

CULTURAL HERITAGE DESK BASED ASSESSMENT

Land at Haniye Lane to the east of Ardingly Road, Cuckfield, Haywards Heath, RH17 5HH



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Cuckfield, Haywards Heath,
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Quality Management

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Prepared for:

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EXECUTIVE SUMMARY

Land at Hanlye Lane to the east of Ardingly Road, Cuckfield, Haywards Heath, RH17 5HH has been reviewed for its cultural heritage potential, which includes an assessment of both archaeological and built heritage designated and non-designated heritage assets, and their settings. The site comprises an area of c.5.75 hectares, divided into undulating greenfield/pasture on the northern half, and semi-improved grassland on the southern field. Hanlye Lane (B2112) runs along the northern boundary with the topography falling away to the south with scenic views into and out of the site, and particularly south over the Low Weald towards South Downs. The site is centred at NGR TQ 31091 25531.

The surrounding landscape is characterised by the leafy rural nature of Hanlye Lane, with existing hedgerows and trees including a covered footpath along the site's northern boundary. The site is located in the setting of the High Weald Area of Natural Beauty (AONB) where patterns of archaeological sensitivity have been clearly mapped, the site is near to the crest of a sandstone ridge, a setting recognised as a favoured location for prehistoric archaeological sites in Mid Sussex.

This assessment supports an application by Sigma Homes Ltd for planning permission to develop the site. The draft description of development is '*Residential development of 55 dwellings with vehicular and pedestrian; car parking; open space, play space; landscaping and all other associated works.*' The site has previously been allocated for development within the Mid Sussex District Council (MSDC) Site Allocations DPD (MSDC, 2016, SA 23, pp.66-68).

This assessment complies with the requirements of paragraph 194 of the National Planning Policy Framework (NPPF September 2023), which states that applicants must describe the significance of any heritage assets affected by a proposed development, including any contribution made by their settings. It is also intended to provide evidence to assist the local planning authority in discharging their statutory duties as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990.

In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, conservation areas, protected wreck sites or registered battlefield sites have been identified on or close to the site. A landscape zone of historic parkscape is recorded at Horsgate to the east, and the site is regarded to lie within this zonal area (Figure 2a MWS128). There are 37 listed buildings scattered across the 1km radial search of the West Sussex Historic Environment Record (WSHER ref: 202324-035), but none of which lie within the immediate vicinity of the site. Within a 500m radius there are only six listed buildings and these are associated with three sites: Cuckfield Hospital, Horsgate Farmhouse and Hanlye House.

Although the proposal introduces built form into a previously greenfield site, the proposal has embedded sympathetic heritage values into its design. Principally tree belts and boundary screening, limiting set-back development over only the northern field, retaining the southern field as open space with PROWs, preserving long views, and maintaining and contributing to the local heritage initiative of wayfinding; seen in local signposts informing on the history of Cuckfield. The assessment concludes that - with regard to amenity and setting - the proposal does not represent 'harm' to built heritage assets, as set out in the classification established by paragraphs 200-202 of the NPPF 2023.

With regard to heritage assets of archaeological interest, a late 19th century outfarm building may be present in the southwestern corner of the site, but this is unlikely to be affected by the development proposal (Figure 2a MWS1305), and a probable post-medieval quarry pit lies in the southeastern corner of the northern field, both of low significance.

It is noted that very few archaeological investigations have taken place locally and the absence of ground-tested evidence is not proof of an absence of archaeology, therefore, the 'precautionary principle' will need to be applied. Additionally, the favourable topographic setting of the site is of interest with regard to the pattern of prehistoric activity mapped across the High Weald. In conclusion, this assessment identifies an Unknown potential for the survival of archaeological deposits of prehistoric date on the site, and a Low archaeological potential for all other periods of human settlement.

The assessment concludes that any cultural heritage sensitivities arising from the proposal can be mitigated by sympathetic design and weighed positively against the public benefits of delivering allocated development, which preserves the rural and tranquil setting of this edge of settlement site. The cultural heritage interest of the site does not form a constraint to the granting of planning consent for the proposed development and, it is suggested, that any further archaeological mitigation measures, such as evaluation, could follow the grant of planning consent and be secured by an appropriately worded archaeological planning condition. The decision for this, however, remains with Mid Sussex District Council and their archaeological adviser.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 The subject of this cultural heritage assessment, also known as the study site, is Land at Hanlye Lane to the east of Ardingly Road, Cuckfield, Haywards Heath, RH17 5HH (Figure 1). This report forms a cultural heritage assessment, which includes an assessment of both designated and non-designated archaeological and built heritage assets, and their settings, and has been prepared on behalf of Sigma Homes Ltd. by Gillian King (Director – Heritage), with research and a visit to the West Sussex Records Office by Anja Ueberjahn-Tritta and graphic design by Dan Messenger of RPS (Figures 1 to 16).
- 1.2 The site has previously been allocated for development within the Mid Sussex District Council (MSDC) Local Plan, Site Allocations DPD as SA 23 (MSD Site Allocations DPD, 2016, pp 66-68 for up to 25 units within the Mid Sussex Site Allocations 2016 DPD (SA21).
- 1.3 The site is located on the southern side of Hanlye Lane and to the east of Ardingly Road, Cuckfield, West Sussex. The study site occupies a south facing slope with scenic views overlooking the South Downs, with a height above Ordnance Datum (aOD) of 120m at the northern boundary, falling to 107m aOD at the southern boundary. The study site is centred at National Grid Reference (NGR) TQ 31091 25531 (Figure 1).



Plate 1 View looking south from Hanlye Lane, with the small block of buildings that once formed the Miniature Rifle Range dating from the 1950s visible off-site on the right of the image (see Figure 12).

- 1.4 The site is bound by Hanlye Lane to the north, fields to the south and southeast, a Scouts building, residential housing and a former school to the northeast and a residential housing development to the west. A small structure, possibly associated with a local Scout group is present off-site to the north of the site entrance. The village fishpond lies adjacent to the northwest corner of the site.



Plate 2. The village pond just to the northwest of the site on Hanlye Lane, which will be improved and enhanced as part of the development proposal.

- 1.5 The study site falls within the administrative boundaries of Mid Sussex District Council (MSDC) whose local policies require an assessment of cultural heritage potential. Accordingly, Sigma Homes Ltd. have commissioned RPS Heritage to establish the archaeological and built heritage potential of the study site and to provide guidance on ways to address any archaeological or built heritage constraints identified.
- 1.6 The report will support a future planning application by Sigma Homes Ltd. for planning permission to develop the site. The draft description of development is:
'Residential development of 55 dwellings with vehicular and pedestrian; car parking; open space, play space; landscaping and all other associated works.'
- 1.7 This report should be read alongside the other drawings and documents that will form part of that application (Figure 16). Section 7 of this report discusses how high quality landscape and heritage-led design is proposed for this development with the objective to form a sustainable extension to Cuckfield, providing enhanced and accessible open space; respecting the character of the village and conserving and enhancing the setting of the High Weald AONB.
- 1.8 The Urban Design Principles are to provide development on the northern part of the site, creating a suitable development edge and transition with the open space that is to be retained to the south (Figure 16). In accordance with local policy, no development is to be provided on the southern field, south of the row of trees protected by Tree Preservation Orders, which is unsuitable for development as it is more exposed to views from the south, contributes to settlement separation and is crossed by rights of way providing scenic views towards the Low Weald and the South Downs. The proposal will enhance the connectivity of the site with Cuckfield village by providing pedestrian and/or cycle links to Ardingly Road, Longacre Crescent and adjacent existing networks. It will also contribute to wayfinding and knowledge sharing as seen on the local 'Twitten Paths and Lanes' signposts by Cuckfield Parish Council and Cuckfield Museum which are noticeable around Cuckfield village (Plates 3ff).

- 1.9 With regard to designated heritage assets, the study site does not contain any world heritage sites, scheduled monuments, listed buildings, conservation areas, registered parks and gardens, registered battlefields or protected wreck sites, therefore, the proposed development will not impact on any designated built or archaeological heritage assets (Figures 2a-c).



Plate 3: Local heritage 'Twitten Paths and Lanes' signposts by Cuckfield Parish Council and Cuckfield Museum, similar wayfinding signs are spread across the general area, this signpost is on the northern boundary of the study site.

- 1.10 In terms of non-designated heritage assets of archaeological or built heritage interest, the study site is not located within a local Archaeological Notification Area (ANA), as defined by West Sussex County Council (WSCC). WSCC maintain the Historic Environment Record for Mid-Sussex (WSHER). There are four ANAs within the 1km radial search study area but all are a significant distance from the site (Figure 2b). ANA areas should be considered as indicative and archaeological implications of development may extend beyond their immediate boundaries.
- 1.11 In accordance with relevant policy and guidance on cultural heritage, archaeology and planning, and in accordance with the '*Standard and Guidance for Historic Environment Desk-Based Assessments*' (Chartered Institute for Archaeologists, October 2020), this assessment draws together the available built heritage, archaeological, topographic and land-use information in order to clarify the cultural heritage potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the potential identified (Figures 2a-c and Appendix 1 for a full gazetteer of the WSHER data).
- 1.12 This assessment also conforms to the standards and guidance set out in the 'Sussex Archaeological Standards' for archaeological projects (ANNEXE A). It is noted that paragraph 13 of Annexe A states:

'Draft versions of the DBA will be discussed with the Local Authority Archaeological Adviser(s) and before the DBA is submitted with a planning application to ensure there is sufficient and correct information to inform a planning decision.'

<https://www.eastsussex.gov.uk/media/mpsjdimm/ar-sussex-archaeological-standards-2019-final-accessible-version-nov-2022.pdf>

- 1.13 This assessment also conforms to the standards and guidance set out in the 'Sussex Standards for Historic Building Archaeology' June 2019 for built heritage projects. The Standard states:

This Sussex Archaeological Standard gives recommendations and guidance for those involved in the planning, development, and land - use sectors, whose work might affect, or have implications for, the conservation and or enhancement of historic buildings. It is applicable to homeowners and professionals working in the fields of buildings archaeology, planning, architecture, civil engineering, surveying, building and construction. The Standard should be used in conjunction with Historic England guidance – 'Understanding Historic Buildings: A guide to good recording practice' 2016

<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

<https://www.eastsussex.gov.uk/media/yb5iwgqp/ar-sussex-standards-for-historic-building-archaeology.pdf>



Plate 4: General site view, looking south from the proposed entrance point on Hanlye Lane.



Plate 5: General site view, looking north.



Plate 6: general view looking northwest from the centre of the site, showing the former Miniature Rifle Range and residential properties adjacent to Hanlye Lane (Right).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

National Planning Policy & Guidance

- 2.3 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in September 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.4 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: *GPA 1: The Historic Environment in Local Plans*; *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (both published March 2015). The second edition of *GPA3: The Setting of Heritage Assets* was published in December 2017.
- 2.5 Section 16 of the NPPF, entitled ‘*Conserving and Enhancing the Historic Environment*’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states:
- “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.*
- 2.7 *Heritage Assets* are defined in Annex 2 of the NPPF as: *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.* It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.8 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.9 A *Designated Heritage Asset* comprises a: *World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area* designated under the relevant legislation.
- 2.10 *Significance* (for heritage policy) is defined as: *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- 2.11 *Setting of a heritage asset* is defined as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.12 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.13 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.
- 2.14 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.15 The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.16 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Mid Sussex District Plan

2.17 Local planning policy for the study site is currently provided by the adopted Mid Sussex District Plan 2014-2031 and saved policies from the Mid Sussex Local Plan 2004. The Cuckfield Neighbourhood Plan was also formulated in 2014.

2.18 The adopted local plan has the following policies relevant to this assessment:

DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

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

Listed Buildings

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

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

Other Heritage Assets

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

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

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

DP35: Conservation Areas

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued

characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

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

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

DP36: Historic Parks and Gardens

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

Relevant Local Designations

- 2.19 The site is located beyond the main settlement area of Cuckfield and within an area allocated by the council for residential development (MSDC, 2016). The closest edge of the Cuckfield Conservation Area lies over 700m to the southwest of the study site. The closest edge of the Whitemans Green Conservation Area lies over 500m east of the study site (Figure 2a)
- 2.20 There are no saved policies from Cuckfield Local Plan which directly relate to this cultural heritage assessment. The Cuckfield Neighbourhood Plan contains the following policy which is relevant to this assessment:

Policy CNP 1 – Design of New Development and Conservation

New development in accordance with the Neighbourhood Plan will be permitted where it:

- a. Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 -Conservation Areas and Character Areas, by way of;*
- b. height, scale, spacing, layout, orientation, design and materials of buildings,*
- i. the scale, design and materials of the public realm (highways, footways, open space and landscape), and*
- ii. Is sympathetic to the setting of any heritage asset and*
- c. Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and*
- d. Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and*
- e. Creates safe, accessible and well-connected environments that meet the needs of users, and*
- f. Will not result in unacceptable levels of light, noise, air or water pollution, and*
- g. Makes best use of the site to accommodate development.*

- 2.21 In terms of non-designated heritage assets of archaeological interest, the site is not located within an Archaeological Notification Area (ANA) as defined West Sussex Council.
- 2.22 There are no scheduled monuments within the 1km study area.
- 2.23 On the balance of the evidence, the impact of the proposed development on the archaeological and built heritage potential of the study site can be adequately mitigated through positive design principles embedded within the sympathetic design and by standard archaeological mitigation such as evaluation and survey. It therefore accords with the requirements in the NPPF 2023 (pp193-199) and policy DP34, DP35 and DP36 of the adopted Mid Sussex District Plan 2014-2031 and policy CNP1 of the Cuckfield Neighbourhood Plan.
- 2.24 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's cultural heritage potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.

Additional Guidance

- 2.25 This assessment accords with current Sussex wide standards and guidance, see sections 1.9 to 1.11 above.

Parkscape, Trees, Ancient Woodland and Hedgerows

- 2.26 The Sussex Historic Landscape Characterisation (HLC) programme is a partnership project between East and West Sussex County Councils and others through the National HLC Survey Programme. It is a guidance tool for decision makers that provides a framework for modelling the landscape and informing on further landscape survey and analysis, and to place other datasets, such as the West Sussex Historic Environment Record (WSHER), within the landscape context.
- 2.27 The Sussex HLC was undertaken by Dr Nicola Bannister in 2010 and published in 2014 and is a purely desk-based project that provides a broad-brush approach to historic landscape characterisation, sensitivity mapping, interpreting the landscape and understanding the historic time-depth of any given area.

- 2.28 The work, which is incorporated into the WSHER, identifies zones of designed landscapes and one is recorded close to the study site as HWS6460 '*Designed Landscapes - Informal Parkland*', this is one of a series of parkscapes identified across Mid Sussex (Figure 2c). The study site is within this landscape zone because the parkscape of Horsgate has been identified based on interpretation of the Ordnance Survey 1872 map series for this part of the Horsgate area (Figure 2b MWS128, Figures 8 and 9).
- 2.29 Two other parkscapes are identified in the study area on the WSHER at Woodcroft (Figure 2b MWS122) and at Knowle and Tower House (Figure 2b MWS123), but both are a significant distance from the site. The landscape zones are also defined as EWS1061 on the WSHER under the 'Historic Farmsteads and Landscape Character in West Sussex (Survey) programme'.
- 2.30 Other landscape zones identified on the WSHER include 'Cuckfield Medieval Park, Cuckfield and Ansty and Staplefield' (Figure 2b MWS662) located over 1km to the southeast, this relates to the medieval town of Cuckfield (MWS4205) and the vast 'Borde Hill Registered Park and Garden, Ansty and Staplefield' which at its closest point, lies 500m to the east of the site (Figure 2b DWS8709, Plate 7).
- 2.31 The site contains a great number of trees many with Tree Preservation Orders. The Council can make Tree Preservation Orders or attach planning conditions, in line with national guidance, to protect specific trees, a group of trees or woodlands in the interests of amenity or where they are threatened by development.
- 2.32 The development aims to retain and enhance existing mature trees and hedgerows on the site, and on the boundaries, in order to minimise impacts on the wider countryside. Open space, play space, landscaping and other public amenities are proposed as part of this landscape design structure, including a central green spine road. The PROWs and the local Cuckfield Parish Council and Cuckfield Museum wayfinding initiative of sign-posting the local history of the lanes and places of Cuckfield will be continued and enhanced by the proposal (Plate 3ff). Opportunities for public engagement and knowledge sharing for the public good will be explored.
- 2.33 The proposed development generally maintains treed boundaries on all sides of the site, maintaining its screened appearance away from the site boundaries.
- 2.34 All hedgerows on farmland and open land are protected and consent is required from the Local Planning Authority to remove them. The Hedgerow Regulations 1997 also define 'important' hedgerows as being of archaeological, historical, wildlife or landscape value. No 'important' hedgerows appear to have been identified on the study site or are mentioned in the MSDC 2016 the Site Allocations DPD (MSDC, 2016).
- 2.35 The proposal will not impact on any areas designated as Area of Ancient Woodland (AAW) and there are areas of Ancient Woodland to the north and south but it will maintain a buffer between the development and the north of Horsgate Wood Ancient Woodland (Figures 2 a-c).

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The site is located on the southern side of Hanlye Lane, which lies on the crest of a sandstone ridge in the High Weald, at an elevation of c. 120m above OD (AOD) and 125m AOD at the northern boundary, falling to 104m to 110m AOD at the southern boundary. The slope falls approximately 10m from the northern boundary to the central part of the site over a distance of 160m. A more pronounced and steeper slope was noted by Leap Environmental Ltd. from the central part of the site to the southern boundary, forming an approximate 10m drop over a 90m length (see Appendix 2).
- 3.2 Archaeological sensitivity mapping across Mid Sussex indicates that such edge of scarp locations have been favoured for early settlement archaeological sites with the topographic vantage points being utilised by prehistoric communities. An example of this is seen at the multi-phase settlement site at Penland Farm, Hanlye Lane, c. 850m east of the study site (Figure 2a ANA 025, DWS8632, MWS11725, MWS13302 TQ 32264 25607).



Plate 7 View looking east along Hanlye Lane, from the site - opposite the private road leading to Borde Hill Estate, see Plate 9.

- 3.3 The study site is located on the solid geology of the Mudstones from the Upper Grinstead Clay group across the northern half of the study site, with calcareous sandstone of the Cuckfield Stone Bed across the southern of the study site. The BGS records do not map any superficial geology on the study site (BGS on-line 2023).
- 3.4 Site investigation works have taken place across the site by Leap Environmental Ltd in October 2022, with a report dated 14th March 2023 (ref LP3210/DSP2, Appendix 2). This site investigation comprised the following:
- 6 No. 5m deep windowless boreholes drilled with a tracked rig;
 - 10 No. 3m deep machine excavated trial pits;
 - 6 No. BRE365 soakage tests;

- 3.5 The site investigation (SI) works have mapped the ground conditions as comprising topsoil to depths of around 0.30 m, but locally 0.70 m, over firm to stiff silty clay deposits. Reworked soils were found in three locations only to a maximum depth of 0.80m. The silty clays generally extended to between 1.10m and 1.80m, although locally deeper and up to +3.0 m. Mudstones, siltstones and locally sandstones were noted below. Softer ground (up to 3.5 m deep) was identified within a surface depression close the central eastern boundary.
- 3.6 If any archaeological stratigraphy is present on the site, it will most probably be at a shallow depth and within the first 0.5m below the current topsoil profile. Appendix 2 includes the results of SI works across the site and forms an evidence-base reflecting the ground conditions discussed above.

Topography

- 3.7 The study site occupies a total area of c. 5.75 hectares – and as noted above is situated at an elevated height above Ordnance Datum (aOD) of 120m at the northern boundary on Hanlye Lane, sloping down to the south to 104m aOD at the southern boundary, with a more pronounced fall is present across the southern part of the site (Plates 7-9). Leap Environmental Ltd. noted some fly-tipped waste was present on the northern part of the site, and there maybe localised contamination beneath these materials.
- 3.8 The LiDAR data and 1874 OS map series shows a probable 19th century sandstone quarry pit located at a central point on the eastern boundary (Figures 3 and 9). Further sandstone quarrying activity is evident to the south, southeast and southwest of the site (Figure 3). The current fishpond northwest of the site may have originally been formed from early quarrying, pre-1818 (Figure 7, Plate 2). These mineral workings are for the extraction of sandstone and the MSDC 2016 Site Allocations DPD places the site within the building stone (Cuckfield and Ardingly stone) Minerals Safeguarding Area (MSDC, 2016).



Plate 8 View looking northwest showing existing dwellings on the northern of Hanlye Lane.



Plate 9 View looking west along Hanlye Lane from the junction with Ardingly Road, the raised levels of the houses to the left and how Hanlye Lane cuts into the natural topography of the crest of the scarp should be noted.

- 3.9 With regard to local watercourses or naturally occurring bodies of water, the site is situated next to the village pond an earlier fishpond, dating from before 1818 (Figure 7, Plate 2). A culverted pipe takes the outflow of the pond to the watercourse along the western boundary of the site to the southern field.
- 3.10 A well-established network of public rights of way (PRoW) footpaths cross the site and the wider area and provide scenic views especially towards the South Downs.
- 3.11 The road network and PROWS are enhanced by very informative public engagement notifications which chart the history of the road and lane network and inform the public of the heritage setting of each location (see Plate 1 Horsegate Twitten, and following plates). A public engagement benefit could be to contribute to these interpretation notices with additional signage on the site and further details of the historic environment and archaeology of the site, contributing to the existing public engagement benefits and wayfinding initiatives by Cuckfield Parish Council and Cuckfield Museum generally.



Plate 10. Further example of wayfinding in Polestub Lane, citing the manorial history and the route to Cuckfield Baptist Church (Figure 2a MWS13380).

4 LISTED BUILDINGS AND BUILT HERITAGE ASSETS

There are six listed buildings within a 500m radial search of the study site (Figure 2a), as follows:

4.1 CUCKFIELD HOSPITAL ADMINISTRATION BLOCK, ARDINGLEY ROAD.

Grade II List Entry Number: 1025542

CUCKFIELD ARDINGLEY ROAD TQ 32 NE 1/1 Cuckfield Hospital Administration Block 6.4.70 (formerly listed as 'Cuckfield Hospital') GV II

List Description: Originally workhouse, now part of hospital. Built 1843 by H W Parker, Assistant Poor Law Commissioner in classical style, but extreme right 4 bays added slightly later in matching style. Red brick with grey headers with chequer work pattern with sandstone dressings and slate roof to front elevation, side elevation slate hung and rear elevation plain brown brickwork. 3 storeys; 22 bays. 3 centre window bays and end 2 project with quoins and pediments with modillion cornices and oculi over. Modillion eaves cornice. Mainly later C19 casement windows except to original part central 3 bays, which have 12-light sashes, and extension which has 16-light sashes. Gauged brick heads throughout. 2 stuccoed pedimented doorcases with sidelights to each side of central portion, the right hand one now a window.

Listing NGR: TQ3083325624



Plate 11 View of Cuckfield Hospital

4.2 ENTRANCE LODGES TO CUCKFIELD HOSPITAL, ARDINGLEY ROAD

Grade II List Entry Number: 1354913

CUCKFIELD ARDINGLEY ROAD TQ 32 NE 1/2 Entrance Lodges to Cuckfield Hospital GV II

Pair of lodges to original workhouse, now hospital. Built 1843 by H W Parker, Assistant Poor Law Commissioner in classical style. Red brick with grey headers in chequer work pattern and slate roofs. 1 storey. End pedimented gables with brick modillion cornices. Tripartite sash windows with 20 panes and gauged brick heads. The right hand lodge has been extended in C20 by one bay with lean-to brick and glazed extension. Included for group value.

Listing NGR: TQ308532557



Plate 12 Entrance to Cuckfield Hospital off Chapelfields.



Plate 13 Wayfinding for the Cuckfield Union Workhouse, which opened in 1845.

4.3

HANLYE HOUSE, HANLYE LANE

Grade II List Entry Number: 1025467

HANLYE HOUSE, HANLYE LANE TQ 32 NW HAYWARDS HEATH HANLYE LANE 1/124 Hanlye House (formerly listed in the Civil Parish of Cuckfield) GV II

Former farmhouse, now house. Late C16 or early C17, timber framed building restored and enlarged. Ground floor redbrick, above tile hung with Horsham Stone slate roof. 2 storeys and attics in gables, 4 windows. Modern casement windows, 2 gables to end bays. Massive late C16 brick

chimney stacks. Rear elevation has 2 projecting C19 or later gabled extensions in matching style and catslide roof over original part. Exposed square framing to interior.

Listing NGR: TQ3155125618

4.4 **BARN 100 METRES SOUTHEAST OF HANLYE HOUSE**

Grade II List Entry Number: 1354955

BARN 100 METRES SOUTHEAST OF HANLYE HOUSE, HANLYE LANE TQ 32 NW HAYWARDS HEATH HANLYE LANE 1/125 Barn 100 metres South East of Hanlye House GV II

Barn. C16 reclad and extended in C19. 3 bay barn weatherboarded on brick plinth and with hipped modern tiled roof with C19 end penticed extension. 2 crown posts with 2 upright posts and 1 curved down brace each. Thick jowled posts, tie beams and some curved braces.

Listing NGR: TQ3162125594

Hanlye House is on a private access lane and could not be photographed.

4.5 **HORSGATE FARMHOUSE (see Plate 3)**

Grade II List Entry Number: 1025528

HORSGATE FARMHOUSE, HORSGATE LANE TQ 32 NW CUCKFIELD HORSGATE LANE 1/66 Horsgate Farmhouse GV II

Farmhouse, now house. C16 re-fronted in C19. Front elevation ground floor stuccoed, first floor tile hung, rear part red brick with some traces of square framing. -Tiled roof. 2 storeys, 3 windows. C19 casement windows, 1 built on square bay to ground floor and modern doorcase. -Interior contains late C16 inglenook fireplace and ceiling having spine beam and joists all with lamb's tongue stops. C18 4-panelled door.

Listing NGR: TQ3121625134

4.6 **BARN 5 METRES OF HORSGATE FARMHOUSE**

Grade II List Entry Number: 1286824

TQ 32 NW CUCKFIELD HORSGATE LANE 1/67 GV II

Barn 5 metres of Horsgate Farmhouse GV II Barn. Late C17 barn of 3 bays reusing earlier domestic timbers. Weather-boarded on brick and sandstone plinth with half-hipped tiled roof. Queen strut roof with staggered butt purlins.

Listing NGR: TQ3121625134

Horsgate Farm is on a private road and could not be photographed.



Plate 13 Horsefield Green, open space to the southwest of the site.

- 4.7 Examination of the location and settings of the six listed buildings concludes that development of the allocated proposal site does not impact on these built heritage assets or their settings.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report.

Prehistoric

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

Historic

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

Introduction

- 5.1 This section reviews the available archaeological evidence for the study site and the cultural heritage (archaeological/historical) background of the study site and surrounding area. In accordance with the NPPF 2023, it considers the potential for any yet to be discovered cultural heritage evidence on the study site prior to any assessment of any later development or below ground impacts.
- 5.2 The review considers known archaeological assets within a 1km radial search of the study site, purchased under licence from West Sussex County Council Historic Environment Record (WSHER) under reference **202324-035** (Figures 2a -2c). The 1km radial search area is also referred to as the study area and is analysis of all records for archaeology and built heritage (cultural heritage) on the WSHER, together with a historic map regression exercise charting the development of the study area from the early 18th century (Figure 4 onwards) until the present day. The research also included a visit to the West Sussex Records Office by Anja Ueberjahn-Tritta of RPS on 25th July 2023.
- 5.3 A site visit was conducted by Gillian King of RPS on 10th August 2023 (see Plates 1 to 17). The study site comprised open undulating grassland with dense tree and hedgerow cover at the site boundaries. A covered way shields the site from Hanlye Lane on the northern boundary, offering additional traffic noise reduction and visual shielding elements and enhances the tranquil northern aspect in which the site and the historic routeway of Hanlye Lane (see Plates 14 and 15) is appreciated.
- 5.4 A full summary of all West Sussex HER (WSHER) monument, event and findspot records is given as a gazetteer at Appendix 1, and these records are shown on Figures 2a and 2b and are discussed in the report where relevant.
- 5.5 The WSHER 1km radial search produced **39** HER records and **8** event/activity records from the 1km study area. Listed Buildings information has also been included; however, this is also administered

by local District or Borough Councils, who may hold more recent details than provided within the WSHER.



Plate 14 Covered way footpath on the northern site boundary, along Hanlye Lane.



Plate 15 The lane leading to the Borde Hill Estate, opposite the site on the northern side of Hanlye Lane.

- 5.6 There are **no** scheduled monuments within the 1km study search radius and only **one** Grade II* Registered Park and Garden, Borde Hill Park and Garden, Ansty and Staplefield (Figure 2a DWS391

NHLE1000274). The garden is a late 19th to mid-20th century plantsman's and collector's garden, laid out by Colonel Stephenson Clarke, set within parkland. Borde Hill is situated to the immediate northwest of Haywards Heath, on the west side of a minor road (Borde Hill Lane, Plate 15) leading northwards to Balcombe village. The c.155ha registered site, comprises c. 9ha of ornamental gardens set within wooded parkland, and it occupies a central, east to west ridge which falls away northwards to undulating ground and southwards to an east to west stream valley, the south side of which rises to a further crest on the southern boundary. The site is bounded along the east and south sides by minor roads and enclosed partly by a dense mixed tree belt (along the southern half of the east boundary) and by intermittent trees (along Hanlye Lane to the south). To the north and east, the site's parkland and woodland merge into the adjacent undulating, wooded farmland. The garden is of cultural heritage interest as it occupies a similar topographical and geological context to the study site and is noted as being within '*a very sensitive area for Archaeology, with the possibility of impact on a Nationally designated heritage asset*'. The Garden is also designated as an Archaeological Notification Area (Figure 2a ANA DWS8709, TQ 31985 26537 -1312m by 1812m).

- 5.7 The search area covers most of an area that has been assessed as a Historic Town, as part of the Sussex Extensive Urban Survey project and this is discussed where relevant below. The historic character assessment report for Cuckfield can be found on the West Sussex County Council web site:

http://www.westsussex.gov.uk/living/planning/the_county_plan/west_sussex_character_project/extensive_urban_surveys_eus.aspx

- 5.8 The search area covers Whitemans Green Conservation Area and the Cuckfield Conservation Area (Figure 2a-b). These have been designated by Mid Sussex District Council and those relevant to the study site are discussed below. Further detailed information regarding these can be obtained from the Mid Sussex District Conservation Officer.

- 5.9 The WSHER contains **four** 'Archaeological Notification Areas' (ANAs). These areas are purely for identifying where there is a likelihood of archaeological work being necessary, based on known archaeological finds/historic assets. They should not be taken as comprehensive or an exhaustive analysis of areas of archaeological potential where fieldwork and research have not hitherto been undertaken. Some areas may be expanded from known designated assets and others are based on non-designated assets, where experience has shown that archaeological sites and features etc. can come to light in areas where no features have previously been known. WSCC advise that the ANAs are not to be used as the sole indicator for archaeological potential within a Desk Based Assessment as identified in the National Planning Policy Framework paragraph 194. ANAs do not have any legal status but are a key tool in informed decision making by the LPA and their archaeological advisers. the ANAs are listed below:

- ANA 037 DWS8709 Borde Hill Park and Garden, Ansty and Staplefield (Figure 2a DWS8709, includes MWS12435 Listed Building: Naldred Farm Historic Farmstead; MWS14137 Monument: Site of Yard Southwest of Borde Hill, Ansty and Staplefield; MWS3721 Landscape: Borde Hill Park and Garden and MWS8345 Listed Building: Borde Hill House).
- ANA 025 DWS8632 Bronze Age, Iron Age and Roman Settlement Activity, Penland Farm, Hanlye Lane, Haywards Heath, West Sussex. This ANA refers to a series of features revealed during phases of archaeological survey and fieldwork investigations at Penland Farm, c. 850m east of the study site, including phases of ditched enclosures, which were identified to date to the Bronze Age, Iron Age and Roman periods with an associated small assemblage of finds recovered (Figure 2a DWS8632, MWS11725, MWS13302 TQ 32264 25607).

- ANA 027 DWS3634 Cuckfield Medieval Park and Park Pale, Cuckfield. This ANA refers to an area of early (i.e., pre-Conquest) 'downland' at Cuckfield forming a medieval park. Although there is no manor recorded in the Domesday Book, the Parish Church of Cuckfield was in the possession of the Warennes in the 1090s, so it is suggestive that the manor was too; by 1240 the manor was held in demesne by the Warennes. Although there is no known location for the manor, it is believed to have been located immediately south of the churchyard (possibly the extension to the medieval churchyard). In the later 16th century, it lost its Park status and in 1575 half of the area, along with a quarter of the Manor of Cuckfield, was acquired by Henry Bowyer. He built Cuckfield Place (renamed Cuckfield Park in the c.19th century) on a new site to the southwest of the town. The remnant of the old park was located east of the church and south of Broad Street. The location of a park pale (fence or boundary) near the junction of Broad Street and London Lane is attested by the name 'Hatchlands', attached to the land between and immediately west of the junction. This is recorded as Hatchland in 1578. Moreover, the fieldscapes of this area are evidently a postmedieval imposition, with straight boundaries. The park was recorded as containing 229 acres in 1439, which almost exactly equals the extent of Old Park Farm (129 acres) and Lodge Farm (102 acres): these have been identified as representing the medieval park (Figure 2a. DWS8634, MWS11907 Monument: Laines Farm Historic Farmstead, Cuckfield; MWS12164 Monument: Lodge Farm Historic Farmstead, Ansty and Staplefield; MWS13014 Monument: Site of Historic Outfarm North East of Laines Farm, Cuckfield; MWS13287 Monument: Site of Park Barn Historic Outfarm, Cuckfield and MWS662 Landscape: Cuckfield Medieval Park, Cuckfield and Ansty and Staplefield TQ 30174 24201).
- ANA 026 DWS8633 The Historic Core of Cuckfield. This ANA is identified through the Historic Towns Project (Extensive Urban Survey) for Cuckfield and classified as Historic Environment Value (HEV) 4. The area is dominated by the church and its churchyard – the latter being considerably extended in the 19th and 20th centuries. The Grade I listed church itself dates from c.1250, with significant extension in the 14th century, but directly overlies foundations of a Norman church (a church is recorded from the late 11th century). Unrestricted views from the tower of the church are protected by local policy. The survival of some irregular historic plot boundaries and, especially, the medieval and post-medieval buildings; the visibility of the historic fabric; and the archaeological potential gives this ANA its high Historic Environment Value (HEV) of 4 (Figure 2a DWS8633, MWS11455 Listed Building: Site of Cuckfield Parish Workhouse, Cuckfield; MWS14913 Monument: Cuckfield House, Cuckfield - Watching Brief; MWS5501 Building: Cuckfield C of E Primary School, Cuckfield and MWS982 Listed Building: The Parish Church of the Holy Trinity, Cuckfield, TQ 30326 24630).

- 5.10 There are 37 Listed Buildings within the search radius, some are noted above in the ANA descriptions. Although 37 listed buildings are recorded none are located close to the study site and the proposed development will have no impact on these listed buildings or their settings (see distribution of listed buildings shown on Figure 2b and gazetteer Appendix 1).
- 5.11 There are numerous listed buildings in the 1km study area, but only those within 500m of the study site are discussed in this assessment. The distribution of listed buildings across the wider landscape can be seen on Figure 2a and are listed in the gazetteer in Appendix A.
- 5.12 The WSHER database entries are divided under different categories (Monuments, Find Spots, Buildings, Negative Evidence). The field "MonUID" (MSE) relates to the HER index number which on Figure 2 relates to the master database. Several sites appear more than once, for every unique period, monument type and evidence form listed (data is stored in this way to allow searches for types of sites, finds by period, etc.).

5.13 Archaeological interventions are classified as 'Events' (ESE), there are only eight events records recorded on the WSHER and shown on Figure 2a. This layer includes information about archaeological "events" such as development control work, watching briefs, environmental sampling, and other forms of excavation (research, local societies, etc.). It can also encompass surveys of archaeological sites and standing historic buildings. The eight events are shown on Figure 2a as follows:

- EWS1189 A negative evidence evaluation was carried out on Land at Chatfield Road, Cuckfield, 450m to the south of the study site. No archaeological features or deposits were identified and no finds were made (Figure 2a, EWS1189, MWS10376TQ 3100 2484)
- EWS1264 A broadly negative archaeological watching brief was carried out at Bylanes Close, Cuckfield, c. 260m to the west of the study site. The watching brief identified a single post-medieval ditch. The ditch was thought to be a field boundary ditch. The watching brief had demonstrated that there was little to no potential for impact on the archaeological resources at the site. The watching brief was implemented to monitor the construction of an access road for a development of 42 dwellings (Figure 2a EWS1264, MWS11304 TQ 30658 25621).
- EWS965 A negative evidence archaeological evaluation and geophysical survey took place at land west of High Street, Cuckfield, c. 575m to the southwest of the study site. The excavation of seven evaluation trenches failed to locate any significant archaeological remains, except a field lynchet, and no sediments suggesting alluvial deposition were recorded from the geoarchaeological test pits (Figure 2a EWS965, MWS8316 TQ 30400 25016). This site lies immediately to the north of ANA DWS8633, relating to the historic core of Cuckfield. The sparsity of any associated evidence from this evaluation site is consistent with the evidence from later historic mapping of the area, which suggests that this area has always been predominantly rural and separate from the historic core identified by the ANA, also evident at the negative archaeological watching brief at the nearby Bylanes Close.
- EWS1920 An archaeological watching brief was carried out at Cuckfield House, Cuckfield. An 18th century ditch was recorded, and a well dating to the later 17th or 18th century making the well likely to have been associated with an earlier house occupying the site previous to Cuckfield House. The site was considered to have low archaeological potential (Figure 2a EWS1920, MWS14913 TQ 30449 24825)
- EWS1395 A programme of archaeological investigation and survey took place at Penlands Farm, c. 1km to the east of the study site. Initially, a magnetometer survey was carried out on (01/07/2013 - 04/07/2013). The survey identified a variety of subsurface features and disturbances, although in some cases it remains unclear whether or not they could be of archaeological interest or origin. Field 1 provided the most results. The work was followed by archaeological trial trenching in 2013, when 29 trenches were excavated. A series of features were identified some of which were dated to the Bronze Age, Iron Age and Roman periods. Alongside the archaeological features identified a small assemblage of finds was recovered. Further evaluation in 2016 opened ten further trenches. Eight ditches/gullies were identified in five of the trenches. No dating evidence was retrieved from the ditches and gullies apart from a probable late 18th century brick in the area of the ditches. Later in 2016, an archaeological excavation was carried out on land at Penlands Farm on two parcels of land either side of a track. The earliest identifiable activity on site comprised a large curvilinear ditch forming a sub-oval enclosure (Enclosure 1). The ditch remains undated and is defined purely by means of *terminus post quem* dates provided from stratigraphically later periods. The entire east side of the enclosure appeared to be open. It was truncated in the north and also at the south-east end by a double-ditched enclosure (Enclosure 2) dating to the Late Iron Age/Early Roman period. Two linear features were identified 11m south of Enclosure 1, both on a rough east-west orientation. A Middle Bronze Age flint scraper was identified in the fill.

Evidence of Late Iron Age / Early Roman was also present in the form of the large double-ditched enclosure (Enclosure 2) and associated finds of diagnostic pottery, and the feature truncated the earlier single ditch enclosure. This was a substantial feature, measuring some 105m from east to west, and 61.95m from north to south. A range of features and finds were recorded across the site. Phases of medieval and post-medieval archaeological features and finds were also recorded (Figure 2a 4.19 EWS1395, MWS11725, TQ 3236 2547).

- 5.14 The WSHER records three entries for desk-based assessments, which are not materially relevant to this assessment, these are as follows;
- EWS1409 Land at Chatfield Road, Cuckfield. A low archaeological potential for all past periods of human activity was noted as the site had been enclosed within agricultural land since at least the early post-medieval period and the only evidence of archaeological remains are likely to be represented by land division and agricultural activity (Figure 2a EWS1409 TQ 30400 25016).
 - EWS898 Land West of High Street, Cuckfield - Desk Based Assessment and Walk-Over Survey. The site covered 2.4ha. The assessment identified a low archaeological potential for all periods of human history, except for remains from the medieval and post-medieval periods relating to the historic high street. A walkover survey took place in 2001, but much of the area was waterlogged, some lynchets, but no other material of archaeological significance was identified. The results are unreliable owing to the weather conditions (Figure 2a, EWS898, MWS8316 TQ 30400 25016).
 - EWS1197 Land at Ardingly Road, Cuckfield (2011). This site lies immediately to the west of the study site and similarly lies on a ridge of elevated ground that overlooks the Low Weald, on Grinstead Clay. The study concluded that there is a low potential for as yet to be discovered archaeological assets dating from the prehistoric to post -medieval periods. Evidence of building remains associated with the former 19th century brick works were anticipated in the southwestern corner of the site (Figure 2a EWS1197 TQ 3088 2543).
- 5.15 The study site is a significant distance from the historic core of Cuckfield, which is situated over 600m to the southwest and is an ANA (Figure 2b DWS 8633). Hanlye Lane turns east from the main street before it reaches Whiteman's Green and leads past the Cuckfield Institution and Hanlye Farm to Borde Hill Lane, leading from Haywards Heath to Balcombe, which forms the eastern boundary of Cuckfield parish.
- 5.16 Data from West Sussex's Historic Landscape Characterisation (HLC) survey for the area is also provided by the HER and shows the study site as located within '*Designated Landscapes*' to the east of Cuckfield village which is characterised as '*Settlement*'. A further area of '*Settlement*' is plotted to the west of the site (Figure 2c). The area is characterised by long views over the Low Weald to the Downs, patterns of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland, significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees. The area has a network of lanes, droveways, tracks and footpaths (see Plates 1 to 17). The woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity with an unobtrusive settlement pattern in many parts. Older, small assart pastures contribute to the intimacy of the landscape. The settlement pattern currently sits well within the rural landscape with a legacy of designed landscapes and treescapes. Local guidelines should be read in conjunction with:
- 5.17 County-wide Landscape Guidelines set out in '*A Strategy for the West Sussex Landscape*' (November 2005) published by West Sussex County Council, and the objectives and actions contained in the *High Weald AONB Management Plan 2004* (Adopted March 2004) published by the High Weald AONB Joint Management Committee. Additionally, *The Cuckfield Historic Character Assessment Report*, October 2015 (*Sussex Extensive Urban Survey* (EUS) by Roland B Harris, in

association with Mid Sussex District Council and the Character of West Sussex Partnership Programme) contains information on guidelines and objectives for the historic core of the village and its environs.

- 5.18 The EUS makes the following observation with regard to archaeology:

Implications of pre-urban archaeology

The paucity of known pre-urban archaeology at Cuckfield is likely to reflect the lack of controlled excavations rather than an actual absence. Certainly, prehistoric finds should be anticipated in any excavation in the area. This potential was demonstrated during the survey of the bypass route in 1988 (c.450m south of the town) when 80 pieces of worked flint were discovered, 15 of which were identifiably as early as the Mesolithic, with others dating from the Neolithic to Bronze Age. Similarly, a scatter of prehistoric flakes and scrapers was found in Cuckfield Park, near Old Mill cottage, c.800m south-west of the town [SMR reference: 5391 – WS4569]. Usage of this area of the Weald between the Late Iron Age and the Norman Conquest means that finds and features from these periods may also occur in future excavations within Cuckfield (Sussex EUS – Cuckfield, Section 2.4, page 11).

Pre-urban activity (p31)

Archaeological excavations in Cuckfield should address:

RQ1: What was the nature of the palaeoenvironment (ancient environment), and the prehistoric, Roman, and Anglo-Saxon human activity in the area?

- 5.19 The West Sussex Landscape Land Management Guidelines describe the overall character of the High Weald Fringes (Area 10) Landscape Character Area in Mid Sussex District as '*densely-wooded southern flanks of the High Weald Forest Ridge within West Sussex, dissected by gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield*'.
- 5.20 The map regression exercise has demonstrated that the study area lies within an area of open grassland and agricultural land west of the settlement of Cuckfield.
- 5.21 The available LiDAR (Light Detecting and Ranging) data is given as Figure 3 (see below in section 5.23).
- 5.22 Section 6 subsequently considers the study site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 5.23 The WSHER datasets record that there has been no previous archaeological work undertaken on the study site. However, archaeological desk-based assessment has taken place for several sites in the search area and apart from the evidence from Penlands Farm (nearly 1km to the east of the study site) a general low potential for archaeology has been realised from the limited works to date.
- 5.24 In general, there is a paucity of WSHER entries within the study area search radius concerning archaeological discoveries. The bulk of recent fieldwork within the study area appears to have generally been negative with no archaeological features and very little residual material (Figure 2a and Appendix 1).

Analysis of LiDAR Data

- 5.25 LiDAR provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks, also detecting minor surface anomalies through vegetation and tree cover. The Environment Agency (EA) regularly collects LiDAR data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect.
- 5.26 The EA LiDAR DTM data was reviewed for the study site and the surrounding area. The coverage offered by the data for the study site was complete (Figure 3).
- 5.27 The LiDAR data found no clear evidence of any previously unexpected archaeological features within the study site, although the central historic east-west division of the north and south field parcels is evident (Figure 3). No features of obvious archaeological interest are indicated within the study site.
- 5.28 Some ground surface anomalies are visible in the southern half of the site, but again relate to historic field boundaries and the PROWs. While this does not discount the presence of buried archaeological remains, it does suggest there is limited potential for any substantive positive earthwork features to be present within the study site.
- 5.29 A quarry pit is noted on the 1875-81 OS map series and this is visible in the southeastern corner of the northern field of the study site, as are other areas of historic quarry activity visible to the northwest, southeast and southwest of the study site (Figures 3 and 9).

Early Prehistoric – Palaeolithic & Mesolithic

- 5.30 The WSHER 1km study area contains no entries for the Palaeolithic and Mesolithic periods.
- 5.31 Overall, the archaeological potential at the study site for Palaeolithic and/or Mesolithic archaeological finds or features is defined as low to negligible.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 5.32 Although it is likely that the wider landscape of the study site was utilised by early hunter-gatherer populations and Neolithic sedentary communities, overall, the archaeological potential of the study site for the prehistoric periods can be considered to be generally low. The paucity of finds of later prehistoric date from the nearby area indicates a low potential for prehistoric archaeology at the study site. However, it is possible that the lack of evidence is due to the relatively small number of archaeological investigations that have taken place and may be presenting a 'false negative'.
- 5.33 From around 4000 BC, the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 5.34 The presence of early prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as fertile soils of terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. Regional studies suggest definite evidence of landscape exploitation of the sandstone south facing scarps during these periods in non-river valley locations, such as the study site itself (see associated research documents: Cuckfield Historic Character Assessment Report 2005, and Landscape Character Assessment HW4 High Weald Fringes, see Bibliography).

- 5.35 A single find of a Neolithic leaf-shaped arrowhead was found when digging the foundations of a house in Court Mead, Cuckfield in 1971, which lies nearly 800m to the southwest of the site. The owner of the house recalls that the location was previously referred to as 'old sandpits' (MWS779, FWS3548, TQ3067 2455).
- 5.36 By the Late Bronze Age, the study area would have been on the strategic margin of a highly developed agricultural landscape of the High Weald, with the land on the rich and fertile soils divided between arable, pasture and woodland and interspersed with enclosed settlements, farmsteads and burial mounds.
- 5.37 The archaeological investigations undertaken at Penlands Farm found evidence of late prehistoric and Iron Age activity and this included an earlier enclosure and pits dating to the Bronze Age and a later, larger, double ditched enclosure dating to the late Iron Age to early Roman period. However, the Penlands Farm site lies nearly 1km to the east and that is a very significant distance in terms of landscape sensitivity mapping and characterisation in rural Mid Sussex (Figure 2a MWS11725, EWS 1395).
- 5.38 No other finds of Bronze Age or Iron Age date have been identified on the WSHER within a one kilometre radius of the study site.
- 5.39 Despite the site's topographic advantages, its remoteness suggests that it is unlikely to have been extensively utilised for settlement and, in view of the paucity of evidence locally, a generally low archaeological potential is identified for the later prehistoric periods.
- 5.40 The paucity of finds of prehistoric date from the nearby area indicates a Low potential for prehistoric archaeology at the site based on current evidence, but this must be balanced against the fact that very little archaeological fieldwork has ever been conducted in the area. In terms of archaeological practice, it is likely that the LPA will require some archaeological fieldwork investigation in consideration of this application because the evidence base for archaeological significance is so sparse and lacking in for ground-truthed archaeological data.
- 5.41 If 'precautionary principle' fieldwork is required, this should be proportionate to the impact of development and carried out in an efficient and cost effective manner, determining the presence or absence of cultural heritage evidence in the first instance solely and then extending to more targeted investigation if significant and previously unknown archaeology is encountered.

Roman

- 5.42 The West Sussex HER searches records only one record for the Roman period, within the 1km radial search of the study site.
- 5.43 Roman pottery fragments were found at a depth of about 3ft and 30ft from Balcombe Road, when trenching in the garden of a house being built in a meadow north of Whiteman's Green, Cuckfield, in 1922. The WSHER entry records that the sherds were embedded in clay, *'which showed distinct traces of the action of fire'* and two pieces appeared to have belonged to cinerary urns (Figure 2b MWS763, FWS3525 TQ 3028 2585). The provenance of this record cannot be fully substantiated but would appear to indicate a findspot c. 600m to the west of the study site.
- 5.44 During the Roman period it is considered likely that the Cuckfield area was very sparsely populated, and barely part of the rural hinterland of Roman activity – the wider area and favoured scarp areas (elsewhere) containing scattered farmsteads engaged in pastoral farming dotted across the landscape.
- 5.45 No trace of any late prehistoric or Romano-British occupation of the study site is indicated from the emerging picture of Roman farmsteads in the area (Historic England, 2006).

- 5.46 The archaeological potential for further assets of Roman date is low based on the lack of information within the study area itself. The study site is located within what would appear to have been an area not favoured throughout the Roman period, with the area around Penlands Farm nearly 1km to the east being the focus of local activity.
- 5.47 The postulated route of the north-south London-Hassocks Roman road is situated approximately 1.6km to the west of the study site (Margary, 1955, road no. 150, EUS 2005).
- 5.48 Based upon the current evidence-base, the potential of the study site for the Roman period can be identified as generally Low.

Saxon/Early Medieval & Medieval

- 5.49 This part of the county appears to have been very sparsely inhabited, and Cuckfield is not recorded as an entry in the Domesday Book of 1086.
- 5.50 The WSHER records no records of Saxon or early medieval date within the 1km study area. The local history of Cuckfield is recorded on the website 'Cuckfield Village Life on-line'. This source suggests that the name Cuckfield is a Saxon ending – field meaning “*a clearing where forest trees were felled.*” It also records that under the Saxons Sussex was divided into ‘Hundreds’ – groups of 100 families pledged to keep the peace under the Hundred Court. Cuckfield was in the Hundred of Buttinghill, which comprised what is now Slaugham, Cuckfield, Crawley, Balcombe, Hurstpierpoint, Keymer and Clayton. William the Conqueror divided the old Saxon Kingdom into six vertical strips called Rapes and granted the Rape of Lewes to William de Varennes (or Warenne) who was succeeded by seven further Earls Warenne. William de Varennes built a hunting lodge and chapel in a Saxon clearing and called it *Kukefeld*. He gave it as an endowment to the Cluniac Priory of St Pancras which he had founded at Lewes. His son William 2nd Earl Warenne confirmed their endowment in a charter in 1091 (now in the British Museum). This is the first written reference to Cuckfield. (online - Cuckfield.Org – History of Cuckfield).
- 5.51 During the Saxon and medieval periods, the study site would have lain in marginal land, west of the emerging settlement of Cuckfield. Therefore, a low potential for occupation and for land division and agricultural activity for the Saxon and medieval periods is identified at the site.

Post Medieval & Modern (including map regression exercise)

- 5.52 Several WSHER records within the study area refer to post-medieval and modern archaeological remains, which are not discussed in detail here unless directly relevant to the study site. The majority of these relate to distinct farmsteads or rural agricultural buildings across the wider landscape. All the WSHER entries are listed in the gazetteer of HER records, shown as Appendix 1 and all the HER records are shown on Figure 2a, further information and the full HER searches are available on request (in accordance with the terms of the WSHER licence).
- 5.53 The history of Cuckfield, of land ownership, the manorial demesne system (the land retained and managed by the lord of the manor) matters of succession, and land division generally is recorded in several scholarly sources but does not materially contribute to the archaeological or cultural heritage significance of this site and is, therefore, not repeated here. The Cuckfield Society gives a very helpful overview of these matters at the following link:

Cuckfield.Org - History of Cuckfield

Further helpful background data is provided at:

[A History of the County of Sussex | British History Online \(british-history.ac.uk\)](http://A History of the County of Sussex | British History Online (british-history.ac.uk))

Citation: Parishes: Cuckfield', in *A History of the County of Sussex: Volume 7, the Rape of Lewes*, ed. L F Salzman (London, 1940), pp. 147-163. *British History Online* <http://www.british-history.ac.uk/vch/sussex/vol7/pp147-163> [accessed 21 July 2023].

- 5.54 The site of a historic outfarm¹ is recorded in the southeastern corner of the application site, but this is in the area that will not be affected by development in the southern field. The outfarm is described as 'northeast of Longacre Farm, Cuckfield,' and dates to the 19th century, it was basically once a small cluster of farm buildings and is of very low heritage value. The WSHER entry states that the outfarm was '*in an isolated location but the outfarm has been totally demolished/lost*'. The site has been identified as a Historic Outfarm through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. It is described as a 19th century single sided loose courtyard outfarm or field barn (Figure 2b MWS13015, EWS1061).



Plate 16 Longacre Crescent area to the west of the study site.

- 5.55 Hanly [*sic*] Farm, Historic Farmstead, Haywards Heath lies c. 350m east of the study site. Hanly Farm has been identified as a Historic Farmstead through the '*Historic Farmsteads and Landscape Character in West Sussex*' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895 (Figure 10). Hanly Farm is a medieval dispersed multi-yard farmstead. It is recorded as lying in an isolated location and has suffered partial loss (less than 50% loss) (Figure 2b MWS11170). The Grade II listed Hanlye House still stands (Figure 2a DWS6703 and LB303035) and the Grade II listed Hanlye Barn lies 100m southeast of the house, the properties are on a private lane and could not be photographed for this assessment (Figure 2a DWS7694 LB 303036).

¹ An outfarm is a smaller cluster of buildings set around a yard which provides facilities for outlying fields separate from the main farmsteads

- 5.56 Other outfarms are dotted across the landscape and plotted on the WSHE as follows, some have their origins in the medieval period but mainly they are of later post-medieval date :
- MWS10836 Gravelye (Gravely Farm) Historic Farmstead, Haywards Heath
 - MWS11193 Hatchgate Farm Historic Farmstead, Cuckfield
 - MWS11798 Horsgate Farm, Historic Farmstead, Cuckfield (c. 280m south of the study site)
 - MWS12036 Longacre Farm Historic Farmstead, Cuckfield (c. 150m southwest of the study site)
 - MWS12261 Lullings Farm Historic Farmstead, Ansty and Staplefield
 - MWS12941 Tanyard Farm Historic Farmstead, Ansty and Staplefield
 - MWS12943 Taylorsbarn Farm Historic Farmstead, Ansty and Staplefield
 - MWS13287 Site of Park Barn Historic Outfarm, Cuckfield
 - MWS9528 Brook Farm Historic Farmstead, Cuckfield
- 5.57 Brickfields are recorded as entries on the WSHER, with one located to the northeast of the site at the western edge of Gores Wood (Figure 2b MWS4915) and a second at Longacre Farm just to the southwest of the site (MWS5130, MWS 12036). Two other brickfields are shown scattered across the wider landscape (Figure 2b MWS4920, MWS4927, and '*Land at Ardingly Road, Cuckfield - Desk Based Assessment*' EWS1197).
- 5.58 During the later post-medieval and modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the SHER.
- 5.59 The earliest such cartographic source reproduced here is the 1724 Budgen Map of Sussex which identifies the approximate location of the study site within open countryside at Whitemans Green (Figure 4).
- 5.60 The 1795 Gardner and Gream Map of Sussex shows the approximate location of the site away from the settlement at Cuckfield and farmsteads at *Horse-gate* and *Hanly* (Figure 5):
- 5.61 The 1797-1808 Ordnance Survey Surveyors Drawings show the site as a single undeveloped field (Figure 6).
- 5.62 The 1818 Cuckfield Parish Map shows the site divided into the two north and south plots with the northern field ploughed and the southern field open land, the fishpond on the northwest boundary is evident (Plate 2, Figure 7).
- 5.63 The 1843 Cuckfield Parish Tithe Map shows the study site occupying two enclosed fields, with the accompanying apportionment. The northern field **367** is in the ownership of the Devises of Warden Sergison, occupied by Edward Harmes and described as 'Denshire Field' and is arable. The southern field **369** is apportioned in the same fashion but is described as 'Thistly Field' and is pasture (Figure 8).

1843 Tithe Apportionments, Cuckfield - Sussex

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
349	Joseph Jeffery	Joseph Jeffery	Peters Field	Meadow
349a	Joseph Jeffery	Joseph Jeffery	Brick Yard	-
357	Devises of Warden Sergison	Edward Harmes	Buildings Yards Gardens etc.	-
360	Devises of Warden Sergison	Edward Harmes	Pit and Droveaway	Wood

361	Devises of Warden Sergison	Edward Harnes	The Pike Field	Arable
362	Devises of Warden Sergison	Edward Harnes	Stocklands Copse	Wood
366	Devises of Warden Sergison	Edward Harnes	Denshire Shaw	Water etc.
367	Devises of Warden Sergison	Edward Harnes	Denshire Field	Arable
368	Devises of Warden Sergison	Edward Harnes	Droeway	Road
369	Devises of Warden Sergison	Edward Harnes	Thistly Field	Pasture
370	Devises of Warden Sergison	Edward Harnes	Road and Shaw	Wood
371	Devises of Warden Sergison	Edward Harnes	Town Field	Arable
372	Devises of Warden Sergison	Edward Harnes	House Mead	Meadow
650	Sir Charles Merrick Burrell	Stephen Wood and James Bolten	Buildings Yards and Gardens	-
669	Sir Charles Merrick Burrell	Stephen Wood	Buildings Yards and Gardens	-
674	James Tusler	James Tusler	Cottage and Garden	-
674a	James Tusler	William Elliott	Plat	Meadow

- 5.64 The 1875-81 OS map shows a similar configuration (not illustrated) and the 1874 Ordnance Survey Map (1:2,500) shows a quarry pit in the southeastern corner of the northern field. Public footpaths are also evident in the southern field. Quarry pits are also shown at Longacre Farm to the southeast.



Plate 17 Signposting of the history of Longacre Lane

- 5.65 The 1874 map series shows the Cuckfield Workhouse 100m to the east of the site. Pug Mill is located 120m southwest of the site. Two clay pits are mapped 20m southwest of the site boundary. Gore wood is mapped 120m north of the site, with a brick field located east of it (120m northwest of the site). Ponds are noted beyond the northern limit of the site (Figure 9, Plate 2).
- 5.66 The notable entries on the WSHR for the area close to the site is the Cuckfield Union Workhouse, Cuckfield c 150m to the east of the site (Figure 2b MWS12288). This lies in the area of the listed buildings associated with Cuckfield Hospital but are spatially separate from the study site and screened by trees and the road network of Ardingly Road and Hanlye Lane (see Section 4).
- 5.67 Cuckfield Union workhouse was built in 1843 to the designs of S.O. Foden. It was three storeys high and 22 bays long. A small red-brick and sandstone chapel was added to the west in 1858. Two infirmary blocks were added at the north of the site, one before 1877, the other in 1890, when an

infectious ward was also provided. After the war the workhouse became a general hospital, known as Cuckfield Hospital. The buildings were redeveloped for residential use between 1993 and 2001, and listed elements remain. 'Union Workhouse' can be seen on the 1st Edition Ordnance Survey Map dated approximately 1874 and 'Cuckfield Union Workhouse' can be seen on the 2nd Edition Ordnance Survey Map dated approximately 1891-1912 (Figures 9-10).

- 5.68 The 1897 Ordnance Survey Map (1:2,500) shows the study site in the same configuration, however a small building is located in the southwestern corner of the southern field of the study site (Figure 10). The HER identifies this as an outfarm northeast of Longacre Farm (HER MWS1305). The HER provides the following description of the building:

Site of Outfarm North East of Longacre Farm, Cuckfield, has been identified as a Historic Outfarm through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895.

Outfarm North East of Longacre Farm was a 19th century single sided loose courtyard outfarm or field barn. It was in an isolated location but the outfarm has been totally demolished/lost. The building is seen in historic mapping throughout the 20th century, albeit with modifications throughout that period. By the start of the 21st century the building had been demolished (Google Earth historic aerial imagery).

- 5.69 Old sandpits are shown on the southern boundary, including at Longacre Farm Buildings at Horsgate are evident to the east of the site (Figure 10).
- 5.70 The 1910-11 Ordnance Survey Map (1:2,500) shows the union workhouse mapped as a P.A. institute and the study site in the same configuration, but with a windpump located in the northwest of the site and a tank noted in southwest of the site. The layout shown in 1910 map series generally continues unchanged from this point until the present day, although the surrounding area gradually becomes more developed throughout the 20th and 21st centuries (see section 4, Figures 11-13).
- 5.71 The 1955 Ordnance Survey Map (1:2,500) shows the linear field divisions as extremely straight and a building associated with a miniature rifle range lies immediately west of the site, much infill development has taken place along the principal roads especially to the west (Figure 13).
- 5.72 The later 1975-76 Ordnance Survey Map (1:1250) shows a similar layout (not illustrated). Meadow court school is mapped 90m northeast of the site. Both pits in the southwest and one pit in the southeast are no longer mapped. The remaining pit in the southeast is now mapped as a pond. Residential house, a reservoir and a council depot have been developed 50m northwest of the site.
- 5.73 The 2001 Google Earth Image shows both fields as open grassland with a rectangular depression in the southern field, hedgerows line the internal divisions (Figure 14).
- 5.74 The 2022 Google Earth Image shows the site slightly more overgrown, the pond to the northwest is no longer be visible but does still exist and will be improved as part of the development (Plate 2, Figure 15).
- 5.75 Figure 16 shows the Proposed Development Plan
- 5.76 The available evidence suggests that the study site remained in open pasture/agricultural use throughout the post-medieval period. The only known evidence within this period comprises the remnants of the outfarm building to the northeast of Longacre Farm (HER MWS1305), which is located in the south-western corner of the study site, and a quarry pit in the south-eastern corner of the northern field of the study site. It is likely that some buried remains associated within the building may be present in the south-western corner of the study site, but any such remains are likely to be limited to building foundations, and demolition debris. The remainder of the study site is likely to contain on the remains of agricultural activity of limited interest.

Assessment of Significance

- 5.77 Existing national policy guidance for archaeology and heritage (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 5.78 No relevant designated archaeological heritage assets as defined in the NPPF are recorded on or in close proximity to the study site. The study site does not lie within an area of archaeological potential as designated by West Sussex District Council. Given the mapped extent of minimal redevelopment across the study site, it can be considered unlikely that any archaeological remains present will have been impacted by such development.
- 5.79 While it is possible that previously unknown archaeological remains may be present within the study site boundary, the balance of probability is that these are unlikely or if present would most probably be of only local or at most regional significance.
- 5.80 A summary of archaeological potential by period and the likely significance of any such remains is tabulated below:

Period:	Identified Archaeological Potential, Significance and Survival
Prehistoric	Unknown archaeological potential, Unknown significance
Roman	Low archaeological potential, low significance
Saxon	Low archaeological potential, low significance
Medieval	Low archaeological potential, low significance
Post Medieval	Low archaeological potential, low (local) significance
Modern	Low archaeological potential, low significance

- 5.81 In view of the above the redevelopment proposals will have no direct impact on significant archaeological or built heritage assets.
- 5.82 The possibility of unknown archaeology of prehistoric date being present on the site remains. Elements of a late 19th century outfarm are potentially present in the southwest corner of the site but the southern field is not proposed for development. these will not be impacted by the development proposal. Some regrading is proposed on the western side of the site which may need some archaeological safeguards to be integrated (Figure 16).

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

Site Conditions

- 6.1 The study site falls within the administrative boundaries of West Sussex (SHBC). The site is situated to the northeast of Cuckfield town and comprises an open field with a paddock in the northeast corner. There is a footpath aligned west to east across the central part of the site with access via a metal gate located in the centre of the western boundary. At the time of the site visit in Summer 2023 the ground surface close to this access point was muddy and soft underfoot. The site has been used to keep a number of horses and in the far northeast corner a small, fenced area and evidence of hay troughs are present.
- 6.2 The southern part of site comprises scrubland (dense brambles, shrubs and mature trees). A small rectangular brick feature containing logs was located along the southwestern boundary and in the southwest corner of the site relict brick walls relating to a former structure were present.
- 6.3 A small ground depression was noted centrally on the eastern boundary, possibly relating to the quarry works.



Plate 18 View southwest towards dwellings and scout hut on the western boundary

- 6.4 Mature trees line the site boundaries, with more trees through the centre of the site trending east to west and through the northwest quadrant trending north to south. An area used for fly tipping and anecdotally bonfires is located in the northeast quadrant of the site. Overhead communications

cables were noted aligned north to south along the eastern boundary and a number of manhole covers were noted in the western half of the site, associated with water supply pipes. A manhole cover was also present centrally in the northern half of the site (Figures 14-15 and Plates 1 to 17).

Proposed Development

- 6.5 The report will support a future planning application to Mid Sussex District Council by Sigma Homes Ltd to redevelop the study site for residential use. The draft description of development is:
- ‘Residential development of 55 dwellings with vehicular and pedestrian; car parking; open space, play space; landscaping and all other associated works.’*
- 6.6 This report should be read alongside the other drawings and documents that form part of that application. The illustrative site image shows a possible development layout (Figure 16).
- 6.7 Sympathetic design elements are shown on Figure 16 and include no development in the southern field and the provision of public open space. A central green spine will run north to south across the northern field, linking with wayfinding and the heritage signposting that is evident across the Cuckfield area continuing with PROW and new pedestrian connections across the area (see Plate 1). Built development is set back from the site edges and especially the northern boundary.

Objectives

- 6.8 The objective of the design for the proposal is to deliver a high quality, landscape led, sustainable extension to Cuckfield, which provides enhanced and accessible open space; respects the character of the village and conserves and enhances the setting of the High Weald AONB; and which is comprehensively integrated with the settlement so residents can access existing facilities.

Urban Design Principles

- 6.9 The design principles are to provide development on the northern part of the site, creating a suitable development edge and transition with the open space that is to be retained to the south. No development is to be provided on the southern field, south of the row of trees protected by Tree Preservation Orders, which is unsuitable for development as it is more exposed to views from the south, contributes to settlement separation and is crossed by rights of way providing scenic views towards the South Downs.
- 6.10 The proposal aims to:
- Enhance the connectivity of the site with Cuckfield village by providing pedestrian and/or cycle links to Ardingly Road, Longacre Crescent and adjacent existing networks.
 - Orientate development to have a positive active frontage in relation to the existing settlement and the wider countryside through careful masterplanning.
 - A Landscape and Visual Impact Assessment (LVIA) will inform the site layout, capacity and mitigation requirements in order to conserve and enhance the setting of the High Weald AONB adjacent to the north and minimise impacts on the wider countryside.
 - Protect the rural character of Hanlye Lane and the approach to Cuckfield village by minimising the loss of the existing hedgerow and trees along the northern boundary.
 - Sensitively design the layout to take account of the topography of the site, and views into and out of the site.

- Retain and enhance existing mature trees and hedgerows on the site, and on the boundaries, and incorporate these into the landscaping structure and Green Infrastructure proposals for the site in order to minimise impacts on the wider countryside. Open space should be provided as an integral part of this landscape structure.
- Protect the character and amenity of the existing public footpaths that cross the site and seek to integrate these with the Green Infrastructure proposals and the footpath to the north.
- Maintain a minimum buffer of 15 metres between the development and the north of Horsegate.

- 6.11 The Masterplan has been designed in a singular parcel of development, with a generous green spine running down the centre and, a large public amenity space at the southern point of the site.
- 6.12 The scheme will aim to improve the existing landscaping on the site by providing a significant increase in planting, that includes an open space corridor as a biodiversity enhancement zone. The proposed layout takes account of the existing boundary trees, with dwellings set back significantly from crown spreads of existing trees, to provide visibility to the south and avoid overshadowing.
- 6.13 A public open space is proposed for the south of the site, including formal and informal play space, attenuation basins and biodiversity enhancement areas. Any excavations for attenuation basins or new services will need to be accompanied by and in compliance with an appropriate archaeological mitigation strategy.
- 6.14 The scheme will offer a fully compliant affordable housing provision which will be of a high standard to further benefit the community. The provision of bungalows by Stocklands Close will minimise scale and height adjacent to nearby properties, with appropriate back-to-back distances.
- 6.15 The existing public right of way will be retained and enhanced to provide public access into a large open space to the south of site.
- 6.16 The proposed landscape strategy will consider the following:
- Retention, protection and integration of the site's valued landscape features such as mature trees and hedgerows.
 - Protected trees to be kept in place, with root protection areas not being built on. Areas where trees and planting are removed have been strategically thought out where a biodiversity enhancement zone has been added.
 - Green Spine has been added, to create an ecological and open space corridor as a biodiversity enhancement zone.
 - Green roofs are added to some dwellings to extend biodiversity net gain.
 - Limiting access points to Hanlye Lane to protect the character and landscape features around the site.
 - Utilising the existing topography of the site to inform the development layout / road network with the aim to limit major earthworks on the Site.
 - Enhancement of the existing off-site pond (Plate 2).
 - Building around the 6m easement for water mains through site, only using hard and soft landscaping.
 - Enabling pedestrian connections to and across the site and link to wayfinding generally, with circular pedestrian links throughout the development.

7 SUMMARY AND CONCLUSIONS

- 7.1 Land at Hanlye Lane to the east of Ardingly Road, Cuckfield, Haywards Heath, RH17 5HH has been reviewed for its cultural heritage potential, which includes an assessment of both archaeological and built heritage designated and non-designated heritage assets, and their settings.
- 7.2 The site comprises an area of c.5.75 ha, divided into undulating greenfield/pasture on the northern half, and semi-improved grassland to the south. Hanlye Lane (B2112) runs along the northern boundary with the topography falling away to the south with scenic views into and out of the site, and particularly south towards the South Downs. The site is centred at NGR TQ 31091 25531.
- 7.3 The surrounding landscape is characterised by the leafy rural nature of Hanlye Lane, with existing hedgerows and trees including a covered footpath along the site's northern boundary. The site is located in the setting of the High Weald Area of Natural Beauty (AONB) where patterns of archaeological sensitivity have been clearly mapped, the site is near to the crest of a sandstone ridge, a setting recognised as a favoured location for prehistoric archaeological sites in Mid Sussex.
- 7.4 This assessment supports an application by Sigma Homes Ltd for planning permission to develop the site. The draft description of development is:
- 'Residential development of 55 dwellings with vehicular and pedestrian; car parking; open space, play space; landscaping and all other associated works.'*
- The site has previously been allocated for development within the Mid Sussex District Council (MSDC) Site Allocations DPD (MSDC, 2016, SA 23, pp.66-68).
- 7.5 This assessment complies with the requirements of paragraph 194 of the National Planning Policy Framework (NPPF September 2023), which states that applicants must describe the significance of any heritage assets affected by a proposed development, including any contribution made by their settings. It is also intended to provide evidence to assist the local planning authority in discharging their statutory duties as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990.
- 7.6 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, conservation areas, protected wreck sites or registered battlefield sites have been identified on or close to the site. A landscape zone of historic parkscape is recorded at Horsgate to the east, and the site is regarded to lie within this zonal area (Figure 2a MWS128). There are 37 listed buildings scattered across the 1km radial search of the West Sussex Historic Environment Record (WSHER ref: 202324-035), none of which lie within the immediate vicinity of the site, and within a 500m radius, there are only six listed buildings associated with three sites: Cuckfield Hospital, Horsgate Farmhouse and Hanlye House.
- 7.7 Although the proposal introduces built form into a previously greenfield site, the proposal has embedded sympathetic heritage values into its design. Principally tree belts and boundary screening, limiting set-back development to only the northern field, retaining the southern field as open space with PROWs, preserving long views, and maintaining and contributing to the local heritage initiative of wayfinding; seen in local signposts telling the history of Cuckfield. The assessment concludes that - with regard to amenity and setting - the proposal does not represent 'harm' to built heritage assets as set out in the classification established by paragraphs 200-202 of the NPPF.
- 7.8 With regard to heritage assets of archaeological interest, a late 19th century outfarm building may be present in the southwestern corner of the site, but this is unlikely to be affected by the development proposal (Figure 2a MWS1305), and a probable post-medieval quarry pit lies in the southeastern corner of the northern field, both of low significance.

- 7.9 It is noted that very few archaeological investigations have taken place locally and the absence of ground-tested evidence is not proof of an absence of archaeology, and the precautionary principle will need to be applied. Additionally, the favourable topographic setting of the site is of interest with regard to the pattern of prehistoric activity mapped across the High Weald. The weight of current research evidence, therefore, identifies an Unknown potential for the survival of archaeological deposits of prehistoric date, and a Low archaeological potential for all other periods of human settlement.
- 7.10 The assessment concludes that any cultural heritage sensitivities arising from the proposal can be mitigated by sensitive design and weighed positively against the public benefits of delivering allocated development, which preserves the rural and tranquil setting of this edge of settlement site. The cultural heritage interest of the site does not form a constraint to the granting of planning consent for the proposed development and, it is suggested, that any further archaeological mitigation measures, such as evaluation, could follow the grant of planning consent and be secured by an appropriately worded archaeological planning condition. The decision for this, however, remains with Mid Sussex District Council and their archaeological adviser.
- 7.11 The report anticipates that an archaeological evaluation will be required over the northern half of the site, some archaeological mitigation may additionally be required for the southern part of the site if attenuation basin and utilities works are required.

Sources Consulted

General

British Library
West Sussex Historic Environment Record
West Sussex Records Office
The National Archive
Google Earth (Historic Photograph Regression)

Landscape Character Assessment

Landscape Character Assessments and Landscape Strategy for West Sussex (2005).
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Sussex Extensive Urban Survey (EUS) (2004-8).

Internet

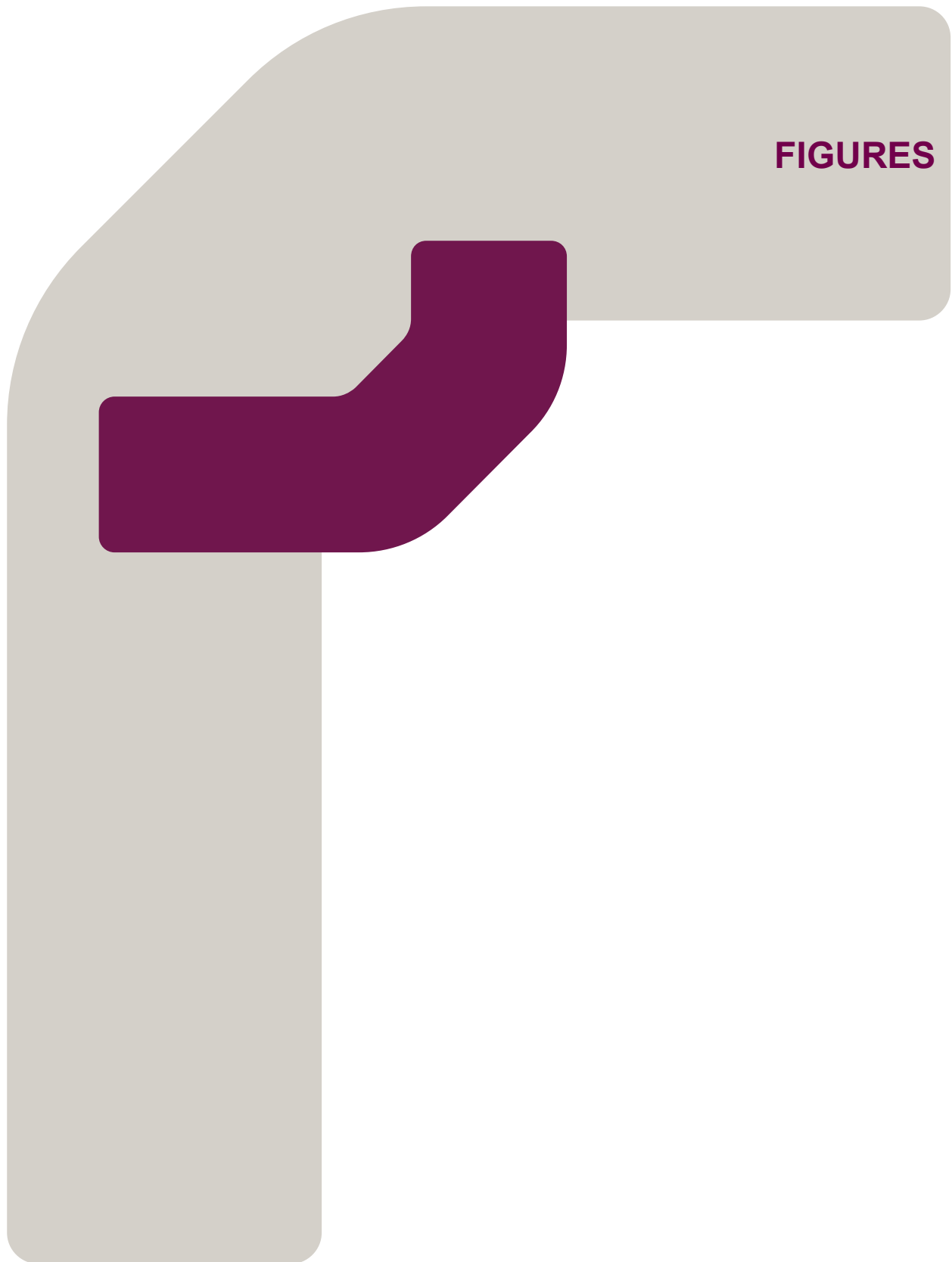
Archaeological Data Service: <http://archaeologydataservice.ac.uk>
Bombsight – <http://bombsight.org/#17/51.49200/-0.03924>
British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
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Portable Antiquities Scheme – www.finds.org.uk
NPPG: <http://planningguidance.planningportal.gov.uk>
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Sussex Historic Building Standards 2022 <https://www.eastsussex.gov.uk/media/yb5iwgqp/ar-sussex-standards-for-historic-building-archaeology.pdf>

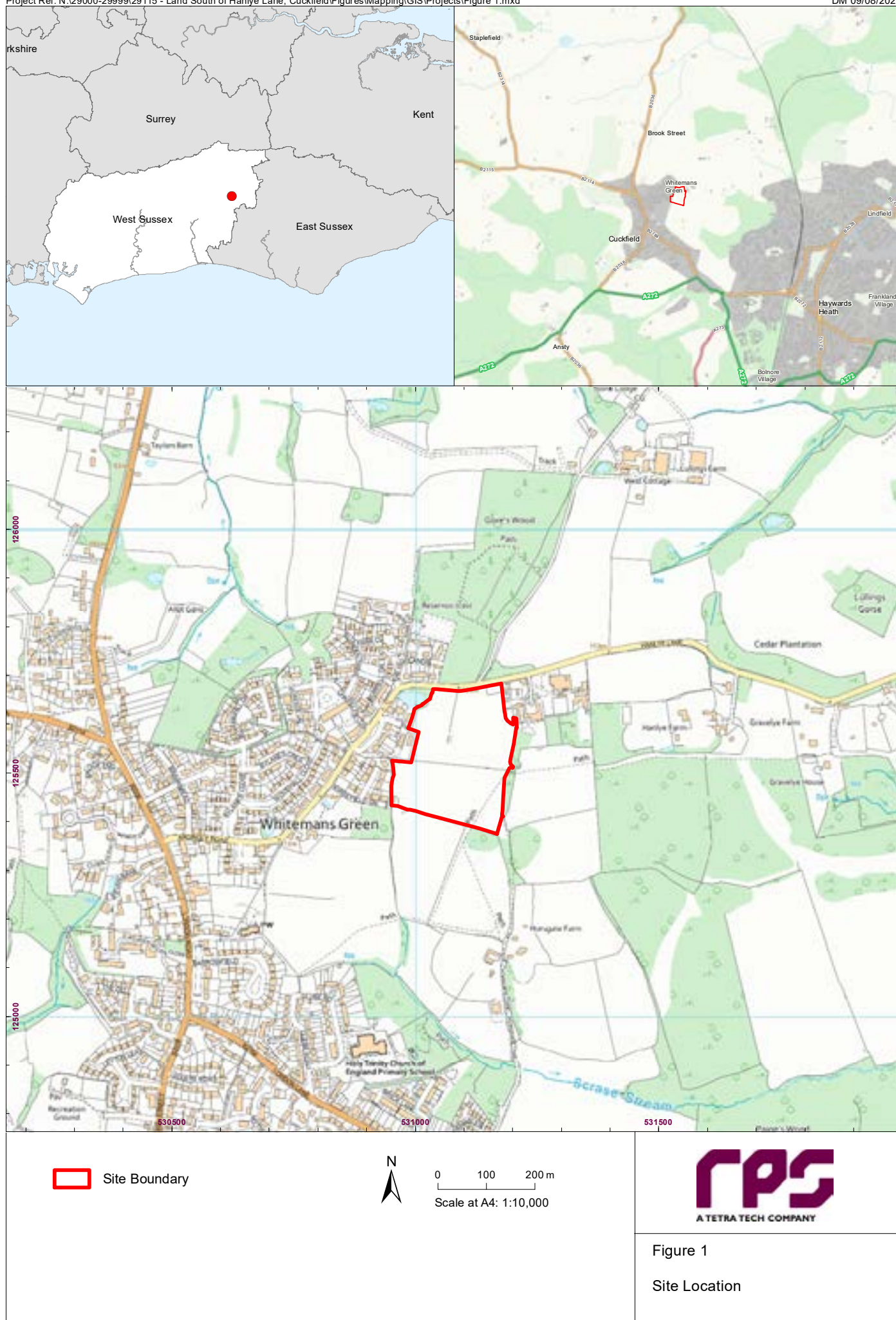
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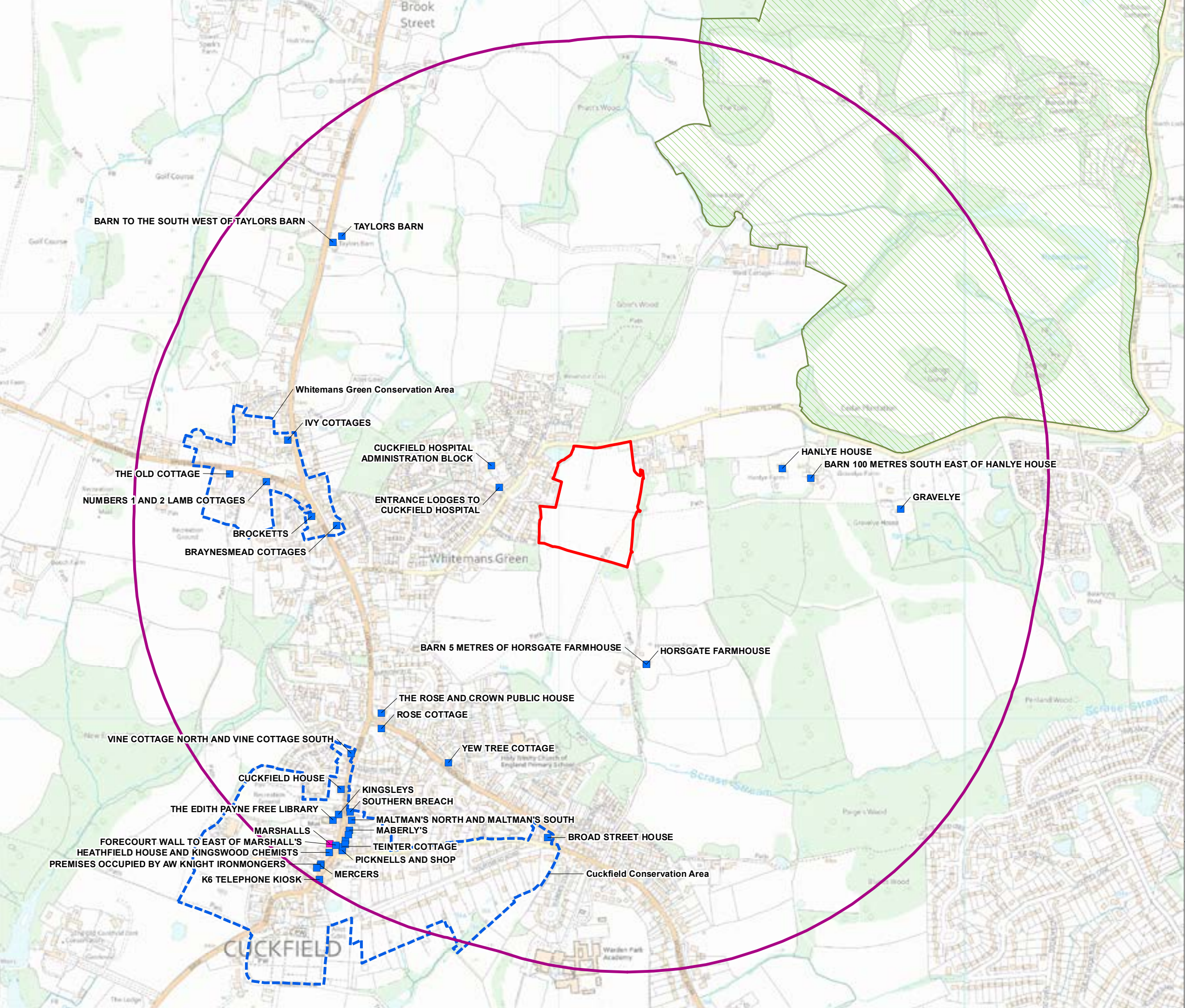
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- Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017
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- Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

FIGURES





Project Ref: N\29000-29999\29115 - Land South of Hanlye Lane, Cuckfield\Figures\Mapping\GIS\Projects\HB P Lot.mxd



Legend

- Site Boundary
- 1 km Search Radius

Designated Heritage Assets:

Listed Buildings

- Grade II*
- Grade II
- Conservation Areas

Registered Park or Garden

- BORDE HILL

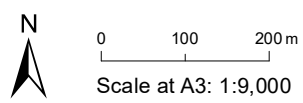
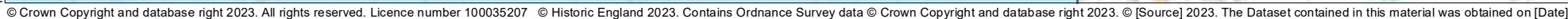
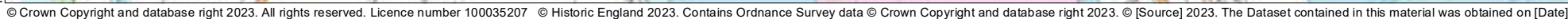
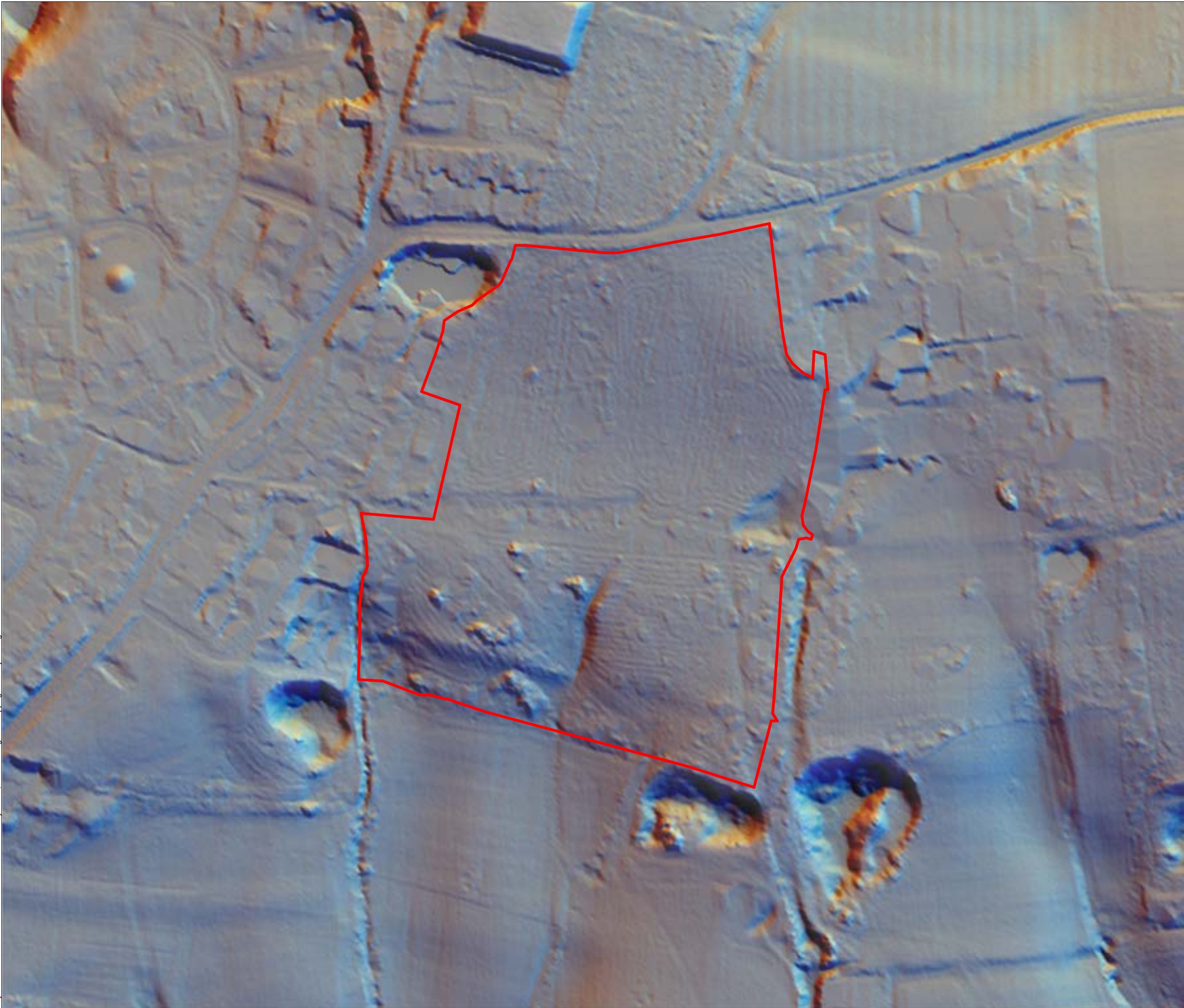


Figure 2a
Designated Heritage Assets Plot
(data from the NHLE)







Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
18/02/2021

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



0 40 80 m
Scale at A3: 1:2,000



Figure 3

LiDAR Plot (data from the
Environment Agency)



 Site Location



Not to Scale
Illustrative Only



Figure 4

1724 Budgen Map of Sussex



 Site Location

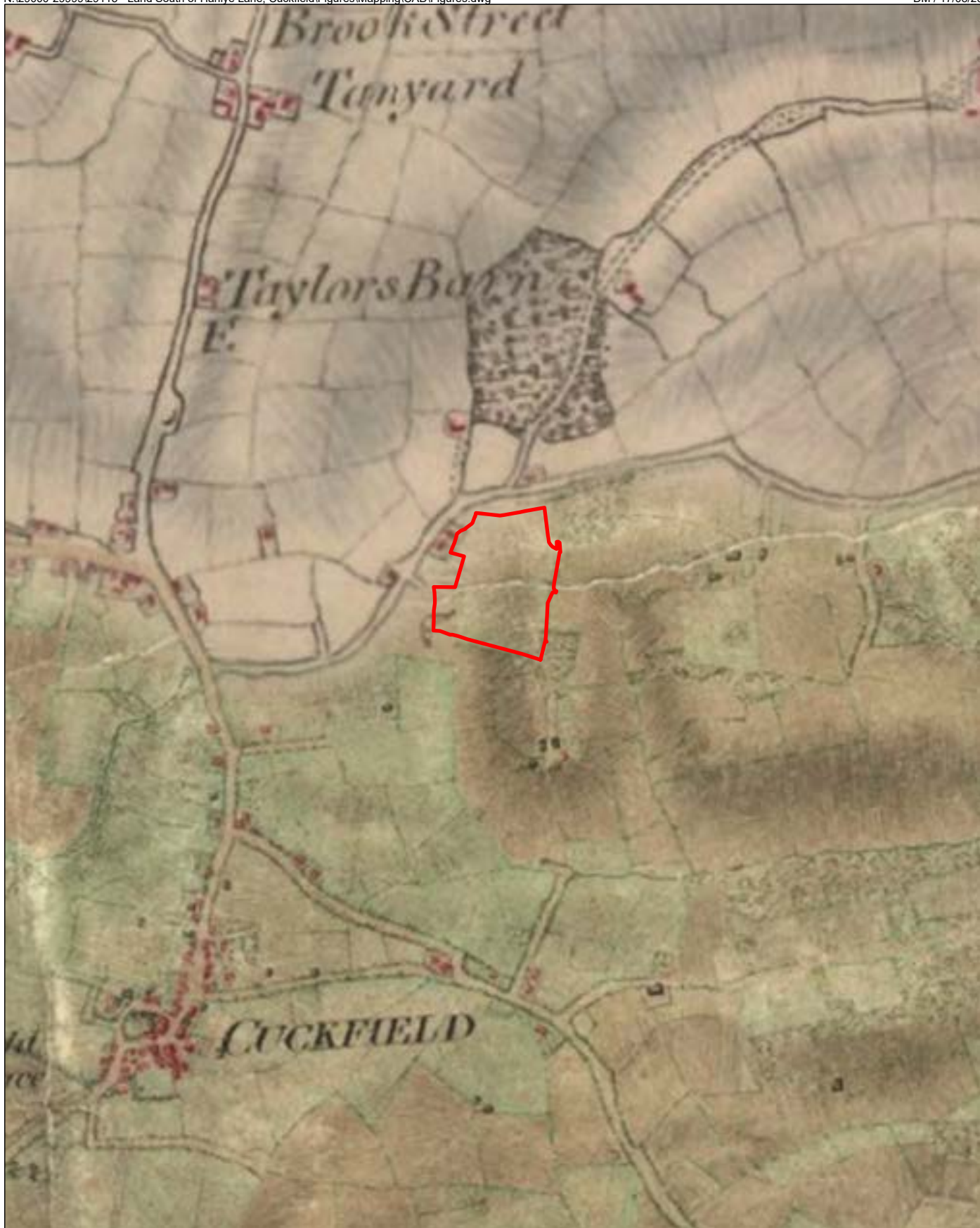


Not to Scale
Illustrative Only

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Figure 5

1795 Gardner and Gream Map of
Sussex



Site Boundary



Not to Scale
Illustrative Only



Figure 6

1797-1808 Ordnance Survey
Drawings



 Site Boundary

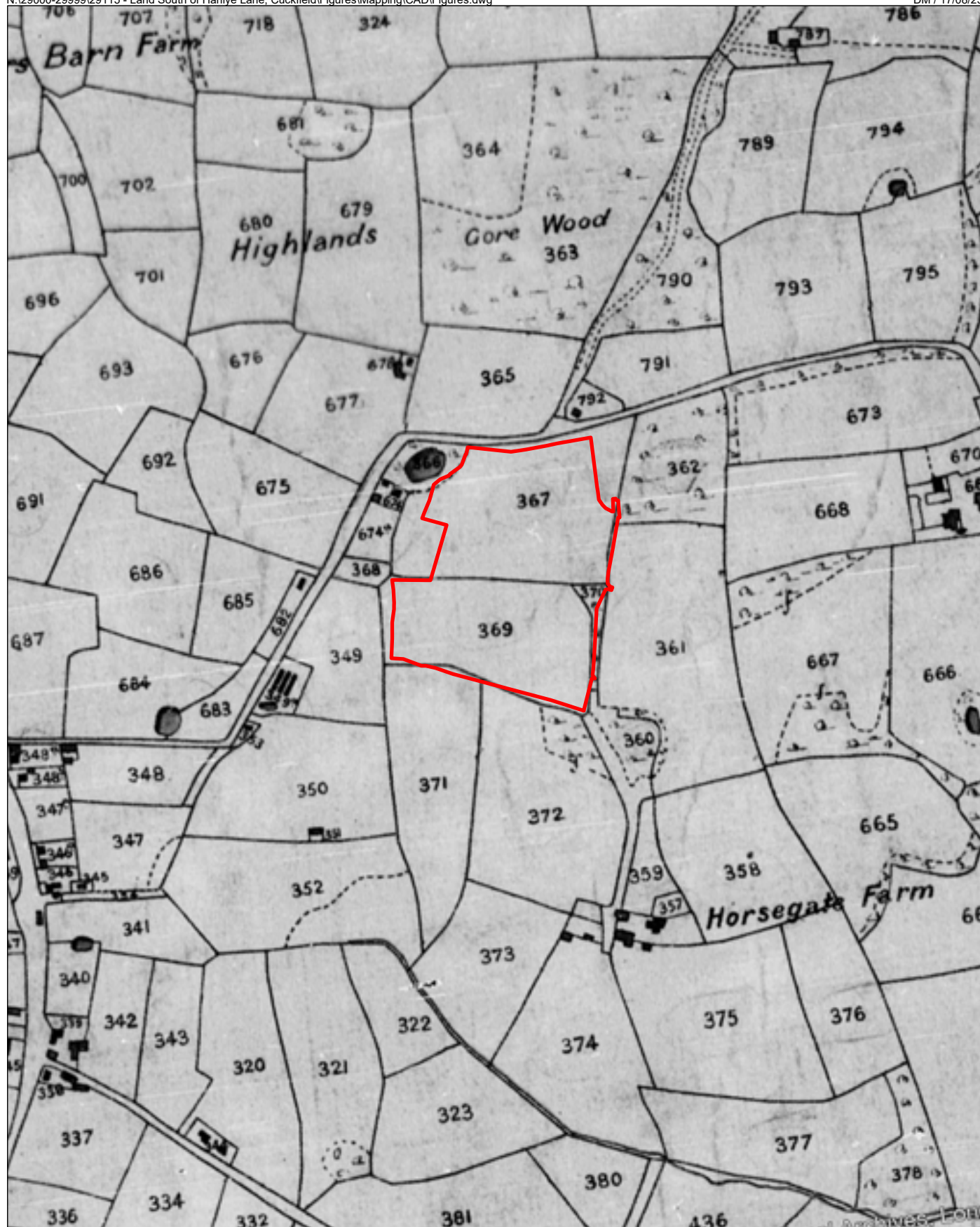


Not to Scale
Illustrative Only



Figure 7

1818 Cuckfield Parish Map



 Site Boundary

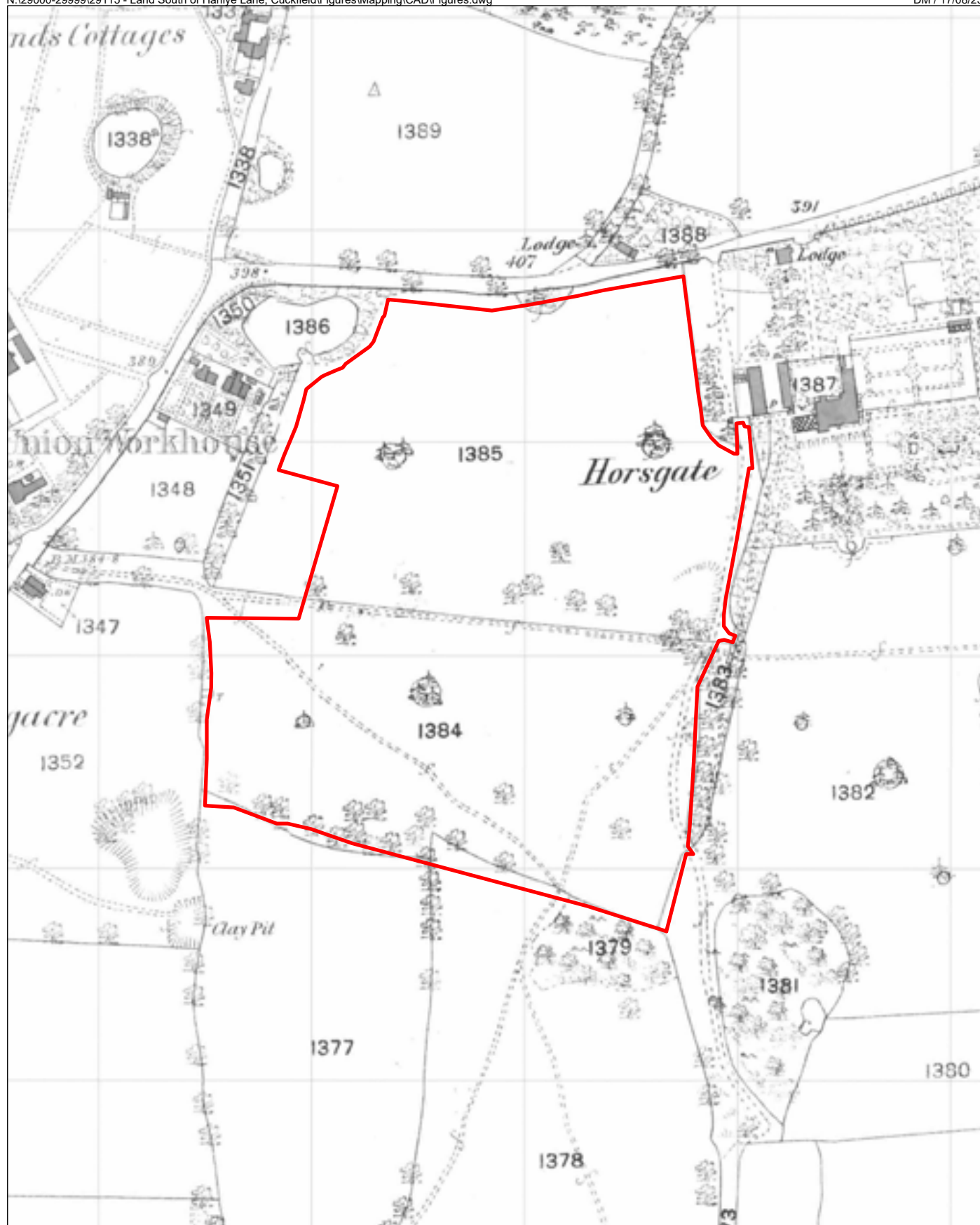


Not to Scale
Illustrative Only

rps
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Figure 8

1843 Cuckfield Parish Tithe Map



 Site Boundary



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

rps
A TETRA TECH COMPANY

Figure 9

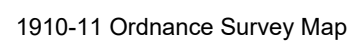
1874 Ordnance Survey Map

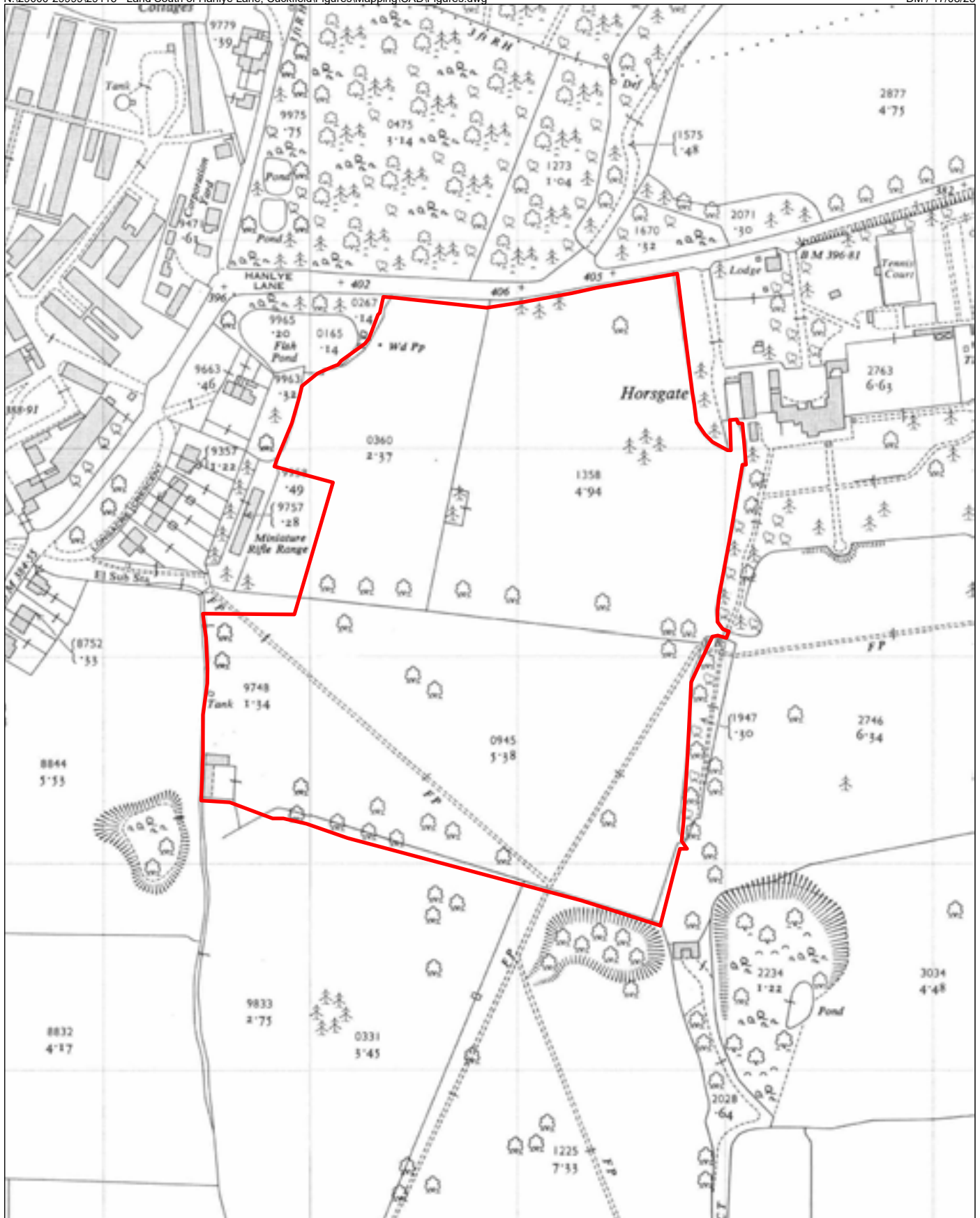


0 25 50m
Scale at A4: 1:2,500



1897 Ordnance Survey Map





 Site Boundary

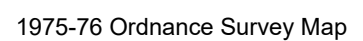


0 25 50m
Scale at A4: 1:2,500

rps
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Figure 12

1955 Ordnance Survey Map





 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 14

2001 Google Earth Image



 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 15

2022 Google Earth Image



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 16
Proposed Development Plan



APPENDICES

Gazetteer - Land South of Hanlye Lane, Cuckfield JAC29115

HER Data Points

MonUID	PrefRef	RecordType	Name	MonType
MWS10376	MWS10376	NEG	Land at Chatfield Road, Cuckfield - Evaluation	Negative Evidence
MWS10836	MWS10836	MON	Gravellye (Gravelly Farm) Historic Farmstead, Haywards Heath	FARMSTEAD
MWS11170	MWS11170	MON	Hanly Farm Historic Farmstead, Haywards Heath	FARMSTEAD
MWS11193	MWS11193	MON	Hatchgate Farm Historic Farmstead, Cuckfield	FARMSTEAD
MWS11304	MWS11304	MON	An Archaeological Watching Brief: Bylanes Close, Cuckfield, West Sussex	DITCH
MWS11798	MWS11798	MON	Horsgate Farm, Historic Farmstead, Cuckfield	FARMSTEAD
MWS12036	MWS12036	MON	Longacre Farm Historic Farmstead, Cuckfield	FARMSTEAD; U SHAPE PLAN
MWS122	MWS122	LND	Parkscape - Woodcroft	PARK
MWS12261	MWS12261	MON	Lullings Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS12288	MWS12288	MON	Cuckfield Union Workhouse, Cuckfield	WORKHOUSE; CHAPEL; INFIRMARY; INFIRMARY; HOSPITAL; HOUSE
MWS123	MWS123	LND	Parkscape - Knowle and Tower House	PARK
MWS128	MWS128	LND	Parkscape - Horsgate	PARK
MWS12941	MWS12941	MON	Tanyard Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS12943	MWS12943	MON	Taylorsbarn Farm Historic Farmstead, Ansty and Staplefield	FARMSTEAD
MWS13015	MWS13015	MON	Site of Historic Outfarm North East of Longacre Farm, Cuckfield	OUTFARM
MWS13287	MWS13287	MON	Site of Park Barn Historic Outfarm, Cuckfield	OUTFARM
MWS13380	MWS13380	BLD	Former Baptist Chapel, Cuckfield	BAPTIST CHAPEL; BURIAL VAULT; BAPTIST CHAPEL
MWS4915	MWS4915	MON	Brickfield on W. edge of Gores Wood	BRICKWORKS
MWS4920	MWS4920	MON	Brick kiln SE. of Hatchgate Fm	BRICKWORKS
MWS4927	MWS4927	MON	Brickfield at Broad St	BRICKWORKS
MWS5130	MWS5130	MON	Brickworks - Longacre Farm	BRICKWORKS
MWS6821	MWS6821	MON	Medieval and later activity at Cuckfield	FEATURE
MWS7452	MWS7452	MON	The Windmill	WINDMILL
MWS7453	MWS7453	BLD	Kidds house and land	HOUSE
MWS7494	MWS7494	BLD	17th C House	HOUSE
MWS7495	MWS7495	BLD	17th C House	HOUSE
MWS7496	MWS7496	BLD	17th C House	HOUSE
MWS7497	MWS7497	BLD	17th C House	HOUSE
MWS7498	MWS7498	BLD	17th C House	HOUSE
MWS763	MWS763	FS	Roman pottery - Whiteman's Green	FINDSPOT
MWS771	MWS771	MON	Windmill - Whiteman's Green	WINDMILL
MWS779	MWS779	FS	Neolithic arrowhead - Cuckfield	FINDSPOT
MWS8316	MWS8316	MON	Land West of High Street, Cuckfield	FIELD BOUNDARY; LYNCHET; LYNCHET

HER Data Polygons

MonUID	PrefRef	RecordType	Name	MonType
MWS11170	MWS11170	MON	Hanly Farm Historic Farmstead, Haywards Heath	FARMSTEAD
MWS11193	MWS11193	MON	Hatchgate Farm Historic Farmstead, Cuckfield	FARMSTEAD
MWS11725	MWS11725	MON	Land at Penlands Farm, Haywards Heath - Archaeological Investigations	OVAL ENCLOSURE; DITCH; DITCH; PIT; LINEAR FEATURE; PIT; DITCH; DITCH; PIT; POST HOLE; DOUBLE DITCHED ENCLOSURE; PIT; POST HOLE; ENCLOSURE?; DITCH; BOUNDARY DITCH; DITCH; TRACKWAY; DITCH; DITCH; PIT; FIELD BOUNDARY; DITCH; GULLY; PIT; PIT?; DITCH?
MWS12036	MWS12036	MON	Longacre Farm Historic Farmstead, Cuckfield	FARMSTEAD; U SHAPE PLAN
MWS4205	MWS4205	PLA	Cuckfield Medieval town	TOWN; PARK; PARISH CHURCH; MANOR HOUSE
MWS662	MWS662	LND	Cuckfield Medieval Park, Cuckfield and Ansty and Staplefield	PARK
MWS9528	MWS9528	MON	Brook Farm Historic Farmstead, Cuckfield	FARMSTEAD
MWS14913	MWS14913	MON	Cuckfield House, Cuckfield - Watching Brief	WELL; DITCH
MWS10836	MWS10836	MON	Gravellye (Gravelly Farm) Historic Farmstead, Haywards Heath	FARMSTEAD
MWS15360	MWS15360	MON	Site of Cuckfield Gasworks, Cuckfield	GAS WORKS; GAS WORKS; GAS HOLDER; GAS HOLDER

Archaeological Notification Areas

DesigUID	PrefRef	Name
DWS8632	Mid Sussex 025	Bronze Age, Iron Age and Roman Settlement Activity, Penland Farm, Haywards Heath
DWS8633	Mid Sussex 026	Historic Core of Cuckfield
DWS8634	Mid Sussex 027	Cuckfield Medieval Park and Park Pale, Cuckfield
DWS8709	Mid Sussex 037	Borde Hill Registered Park and Garden, Ansty and Staplefield

HER Event Points

EvUID	RecordType	Name
EWS898	DBA	Land West of High Street, Cuckfield - Desk Based Assessment and Walk-Over Survey
EWS965	EVT	An Archaeological Evaluation of Lands West of High Street, Cuckfield, West Sussex and Summary Report on Geoarchaeological Test Pit

HER Event Polygons

EvUID	RecordType	Name
EWS1189	EVT	Land at Chatfield Road, Cuckfield - Evaluation
EWS1197	DBA	Land at Ardingly Road, Cuckfield - Desk Based Assessment
EWS1264	EVT	Bylanes Close, Cuckfield - Watching Brief
EWS1395	EVT	Land at Penlands Farm, Haywards Heath - Archaeological Investigations
EWS1409	DBA	Land at Chatfield Road, Cuckfield - Desk Based Assessment
EWS898	DBA	Land West of High Street, Cuckfield - Desk Based Assessment and Walk-Over Survey
EWS965	EVT	An Archaeological Evaluation of Lands West of High Street, Cuckfield, West Sussex and Summary Report on Geoarchaeological Test Pit
EWS1920	EVT	Cuckfield House, Cuckfield - Watching Brief



Key:

- WS positions
- ▣ TP positions
- ▭ Site boundary

Basemap:

©

Note 1: Exploratory holes have been positioned by handheld GPS survey / 3rd party surveyors and should therefore only be taken as approximate
 Note 2: Exploratory holes shown are not to scale
 Note 3: Elevations not shown

OpenStreet

	Client:	Sigma Homes	Title:	SI locations	Project ID:	LP3210
	Project:	Land south of Hanlye Lane, Cuckfield	Date:	10/03/2023	Figure No.	3



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Trial Pit Log

Trialpit No

TP1

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531046 - 125549
Level: 115.99

Date
24/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m):

1.5

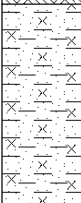
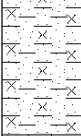
Client: Sigma Homes

Depth
2.00

0.5

Scale
1:25

Logged
SSC

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20 0.20	ES ES		0.30	115.69		Brown sandy TOPSOIL with rootlets.	
	0.50 0.50	D D	HVP=92				Stiff orange brown and grey mottled sandy silty CLAY. <i>Hand Pen UCS at 0.5m = 90kPa</i>	
	1.00	B	HVP=95				<i>With much ironstone below 1.0m.</i>	1
	1.50 1.50	B B		1.40	114.59		Medium dense pale grey and orange fine SAND with occasional fine to coarse gravel of extremely weak siltstone.	
				2.00	113.99		End of pit at 2.00 m	2
								3
								4
								5

Remarks: Trial pit remained dry and stable. Backfilled with arisings. No further progress below 2.0m as too dense.

Stability: Stable

AGS

Trial Pit Log

Trialpit No

TP3

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords:	531051 - 125622
Level:	119.54

Date
24/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions
(m):

1.3

Scale
1:25

Client: Sigma Homes

Depth
0.70

0.5

Logged
SSC

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.50	D	HVP=85	0.30	119.24		Brown sandy TOPSOIL with many rootlets.
							Stiff orange brown silty CLAY.
				0.70	118.84		Hand Pen UCS at 0.5m = 130kPa
						----- End of pit at 0.70 m	

Remarks:	Trial pit remained dry and stable. Backfilled with gravel to 0.3m and topped with arisings to ground level. Installed 1m of slotted pipe with 0.3m above ground level.
----------	--

Stability: Stable

AGS



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Trial Pit Log

Trialpit No

TP4

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531106 - 125643
Level: 121.90

Date
24/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m): 1.9

Client: Sigma Homes

Depth
2.20

0.5

Scale
1:25

Logged
SSC

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30	121.60		Brown sandy TOPSOIL with many rootlets.	
	0.50	B	HVP=80				Stiff orange brown mottled sandy silty CLAY with much gravel of ironstone. <u>Hand Pen UCS at 0.5m = 125kPa</u>	
	1.00	D	HVP=108				Becoming silty below 1.0m.	1
	2.00	B		1.50	120.40		Grey mottled orange very sandy SILT with some coarse gravel of extremely weak thinly laminated siltstone.	2
				2.20	119.70		End of pit at 2.20 m	3
								4
								5

Remarks: Trial pit remained dry and stable. Backfilled with gravel to 0.3m and topped with arisings to ground level. Installed 3m of slotted pipe with 1m above ground level.

Stability: Stable

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Trial Pit Log

Trialpit No

TP5

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531148 - 125532

Level: 115.14

Date

25/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m):

1.8

Depth
2.00

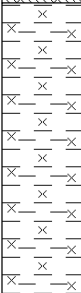
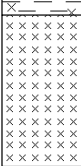
0.5

Scale

1:25

Logged
SSC

Client: Sigma Homes

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES	HVP=71	0.20	114.94		Brown sandy silty TOPSOIL with rootlets.	
	0.40	B					Firm to stiff orange brown grey mottled silty CLAY with gravel of ironstone. Gravel is fine.	1
	1.30	D		1.20	113.94		Firm blue grey silty CLAY with much fine to coarse gravel of ironstone and occasional shear faces in the clay	
	1.90	B		1.50	113.64		Extremely weak pale yellow grey SILTSTONE recovered as pale grey fine to coarse gravel.	2
				2.00	113.14		End of pit at 2.00 m	3
								4
								5

Remarks: Trial pit remained dry and stable. Backfilled with arisings. No further progress below 2.0m as too dense.

Stability: Stable

AGS



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Trial Pit Log

Trialpit No

TP6

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531142 - 125590

Level: 118.21

Date

25/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m):

2

Depth
3.00

0.5

Scale

1:25

Logged
SSC

Client: Sigma Homes

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.30	117.91		Brown sandy silty TOPSOIL.	
	0.50	D	HVP=93				Stiff orange brown silty CLAY with occasional rootlets.	
	0.60	B						
			HVP=88					
				1.20	117.01		Stiff greenish grey / purple grey mottled slightly sandy silty CLAY with several shear faces.	
	1.40	D					With much fine to coarse gravel of siltstone below 1.4m.	
	1.70	D		1.60	116.61		Pale grey extremely weak to weak thinly laminated SILTSTONE with bands of ironstone recovered as fine to coarse gravel of siltstone and ironstone.	
	2.00	ES					With iron stone bands below 2.5m.	
				3.00	115.21		End of pit at 3.00 m	

Remarks: Trial pit remained dry and stable. Backfilled with arisings. No further progress below 3.0m as too dense.

Stability: Stable

AGS



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Trial Pit Log

Trialpit No

TP7

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531156 - 125637
Level: 121.90

Date
25/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m):

2

Depth
2.30

0.5

Scale
1:25

Logged
SSC

Client: Sigma Homes

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.25	121.65		Brown sandy TOPSOIL with many rootlets.	
	0.50	D					Stiff to very stiff light brown orange mottled sandy silty CLAY with occasional gravel of fine ironstone.	
							Hand Pen UCS at 0.5m = 150kPa	
							Hand Pen UCS at 1.0m = 170kPa	1
	1.90	D		1.60	120.30		Light grey mottled orange brown very sandy clayey SILT with some coarse gravel of ironstone and occasional gravel of extremely weak thinly laminated siltstone.	
							Becoming more gravelly at 1.9m. Gravel of mudstone and ironstone.	2
	2.20	D		2.10	119.80		Light grey with some brown mottling very clayey GRAVEL of silt with occasional gravel of coarse ironstone.	
	2.30	D		2.30	119.60		Bands of ironstone at 2.2m.	
							End of pit at 2.30 m	
								3
								4
								5

Remarks: Trial pit remained stable. Groundwater seepage at 2.1m. No further progress below 2.3m as too dense. Backfilled with gravel to 0.25m and topped with arisings to ground level. Installed 3m of slotted pipe, with 0.7m above ground level.

Stability: Stable

AGS



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Trial Pit Log

Trialpit No

TP9

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531020 - 125485
Level: 114.06

Date
24/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m): 1.8

Scale
1:25

Client: Sigma Homes

Depth
1.80

0.5

Logged
SSC

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
▼	0.30	ES		0.30	113.76		Brown sandy TOPSOIL.	
	0.30	ES					Firm pale brown and orange mottled sandy silty CLAY with rare fine gravel of ironstone and much gravel of fine to coarse weak thinly laminated calcareous siltstone and sandstone.	
	0.50	D					Hand Pen UCS at 0.5m = 60 kPa	
	0.50	D					Bands of ironstone below 0.8m	
							Hand Pen UCS at 1.0m = 90 kPa	1
▼	1.70	D		1.60	112.46		Weak to medium strong pale grey and orange SILTSTONE and SANDSTONE.	
				1.80	112.26		End of pit at 1.80 m	2
								3
								4
								5

Remarks: Trial pit remained stable. Groundwater seepage at 1.6m. Backfilled with gravel to 0.3m and topped with arisings to ground level. Installed 2m of slotted pipe with 0.2m above ground level.

Stability: Stable

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Trial Pit Log

Trialpit No

TP10

Sheet 1 of 1

Project Name: Land South of Hanlye Lane, Cuckfield

Project No.
LP3210

Co-ords: 531091 - 125588
Level: 117.70

Date
24/01/2023

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN

Dimensions (m):

2.3

Scale
1:25

Client: Sigma Homes

Depth
2.20

0.5

Logged
SSC

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES	HVP=108	0.30	117.40		Brown sandy TOPSOIL with many rootlets.	
	0.50	D					Very stiff orange brown silty CLAY with occasional gravel of ironstone.	
	1.00	D		1.10	116.60		Stiff light grey with some light brown mottling very silty CLAY with occasional bands of ironstone recovered as ironstone gravel.	1
	1.20	D					Hand Pen UCS at 1.5m = 210kPa	
							Becoming darker in colour from 1.6m.	
				2.20	115.50		End of pit at 2.20 m	2
								3
								4
								5

Remarks: Trial pit remained dry and stable. Backfilled with gravel to 0.3m and topped with arisings to ground level. Installed 3m of slotted pipe.

Stability: Stable

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Borehole Log

Borehole No.

WS1

Sheet 1 of 1

Project Name: Land South of Hanlye Lane,
Cuckfield

Project No.
LP3210

Co-ords: 531101 - 125496

Hole Type
WS

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath,
RH17 5HN

Level: 114.24

Scale
1:20

Client: Sigma Homes

Dates: 24/01/2023 - 24/01/2023

Logged By
KM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	ES		0.30	113.94		Grass over brown slightly gravelly slightly sandy clay TOPSOIL with roots. Gravel is black ironstone.	
		0.50	ES		0.60	113.64		Firm grey mottled brown slightly gravelly sandy CLAY. Gravel is fine to medium ironstone and fine to medium sandstone. <i>Organic odour noted at 0.4m bgl.</i> <i>Hand Pen UCS at 0.5m = 60kPa</i>	
		0.70	B					Very dense to dense light grey and orange mottled slightly gravelly SAND. Gravel is subrounded fine to medium sandstone.	
		1.00		N=59 (3,6/14,15,15,15)				<i>Refusal noted on SPT result at 1m bgl.</i>	1
		1.50		N=33 (10,12/12,7,7,7)				<i>Fine to coarse ironstone gravel noted from 1.6m bgl.</i>	
		2.20	D		1.90	112.34		Grey mottled orange gravelly SILTSTONE. Gravel is fine to medium ironstone, siltstone and sandstone.	2
		2.50		0 (66 for 75mm/0 for 0mm)	2.50	111.74		End of borehole at 2.50 m	3
									4

Remarks

Borehole remained stable. Groundwater encountered at 1.4m bgl. Borehole refused at 2.5m bgl. Monitoring well installed to 2.6m bgl, comprising 1m plain pipe with bentonite surround over 1.6m slotted pipe with gravel surround.



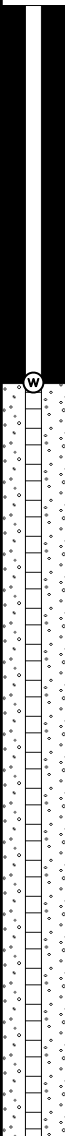
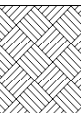
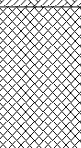
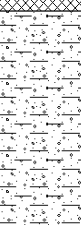
Borehole Log

Borehole No.

WS2

Sheet 1 of 1

Project Name:	Land South of Hanlye Lane, Cuckfield	Project No.	LP3210	Co-ords:	531049 - 125584	Hole Type	WS
Location:	Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN	Level:	117.13	Scale	1:20	Logged By	KM
Client:	Sigma Homes	Dates:	24/01/2023 - 24/01/2023				

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.30			0.30	116.83		Grass over brown slightly sandy TOPSOIL with roots.	
		0.50	ES					Brown gravelly slightly sandy REWORKED CLAY with fine brick fragments. Gravel is fine to medium subangular flint.	
		0.60	D		0.70	116.43		Stiff orange mottled grey gravelly sandy CLAY.	
		1.00		N=9 (1,1/1,2,3,3)	1.30	115.83		Laminated dark grey MUDSTONE recovered as silty gravel. Gravel is extremely weak mudstone.	1
		1.60	D						
		2.00		N=32 (2,2/5,10,9,8)	2.20	114.93		Stiff to hard grey and orange mottled gravelly sandy CLAY. Sand is fine. Gravel is coarse very weak sandstone.	2
		2.50	D						
		2.70		59 (11,15/59 for 225mm)	2.70	114.43		End of borehole at 2.70 m	3
									4

Remarks
Borehole remained dry and stable. Borehole refused at 2.7m bgl. Monitoring well installed to 2.7m bgl comprising 1m plain pipe with bentonite surround over 1.7m slotted pipe with gravel surround.

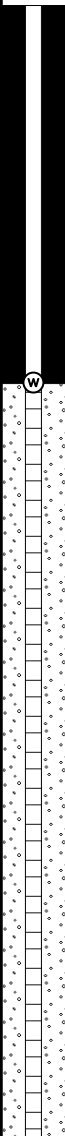
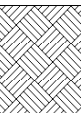
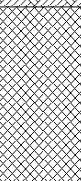
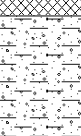
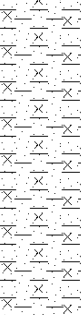
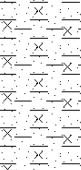
Borehole Log

Borehole No.

WS3

Sheet 1 of 1

Project Name:	Land South of Hanlye Lane, Cuckfield	Project No.	LP3210	Co-ords:	531059 - 125646	Hole Type	WS
Location:	Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN	Level:	121.50	Scale	1:20	Logged By	KM
Client:	Sigma Homes	Dates:	24/01/2023 - 24/01/2023				

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	ES		0.30	121.20		Grass over brown slightly sandy clayey TOPSOIL with roots.	
								Brown slightly sandy gravelly REWORKED CLAY with fine brick fragments and roots. Gravel is fine sandstone.	
		0.90	D		0.80	120.70		Stiff orange mottled grey gravelly sandy CLAY with roots. Sand is fine. Gravel is fine sandstone.	
		1.00		N=6 (1,0/1,1,2,2)				Hand Pen UCS at 1.1m = 170kPa	1
					1.30	120.20		Very stiff to hard grey mottled reddish purple sandy silty CLAY. Sand is fine.	
		1.50	D					Hand Pen UCS at 1.5m = 390kPa	
		2.00		N=36 (4,6/7,7,12,10)				Hand Pen UCS measurement exceeds 600kPa at 2.6m bgl	2
		2.70	D					Hand Pen UCS measurement exceeds 600kPa at 2.6m bgl	
		3.00		N=54 (7,10/10,12,16,16)	3.00	118.50		End of borehole at 3.00 m	3
									4

Remarks
Borehole remained dry and stable. Borehole refused at 3.0m bgl. Monitoring well installed to 3.0m bgl comprising 1m plain pipe with bentonite surround over 2m slotted pipe with gravel surround.

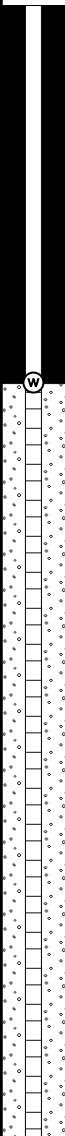
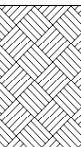
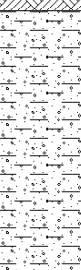
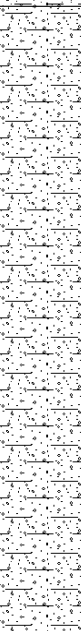
Borehole Log

Borehole No.

WS4

Sheet 1 of 1

Project Name:	Land South of Hanlye Lane, Cuckfield	Project No.	LP3210	Co-ords:	531164 - 125657	Hole Type	WS
Location:	Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN	Level:	122.46	Scale	1:20	Logged By	KM
Client:	Sigma Homes	Dates:	24/01/2023 - 24/01/2023				

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	ES		0.40	122.06		Grass over brown slightly sandy clayey REWORKED TOPSOIL with roots and rare glass fragments.	
		0.70	D					Hard orange mottled grey gravelly sandy CLAY with very sandy pockets and with roots. Sand is fine. Gravel is fine to coarse sandstone. <i>Hand Pen UCS at 0.6m = 440kPa</i> <i>No roots noted below 0.8m bgl.</i>	
		1.00		N=12 (1,1/2,4,3,3)	1.10	121.36		Dense grey mottled orange gravelly clayey SANDSTONE. Sand is fine to medium. Gravel is fine to coarse very weak sandstone. <i>Becomes very silty below 1.6m bgl.</i>	1
		1.70	D						
		2.00		N=46 (5,7/8,7,10,21)					2
		2.80			2.80	119.66		Weak to moderately weak greyish yellow mottled orange slightly gravelly fine SAND. Gravel is fine sandstone.	
		3.00		N=74 (10,13/15,19,19,21)	3.00	119.46		End of borehole at 3.00 m	3
									4

Remarks
Borehole remained dry and stable. Borehole refused at 3.0m bgl. Monitoring well installed to 3.0m bgl comprising 1m plain pipe with bentonite surround over 2m slotted pipe with gravel surround.

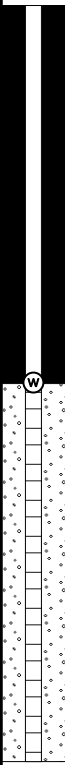
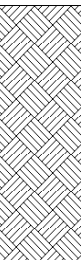
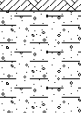
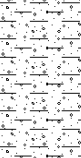
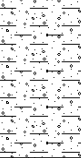
Borehole Log

Borehole No.

WS5

Sheet 1 of 1

Project Name:	Land South of Hanlye Lane, Cuckfield	Project No.	LP3210	Co-ords:	531117 - 125552	Hole Type	WS
Location:	Land south of Hanlye Lane, Cuckfield, Haywards Heath, RH17 5HN	Level:	115.14	Scale	1:20	Logged By	KM
Client:	Sigma Homes	Dates:	24/01/2023 - 24/01/2023				

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.50	ES	N=7 (1,1/1,2,2,2)	0.70	114.44		Grass over brown gravelly slightly sandy TOPSOIL with roots and with fine brick fragments. Gravel is rounded medium flint and fine sandstone.	1
		0.80	ES					Firm becoming stiff and very stiff orange and grey mottled gravelly sandy CLAY with roots. Sand is fine. Gravel is fine sandstone.	
		0.90	D						
		1.00						Hand Pen UCS at 1m = 120kPa	
								Becomes sandier below 1.4m bgl.	
		1.60	D	61 (12,14/61 for 225mm)	1.80	113.34		Hand Pen UCS at 1.6m = 350kPa	2
								Dense to very dense grey gravelly fine SAND. Gravel is angular coarse sandstone.	
		2.00			2.00	113.14		End of borehole at 2.00 m	4

Remarks
Borehole remained dry and stable. Borehole refused at 3.0m bgl. Monitoring well installed to 2.0m bgl comprising 1m plain pipe with bentonite surround over 1m slotted pipe with gravel surround.

Borehole Log

Borehole No.

WS6

Sheet 1 of 1

Project Name: Land South of Hanlye Lane,
Cuckfield

Project No.
LP3210

Co-ords: 531180 - 125522

Hole Type
WS

Location: Land south of Hanlye Lane, Cuckfield, Haywards Heath,
RH17 5HN

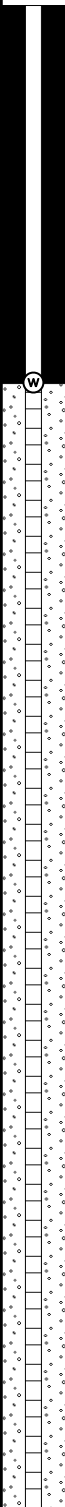
Level: 113.44

Scale
1:20

Client: Sigma Homes

Dates: 24/01/2023 - 24/01/2023

Logged By
KM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.20	113.24		Grass over brown sandy clayey TOPSOIL with roots.	
		0.40	ES					Brown mottled grey slightly gravelly slightly sandy REWORKED CLAY with roots and with fine brick fragments and glass fragments. Gravel is fine sandstone.	
					0.80	112.64		Brown mottled grey gravelly slightly clayey fine SAND with roots. Gravel is coarse weak sandstone.	
		1.00		N=4 (1,0/1,1,1,1)				Hand Pen UCS at 1m =260kPa	1
		1.10	D						
					1.20	112.24		Very soft to soft becoming very stiff greyish blue slightly sandy gravelly silty CLAY with an organic odour.	
								No roots noted below 1.5m bgl.	
		2.00		N=3 (1,0/1,0,1,1)					2
		2.90	D					Hand Pen UCS at 2.8m =50kPa	
		3.00		N=6 (2,1/1,2,2,1)					3
		3.50	D		3.50	109.94		Very stiff greyish blue sandy silty CLAY.	
								Hand Pen UCS at 3.5m =470kPa	
		3.90		N=74 (6,11/15,18,20,21)					
					4.00	109.44		End of borehole at 4.00 m	4

Remarks

Borehole remained dry and stable. Groundwater encountered at 0.8m bgl. Borehole refused at 4.0m bgl. Monitoring well installed to 4.0m bgl comprising 1m plain pipe with bentonite surround over 3m slotted pipe with gravel surround.

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