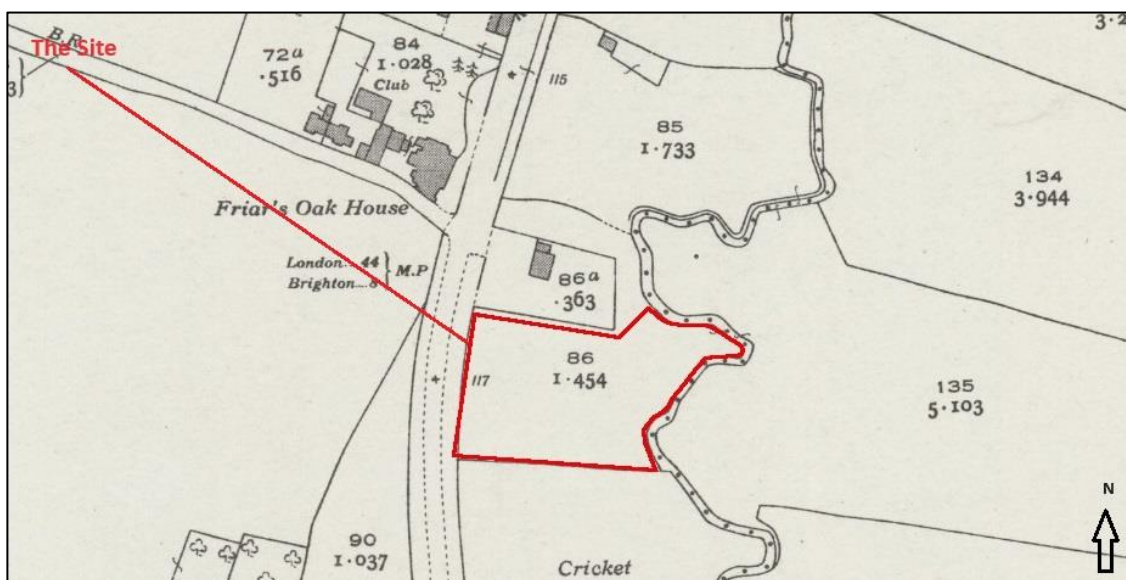


Fig 13: 1946 OS map



Fig 14: 1955 OS map

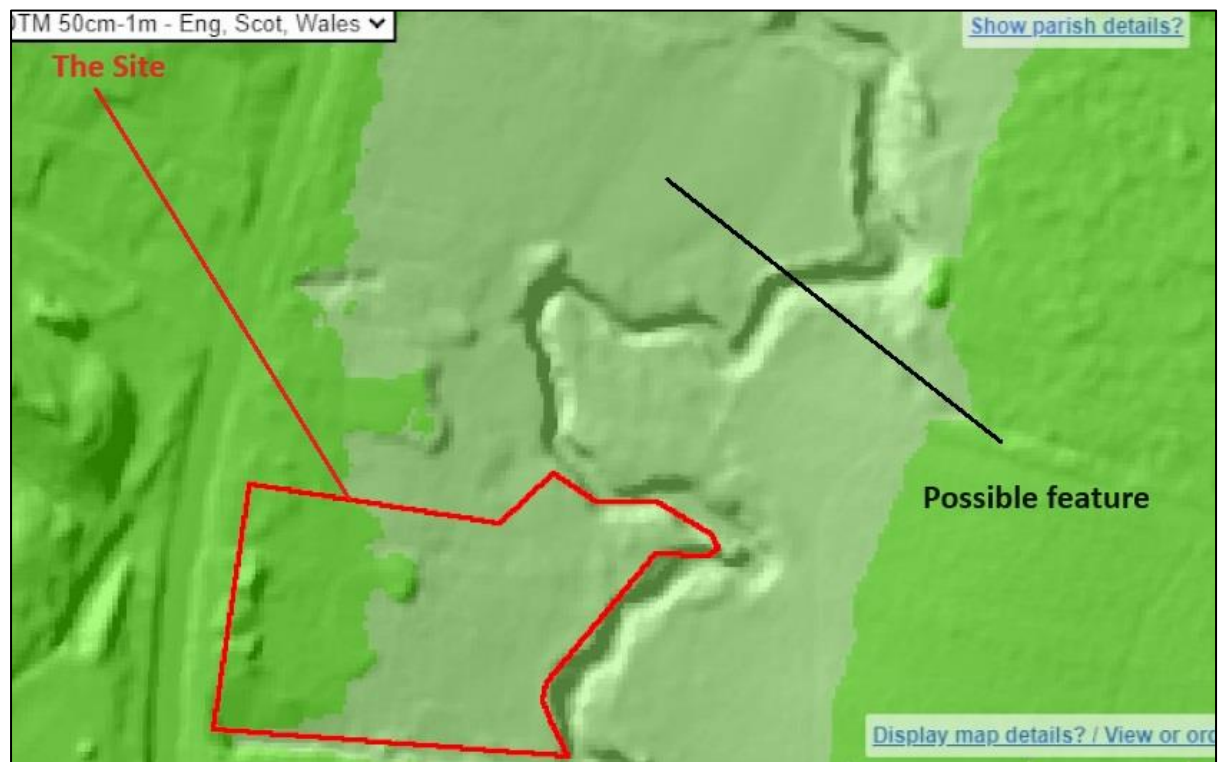
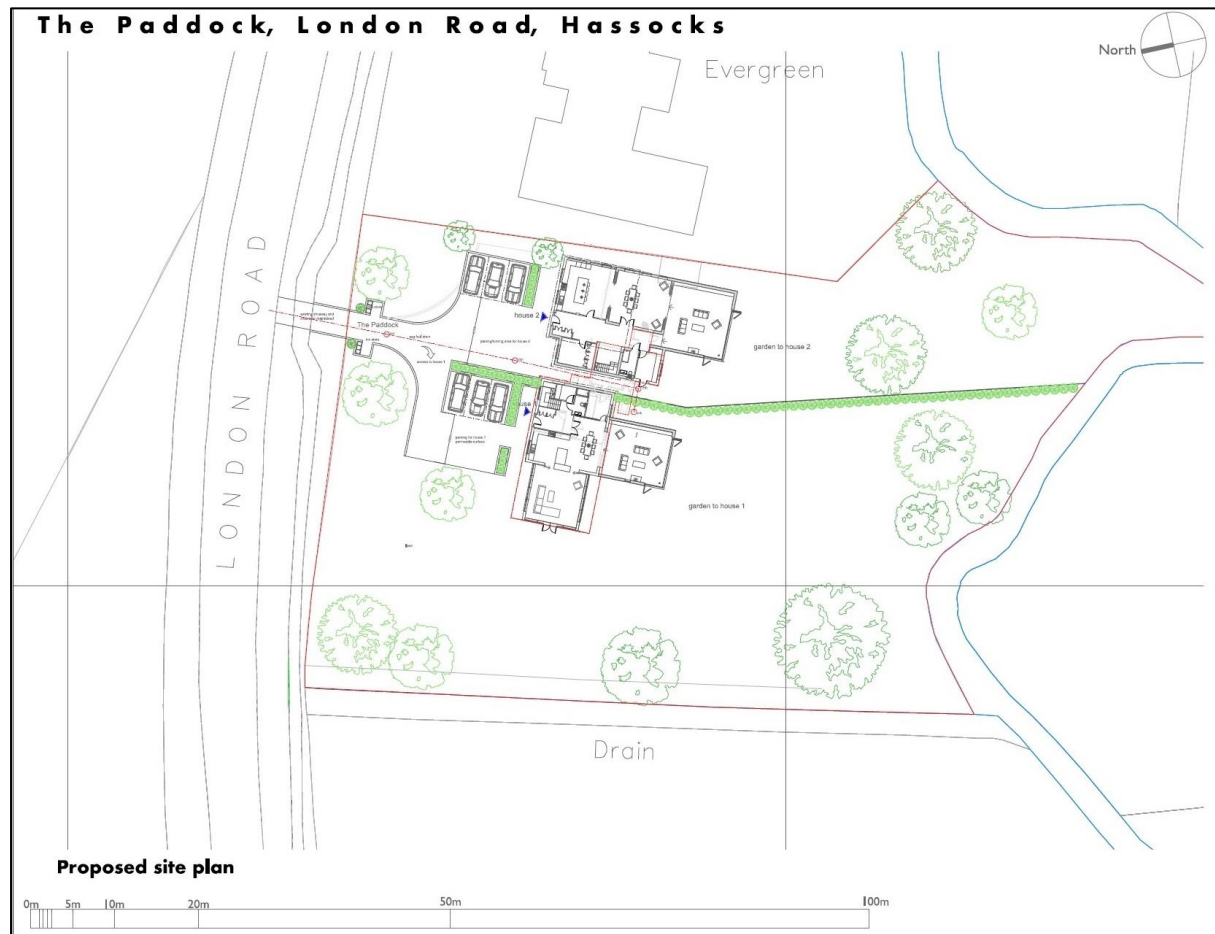


Fig 15: LiDAR Image

Appendix 1: Previously Approved Development



Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985 and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Chartered Institute for Archaeologists, and a Fellow of the Society of Antiquaries of London, and was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College, having qualified Cert. Ed. as a teacher.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcombe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Fieldwalking, Landscape & Woodland surveys, Post Excavation Services and Report Writing.

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