

**Land Adjacent Either Side of Batchelor's Farm House, Keymer  
Road, Burgess Hill, West Sussex RH15 0BQ**

**Archaeological Desk-Based Assessment  
(Heritage Statement)**

**Project No. 250087  
Report No. 2025073**

**ESHHER Ref. No. 194/22  
WSHER Ref. No. 202223-093**





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## Summary

*This Desk-Based Assessment has been prepared for the proposed construction of a residential development at Land Adjacent Either Side of Batchelor's Farm, Burgess Hill, West Sussex, RH15 0BQ. The Site comprises a field under rough vegetation, a metalled yard and a modern house and garden.*

*The assessment has concluded that:*

- *Farmstead ponds relating to the 17<sup>th</sup> to 18<sup>th</sup> farmstead of Purtons were formerly located within the east of the Site, with cartographic evidence also confirming the presence of several non-extant 19<sup>th</sup> – 20<sup>th</sup> century building phases;*
- *The east edge of the Site incorporates part of a former strip of linear common waste, used for grazing and as a routeway;*
- *Overall, the Site has a hypothetical low-moderate potential for archaeological deposits of prehistoric to medieval date, and a high potential for deposits of late post-medieval date, based on cartographic evidence for non-extant late post-medieval farm buildings and dwellings on the Site;*
- *The Site may have been exposed to some truncation from historic arable cultivation or may have been under grass throughout its history. The farm enclosure occupying the south-east of the property has seen several phases of historic and modern building development associated with a farm and its yard dating from at least the late 18<sup>th</sup> century.*
- *The proposed works are likely to have an impact upon surviving archaeological deposits within the Site;*
- *No impacts on the fabric or settings of any designated heritage assets are anticipated.*

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## 1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Institute of Archaeology) has been commissioned to carry out an archaeological appraisal in relation to a proposed development on land Adjacent Either Side of Batchelor's Farm, Burgess Hill, West Sussex, RH15 0BQ (Fig. 1). The appraisal comprises a desk-based assessment and preliminary walkover survey.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (ClfA 2020). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 531745, 117668 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. For the purposes of the archaeological assessment a wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site lies just south of Burgess Hill opposite residential development along the Keymer Road. It comprises an irregular-shaped field which slopes away to the north-west under rough scrub growth and surrounds to the north, west and south the buildings of Batchelor's Farmhouse which lie within a small, hedged enclosure outside the Site area. A former yard occupies the south-east corner. The Site is bounded to the east by a hedge facing onto the Keymer Road, and by hedges of varying quality to the south and west. The boundary to the north is a low fence overgrown with vegetation.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by West Sussex County Council and from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Mid Sussex District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.

1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

## **2.0 SITE TOPOGRAPHY AND GEOLOGY**

### **2.1 Location and Topography**

2.1.1 Burgess Hill is located at the northern end of a minor ridge extending from Ditchling within the Low Weald. The Site lies south of Burgess Hill, east of the main-line railway. It lies south of the rise to the hill on which the town stands, on land which slopes gently north-west down towards a shallow valley north of the Site. The Site lies at a height of 63.33m AOD.

### **2.2 Geology**

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online<sup>1</sup>, the natural geology of the majority of the Site comprises Weald Clay Formation mudstone with no superficial deposits recorded. The Site is also traversed by a narrow sinuous band of sandstone also belonging to the Weald Clay Formation.

2.2.2 There are no adjacent available borehole scans.

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<sup>1</sup> <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> accessed March 2025

### 3.0 PLANNING BACKGROUND

#### National Planning Policy

##### 3.1 National Planning Policy Framework (December 2024)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)<sup>2</sup> of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*' (Section 16, paragraphs 202 and 203)<sup>3</sup>.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*' (Section 16, paragraph 207)<sup>4</sup>.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum<sup>5</sup>.

#### Local Planning Policy

##### 3.2 Mid Sussex District Plan (2014-2031)

- 3.2.1 The District Plan<sup>6</sup> is the main planning document used by the Council when considering planning applications. It covers the period to 2031 and includes the strategy, proposed level of development and a number of planning policies. The Mid Sussex District Plan (2014-2031) was adopted on March 28<sup>th</sup> 2018. The following part of this report details the relevant policies of the District Plan.

##### 3.2.2 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;

<sup>2</sup>[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf), accessed January 2025

<sup>3</sup> ibid

<sup>4</sup> ibid

<sup>5</sup> <http://historicengland.org.uk/advice/planning/planning-system/>, accessed March 2025

<sup>6</sup> <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/> accessed 28th December 2022

and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

### ***Listed Buildings***

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

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

### ***Other Heritage Assets***

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

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

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

#### **3.2.3 DP35: Conservation Areas**

This policy sets out the Council's policy with regard to proposed developments within conservation areas. It also gives regard to the setting of conservation areas as follows:

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

### 3.2.4 DP37: Trees, Woodland and Hedgerows

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

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

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

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

## 3.4 Burgess Hill Neighbourhood Plan

3.4.1 Although the Burgess Hill Neighbourhood Plan has been 'made', it is understood that this site does not fall within the plan area, and therefore this NP and its policies are not considered relevant in the determination of any planning application at this site.

## 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 and including additional heritage assets, where appropriate, identified from field and geophysical survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig 1.

### 4.2 Heritage Assets

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

#### *Designated Heritage Assets*

#### *Conservation Areas*

4.2.2 A single Conservation Area lies within the Study Area (Fig. 1):

- Silverdale Road / Birchwood Grove Conservation Area (**1**) – 485m from the Site.

#### *Listed Buildings*

4.2.3 No listed buildings are recorded within or immediately adjacent to the Site. The HER data provided includes two listed buildings, two of which lie on or just beyond the extreme edge of the area (Fig. 1):

- High Chimneys (Grade II) (**2**) – 225m from the Site;
- The Well Cottage (Grade II) (**3**) – 578m from the Site.

4.2.4 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Registered Historic Parks and Gardens, Registered Historic Battlefields or Protected Wrecks.

## **Non-Designated Heritage Assets**

### *Archaeological Notification Areas*

4.2.5 East and West Sussex County Council have identified various Archaeological Notification Areas throughout the County. These areas have no statutory status or protection but are intended to be treated as a material consideration during the processing of planning applications. It must be stressed that these Areas are not exclusive. Sites outside them can contain archaeological remains of major importance that may be presently unknown. Conversely not every part of these areas will inevitably contain archaeological remains. Their boundaries are not necessarily precise. They are graded for archaeological significance using a *red, amber* and green system of colour coding. In this system red represents sites of national importance, amber regionally significant sites and green sites of archaeological remains that do not qualify under the other categories. The Site is not located within an Archaeological Notification Area.

4.2.6 The Site is not located within an ANA. Three ANAs are located within the Study Area (Fig. 1):

- ANA Mid Sussex 005 (Red): Possible Bronze Age to Romano-British Occupation, Hassocks (4);
- ANA Mid Sussex 004 (Red): Route of the Roman Road from Ham Farm to New Close Farm, Hassocks (5); and
- ANA Mid Sussex 036 (Amber): Route of the Roman Road through Mid Sussex (6).

4.2.7 A number of other non-designated heritage assets are recorded on the WSHER/ESHER database. These are discussed in the chronological sections below.

## **4.3 Historic Landscape Character**

4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database part of the Site is recorded as 17<sup>th</sup> to 18<sup>th</sup> century ponds at *Purtoms Farm* (HWS13515), a large farmstead dating from the 18<sup>th</sup> century and extending across the road to the east. It is surrounded by a fieldscape characterised as medieval cohesive assarts<sup>7</sup> (MWS13513).

<sup>7</sup> Cohesive assarts are a field system created by the process of "assarting" or clearance of mainly woodlands or possibly wooded heaths or commons, and the enclosure of the cleared land to fields. The characteristic features are their irregular, sinuous and wooded nature of the boundaries. The resulting fields are semi-regular in shape. Their wooded boundaries have a woodland origin to the botanical composition of the tree, shrub and ground flora layers. Cohesive assarts as their name implies are both "organic" in their origin but with evidence of some degree of formal planning, created by a systematic gradual and piece-meal clearance as each field is added on to the adjacent. The pattern can be influenced by the local topography and cohesive assarts are closely associated with **assart woods** and **gill woods**. They are found more frequently in the Low Weald as well as the High Weald and extend further (Sussex Historic Landscape Characterisation Volume IV, 6)

#### 4.4 Previous Archaeological Investigations

4.4.1 No recorded archaeological work has previously taken place within the boundaries of the Site, but archaeological investigation has been undertaken within the Study Area (summarised below with further details of specific discoveries in Appendix 1):

- An archaeological watching brief (EWS1486: 7) was undertaken by ASE ahead of the construction of a new school building at Birchwood Grove Primary School, Burgess Hill in 2008. Fragments of butchered animal bone and a small scatter of worked flints were retrieved from the subsoil towards the centre of the site. The latter included flakes, possible core fragments and blades that could date to the Mesolithic period.
- Archaeological Evaluation (in advance of residential development) at Land North of Clayton Mills (EWS2129: 8), Hassocks revealed a small number of localised archaeological features in the western side of the site comprising ditches, gullies, pits and postholes representing isolated activity areas. Few finds were recovered from features but imply a Neolithic or Bronze Age date. The eastern side of the site produced no archaeological features and had clearly been used as agricultural land for an extended period into recent times.
- An archaeological watching brief (EWS1700: 11) was undertaken by Mid Sussex Field Archaeological Team (MSFT) in 1999 at 262 Chanctonbury Road, on the north-west periphery of the Study Area, revealing only post-medieval finds. It found no evidence of the Roman Road proposed to pass in the vicinity by Margary.
- A magnetometer survey and archaeological evaluation (EWS1846: 13) at 88 Folders Lane revealed ditches, a pit and postholes (undated). Two areas of burning probably associated with Tudor period activity at Fragbarrow Farm were encountered in the south-east of the site. Possible ridge and furrow and former field boundaries that may relate to medieval or post medieval agriculture were also identified.
- An archaeological evaluation (EWS1682: 21) was undertaken by Archaeology South-East (ASE) in 2010 at Folders Meadow in advance of residential development. It identified two undated pits, one of which displayed signs of in-situ burning, and four undated linear features. The undated linear features are thought to correspond to post-medieval hedge-lines and a plough furrow.
- An archaeological watching brief at Mid Sussex Special School, Burgess Hill (EWS1350: 22) had negative results.

#### 4.5 Archaeological Periods

4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Fig. 1.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)  
Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)  
Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)  
Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)  
Prehistoric: Iron Age (c. 600 BC - AD 43)  
Romano-British (AD 43 - c. AD 410)  
Early Medieval (c. AD 410 - AD 1066)  
Medieval (AD 1066 - AD 1540)  
Post-medieval (AD 1540 to date)

#### 4.6 Prehistoric

4.6.1 Until recently, relatively little evidence for prehistoric activity was known in the Weald. The area is thought to have been largely covered in dense post-glacial primary forest. However, palaeoenvironmental analysis is now indicating that at least limited, localised forest clearance was being undertaken from the Mesolithic onwards (Holgate 2003), most likely to encourage expansion and diversification in plant and animal species and to make the landscape more accessible for exploitation. A gradual intensification of Wealden woodland clearance is likely during the Neolithic.

4.6.2 The presence of Bronze Age barrows (burial mounds) within the High Weald points to some level of settlement at this period. Much of the known prehistoric settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham (Margetts 2018) has produced considerable evidence for previously unsuspected prehistoric occupation on the claylands.

4.6.3 Most of the evidence for Iron Age activity in Sussex is found on the downland. It is noticeably scarcer than that for Bronze Age activity. The most visible evidence relates to a series of defended enclosures, many of which originated in the Late Bronze Age (Hamilton & Manley 1997). Farming settlements and enclosures are also known. The Iron Age also saw the beginnings of the Wealden iron industry with most of the iron-working activity concentrated in the eastern part of the Weald (Gardiner 1990).

4.6.4 Probable Mesolithic worked flints have been retrieved from one location within the Study Area (7). Features comprising ditches, gullies, pits and postholes and representing isolated Neolithic to Bronze Age activity have been identified to the south-west of the Site (8) on investigations within an Archaeological Notification Area where a Bronze Age roundhouse has also been found (4). A prehistoric flint has been recovered from a location to the north-east of the Site (9), and a single Bronze Age axe found at Broadhill Farm to the south-east (10). A Bronze Age hoard comprising an axe and several masses of molten copper, including a crucible, was found outside the Study Area to the east in Ditchling Common (MES1301)<sup>8</sup>.

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<sup>8</sup> CGMS 2015: Archaeological Desk Based Assessment, Folders Lane, Burgess Hill, West Sussex

#### 4.7 Romano-British

4.7.1 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest. Following the Roman invasion of AD43, the region became heavily settled, particularly along the Downs and the fertile Coastal Plain, where settlements were mostly associated with farming and are characterised by evidence of continuity with the previous Iron Age (Rudling 1999). Evidence for Roman activity in the Weald, however, is sparse, and is confined mainly to the arterial network of Roman roads, way-stations and ironworking or industrial sites. Evidence of Roman iron-working activity, as with Iron Age sites, is skewed towards sites in East Sussex. It is likely that during the Roman period the study site lay within the heavily wooded weald and is unlikely to have been a focus of significant Roman settlement or activity.

4.7.2 Romano-British features including evidence of Roman building, field system and shrine have been identified within the Archaeological Notification Area to the south-west of the Study Area (4). Two projected Roman roads are located on the western boundary of the Study Area (5 - 6). Archaeological work at Burgess Hill failed to confirm the presence of either the road or Roman activity within the Study Area (11).

#### 4.8 Early Medieval

4.8.1 The decline of Roman authority saw a return to older ways of life, and an influx of settlers from Germanic lands across the North Sea – Sussex was settled by Saxon groups from Germany. Early Saxon settlements are rare but appear to have favoured the upper reaches of the chalk dipslope, but by the 9<sup>th</sup> century had begun to spread to lower-lying areas, particularly river valleys and along the Greensand. These villages were associated with an expanding system of common fields and had become identified as manorial centres by the time of the Domesday Survey in the later 11<sup>th</sup> century.

4.8.2 There are no early medieval sites or findspots within the Study Area.

#### 4.9 Medieval

4.9.1 The Site lies in the ancient manor (and parish) of Keymer, one of series of characteristic elongated scarp-foot downland settlements (Clayton, Ditchling and Keymer). The manor, assessed for 14 hides, was held of King Edward the Confessor by Azor, and in 1086 of William de Warenne by William de Watevile<sup>9</sup>. The parish church of SS. *Cosmas and Damian* was built in the 12th century (mostly rebuilt in 1866), although a church of Keymer is mentioned in 1086. The Site lies c. 2.3km north of the church. Keymer Road is thought to reuse the line of a routeway predating the conquest and possibly more ancient, which served as a transhumance drove-road, allowing seasonal movement of stock – predominantly pigs - between the Downs and the Wealden woodland pastures (Harris 2005, 12).

<sup>9</sup> <https://www.british-history.ac.uk/vch/sussex/vol7/pp179-181> accessed March 2025

4.9.2 The place-name of Burgess Hill is probably of medieval origin and to be associated with the family of John Burgeys who was taxed in 1296, 1327 and 1332 (Mawer & Stenton 1930, 260). Midsummer fairs were held on St John's Common (Stottesford as then known) in the 14<sup>th</sup> and 15<sup>th</sup> centuries (Harris 2005, 12).

4.9.3 Wellhouse Farm (12), associated with the Listed Building, The Well Cottage (3), is a medieval 3-sided L-plan historic farmstead east of Keymer Road.

4.9.4 Magnetometer survey on land north-east of the Site identified possible ridge and furrow and former field boundaries that may relate to medieval or post-medieval agriculture together with a number of undated features. Two areas of burning are probably associated with Tudor period activity at Fragbarrow Farm (13).

#### 4.10 Post-Medieval

4.10.1 The landscape around the Site has been occupied by a fieldscape that the cartographic evidence indicates to have little changed since at least the late post medieval period (18<sup>th</sup> – 19<sup>th</sup> centuries). Burgess Hill, to the north, developed as a town between 1850 and 1880, the area changing from a relatively quiet rural backwater into a country town with a population of about 4500. It was the enclosure of St John's Common (the part in Keymer in 1828, and that in Clayton in 1855) together with the opening of the London, Brighton and South Coast Railway in 1841 that paved the way for expansion and led to the birth of the town as it is today<sup>10</sup>. Many of the existing farms and homesteads within the vicinity of the Site will have originated within the post medieval period as the Wealden forest began to be cleared and brought into cultivation. The Keymer Road appears from the cartographic evidence studied in this report to have been established on the line of the more ancient routeway in the early 19<sup>th</sup> century.

4.10.2 Apart from the four listed buildings of post-medieval date (4-7 – see section 4.2.3 and Appendix 1), a further 4 post-medieval entries are recorded on the West and East Sussex HER. These comprise:

- Franklands post medieval parkscape (14);
- Brickfield on N. side of Birchwood Grove Rd (15);
- Broadstreet Farm, Hassocks, has been identified as a Historic Farmstead dating to the 19th Century (16);
- Folders Barn, Historic 19<sup>th</sup> century outfarm (17);
- Outfarm north-west of Broadstreet Farm, Hassocks (18);
- Broadlands, Ditchling: Site of 17<sup>th</sup>-18<sup>th</sup> century farmstead ponds (19);
- World War II Anti-Tank Obstacles, Hassocks (20).

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<sup>10</sup> <http://www.burgesshill.gov.uk/briefhistoryofthetown> accessed March 2025

#### 4.11 Undated

4.11.1 One undated record is also listed on the West Sussex HER:

- An evaluation at Folders Meadow, Burgess Hill identified two undated pits (one of which displayed signs of in-situ burning) and undated linear features thought to correspond to post-medieval hedge-lines and a plough furrow (21).

## 5.0 CARTOGRAPHIC EVIDENCE

5.1 The earliest identified map<sup>11</sup> (not reproduced), belonging to the late 17<sup>th</sup> century, is too small scale to provide any detail regarding the land use of the site. It does however illustrate the changing settlement in the site vicinity: *Kymer* is figured to the south of the Site, whilst Burgess Hill has not begun its development. The Site lies south of a dip between the relief occupied by Burgess Hill and a small hill located to the west of the Keymer Road, south of the Site. The OS map of 1813 shows this relief pattern. The Tithe map of 1845 and the later OS maps show the field boundaries to the south of the Site to demarcate a curved limit. The curvature of the boundary is not visible on Yeakell and Gardner's map (Fig 4). The curved boundary is presumed to have been dictated by the presence of the small round hill, and not by an ancient estate: the current property located towards the centre of the land within the boundary was not built until the early 20<sup>th</sup> century, and there is no other obvious candidate around which a curved estate may have developed. Searches on the West Sussex Archive Online Catalogue have produced no evidence of documentation regarding an estate relating to *Purtions Farm*, the earliest name associated with the Site on the accessed maps.

5.2 The earliest map available showing any detail is the 2-inch 'Great Survey' of Sussex, surveyed by Thomas Yeakell and William Gardner in 1778 (Fig. 4). This shows the presence of three small rectangular features on the Site at a similar location to the modern buildings. At least two of these may correspond to the ponds indicated by the HLC (19). They lie in a field which appears to correspond to the modern land division, lying to the south-east of Frankland Farm, which is named, as is Well Farm located to the east. The establishment on the opposite side of the road, which features on the later 19<sup>th</sup> century maps as Purton Farm, although unnamed on this map, is already present. The buildings lie at the north end of a widening in the road marked as Broad Street Green.

5.3 The name Purton Farm is first marked on the OS map of 1813 (Fig. 5). There appears to be a single linear building which may have replaced the three earlier structures, but the map does not provide a clear representation of this location. The building is shown lying within a regular rectangular enclosure. The larger field divisions are not marked on this map. Broad Street Green continues to be marked and is shown as a rectangular stippled patch apparently incorporating the buildings of Purton Farm, on both sides of the road. As such, these buildings may have been the result of development on the commons.

5.4 The Keymer Tithe map of 1845 (Fig. 6) indicates the buildings on either side of the road to be occupied by the same tenant, William Agate. The principal building at this time would appear to be that on the opposite side of the road (plot 307) marked as a *house and garden* and belonging to Stephen Martin. An L-shaped building is located against the north boundary of the farm enclosure (plot 257), described as a *cottage and garden* and belonging to John Martin

<sup>11</sup> Suthsexia vernacula Sussex 1670-1690, available at:

<http://www.oldmapsonline.org/map/unibern/000992774> accessed March 2025

Cripps. There are two buildings to the south described as a *barn and yard* indicating the location of the farmyard. This also belongs to John Martin Cripps. The field (plot 304) forms part of the same landholding and was under grass, presumably used as pasture. The three buildings indicated on this map may correspond to the three possible buildings figured on the late 18<sup>th</sup> century map, although these are also possible ponds (Fig 4).

- 5.5 Ordnance Survey mapping from 1875 onwards shows the Site and its immediate surrounds in greater detail. The 1875 map (Fig. 7) shows the farm enclosure to have extended irregularly, with four buildings possibly belonging to two different properties, one to the north and one to the south. The northern area is also planted with trees. *Purton's Farm* was now indicated on the opposite side of the road, possibly indicating a change in the relative importance of the buildings comprising the property. The enclosures relating to the establishment on the Site were expanding. Field boundaries corresponding to the contemporary Site limits are figured on this map. The northern boundary appears to have resulted from a subdivision of the more ancient fieldscape.
- 5.6 The road shown on this map is narrower than the original Broad Green, leaving an enclosed linear strip of land to the west side. No development occurred on this strip in front of the buildings until the 1950s, and to the north the original boundary of Broad Green is still fossilized in the landscape by the presence of a narrow strip of lower lying land occupying the east edge of the Site (see section 7). To the south this strip was rapidly incorporated into the fieldscape.
- 5.7 By 1897 (Fig. 8), the railway line had been constructed to the west truncating the estate of neighbouring *Franklands*. There had been minor changes to the boundaries and organisation of the farm buildings within the enclosure, and one of the buildings appears to have been demolished. *Purton's Farm* opposite had made way for the small, gentrified estate of Broadlands, part of the late 19<sup>th</sup> century development of settlement along the Keymer road, with Parklands to the north and The Blenheims to the south. There was little further change by 1910 (Fig. 9), although Franklands had been converted to Burgess Hill Hydro.
- 5.8 By 1937 (Fig. 10), the establishment in the southern enclosure was expanding, with new buildings added around a possible yard. The linear strip of land dividing the properties from Keymer Road is clearly visible. An additional boundary has been added to create a second strip field on the east of the main field occupying the Site. There had been no significant change by 1950 (map not reproduced)
- 5.9 The 1962 (Fig. 11) map is the first to show Batchelor's Farm by name. A long rectangular building (barn?) had been added in the south of the farm enclosure. The 1977 map (Fig. 12) shows the establishment of Batchelor's Farm to have expanded, some of the older buildings apparently demolished to make way for the new development.
- 5.10 By 1985 (Fig. 13), the division between the two building enclosures had been removed, the whole area now clearly constituting the holdings of Batchelor's Farm. By this date the residential development on the opposite side of the road had significantly developed.

5.11 The contemporary organisation of the Site indicates that all the buildings in the south of the farm enclosure which were extant in 1985 have been demolished in recent years. The current house is of modern date.

## 6.0 AERIAL PHOTOGRAPHS

- 6.1 A search was made of the air photograph collections of the West Sussex Record Office, together with other imagery available online. No photographs were located which clearly showed the Site. No archaeological features are evident. Aerial images dating from 2001 (Google Earth) provide no significant supplementary information regarding the history or archaeology of the Site.
- 6.2 Aerial images dating from 2021 (Google Earth) show that the buildings south of the farmstead (described below) have now been demolished.

## 7.0 WALKOVER SURVEY

7.1 A walkover survey by the author was undertaken. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource, and to assess any potential impacts on the setting of heritage assets within the Study Area.

7.2 The Site comprises four character areas. The main area is an open field, currently uncultivated (see 7.3: plates 1-4). It is accessed from the south-west, an access track bordering the south of the Site. In the south-east corner is a yard formerly occupied by recently demolished derelict outbuildings and hard standing: the western part of this area is under rough vegetation (see 7.4: plates 5-7). The hard-standing area occupies the site of the 19<sup>th</sup> century farmyard (Figs 7-12), and possibly earlier farm buildings. It is bounded to the south by the access road and a hedge with rough land occupying the south-western limit of the Site (plate 5). To the north of the yard is an enclosed rectangular plot containing the modern house and its garden (see 7.5: plates 8-9). This area corresponds to the site of a 19<sup>th</sup> century – possibly earlier – cottage and garden (Figs 4-6). North of the former farmyard, a wide linear depression occupies the eastern part of the Site (see 7.6: Plates 10-11).

7.3 The field is under rough grass with frequent dense patches of bramble and occasional small trees, sloping gently to the south and west (Plates 1-2). It is accessed from the south by a rough track subject to flooding which is deeply rutted (Plate 3). This has been dug out, and a modern drainage ditch installed to one side (Plate 4). The walkover survey revealed no obvious historic features.

7.4 The yard is roughly metalled with varying phases of hard standing, mostly concrete with some brick hardcore surfaces, all likely to be modern in date. There were three ancillary buildings built of modern materials, all now demolished. The access track leads to the south-west corner of the field which contains modern debris (Plate 5). North of this lies an area of rough vegetation in which stand the remains of another modern building (Plates 6-7), constructed in breezeblock, marking out the original building plan. This probably corresponds to a late 20<sup>th</sup> century building phase shown on the OS map of 1962 and is not of archaeological significance.

7.5 The modern house stands in a fenced garden with a lawn (Plate 8). To the rear of the house, the lawn has a number of depressions and irregularities likely to correspond to earlier phases of activity in this area. The small building to the north of the house appears to be a modern garage built in the same style as the house, with no vestiges of the earlier cottage that documentary evidence suggests having occupied this location (Plate 9).

7.6 A wide linear depression is visible in the eastern edge of the lawn of the modern house (Plate 10). This depression bounds the property to the east of both the house and the field (Plate 11). It corresponds the narrow strip of land that

cartographic evidence shows to have been incorporated into the property from the road or trackway shown as *Broad Street Green* between the 1780s and the 1840s (Figs 4 and 6). As such this depression is likely to correspond to part of a wider strip of linear common land originally containing a medieval or earlier routeway.

7.7 The east of the property is bounded by a hedge with occasional trees, with light growth heightening this to the north (Plates 12-13). The northern boundary is principally a barbed wire fence with some vegetation grown in. This affords views from the property towards the southern limits of Burgess Hill, but not as far as the listed building, High Chimneys (2). The eastern boundary is heavily overgrown, but appears to be hedged, with the remains of a field ditch visible (Plate 14). The southern boundary has a hedge to the east (Plate 15), which is less well-marked on the west (Plate 5). Overall, the Site is currently well shielded from view from the road, with a less well-established boundary to the north and patchy boundary vegetation to the south and west in the direction of the modern fieldscape.

7.8 One feature of archaeological significance was identified:

- A wide linear depression bounding the north of the property on the eastern side.

The depression is thought to correspond to an earlier phase of land use, dating to at least the late 18<sup>th</sup> century, when the property was bounded by linear strip of common waste corresponding to *Broad Street Green*, recorded on *Yeakell and Gardner's Great Survey of 1778-1783*, its route now followed by the Keymer Road. The name suggests this may originally have been part of the commons, possibly used for grazing. Later maps show this strip to have been incorporated into the property at some point in the early 19<sup>th</sup> century. The Keymer Road is mentioned in the Burgess Hill EUS<sup>12</sup> as an ancient north-south route linking Keymer to Haywards Heath (see 4.9.1) and this depression would appear to correspond to part of the original route.

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<sup>12</sup> Extensive Urban Survey (Harris 2005)

## 8.0 ASSESSMENT OF SETTING ISSUES RELATING TO HERITAGE ASSETS

8.1 An assessment was made of the potential impact of the proposed development in relation to heritage assets and their settings. This assessment was carried out in accordance with Historic England guidance relating to assessing the significance and setting of heritage assets (Historic England 2017 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3, Second Edition), with a further and cruder grading required to assist in populating sensitivity and value matrices during the environmental impact assessment (EIA) process, usually abbreviated as 'DMRB' (Highways Agency 2007). The key issue to bear in mind when assessing potential impacts on the setting of heritage assets is that the setting of a heritage asset has no intrinsic importance or value in itself, only the extent to which it contributes to the significance of the heritage asset in question. A proposed development does not necessarily have to be visible from a heritage asset to affect its setting or significance; equally, a proposed development can be fully visible from or even directly adjacent to an asset but will not have a significant impact if the setting does not contribute to the significance of the asset or if the development does not fall within that setting if it does contribute. Consequently, general issues of visual impact and views are not directly relevant to this assessment unless they have heritage significance.

8.2 The assessment follows the five-step approach set out in the guidance: identifying the heritage assets affected; assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s); assessing the effect of the proposed development on the significance of the asset(s); exploring ways to maximise enhancement and avoid or minimise harm; and making and documenting the decision and monitoring outcomes.

### **Identifying affected heritage assets**

#### ***Conservation Area***

8.3 The Silverdale Road/Birchwood Grove Road CA lies 485m north of the Site. The following features contribute to the character of the CA (Conservation Areas in Mid Sussex, August 2018<sup>13</sup>):

- the variety in styles of the substantial Victorian and Edwardian houses, set in spacious gardens;
- the predominant use of traditional building materials e.g. brick, clay tile hanging and render;
- the use of ornamental roof ridge tiles;
- the abundance of trees and hedges in the area;
- the grass verges dotted with trees alongside Birchwood Grove Road, which has the appearance of a semi-rural lane

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<sup>13</sup> <https://www.midsussex.gov.uk> accessed 17<sup>th</sup> November 2022

- the impressive buildings of the Burgess Hill School for Girls set in extensive and attractive grounds;
- the views from within the Conservation Area, particularly looking to the west from Keymer Road.

8.4 This CA lies within the suburban fringe of Burgess Hill. It is separated from the Site by blocks of dense urban development of slightly differing character to either side of Keymer Road, as well as a corridor of undeveloped agricultural land. Given the presence of the urban buffer between the Site and this CA, as well as the abundant vegetation which forms a key characteristic of the CA it is considered that there will be no impact on the setting of this heritage asset.

### ***Listed Buildings***

8.5 Two Listed Buildings are recorded within the Study Area in reasonable proximity to the Site:

- High Chimneys (Grade II) (2) – 225m from the Site;
- The Well Cottage (Grade II) (3) – 578m from the Site.

These assets were visited (to the extent that was possible from the public realm) to determine whether there were likely to be any potential effects from the proposed development.

#### ***High Chimneys (Grade II) (2)***

8.6 This asset comprises an 18<sup>th</sup> century 2 storey red brick building with 4 windows. It has a doorway with flat hood supported on brackets. It lies 225m to the north-east of the Site and would have been a significant residence in the locality during the life of the 18<sup>th</sup>-19<sup>th</sup> century farmstead on the Site. It lies in an enclosed garden to the east of modern estate development on the southern fringe of Burgess Hill. The house has a westward aspect fronting onto a low-level building which lies between it and the main road. It is shielded from the Site by intervening buildings and dense vegetation extending along both sides of the Keymer Road. Given the self-contained aspect of the asset within its grounds, the absence of intervisibility with the Site, and its location on the edge of the modern development, it is considered that the proposed development on the Site will have no impact on the setting of this heritage asset.

#### ***The Well Cottage (Grade II) (3)***

8.7 Originally known as Wellhouse Farm, this is a two-storey 17<sup>th</sup> century or earlier timber-framed building with roughcast infilling at the back, the ground floor of the front refaced with red brick and the first floor of the east front faced with tarred weather-boarding. It has a tiled roof and casement windows. Located at a distance of 578m this asset is located behind intervening modern development. As such, the proposed development will have no impact on the setting of this asset.

## 9.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

9.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are no known heritage assets within the Site. The West Sussex HLC however records the former presence of an 18<sup>th</sup> century farm in the south-east of the Site, and further non-extant building phases are identified on historic maps dating to 19<sup>th</sup> and 20<sup>th</sup> centuries. Archaeological deposits relating to these structures may survive where not truncated by later activity. The eastern edge of the Site was formerly part of a linear common, possibly of medieval origin, and may contain archaeological deposits relating to its use as common land and a route way, although significant structural remains are unlikely given the historic land use. The existing buildings on Site are not considered to have any heritage significance.

9.2 The low incidence of archaeological sites and findspots within the Study Area is considered highly likely to reflect the low level of archaeological activity, and it is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. This comprises:

- A low-moderate potential for deposits of prehistoric, Roman and medieval date;
- A high potential for late post-medieval deposits, notably within the farm enclosure (based on the potential for former farmstead ponds, building phases, agricultural structures, and former boundaries represented on historic mapping).

9.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

9.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

## 10.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 10.1 The majority of the Site has been under agricultural use since at least the post medieval period and may have been subject to ploughing. This will also have truncated archaeological deposits.
- 10.2 The construction and demolition of various phases of building and land use within the farm enclosure (in the south-east of the Site) is likely to have had an impact on buried archaeological deposits, with ground disturbance and potential truncation of buried archaeological deposits across parts of this area and concentrated towards the south. Key impacts are likely to include:
  - Excavation of foundation trenches of former buildings;
  - Excavation for services and drainage associated with former and existing buildings;
  - Ground reduction for constructing access tracks and areas of hard standing; and
  - Tree roots, notably in the enclosure occupied by the current dwelling.

## 11.0 IMPACT OF PROPOSED DEVELOPMENT

11.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. The proposed development (Figs. 2-3) comprises a residential estate composed of dwellings comprising 26 units, their gardens and parking provision. The area in the north-west of the Site is an attenuation and ecological area.

### **Impacts on designated heritage assets**

#### ***Physical impacts***

11.2 No physical impacts are anticipated on any designated heritage assets.

#### ***Setting issues***

11.3 No setting issues are anticipated on any designated heritage assets as, where the setting contributes to the significance of these assets, the Site lies outside that setting and has no intervisibility due to intervening vegetation and, in some cases, topography and existing residential development.

### **Impacts on non-designated heritage assets**

#### ***Physical impacts***

11.4 Based on the information currently available, the following impacts are expected all of which may damage or destroy any buried archaeological deposits present on the Site:

- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
- Excavation of service trenches;
- Construction of access roads and car parking areas;
- Landscaping;
- Tree planting for landscape mitigation.

#### ***Setting impacts***

11.5 No setting issues are anticipated on any non-designated heritage assets.

## 12.0 CONCLUSIONS

- Farmstead ponds relating to the 17<sup>th</sup> to 18<sup>th</sup> farmstead of Purtions were formerly located within the east of the Site, with cartographic evidence also confirming the presence of several non-extant 19<sup>th</sup> – 20<sup>th</sup> century building phases;
- The east edge of the Site incorporates part of a former strip of linear common waste, used for grazing and as a routeway;
- Overall, the Site has a hypothetical low-moderate potential for archaeological deposits of prehistoric to medieval date, and a high potential for deposits of late post-medieval date, based on cartographic evidence for non-extant late post-medieval farm buildings and dwellings on the Site;
- The Site may have been exposed to some truncation from historic arable cultivation or may have been under grass throughout its history. The farm enclosure occupying the south-east of the property has seen several phases of historic and modern building development associated with a farm and its yard dating from at least the late 18<sup>th</sup> century.
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site;
- No impacts on the fabric or settings of any designated heritage assets are anticipated.

### 13.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 13.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Mid Sussex District Council) and their archaeological advisors.
- 13.2 This study has shown that the Site has a low-moderate potential for prehistoric, Roman and medieval archaeological remains and a high potential for post medieval remains, notably of former 18<sup>th</sup>-20<sup>th</sup> farm ponds and 19<sup>th</sup> – 20<sup>th</sup> century farm buildings in the south-east of the Site. An archaeological evaluation would be an appropriate method for confirming the presence or absence of archaeological deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This phase of works can be carried out under condition attached to any planning consent.
- 13.3 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

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**Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Fig 1)**  
(Designated heritage assets are in **bold**)

No.	HER/LBS No.	Easting	Northing	Description	Period
<b>Conservation Areas</b>					
1	x	531909	118608	Silverdale Road / Birchwood Grove Conservation Area	19th - 20th Century
<b>Listed Buildings</b>					
2	<b>DWS7047</b>	531861	117943	HIGH CHIMNEYS. C18 building. <b>Grade II Listed Building</b>	Post medieval
3	<b>DES1675</b> MES7119	532368	117414	THE WELL COTTAGE. C17 or earlier timber-framed building <b>Grade II Listed Building</b>	Post medieval
<b>Archaeological Notification Areas</b>					
4	<b>DWS8608</b>	531003	116558	Possible Bronze Age to Romano- British Occupation, Hassocks. Dispersed areas of occupation dating from the Bronze Age to the Roman period. Includes a series of ditches, pits and postholes. Excavated features include: the remains of a post-built roundhouse of Bronze Age date, with associated pits and field boundaries; a Roman building with associated field system. An enclosure containing a number of pits is interpreted as a possible shrine. <b>Archaeological Notification Area Mid Sussex 005 RED</b>	Bronze Age - Roman
5	<b>DWS8607</b> MWS7278	530485	117068	Route of the Roman Road from Ham Farm to New Close Farm, Hassocks. Evidence for this new Roman Road was identified during groundworks for a Golf Course at Friar's Oak, and a archaeological excavation by MSFAT. <b>Archaeological Notification Area Mid Sussex 004 RED</b>	Roman
6	<b>DWS8680</b> MWS7477	530922	118600	Route of the projected Roman Road through Mid Sussex <b>Archaeological Notification Area Mid Sussex 036 AMBER</b>	Roman
<b>Non Designated Heritage Assets</b>					

No.	HER/LBS No.	Easting	Northing	Description	Period
7	MWS11967 EWS1486	532180	118330	An Archaeological Watching Brief at Birchwood Grove Primary School, Burgess Hill. Fragments of butchered animal bone and a small scatter of worked flints were retrieved from the subsoil including flakes, possible core fragments and blades that could date to the Mesolithic period.	Mesolithic?
8	MWS15324 EWS2129	531218	116560	Land North of Clayton Mills, Hassocks - Evaluation (in advance of residential development). Revealed a small number of localised archaeological features in the western side of the site comprising ditches, gullies, pits and postholes representing isolated activity areas. Few finds were recovered from features but imply a Neolithic or Bronze Age date. The eastern side of the site produced no archaeological features and had clearly been used as agricultural land for an extended period into recent times.	Later Prehistoric
9	MWS8064	532270	118580	Worked flint - Wykeham Way, Burgess Hill.	Prehistoric
10	MWS968	531950	116870	Bronze Age axe - Broadhill. Socketed bronze axe found here. A fine example of a socketed bronze axe was found in 1908 'in a field off the Keymer Road, Burgess Hill'. Dated from 1000-500BC.	Bronze Age - Roman
11	MWS6822 EWS1700	530856	118078	262 Chanctonbury Road, Burgess Hill - Watching Brief (Mid Sussex Field Archaeological Team (MASFAT) The property sits on the course of the London to Brighton Roman Road, identified by I D Margary in 1948. ). No evidence for the Roman Road, or Roman activity was observed.	Roman?
12	MWS12976	532299	117420	Wellhouse Farm Historic Farmstead, Hassocks. Wellhouse Farm is a medieval 3-sided L-Plan loose courtyard farmstead with the presence of a second yard with one main yard evident. The farmhouse is detached and set away from the yard.	Medieval

No.	HER/LBS No.	Easting	Northing	Description	Period
13	MWS14567 EWS1846	532801	117864	Land at 88 Folders Lane, Burgess Hill - Archaeological Investigations. A magnetometer survey was carried out on land to the rear of 88 Folders Lane, Burgess Hill, in advance of development of residential housing. A number of possible archaeological features were encountered across the site, although these could not be dated. However, the survey identified possible ridge and furrow and former field boundaries that may relate to medieval or post medieval agriculture. Archaeological evaluation revealed ditches, a pit and postholes. Two areas of burning probably associated with Tudor period activity at Fragbarrow Farm were encountered in the south-east of the site.	Medieval - post-medieval (and unknown)
14	MWS120	531400	117920	Parkscape - Franklands Park. A parkscape is shown at Franklands Park by the OS in 1872-4.	Post medieval
15	MWS4891	532200	118600	Brickfield on N. side of Birchwood Grove Rd.	Post medieval
16	MWS9518	531925	116990	Broadstreet Farm Historic Farmstead, Hassocks. Broadstreet Farm is a 19th century U-Plan regular courtyard farmstead with a detached farmhouse set away from the yard. It is in an isolated location and has suffered significant loss (more than 50% alteration). Identified as a Historic Outfarm through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. This aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895.	Post medieval
17	MWS10586	532144	118211	Site of Folders Barn Historic Outfarm, Burgess Hill. Folders Barn was a 19th century single outfarm or field barn. Non extant	Post medieval
18	MWS13041	531655	117238	Historic Outfarm North West of Broadstreet Farm, Hassocks. Outfarm north-west of Broadstreet Farm is a 19th century 3 sided L-Plan loose courtyard outfarm or field barn.	Post medieval
19	MES36340	531840	117630	Broadlands, Ditchling : Site of C17-C18 farmstead ponds.	Post medieval

**Archaeology South-East**  
 Land Adjacent Either Side of Batchelor's Farm House, Keymer Road, Burgess Hill  
*Archaeological Desk-Based Assessment*

<b>No.</b>	<b>HER/LBS No.</b>	<b>Easting</b>	<b>Northing</b>	<b>Description</b>	<b>Period</b>
<b>20</b>	MWS15036	531670	117460	World War II Anti -Tank Obstacles, Hassocks	Post medieval
<b>21</b>	MWS13278 EWS1682	532018	118229	Folders Meadow, Burgess Hill - Evaluation. Identified two undated pits (one of which displayed signs of in-situ burning) as well as four undated linear features thought to correspond to post-medieval hedge-lines and a plough furrow.	Undated
<b>22</b>	MWS11654 EWS1350	531190	118480	An Archaeological Watching Brief at Mid Sussex Special School, Burgess Hill. Negative	Negative

## Plates



Plate 1: The field, looking north towards the modern development of Burgess Hill



Plate 2: Rough vegetation in the field, viewed south towards the current house. The water tower is visible in the distance.



Plate 3: The field access from the south of the Site



Plate 4: Recently excavated drainage ditch adjacent to the field access track



Plate 5: South-east corner of the site



Plate 6: Remains of a modern building



Plate 7: The visible building plan of the demolished modern building



Plate 8: The modern house and garden, viewed to the north-east



Plate 9: The garage of the modern house



Plate 10: A wide linear depression visible in the eastern edge of the lawn



Plate 11: The same linear depression bounding the east of the field



Plate 12: The eastern property boundary north of Batchelors Farm



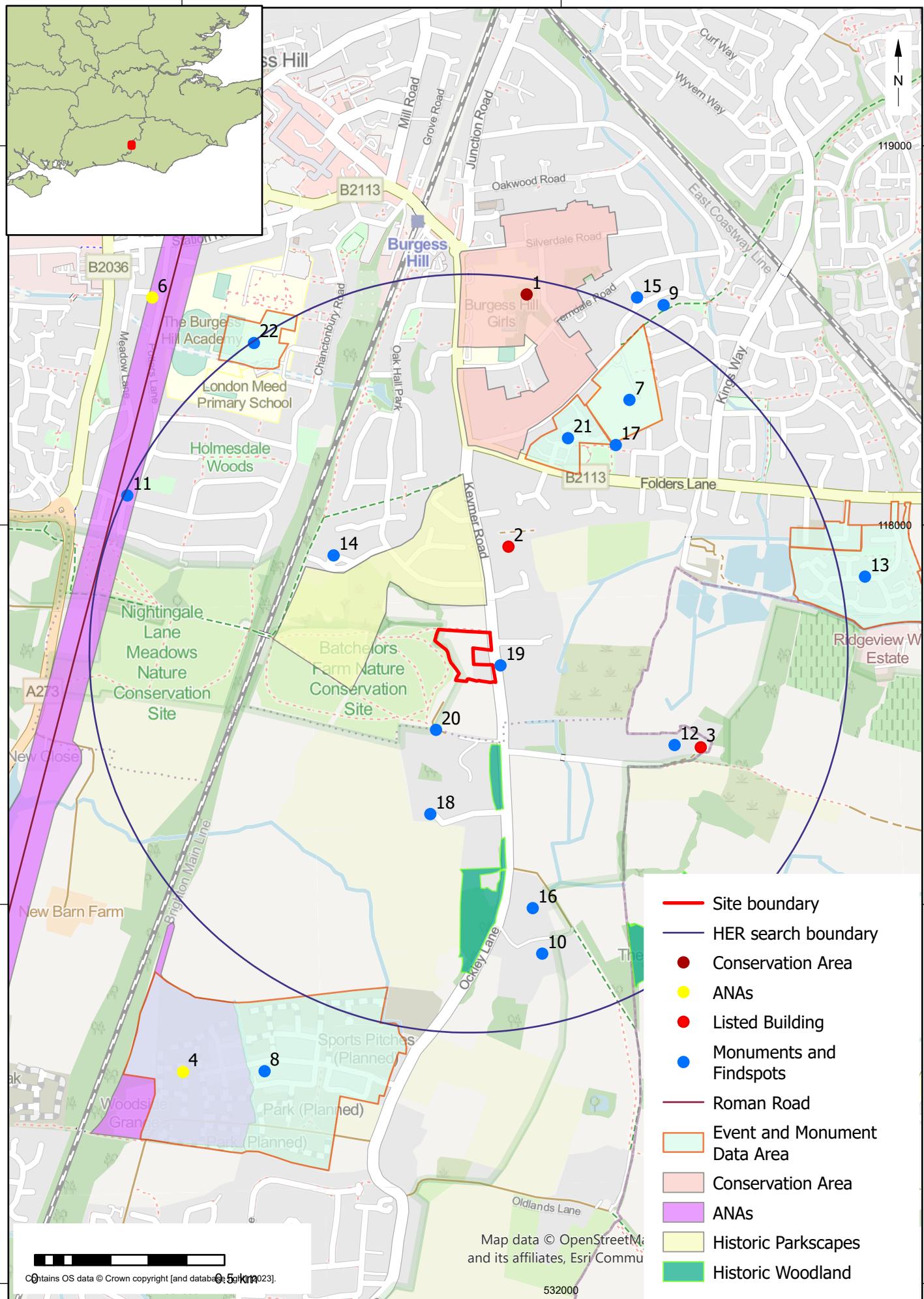
Plate 13: The eastern property boundary adjacent and south of Batchelors Farm

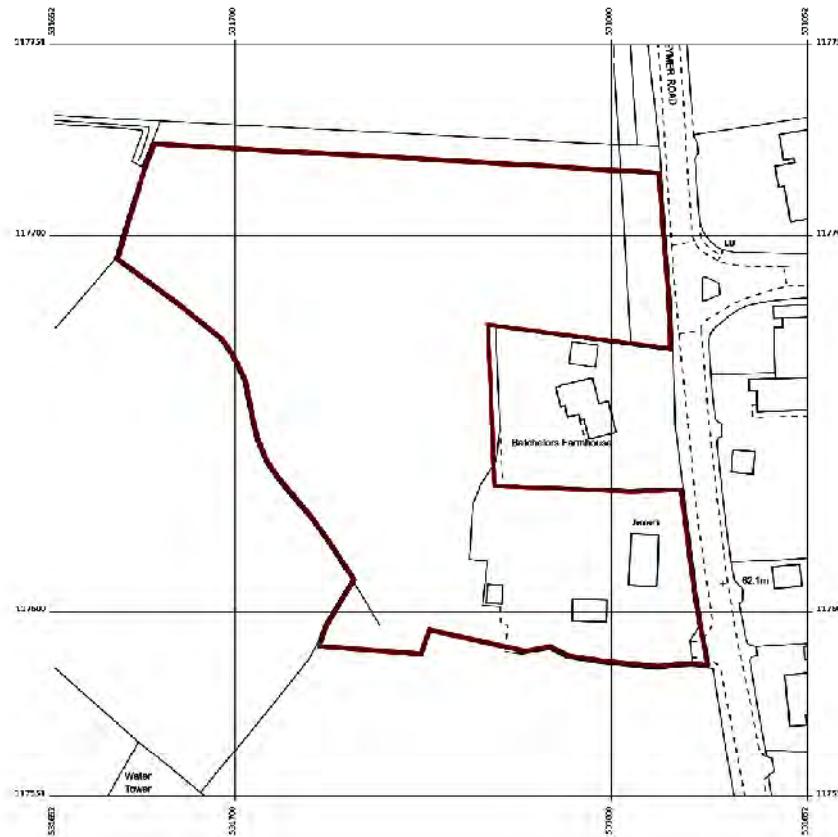


Plate 14: The northern property boundary, in the foreground, looking north



Plate 15: Ditch and overgrown hedge on western boundary





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Reference: 01166884  
Centre coordinates: 531752 117651

Metres  
0 20 30 40 50  
1:1260

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# Fairfax

## Project

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**BACHELORS FARM HOUSE  
KEYMER ROAD, BURGESS HILL.**

10

#### LOCATION PLATE

date: Feb '25 scale: 1:1250 A3

**drawing number:**  
2501/PL01

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Project Ref: 250087 March 2025  
Report Ref: 2025073 Drawn by: A

Land Adjacent Either Side of Batchelors Farm, Keymer Road, Burgess Hill

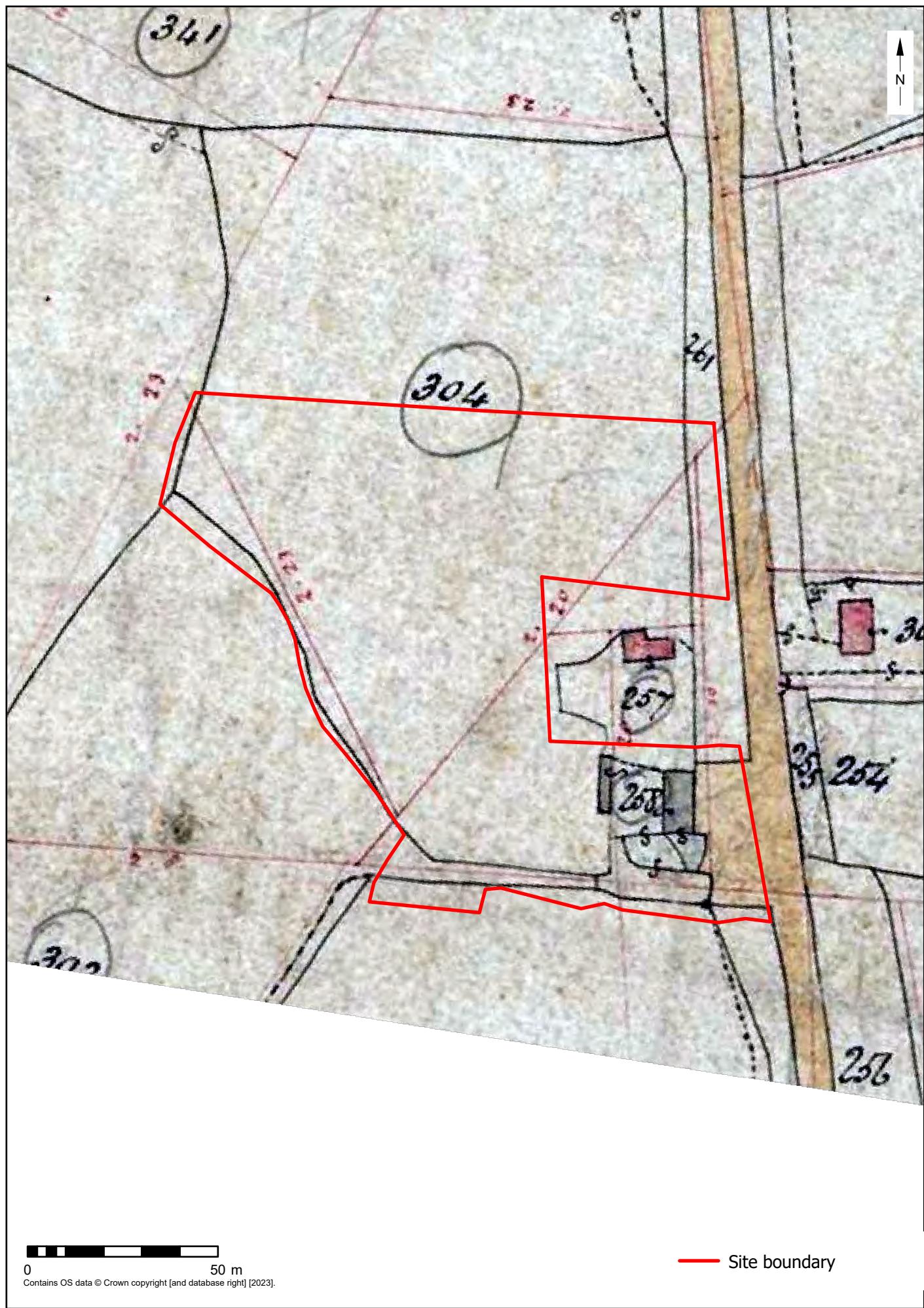
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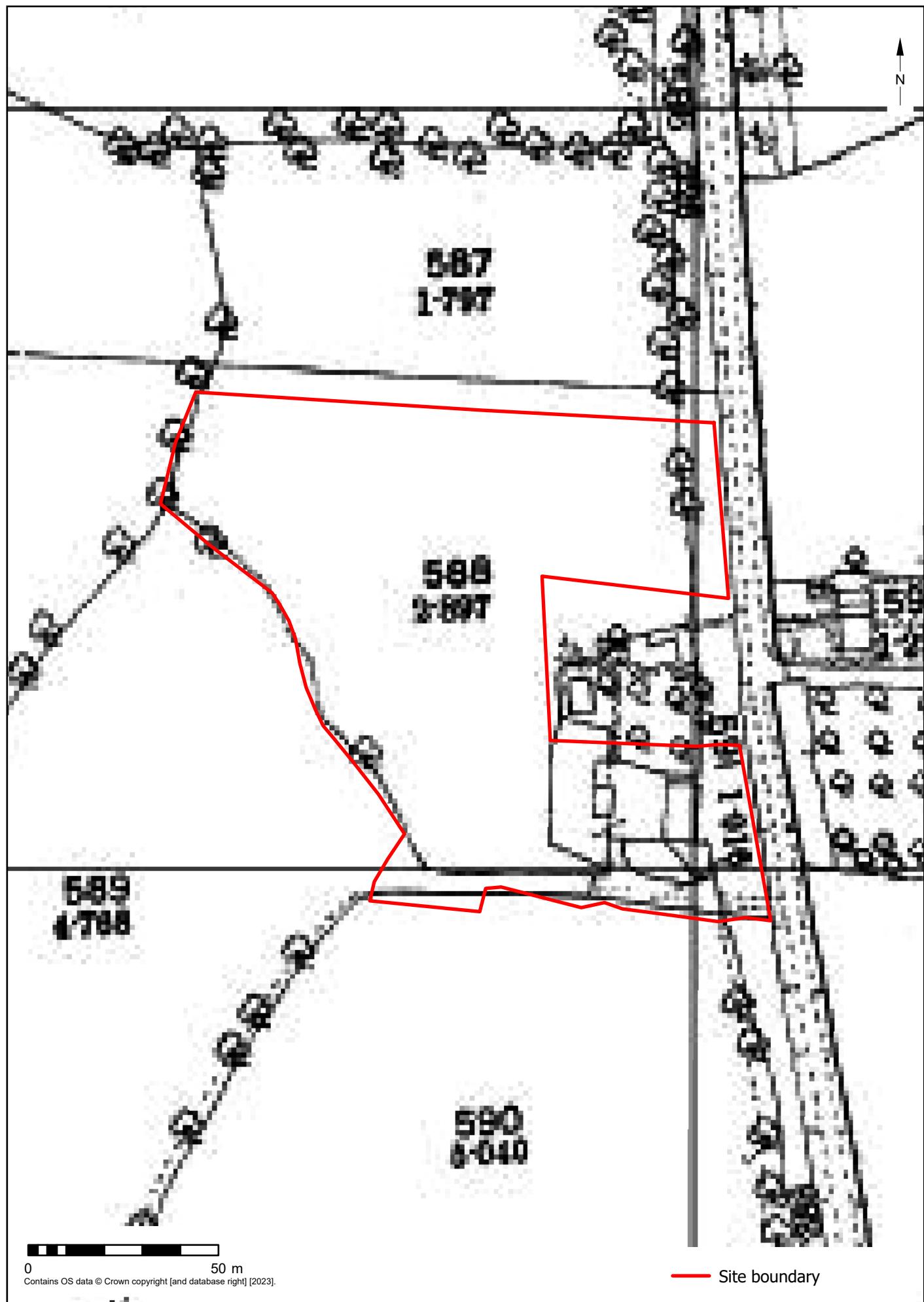
Fig. 2

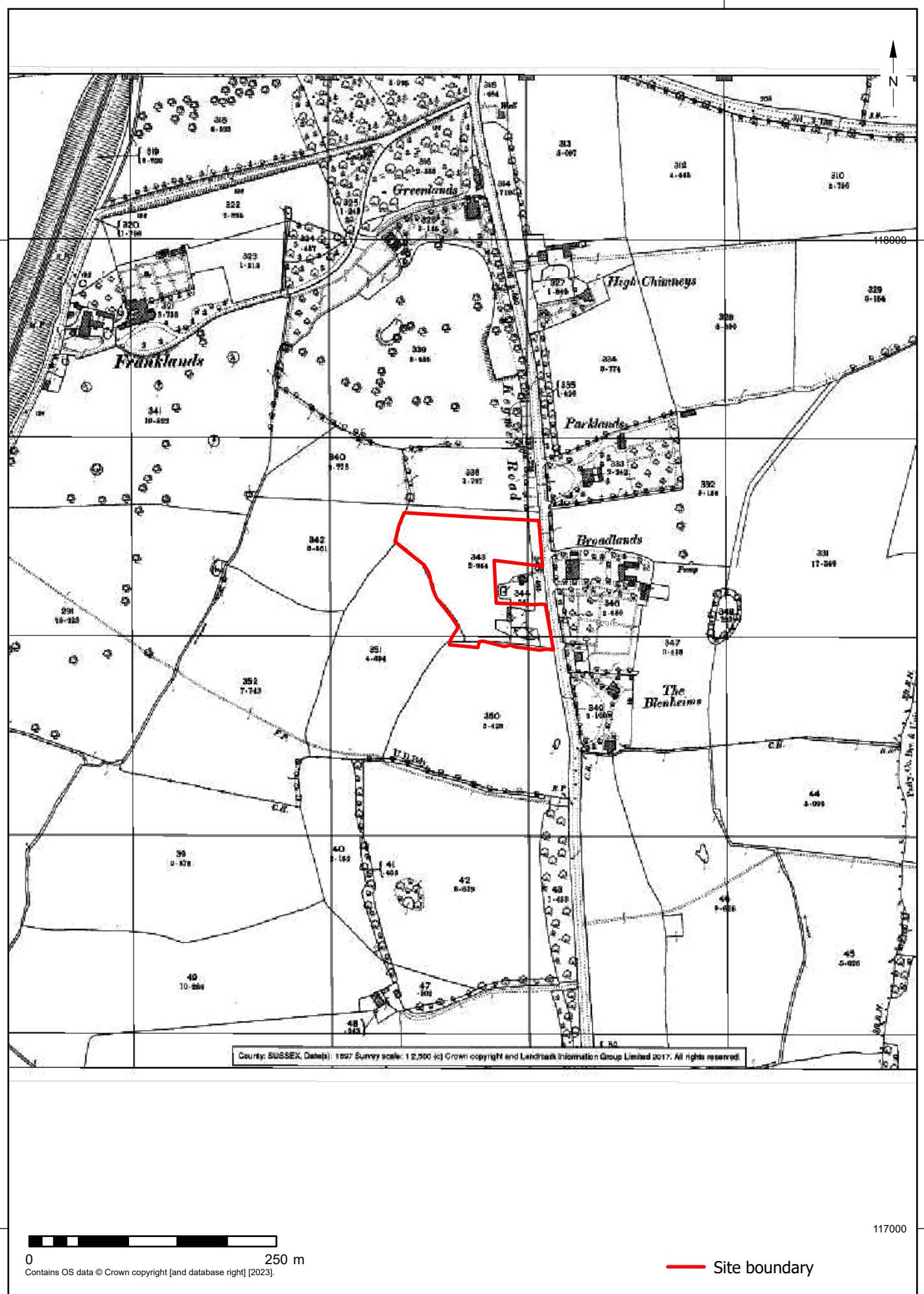


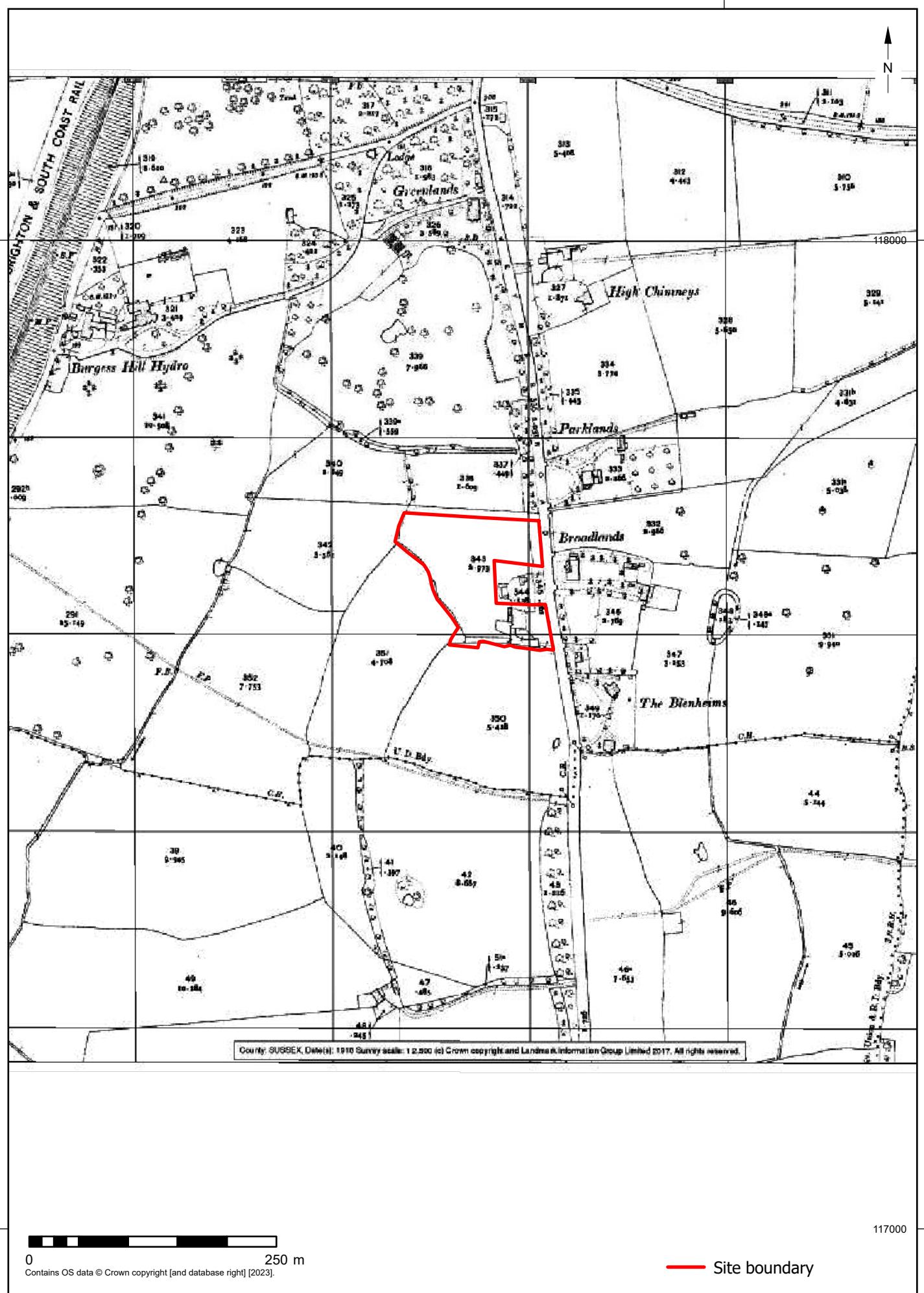


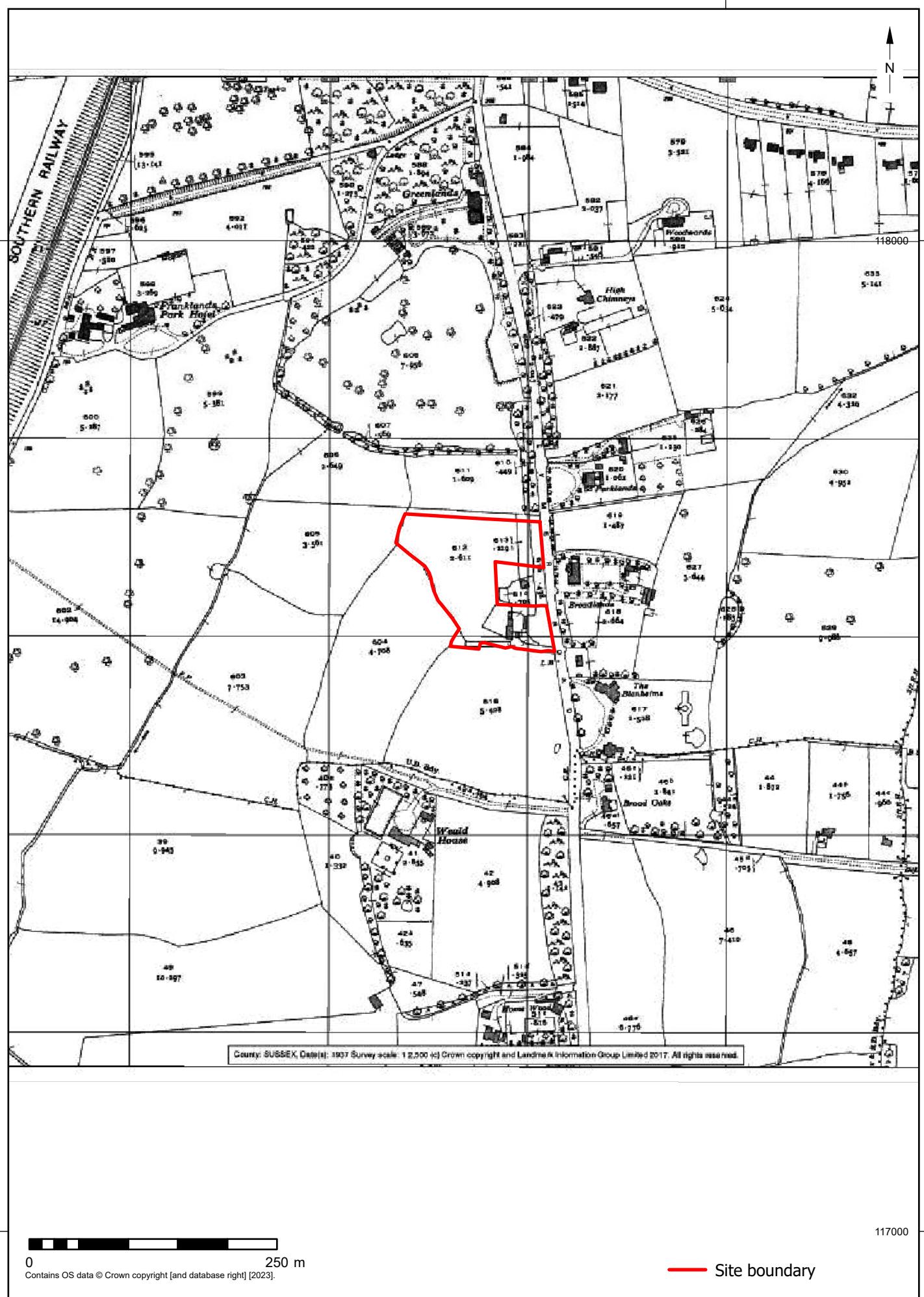


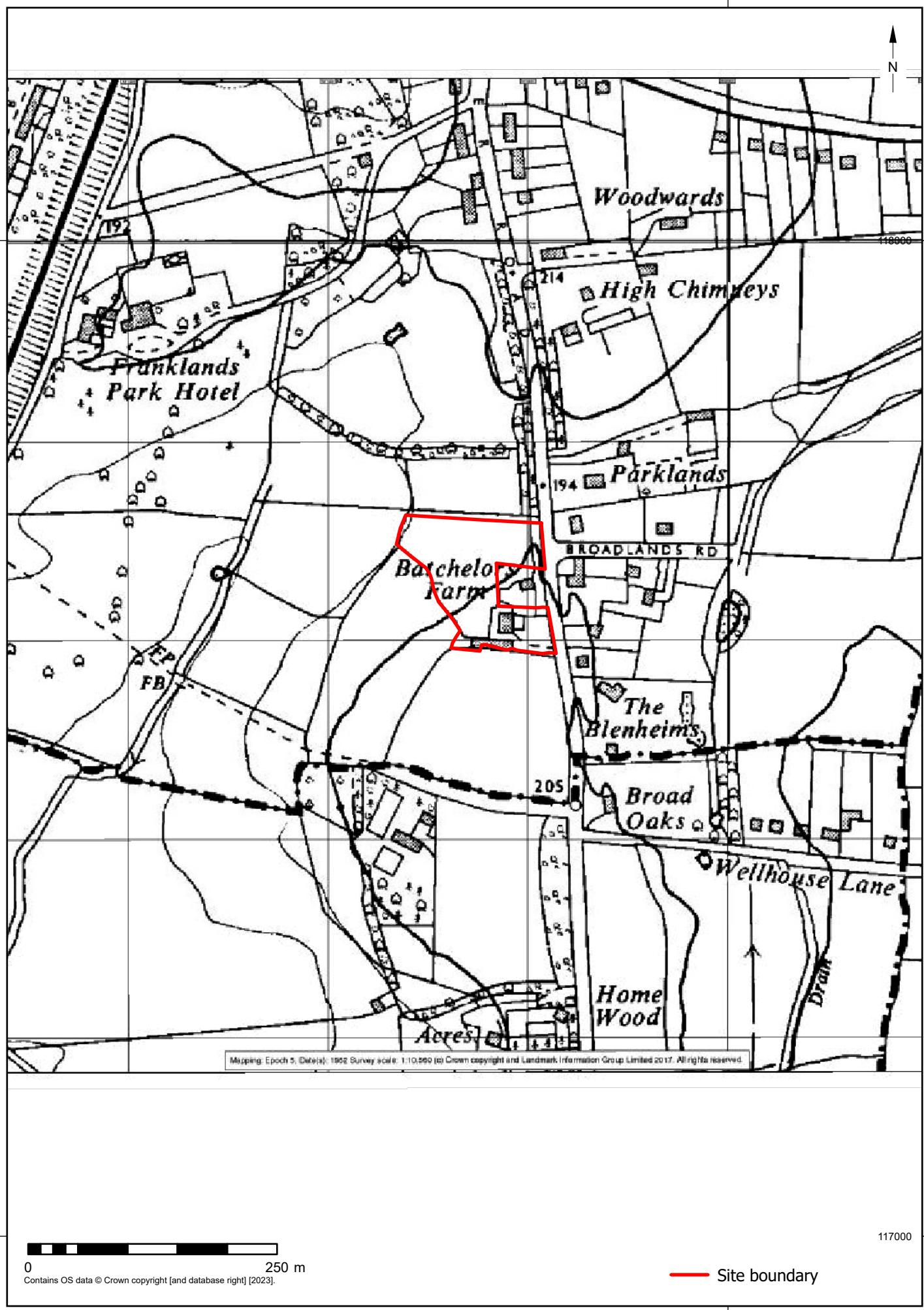




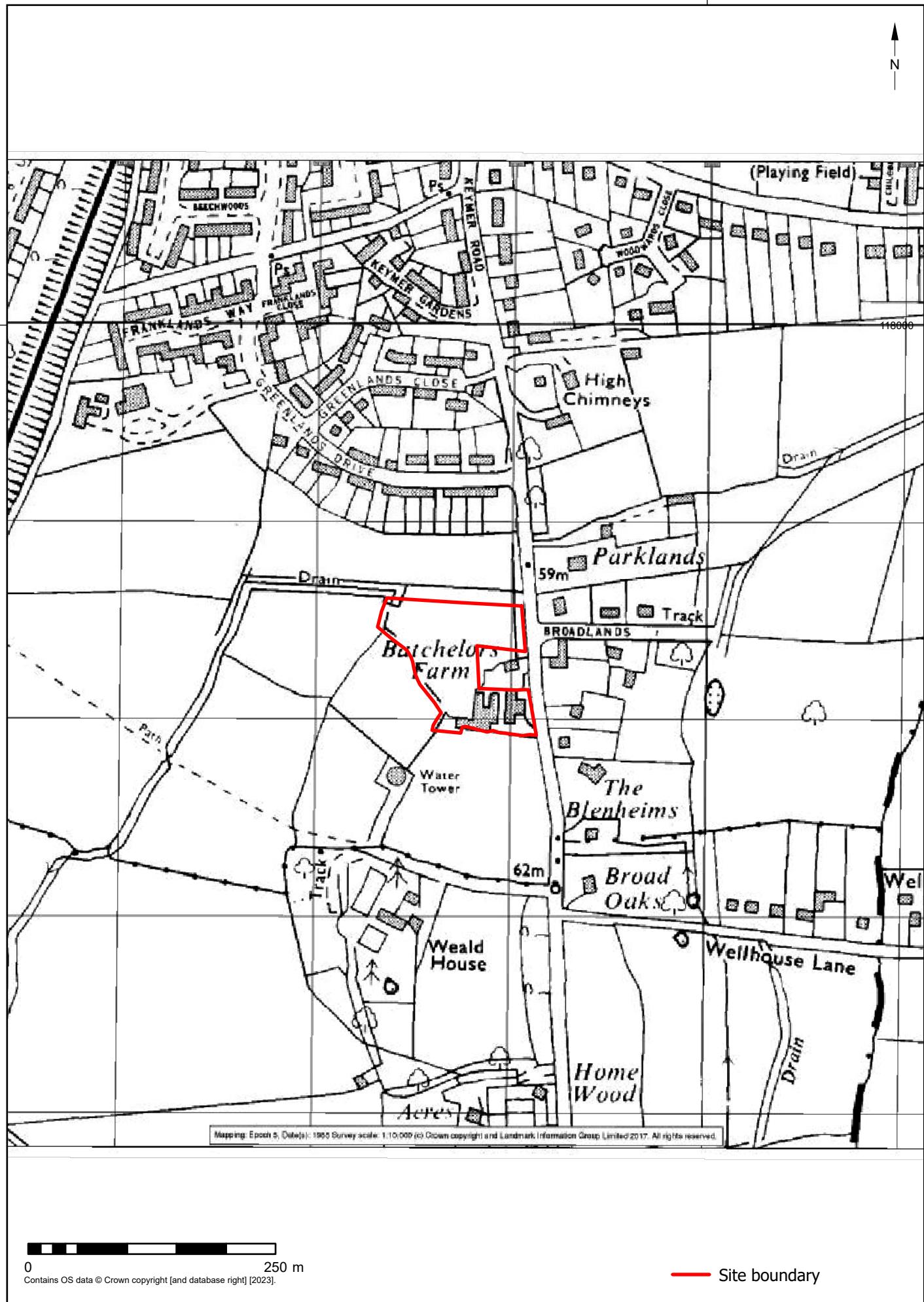














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