

Land at Coombe Farm, Sayers Common
Historic Environment Desk-Based Assessment
September 2025

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Report

Historic Environment Desk-Based Assessment

Site

Land at Coombe Farm, Sayers Common

Client

Welbeck Strategic Land II LLP

Date

September 2025

Planning Authority

Mid Sussex District Council

Site Centred At

TQ 26685 17765

Prepared By

Sean Wallis BA(hons) MCIfA
Robin Sheehan MSc

Approved By

Cathy Patrick BA DipArchaeol MPhil MCIfA

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers Land at Coombe Farm, Sayers Common (hereinafter referred to as the “Study Site”) (Figure 1). In accordance with government policy (National Planning Policy Framework (NPPF 2024), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the Study Site. The assessment will accompany a planning application for the construction of a new housing development on the Study Site.

The potential for archaeological finds and features dating from all periods being present on the Study Site is deemed to be low. Any archaeological remains which might be present on the site are likely to be of local significance only. The groundworks associated with the proposed development have the potential to disturb any such remains.

Impacts upon archaeological deposits can be mitigated for in advance of, or during construction work. It is possible that an archaeological evaluation of the Study Site will be required in due course, and it is hoped that this could be restricted to those parts of the Study Site which will be most affected by the proposed development. The exact scope and timing of any such evaluation will need to be discussed with the client and the LPA’s archaeological advisor.

The Grade II listed Coombe Farmhouse (NHLE 1372073), Granary at Coombe Farm (NHLE 1039923) and Barn at Coombe Farm (NHLE 1096895) are principally experienced from within their immediate former farmyard setting where they are still legible as forming an historic farmstead and from where their architectural special interest can be better appreciated and understood.

The wider setting of the buildings, which includes the land contained within the site is considered to make a minor positive contribution to this significance through the provision of an historic rural / agricultural context. The Proposed Development would see the character of this land change from open fields to an area of residential development, ultimately negatively changing part of the assets setting.

For the above reasons, with the planting, landscaping and green buffers that form part of the Proposed Development, it is considered that the scheme would likely generate a level of harm in the lower spectrum of less than substantial harm.

1.0 Introduction

- 1.1** This historic environment desk-based assessment considers Land at Coombe Farm, Sayers Common (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Welbeck Strategic Land II LLP. The site (hereinafter referred to as the “Study Site”) is located at grid reference TQ 26685 17765. It has been prepared to support a planning application for the construction of a new housing development on the Study Site.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 1km buffer radius from the red line boundary of the Study Site (Figures 2, 3 and 4).
- 1.5** A site visit was undertaken in July 2017 when the conditions were generally dry and sunny and the visibility reasonably clear.

Location, Topography and Geology

- 1.6** The Study Site comprises an irregular parcel of land to the south of Sayers Common, West Sussex, measuring c. 13.4 ha in size. It currently consists of a number of grassed (pasture) fields and woodland. The Study Site is bounded to the north by Sayers Common Wood, to the east by the A23, to the south by woods and farmland, and to the west by London Road (B2118). The Study Site does not include the three Grade II Listed Buildings at Coombe and Stonecroft, or their associated garden areas.
- 1.7** The Study Site is located within a gently sloping landscape, which generally slopes down towards the west. As a result, the height of the site above Ordnance Datum (aOD) varies from c. 40m in the south-east corner down to c. 25m along parts of the western boundary.

1.8 According to the British Geological Survey the underlying geology consists of Weald Clay (BGS 1976).



Plate 1: View along the access road to the north of Coombe Farm, looking West.



Plate 2: General view of the north-east part of the study site, looking North.



Plate 3: General view of the south-east part of the study site, looking North.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the Site;
- Identify any historic environment constraints to the development of the study site; and to
- Assess the likely impact of the proposed development on the historic environment.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2024) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2022); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (Historic England 2019)

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other

relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

- 2.6** The archaeological desk-based assessment will include:
- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at the West Sussex Record Office;
 - Examination of material currently held in the West Sussex Historic Environment Record (KHER), including Historic Landscape Characterisation, for the proposed site and for a 1km search radius;
 - Consultation of the National Heritage List for England; and
 - Site inspection.
- 2.7** The report will also include a consideration of Lidar and aerial photography for the study site. Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes this data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground surface with buildings and trees filtered out to create a ‘bare earth’ effect. The Environment Agency collected Lidar data that covers the study site and much of the surrounding 1km study area in 2020.
- 2.8** A digital copy of this report will be provided to the West Sussex HER (hard copies will be provided on request). A copy will also be uploaded as part of the ADS OASIS database record.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2** 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.
- 3.3** Section 66(1) states:
- “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.4** Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘*to the desirability of preserving or enhancing the character or appearance of that area*’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.5** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2024), entitled ‘Conserving and Enhancing the Historic Environment’. This 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 assets make to our knowledge and understanding of the past.
- 3.6** 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. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 001 (Reference ID: 18a-001-20190723) of the NPPG states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 3.7 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

- 3.8 A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 017 (Reference ID: 18a-018-20190723) of the NPPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles apply to archaeological designated heritage assets. It states:

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196 now para 212-215 in the 2024 NPPF) apply.”

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. **It is the degree of harm to the asset’s** significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. (emphasis added).*

- 3.9 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 020 of the NPPG (Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 3.10** No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 3.11** Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 3.12** *Heritage Assets* are defined in Annex 2 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).
- 3.13** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.14** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.15** *Significance* 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.
- 3.16** *Setting* 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.

Setting

- 3.17** Paragraph 001 (Reference ID: 18a-001-20190723) of the NPPG makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.18** Paragraph 013 (Reference ID: 18a-013-20190723) of the NPPG outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.19** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.20** Paragraph 013 (Reference ID: 18a-013-20190723) of the NPPG concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*
- When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 3.21** Where a proposed development is located within the setting of a designated heritage asset, it potentially can reduce the contribution that the setting makes to the significance of a designated heritage asset(s). However, change (for example visual change) within an asset’s setting is not necessarily in itself an impact on the significance of a designated heritage asset. An adverse impact will only occur if the change from a proposed development affects the contribution made by setting to overall significance of an asset. Development within the setting of a designated heritage asset can be a perceivable/appreciable change but one that does not affect the contribution that the setting makes to the significance of the asset or assets. In such a

scenario, this effect can be described as having a negligible effect, which in NPPF terms is an effect below less than substantial harm.

Local Planning Policy

- 3.22** The Mid Sussex District Plan 2014-2031 was adopted in March 2018 and contains the following policy that is relevant to this assessment.

Policy 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.

- 3.23** Some policies of the Mid Sussex Local Plan 2004, adopted in May 2004, were ‘saved’ when the Mid Sussex District Plan 2014-2031 was adopted. The following ‘saved’ policy from the Mid Sussex Local Plan 2004 is therefore still deemed to apply in respect of this assessment.

Policy B18: Archaeological Sites

Sites of archaeological interest and their settings will be protected and enhanced where possible. In particular, the fabric and setting of Scheduled Ancient Monuments and other nationally important archaeological sites should be preserved intact.

Development proposals or changes of use or management which would have a detrimental impact on sites of archaeological importance and their settings will not normally be permitted. An exception may be made only where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.

Where it appears that a proposed development may affect the archaeological or historic interest of a known or potential site of archaeological importance, the applicant will be required to carry out an archaeological assessment and field evaluation. A statement of the findings will be required to accompany the planning application.

There will be preference for preservation in-situ in preference to excavation recording and publication of findings.

Where approved development will affect a site of archaeological interest, the developer will be required either by agreement or by conditions of planning permission to have undertaken a full investigation and recording by excavation and the publication of findings.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.24** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant

information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.25** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.26** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.27** The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 3.28** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- West Sussex Historic Environment Record (WSHER) Data;
 - [The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping
- 4.2** These resources have been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3** The location of heritage assets mentioned in the text are shown on Figs. 2, 3 & 4.
- 4.4** There are no designated archaeological heritage assets on the Study Site, and none within the wider 1km study area.
- 4.5** The WSHER records the discovery of a Bronze Age macehead close to the north-east boundary of the Study Site (MWS1246). However, the entry notes that the object was found at Newhouse Farm, Hurstpierpoint, so the NGR given is clearly approximate.

Previous archaeological investigations

- 4.6** The West Sussex Historic Environment Record (WSHER) contains several entries in respect of archaeological ‘events’ that have been carried out within the 1km study area (Figure 3; Appendix A).
- 4.7** No intrusive archaeological fieldwork is recorded on the Study Site itself, although a previous desk-based assessment is noted in the WSHER (EWS2168).
- 4.8** An archaeological evaluation was carried out to the west of Dunlop Close in 2019 (EWS1950), c. 300m north-west of the Study Site, following an earlier desk-based assessment (EWS1213). No archaeological features were recorded during the fieldwork, although a few worked flints dating from the prehistoric period were recovered (MWS14983).
- 4.9** The only archaeological feature recorded during the fieldwork at Orchard Way (EWS634 and EWS985), c. 770m south-east of the Study Site, was an undated gully (MWS8501). A small amount of pottery dating from the Late Iron Age, Roman, Saxon and medieval periods was recovered from the spoilheaps and topsoil, along with some worked flints (MWS7337 and MWS7338).
- 4.10** No archaeological finds or features were recorded during a watching brief carried out at Chestnut Court, c. 975m south of the Study Site (EWS1265 and

MWS11332). Two late 20th century features were recorded during another watching brief carried out nearby at The Gallops, along with some unstratified medieval finds (EWS1813 and MWS14354).

- 4.11 No archaeological finds or features were recorded during a watching brief undertaken to the south of Albourne Road, c. 910m south of the Study Site (EWS2174 and MWS15404).
- 4.12 A few weak positive anomalies which could represent ditches and other archaeological features were revealed during a geophysical survey close to Cuckfield Road, c. 990m east of the Study Site (EWS2311 and MWS15877).

Environment Agency Lidar Data

- 4.13 The Environment Agency National Lidar Programme collected data in 2020 which covers the study site and much of the wider 1km study area. The image shows evidence of modern agricultural practices within those parts of the site which were historically used for arable and pastoral farming. Nothing of obvious archaeological origin is visible on the Study Site.

Online Satellite and Aerial Imagery

- 4.14 Google Earth holds a collection of historic aerial photographs covering the Study Site from 1985 onwards, and these have been reviewed to see whether any cropmarks can be identified which may relate to archaeological features. The image from 1985 is too blurred to make out any detail, but the series of photographs from 2001 onwards suggest that the site has changed very little in the last 24 years. Nothing of archaeological interest is visible on any of the available images.

Historic Landscape Characterisation

- 4.15 The Historic Landscape Characterisation Project (HLC) records the vast majority of the Study Site as being within a large block of land which is described as 'Fieldsapes-Formal Enclosure (planned/private-medieval to post-medieval)' (HWS7424). The area of woodland in the south-west part of the site is described as 'Woodland-Ancient semi-natural-medieval' (HWS7426), as is the woodland along the eastern boundary of the site (HWS7426).

Prehistoric

- 4.16 The discovery of a Bronze Age macehead is recorded along the north-east boundary of the Study Site itself (MWS1246). However the WSHER entry notes that this object was found in 1908 at Newhouse Farm, Hurstpierpoint, so the NGR given is clearly approximate.
- 4.17 Prehistoric flintwork was found in several locations within the study area in 1990, during an archaeological watching brief in respect of improvements to

the A23 (MWS3762, MWS3763, MWS3764 and MWS3774). Some of the material was found quite close to the Study Site, to the east (MWS3764) and south-east (MWS3763). Fragments of Bronze Age pottery were also found during the project, c. 870m south of the Study Site (MWS3775).

- 4.18** A small amount of unstratified prehistoric material was recovered during the archaeological work at Dunlop Close (MWS14983) and Orchard Way (MWS7338 and MWS8501).
- 4.19** Evidence of prehistoric activity within the study area comes solely from unstratified finds of flintwork and pottery, and no actual archaeological features of this date have been recorded. It is likely that the lack of prehistoric activity may reflect the fact that this part of the Weald was heavily wooded at the time. As a result, the potential for the Study Site to contain archaeological finds and features dating from the prehistoric period is deemed to be low. Any such remains which might be present are likely to be of local significance only.

Roman

- 4.20** There are no WSHER entries specifically relating to the Roman period within the study area.
- 4.21** A few unstratified sherds of pottery dating from the Late Iron Age or Roman periods were found during an archaeological evaluation at Orchard Way (MWS8501).
- 4.22** Very little evidence of Roman activity has been recorded within the study area. This probably reflects the fact that this part of the Weald was heavily wooded at the time. As a result, the potential for the Study Site to contain archaeological finds and features dating from the Roman period is deemed to be low. As such remains which might be present on the Study Site are likely to be of local significance only.

Saxon and early Medieval

- 4.23** The settlement at Sayers Common is not recorded in the Domesday Book (1086), and there are no WSHER entries specifically relating to the Saxon period.
- 4.24** The nearest settlement listed in the Domesday Survey is Hurstpierpoint, and the Study Site is subsequently recorded as being within this parish. In 1086 the population of Hurstpierpoint consisted of 35 villagers, 8 smallholders and 8 slaves. There was land for 25 ploughs, 80 acres of meadow, woodland for 50 pigs, 3 mills and a church. The settlement is named as *Herst* in the Domesday Book, which derives from the Old English word *hyrst* meaning 'wooded hill'. The second part of the place-name is not recorded until 1279, and relates to Robert de Pierpoint, who held the manor from William de Warrenne in 1086.

- 4.25** A few unstratified sherds of Saxon pottery were found during the archaeological work at Orchard Way (MWS7337 and MWS7338).
- 4.26** There is very little evidence of Saxon activity within the study area, and it is likely that the Study Site lay within the agricultural hinterland of Hurstpierpoint during the late Saxon period. As a result, the potential for the Study Site to contain archaeological finds and features dating from the Saxon period is deemed to be low. Any such remains which might be present are likely to be of local significance only.

Medieval

- 4.27** The only WSHR entry to specifically mention the medieval period relates to twenty-two unstratified sherds of medieval pottery that were found to the south of the Study Site during improvements to the A23 in 1990 (MWS3773).
- 4.28** A few unstratified sherds of medieval pottery were also found during the archaeological work at Orchard Way (MWS7337 and MWS7338).
- 4.29** There is very little evidence of medieval activity within the study area, and it is likely that the Study Site continued to lay within the agricultural hinterland of Hurstpierpoint during this period. As a result, the potential for the Study Site to contain archaeological finds and features dating from the medieval period is deemed to be low. Any such remains which might be present are likely to be of local significance only.

Post Medieval and Modern

- 4.30** The earliest available map to show the study area is Christopher Saxton's survey of Sussex from 1575 (not illustrated). This shows the nearby settlements of Albourne and Hurstpierpoint and Twineham, but Sayers Common is not depicted. Nothing of interest is shown in the area of the Study Site.
- 4.31** The first available map to show the study area accurately is the Hurstpierpoint Parish Tithe Map from 1841 (Figure 5). The map is very detailed, and the accompanying tithe apportionment document provides details in respect of land ownership and use. This information is summarised in the table below. All of the land within the Study Site was owned by the Borrer family at the time, and the various plots were utilised for arable farming, pasture and woodland. It is interesting to note that the plot boundaries have changed very little since 1841, and that plots 338, 339 and 341 are still woodland.

Plot No.	Plot Name	Owner	Occupier	Cultivation
336	Six Acres by Road	William Borrer	Samuel Goodman	Arable
337	Lower Ten Acres	William Borrer	Samuel Goodman	Pasture
338	Long Coombes Wood	William Borrer	Nathaniel Borrer	Wood
339	Upper Coombes Wood	William Borrer	Nathaniel Borrer	Wood
341	Coombes Shaw	William Borrer	Nathaniel Borrer	Wood

343	Home Field	William Borrer	Samuel Goodman	Arable
344	Adjoining Hazel Wood Copse	William Borrer	Samuel Goodman	Arable

- 4.32** The 1879 Ordnance Survey (Figure 6) is even more accurate than the tithe map and indicates that relatively little had changed on the Study Site between 1841 and 1879. The map shows a track leading westwards across the site to London Road (B2118), along with a footpath crossing the southern part of the site. Another footpath is visible in Coombe Wood, in the south-west part of site.
- 4.33** No major changes to the Study Site are evident on subsequent Ordnance Survey maps from 1912 (Figure 7), 1951-52 (Figure 8) and 1976 (Figure 9).
- 4.34** A major development within the study area occurred between 1976 and 1993, when the A23 was constructed immediately to the east of the Study Site. The new road is first depicted on the 1993 Ordnance Survey (not illustrated). A new strip of woodland was planted along the north-east boundary of the Study Site to shield it from the new road. This is clearly shown on the 2017 Ordnance Survey (Figure 10). The only other changes to the Study Site evident on the 2017 map are the creation of a new enclosure in the north-west part of the site, and the re-positioning of the footpath in the southern part. This map also shows that a new property called Stonecroft had been built to the north-west of Coombe Farm.
- 4.35** The modern aerial photograph of the Study Site (Figure 11) shows it much as it is depicted on the 2017 Ordnance Survey (Figure 10).
- 4.36** The SWHER entries for the post-medieval and modern periods mostly relate to former industrial sites, historic farmsteads and farm buildings, and other historic buildings within the study area.
- 4.37** There is a SWHER entry in respect of a former brick and tile works that is shown on historic Ordnance Survey maps from the late 19th century c. 400m north-west of the Study Site (MWS5141). It appears to be in ruins by the mid 1950s. Another entry relates to a windmill that is depicted on maps dating from the 19th century to the west of Pakyns Manor, c. 850m south of the Study Site (MWS3776).
- 4.38** The majority of the WSHER entries for the post-medieval period relate to historic farmsteads and farm buildings that have been recorded with the study area from 19th century maps. Most of these are located some distance from the Study Site and therefore have no influence on its archaeological potential. All the entries are shown on Figure 2, and are summarised in Appendix A.
- 4.39** Coombe Farm is surrounded by the Study Site on three sides and has been identified as being an historic farmstead possibly dating from the 17th century (MWS9890). It is clearly shown on the 1841 Hurstpierpoint Parish Tithe Map (Figure 5) as plot 342. The map shows the farmhouse and three farm buildings of varying size, and the apportionment document records that it was owned by William Borrer and occupied by Samuel Goodman at the time. As a result,

there is a historic ownership link with most of the land within the Study Site. The farm complex will be discussed in more in the built heritage section below.

- 4.40** A historic outfarm (Oxpasture Barn) dating from the 19th century has been identified c. 120m west of the Study Site (MWS13243). This actually appears on the Albourne Parish Tithe Map from 1839 (not illustrated), at which time it was owned by William Borrer and occupied by Joseph Stapley. There was therefore an ownership link with most of the land with the Study Site. However, the farm buildings have been completely demolished.
- 4.41** The other historic farmsteads and farm buildings within the study area are located to the north (MWS11888, MWS13680 and MWS10207), north-east (MWS10809, MWS10811 and MWS9501), east (MWS9887, MWS11902 and MWS12546), south-east (MWS11866, MWS11924, MWS9476 and MWS14056), south (MWS13246, MWS10208, MWS10574, MWS10732, MWS14113 and MWS15075), south-west (MWS11839, MWS12184 and MWS12545), west (MWS13416), and north-west (MWS8774) of the Study Site.
- 4.42** The remaining WSHR entries for the post-medieval period relate to historic buildings which are located some distance from the Study Site, that have no impact upon its archaeological potential (MWS11833, MWS560, MWS561 and MWS15751).
- 4.43** Historic maps indicate that the Study Site has changed very little since the mid 19th century, with the land within it continuing to be utilised for arable farming, pasture and woodland. As a result, the potential for the Study Site to contain archaeological finds and features dating from the post-medieval and modern periods is deemed to be low. Any such remains which might be present on the site are likely to be of local significance only.

Summary of Archaeological Potential and Assessment of Significance

- 4.44** A review of the available evidence has confirmed that the Study Site has a low potential to contain archaeological finds and features dating from all periods.
- 4.45** The Study Site is located within the Sussex Weald, which is known to have been heavily wooded during the prehistoric, Roman, Saxon and medieval periods. Evidence for human activity during these periods has generally been restricted to sites close to watercourses, or small clearings within the woodland. Although the area was exploited for iron production from the Iron Age onwards, the industry flourished during the early post-medieval period and much of the original woodland was cut down to provide fuel for the furnaces. However, there are no Historic Environment Record entries within the study area for features associated with the iron industry such as furnaces and ponds.
- 4.46** Historic maps indicate that the Study Site has changed very little since it was depicted on the Hurstpierpoint Parish Tithe Map in 1841 (Figure 5). As a result, any archaeological remains which might have been present on the site will have survived relatively undisturbed.

- 4.47** Any archaeological features which may be present within the Study Site are likely to be of local significance only.

Designated Archaeological Heritage Assets

- 4.48** There are no designated archaeological heritage assets on the site, and none within the 1km study area. The proposed development will therefore have no impact on the setting of any designated archaeological heritage assets.

5.0 Built Heritage Assets

Introduction

- 5.1** This section will consider the potential effects of development within the study site on the significance of built heritage assets, including impacts on their settings. This includes heritage assets within the immediate environs of the study site, whose settings may be affected. The site contains no designated or non-designated built heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.

Methodology

- 5.2** Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the Local Planning Authority (LPA) on conservation areas and locally listed or other non-designated heritage assets identified by the LPA or following a site visit.
- 5.3** The parameters used in this report for the setting of study areas are based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the Proposed Development. Due to the local topography and the higher designation of several built heritage assets within the vicinity, a buffer of 1km from the Study Site has been used for assessing indirect effects on all designated and potential non-designated built heritage assets.
- 5.4** The Historic England five-stage settings assessment methodology will be applied where a settings assessment is considered appropriate (HistE 2017):

Step One

Identify which heritage assets and their settings are affected

Step Two

Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step Three

Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step Four

Explore ways to maximise enhancement and to avoid or minimise harm

Step Five

Make and document the decision and monitor outcomes

Listed Buildings

- 5.5** The study site does not contain any listed buildings. Within a 1km radius of the Study Site there are 22 Grade II listed buildings or structures and two conservation areas, namely Langton Lane Conservation Area and Albourne Conservation Area. The location of these assets is shown in Figure 4.
- 5.6** Due to the local topography, their distance from the Study Site and the intervening natural screening and built form, the majority of these assets do not share a visual link with the Study Site. A review of the tithe mapping (Figure 5) indicates that the majority of these assets do not share an historic link to the site at that time. For these reasons, they have been scoped out for further assessment. These include;

NHLE	Name	Grade
1025638	Box House Farmhouse	II
1025639	Langton Grange	II
1025640	Bridgers Cottage	II
1025641	Goldbridge House	II
1025658	Pigwidgen Cottage & Spotted Cow Cottage	II
1025782	Inholmes Cottage	II
1025783	Goldsmiths	II
1025784	Bounty Cottage	II
1025787	Nortons Cottage	II
1180376	Knowles Tooth	II
1245936	Potters Field	II
1285464	Aymers Sayers	II
1285488	Bridgers Farmhouse	II
1286715	Curtains	II
1354800	Hunter's Cottage	II
1354801	Finches	II
1354802	Gallops	II
1354848	Kingscot	II
1354857	Pakyns Manor	II

	Langton Lane Conservation Area	
	Albourne Conservation Area	

- 5.7** The most proximate designated assets to the Study Site are the Grade II listed Coombe Farmhouse (NHLE 1372073), located c. 50m south of the Study Site boundary, Granary at Coombe Farm (NHLE 1039923), located c. 65m south of the Study Site boundary and Barn at Coombe Farm (NHLE 1096895), located c. 25m east of the Study Site boundary. Due to their proximity to the Study Site, they have been included for assessment.
- 5.8** There is another collection of buildings located to the immediate north-east of the above designated assets which is recorded as Stonecroft on the mapping of 2017 (Figure 10). Based on a review of the mapping this building dates to the mid-20th century and is not considered to have any value in heritage terms.
- 5.9** A site visit was undertaken in July 2017 to assess the setting of nearby built heritage assets. The conditions were generally dry and sunny, and the visibility reasonably good. Additional desk-based assessment using Google Earth and maps was also utilised where appropriate. Both the site visit and review of historic mapping confirmed that there are no non-designated built heritage assets in the immediate vicinity of the site that have the potential to be impacted by the Proposed Development.

Designated requiring assessment

Coombe Farmhouse (NHLE 1372073)

- 5.10** The listing citation for this designated asset states;
- Farmhouse. Late C17 to early C18 2 bay end chimneystack house, extended by one bay to south and partially refenestrated in C20. Red brick, with English bond to north and Sussex bond to south. Tiled roof with end brick chimneystacks. South side elevation tile hung. Two storeys; 3 windows. North part has casements with cambered openings to wound floor and cambered doorcase with 4-panelled door. Above the doorcase is a blocked in window opening probably blocked in the early C19. South bay has early C19 8-pane sashes; North side elevation has external stack in early brickwork with blocked small cambered opening at low level and lean-to porch. Early C19 brick lean-to to rear. Interior has open fireplace with bressumer and exposed axial beam to ground floor south room. Rear south room has timberframed wall with diagonal braces, tiled floor and axial beam. Kitchen to east has brick floor and 3 plank doors, one of which is of C17 date with pintle hinges.*
- 5.11** The grade II Listed Coombe Farmhouse (NHLE 1372073) is located c. 50m away from the boundary of the Study Site, and dates to the late 17th to early 18th century. The two-storey house was extended by one bay to the west and partially re-fenestrated in the 20th century. It is constructed of red brick with

English bond to the east and Sussex bond to the west. The west elevation is tile hung and the roof is tiled. The listing description notes the windows, ground floor door and doorcase, chimney stacks, porch and early 19th century brick lean-to to rear. Interior features noted are the fireplace, axial beams, timber-framed wall, tiled floors and a 17th century plank door and brick flooring in the kitchen.

- 5.12** The significance of this heritage asset derives from its date of construction and the retention of its historic architectural detailing, which principally generates its historic and architectural special interest. Although the asset has undergone a level of alteration through the 19th and 20th centuries, the overall historic planform is still legible and is key in terms of understanding the vernacular character and its historic usage patterns. A level of group value is also generated by its historic functional association with the other ancillary buildings to its south.
- 5.13** Coombe Farmhouse is located within a plot which is accessed via a concrete driveway from London Road to the west and a concrete road which passes over the A23 and joins Langton Lane to the east. The property faces and west and is set back from the surrounding access roads. The property includes the grade II listed granary and a larger barn to the south. The access road forms a courtyard area in front of the barn to the south of the farmhouse. Gardens are located to the east of the farmhouse and to the south of the barn. As such views towards the farmhouse are not obstructed by modern farm buildings / intrusions. Mature trees wrap around the perimeter of the building creating an enclosed, secluded setting. A band of mature woodland runs to the east of the building which shields views and noise of the A23. The woodland thickens towards the south, partially obstructing views of the farmhouse from the agricultural fields to the south. As such there are limited direct views of the farmhouse from the Study Site, with the exception of the approach from the west (Plate 4) and from the south (Plate 5).
- 5.14** The Study Site forms part of the rural setting of the farmhouse and the assessment has shown that the fields to the north and south formed part of the farm historically, therefore there is a contextual relationship between the Study Site and the farmhouse. However, the area in which this building is experienced is somewhat restricted by the aforementioned woodland. As such, the rural fields within the Study Site are considered to make a minor positive contribution to the significance of this building, which lies in its architectural and historical special interest as a late 17th to early 18th century farmhouse.

Barn at Coombe Farm (NHLE 1096895)

- 5.15** The listing citation for this designated asset states;

Barn. Early C18. Timberframed, clad in weatherboarding with hipped tiled roof. Five bay barn, aisled to south. Wall frame has midrail and diagonal braces.

Upright posts have jowls with early C18 cut profile. Roof has angled queen struts and staggered purlins. West side wall altered in C19.

- 5.16** The grade II barn at Coombe Farm (NHLE 1096895) is located c. 25m east of the Study Site boundary. It dates to the early 18th century and comprises a five-bay barn, aisled to the south. It is timber framed, clad with hipped tiled roof. The wall frame has midrail and diagonal braces and upright posts have jowls with early 18th century cut profile. The roof has angled queen struts and staggered purlins. The west side wall was altered in the 19th century. Planning permission to convert the barn, garage and outbuildings to form a new dwelling was granted in 1993.
- 5.17** The significance of the barn principally derives from its date of construction and the retention of its historic planform which generates its historic and architectural special interest. However, from its subsequent remodelling to create a residential dwelling, this significance has been partly eroded. It does however derive a level of value through its historic connections to the farmhouse and granary which when viewed collectively are still legible as once forming parts of an historic farmstead.
- 5.18** The barn at Coombe Farm, originally an 'L' shaped structure, now forms a courtyard with the original part of the building located along the western axis. It is not possible to view the courtyard from the main access road; a high hedge line runs along the western and northern limits of the building. The building complex is located in a rectangular plot which extends south with the buildings in the north (Plate 6). A driveway runs to the west of the barn with a parking area to the south. The surrounding vegetation shields direct views from the surrounding Study Site of the low-lying building. As such the building does not form a prominent position within the local landscape despite its position towards the brow of the hill. Views from the south of the Study Site towards the barn were visible as the southern limit of the plot is currently open rather than planted with vegetation (Plate 5).
- 5.19** The Study Site forms part of the rural setting of the barn and the assessment has shown that the fields to the north and south formed part of the farm historically, providing a contextual relationship between the Study Site and the farmhouse. However, the area in which this building is experienced is somewhat restricted by the surrounding vegetation and topography. As such, the rural fields within the Study Site are considered to make a minor positive contribution to the significance of this building, which lies principally in its architectural and historical special interest as an early 18th century barn.

Granary at Coombe Farm (NHLE 1039923)

- 5.20** The listing citation for this designated asset states;

Granary. Early to mid C19. Timberframed rectangular structure of 3x3 bays, mainly clad in weatherboarding, on brick piers. Tiled roof. One side is now

*covered in corrugated iron. Plank door with pintle hinges. Side purlin roof
Interior retains 2 grain bin partitions.*

- 5.21** The grade II granary (NHLE 1039923) is located to the south of the farmhouse and c. 65m away from the boundary of the Study Site. It dates from the early to mid-19th century and is a timber framed rectangular structure of 3x3 bays, mainly clad in weatherboarding, on brick piers. It has a tiled roof. One side is covered in corrugated iron. The listing description also notes the plank door with pintle hinges, purlin roof and two grain bin partitions within the structure. The significance of this asset derives principally from its architectural and historic special interest which is generated by its retained vernacular architectural detailing. A level of group value is also generated by its historic functional association with the barn and farmhouse to the north and west.
- 5.22** The granary is not visible from the public rights of way or from the Study Site. The area in which this structure is experienced is somewhat restricted by the surrounding vegetation and buildings. As such, the rural fields within the Study Site are considered to make a minor positive contribution to the significance of this building, which as noted lies principally in its architectural and historical special interest as an early to mid-19th century granary.



Plate 4: Coombe Farmhouse from western approach, looking East.



Plate 5: General view towards Coombe Farm, looking North-east from the southern part of the Study Site.



Plate 6: Entrance and northern boundary of Coombe Barn, looking South-east.

6.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 6.1 The Study Site consists of an irregular shaped parcel of land to the south-east of Sayers Common, which is used for a mixture of arable, pasture and woodland.

The Proposed Development

- 6.2 It is proposed to develop the Study Site for up to 210 dwellings with associated infrastructure and landscaping. An illustrative Masterplan is shown in Fig. 12.

Potential Archaeological Impacts and Mitigation Measures

- 6.3 A detailed review of the available evidence has confirmed that the Study Site has a low potential to contain archaeological finds and features dating from all periods. It is likely that any archaeological remains which may be present within the Study Site will be of no more than local significance. Archaeology is therefore not considered to be a design constraint.
- 6.4 As the Study Site has been farmland since at least the late 18th century, it is likely that any remains which may have been present will have survived as subsurface archaeological features.
- 6.5 The groundworks associated with the construction of the proposed housing development have the potential to have below ground impacts upon any previously unrecorded archaeological deposits which may survive within the Study Site. The impacts will result from the groundworks associated with the new houses, along with features such as access roads, drainage and attenuation ponds.
- 6.6 Impacts upon archaeological deposits can be mitigated for in advance of, or during, construction work. It is possible that an archaeological evaluation of the Study Site will be required in due course, and it is hoped that this could be restricted to those parts of the Study Site which will be most affected by the proposed development. The exact scope and timing of any such evaluation will need to be discussed with the client and the LPA's archaeological advisor.

Potential Impacts on Designated Heritage Assets

- 6.7 There are no designated heritage assets on the study site.
- 6.8 As outlined in section 5 above, the development of the Study Site has the theoretical potential to have an indirect impact on the following designated heritage assets within the 1km study area.
- Coombe Farmhouse (Grade II - NHLE 1372073)
 - Barn at Coombe Farm (Grade II – NHLE 1096895)
 - Granary at Coombe Farm (Grade II – NHLE 1039923)

- 6.9** A review of the Tithe mapping indicates that the above assets shared an historic link to the land contained within the Study Site at that time. This link is now severed and the land within the Study Site is considered to contribute less in terms of providing an historic rural / agricultural context. This link has been further eroded by the cessation of agricultural activities taking place from this historic farmstead and the subsequent conversion of these buildings into purely residential dwellings.
- 6.10** The assets are principally experienced from within their immediate former farmyard setting where they are still legible as forming an historic farmstead and from where their architectural special interest can be better appreciated and understood. The wider setting of the buildings, which includes the land contained within the site is considered to make a minor positive contribution to this significance through the provision of an historic rural / agricultural context. The Proposed Development would see the character of this land change from open fields to an area of residential development, ultimately negatively changing part of the assets setting.
- 6.11** For the above reasons, with the planting, landscaping and green buffers that form part of the Proposed Development, it is considered that the scheme would likely generate a level of harm in the lower spectrum of less than substantial harm.

7.0 Summary and Conclusions

- 7.1** This historic environment desk-based assessment considers Land at Coombe Farm, Sayers Common, which is proposed for new housing development (Figures 1 and 12).
- 7.2** A review of the available evidence has confirmed that the Study Site has the following archaeological potential:
- A low potential to contain finds and features relating to the prehistoric, Roman, Saxon, medieval, post-medieval and modern periods.
- 7.3** The groundworks associated with the construction of the proposed housing development have the potential to have below ground impacts upon any previously unrecorded archaeological deposits which may survive within the Study Site. The impacts will result from the groundworks associated with the new houses, along with features such as access roads, drainage and attenuation ponds.
- 7.4** Impacts upon archaeological deposits can be mitigated for in advance of, or during, construction work. It is possible that an archaeological evaluation of the Study Site will be required in due course, and it is hoped that this could be restricted to those parts of the Study Site which will be most affected by the proposed development. The exact scope and timing of any such evaluation will need to be discussed with the client and the LPA's archaeological advisor.
- 7.5** The Grade II listed Coombe Farmhouse (NHLE 1372073), Granary at Coombe Farm (NHLE 1039923) and Barn at Coombe Farm (NHLE 1096895) are principally experienced from within their immediate former farmyard setting where they are still legible as forming an historic farmstead and from where their architectural special interest can be better appreciated and understood.
- 7.6** The wider setting of the buildings, which includes the land contained within the site is considered to make a minor positive contribution to this significance through the provision of an historic rural / agricultural context. The Proposed Development would see the character of this land change from open fields to an area of residential development, ultimately negatively changing part of the assets setting.
- 7.7** For the above reasons, with the planting, landscaping and green buffers that form part of the Proposed Development, it is considered that the scheme would likely generate a level of harm in the lower spectrum of less than substantial harm.

Sources

General

British Library

The National Archives

West Sussex Historic Environment Record

Cartographic

1575	Saxton's Map of Sussex
1610	Speed's Map of Sussex
1841	Hurstpierpoint Parish Tithe Map
1879	Ordnance Survey 1:10560 Map
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1912	Ordnance Survey 1:10560 Map
1951-52	Ordnance Survey 1:10560 Map
1963	Ordnance Survey 1:10000 Map
1976	Ordnance Survey 1:10000 Map
1993	Ordnance Survey 1:10000 Map
2000	Ordnance Survey 1:10000 Map
2006	Ordnance Survey 1:10000 Map
2017	Ordnance Survey 1:10000 Map

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the boundary of the study site was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record.

Abbreviations

WSHER: West Sussex Historic Environment Record
PrefRef: WSHER monument identification reference number

PrefRef	Name
MWS14354	THE GALLOPS, ALBOURNE - WATCHING BRIEF
MWS1246	BRONZE AGE MACEHEAD - NEWHOUSE FARM
MWS3762	PREHISTORIC FLINTWORK - NW OF WEST TOWN FARM
MWS3763	PREHISTORIC FLINTWORK - SE OF COOMBE FARM
MWS3764	MESOLITHIC FLINTWORK - COOMBE FARM
MWS3773	MEDIEVAL POTTERY - WEST OF PAKYNS MANOR
MWS3775	BRONZE AGE(?) POTTERY - PAKYNS MANOR
MWS7337	LAND AT ORCHARD WAY, HURSTPIERPOINT - EVALUATION
MWS7338	ORCHARD WAY
MWS3774	MESOLITHIC FLINTWORK - PAKYNS MANOR
MWS8501	ORCHARD WAY, HURSTPIERPOINT - EVALUATION
MWS15877	LAND OFF CUCKFIELD ROAD, HURSTPIERPOINT - GEOPHYSICAL SURVEY
MWS11332	AN ARCHAEOLOGICAL WATCHING BRIEF AT CHESTNUT COURT, THE STREET, ALBOURNE, WEST SUSSEX
MWS14983	LAND OFF DUNLOP CLOSE, SAYERS COMMON - EVALUATION
MWS15404	LAND SOUTH OF ALBOURNE ROAD, HURSTPIERPOINT AND SAYERS COMMON - WATCHING BRIEF
MWS5141	BRICK AND TILE WORKS, HURSTPIERPOINT AND SAYERS COMMON
MWS3776	WINDMILL SITE - PAKYNS MANOR
MWS9887	COOMBE COTTAGE HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS10809	GOLDBRIDGE COTTAGE HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS11839	INHOLMES FARM HISTORIC FARMSTEAD, ALBOURNE
MWS11866	KEMPS FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS11888	KINGSLAND HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS11924	LANGTON FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS13246	PAKYNS MANOR HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS13416	REEDS FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS13680	STROODS FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS9476	BOX HOUSE HISTORIC FARMSTEAD, HURSTPIERPOINT
MWS10207	SITE OF BERRYLAND (?) FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS10208	FARMSTEAD (UNNAMED) HISTORIC FARMSTEAD, ALBOURNE

MWS10574	FINCHES HISTORIC FARMSTEAD, ALBOURNE
MWS8774	SITE OF COBBS BARN HISTORIC OUTFARM, HURSTPIERPOINT AND SAYERS COMMON
MWS9890	COOMBE FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS10732	GALLOPS HISTORIC FARMSTEAD, ALBOURNE
MWS10811	GOLDBRIDGE HOUSE HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS11902	KNOWLS TOOTH HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS9501	BRIDGERS FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON
MWS12184	SITE OF LOWER BARN HISTORIC OUTFARM, ALBOURNE
MWS12545	SITE OF NEW BARN HISTORIC OUTFARM, ALBOURNE
MWS12546	SITE OF NEW BARN HISTORIC OUTFARM, HURSTPIERPOINT AND SAYERS COMMON
MWS13243	OXPASTURE BARN HISTORIC OUTFARM, ALBOURNE
MWS14056	YARD ADJACENT TO LANGTON COTTAGES, HURSTPIERPOINT AND SAYERS COMMON
MWS14113	SITE OF YARD ON THE EAST EDGE OF ALBOURNE
MWS15075	SITE OF A POSSIBLE FARM BUILDING, PAKYNS MANOR, HURSTPIERPOINT
MWS11833	AYMERS AND SAYERS, SAYERS COMMON - HERITAGE STATEMENT
MWS560	PAKYNS MANOR HOUSE, HURSTPIERPOINT AND SAYERS COMMON
MWS561	'GALLOPS' - ALBOURNE
MWS15751	PIGWIDGEN COTTAGE AND SPOTTED COW COTTAGE, HURSTPIERPOINT AND SAYERS COMMON

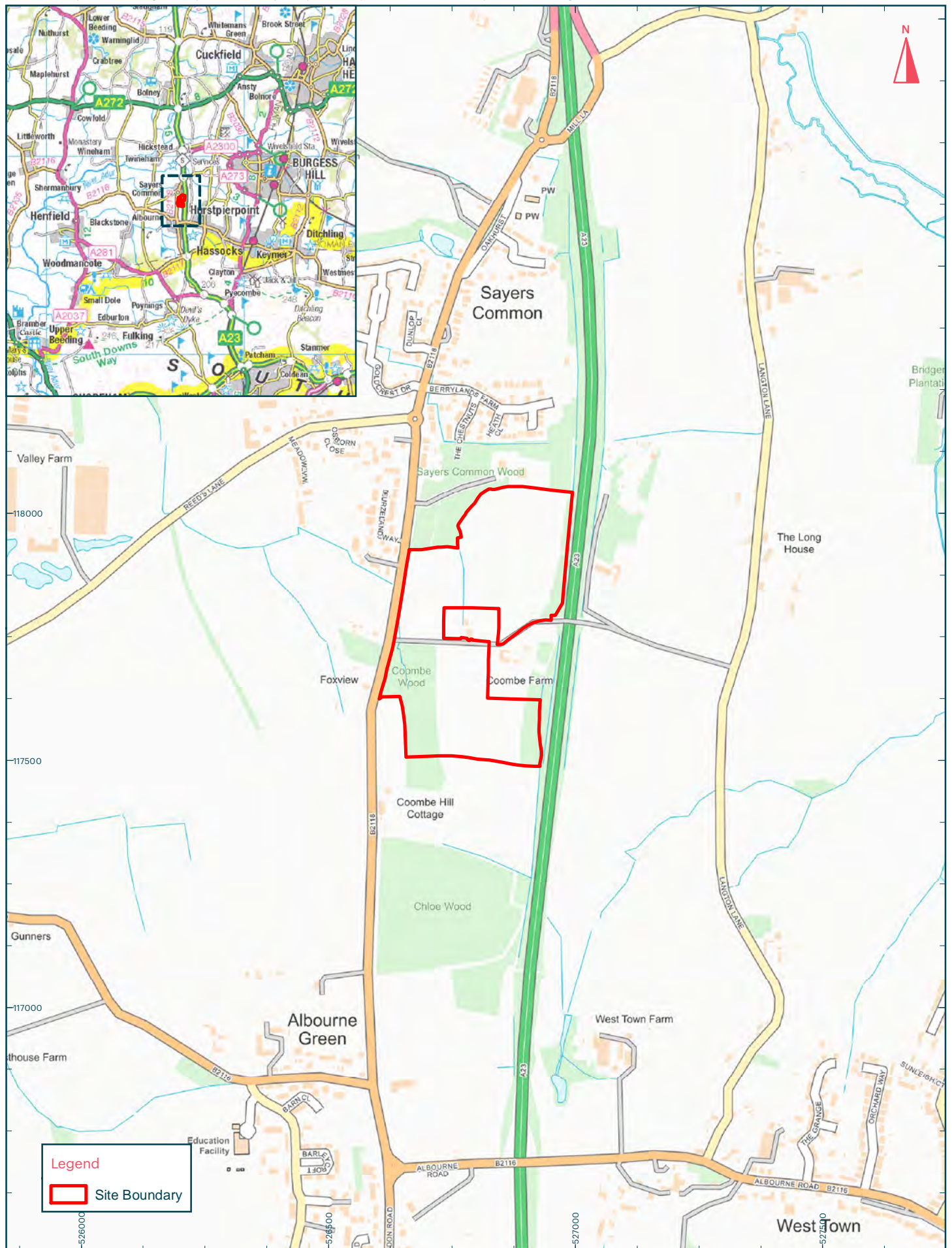
GAZETTEER OF ARCHAEOLOGICAL EVENTS

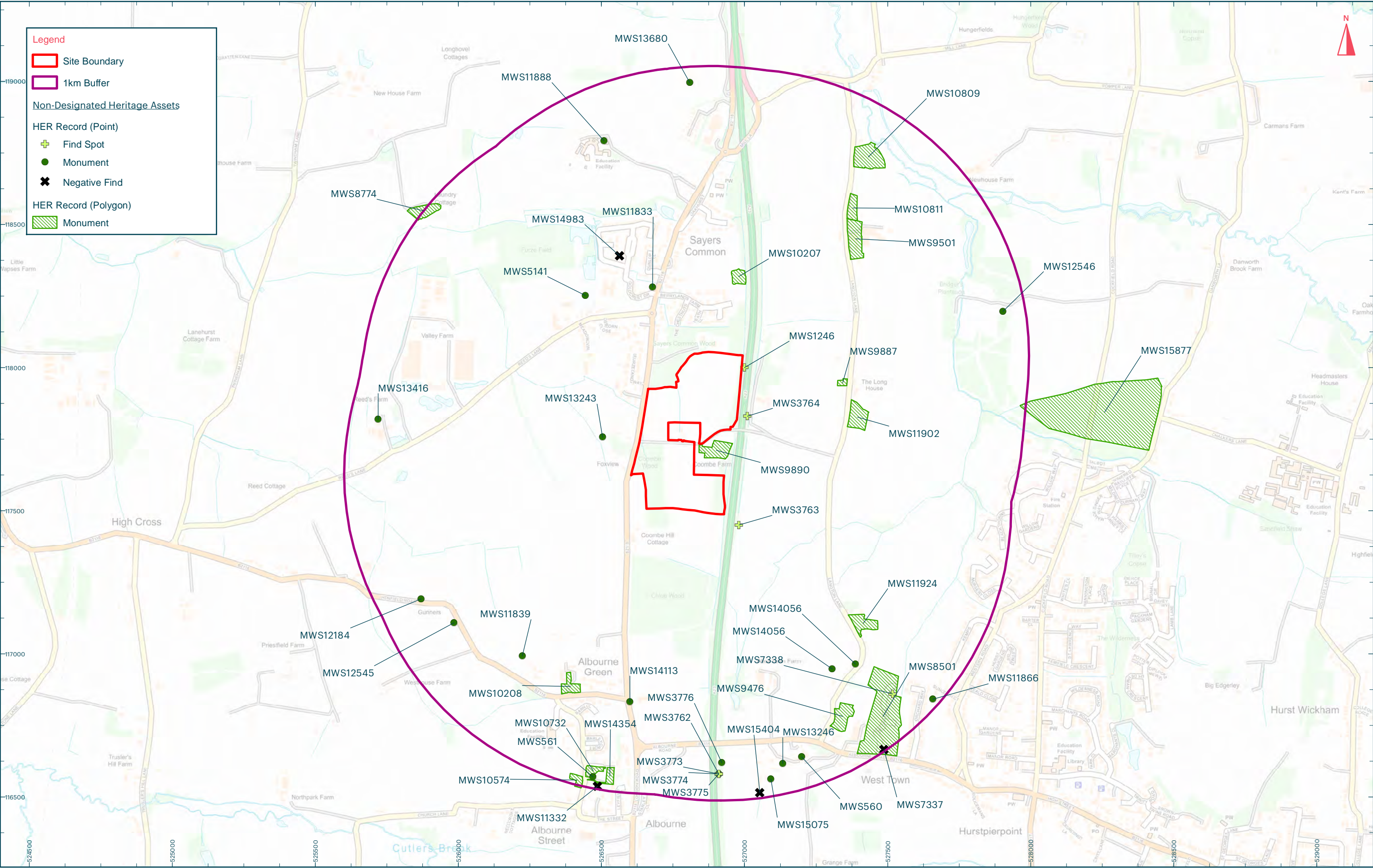
The following gazetteer represents all events recorded by the WSHR within the 1km study area.

Abbreviations

Event ID: WSHR event identification reference number

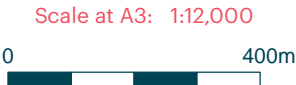
PrefRef	Name
EWS1213	LAND OFF DUNLOP CLOSE, SAYERS COMMON - DESK BASED ASSESSMENT
EWS1950	LAND OFF DUNLOP CLOSE, SAYERS COMMON - EVALUATION
EWS1265	CHESTNUT COURT, THE STREET, ALBOURNE - WATCHING BRIEF
EWS1813	GALLOPS, ALBOURNE - WATCHING BRIEF
EWS2174	LAND SOUTH OF ALBOURNE ROAD, HURSTPIERPOINT AND SAYERS COMMON
EWS634	ORCHARD WAY
EWS985	ORCHARD WAY, HURSTPIERPOINT, WEST SUSSEX AN ARCHAEOLOGICAL EVALUATION
EWS2311	LAND OFF CUCKFIELD ROAD, HURSTPIERPOINT - GEOPHYSICAL SURVEY
EWS2140	THE OLD BRICKWORKS, HURSTPIERPOINT AND SAYERS COMMON - DESK-BASED ASSESSMENT
EWS2168	LAND AT SAYERS COMMON, HURSTPIERPOINT AND SAYERS COMMON
EWS1448	AYMERS AND SAYERS, SAYERS COMMON - HERITAGE STATEMENT

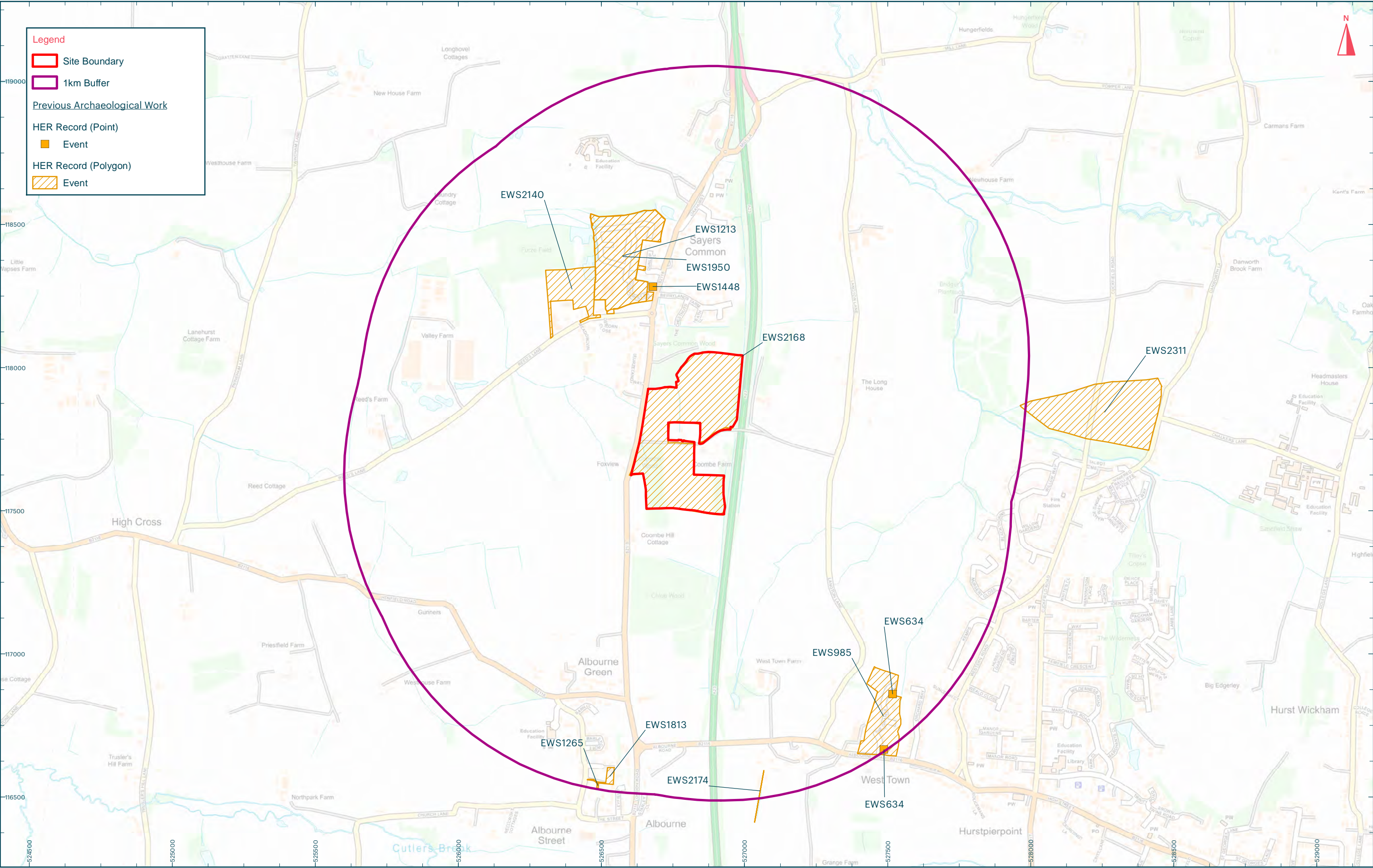


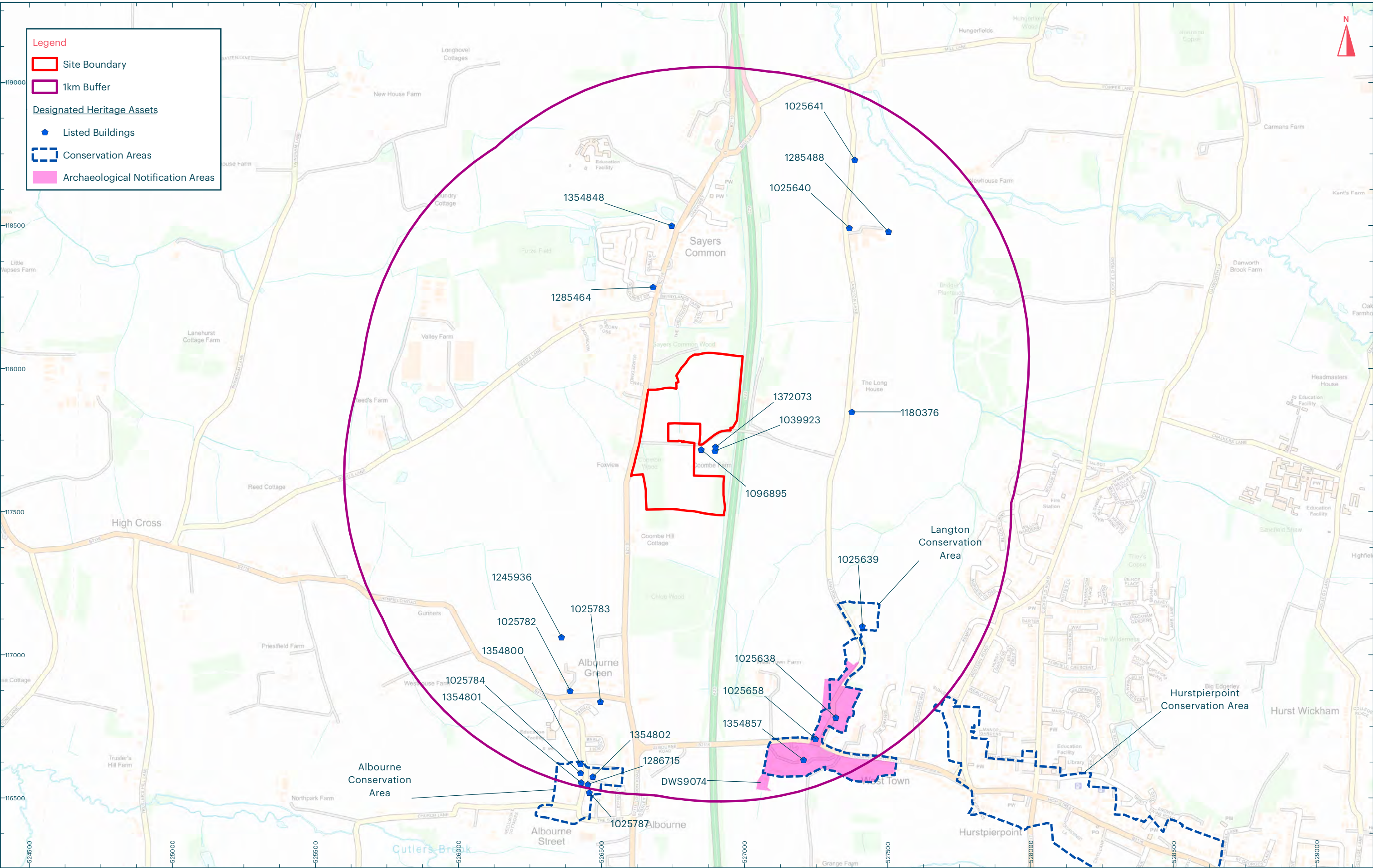


Title:
Figure 2: HER Monuments Data

Address:
Land at Coombe Farm, Sayers Common







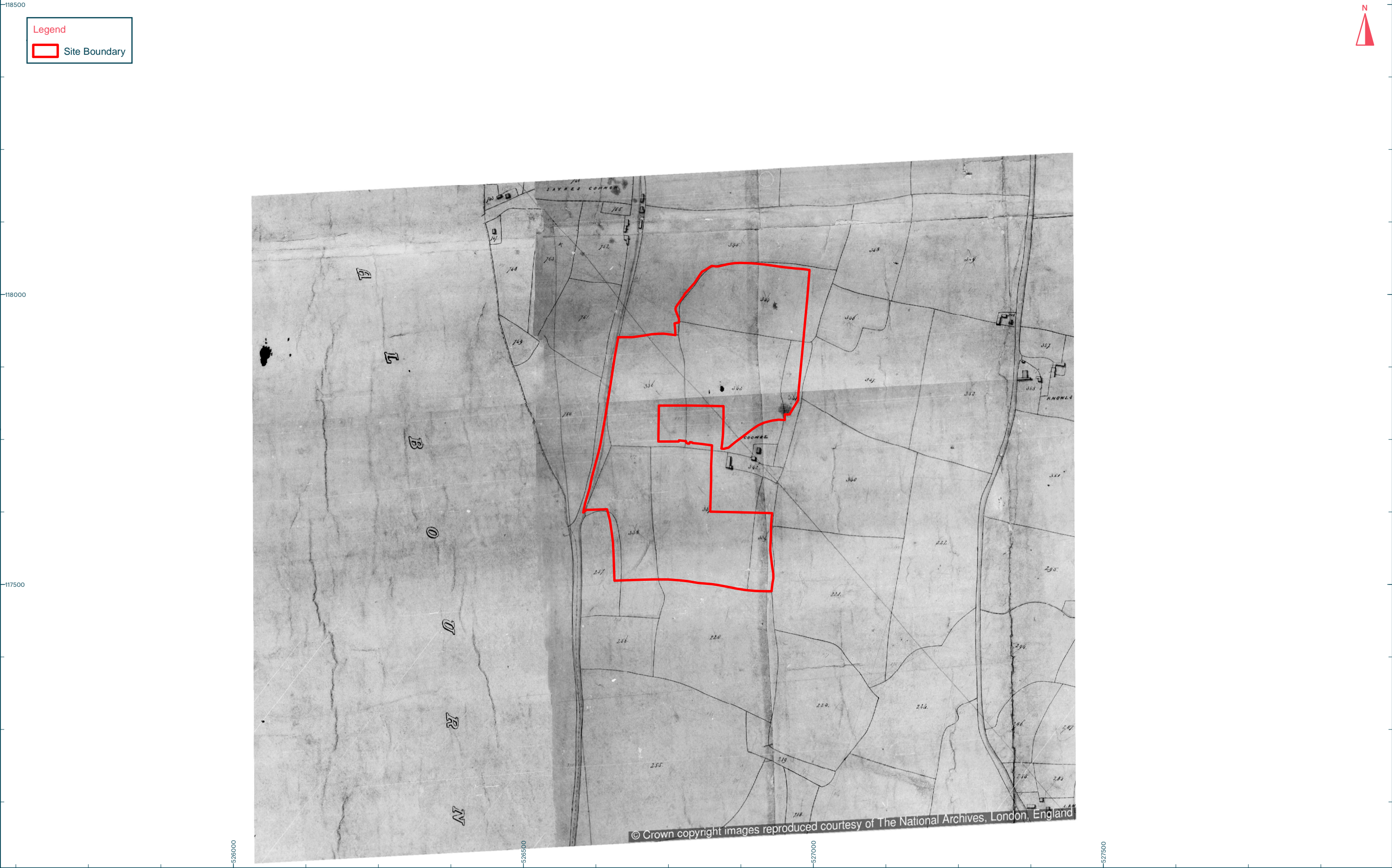
Title:
Figure 4: Designated Heritage Assets

Address:
Land at Coombe Farm, Sayers Common

Scale at A3: 1:12,000

0 400m





Title:

Figure 5: 1841 Tithe Map for the Parish of Hurstpierpoint

Address:

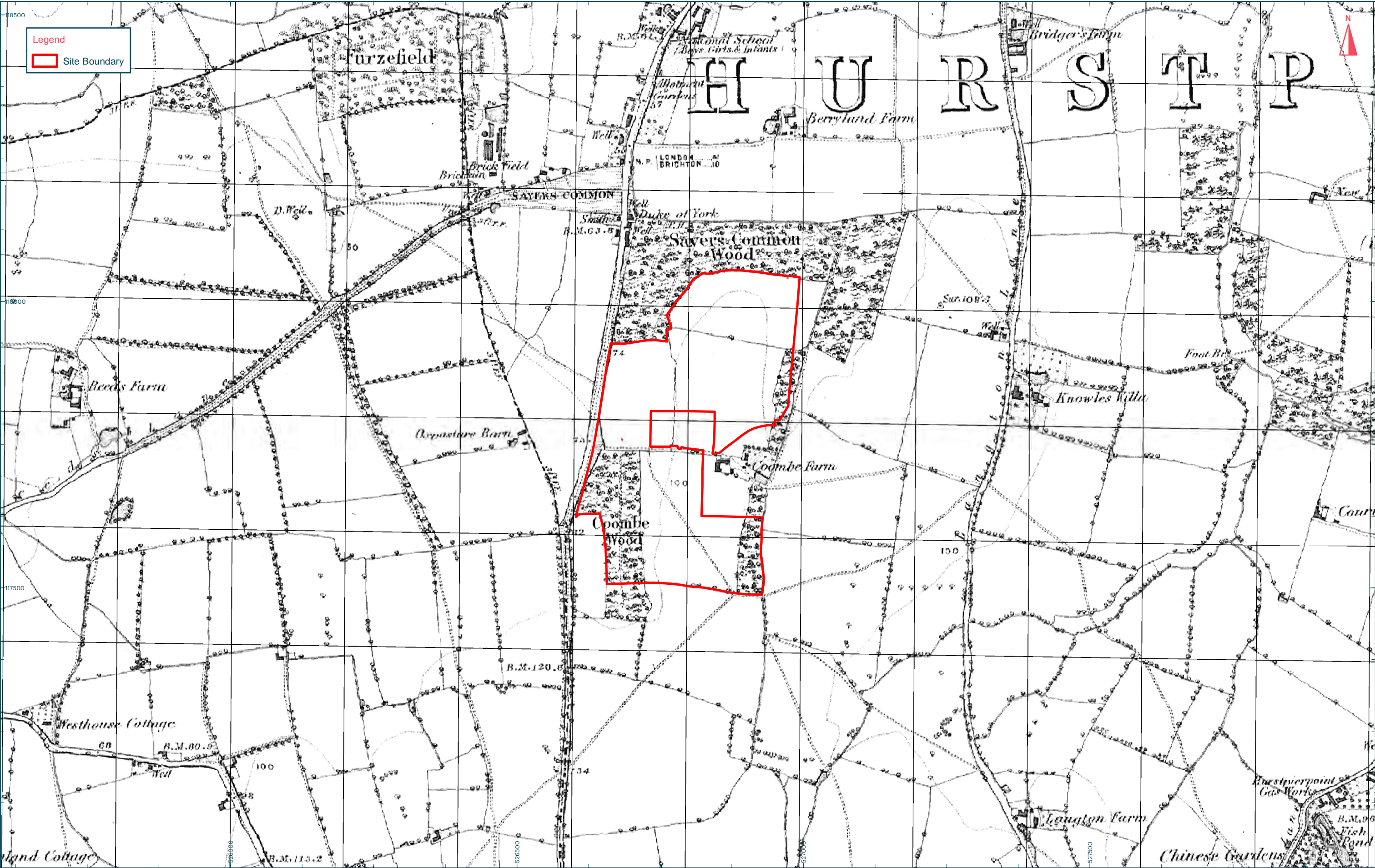
Land at Coombe Farm, Sayers Common

Scale at A3: 1:6,000

0

250m

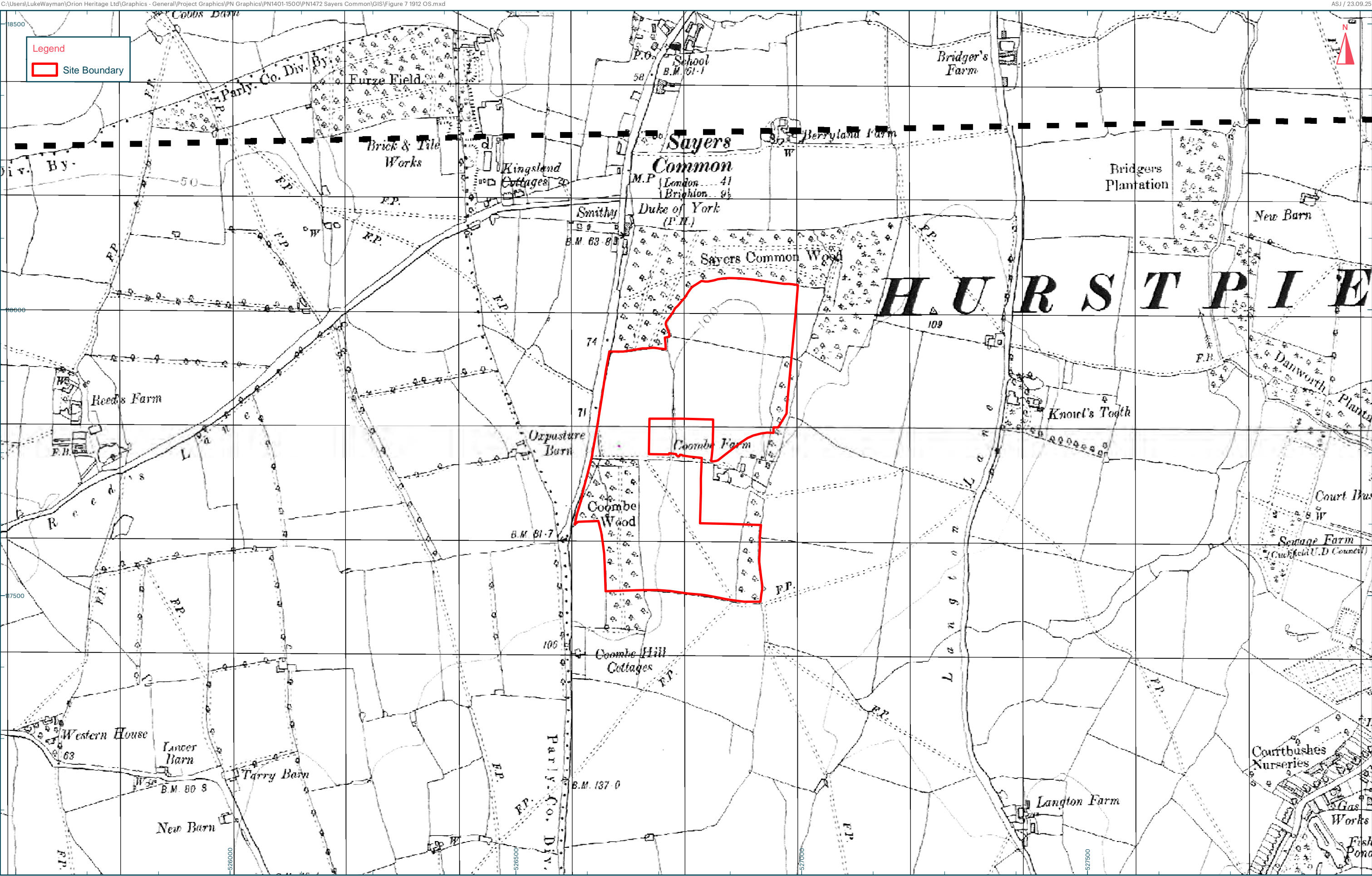
orion.

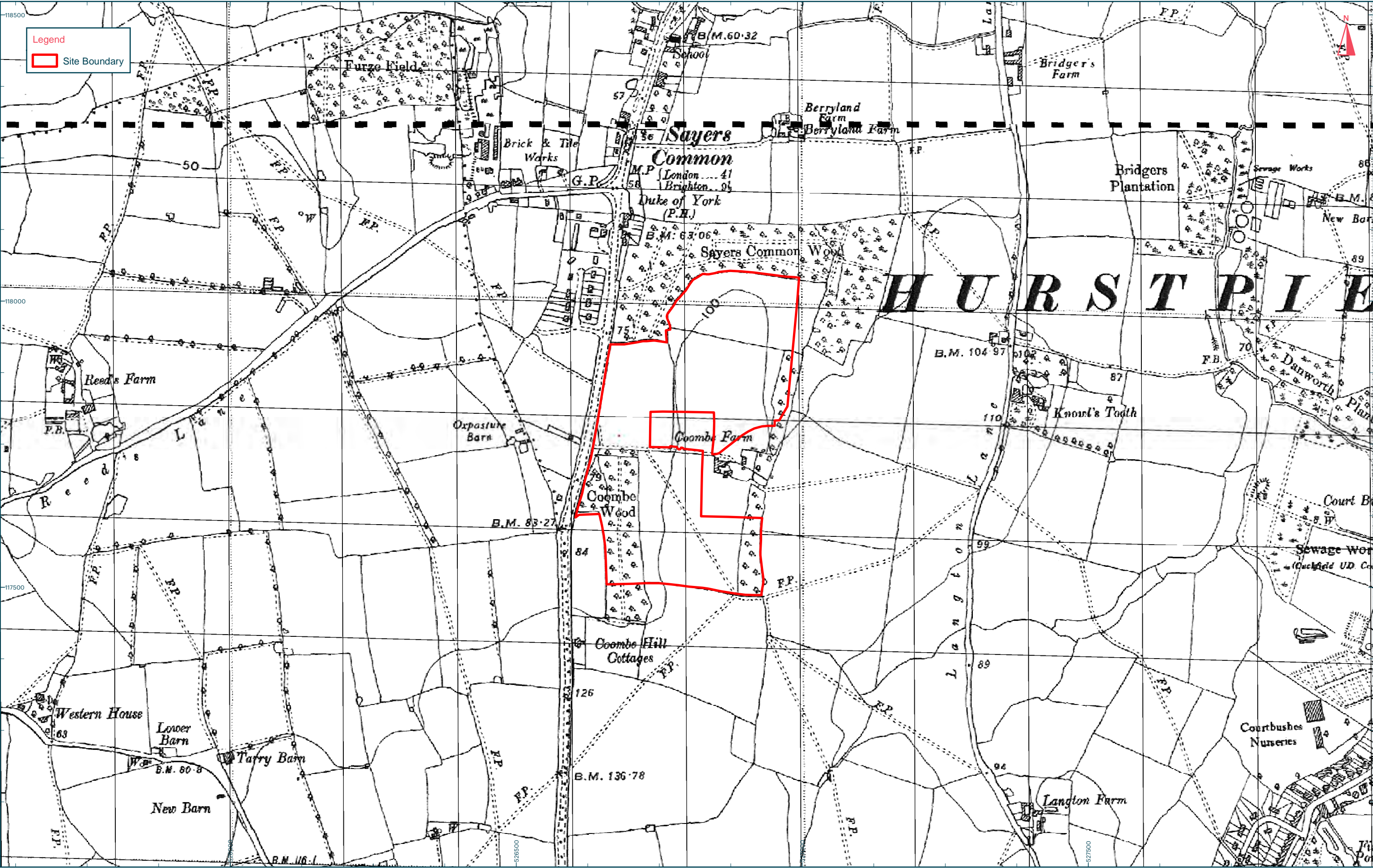


Title:
Figure 6: 1879 Ordnance Survey 1:10,560 Scale Map

Address:
Land at Coombe Farm, Sayers Common



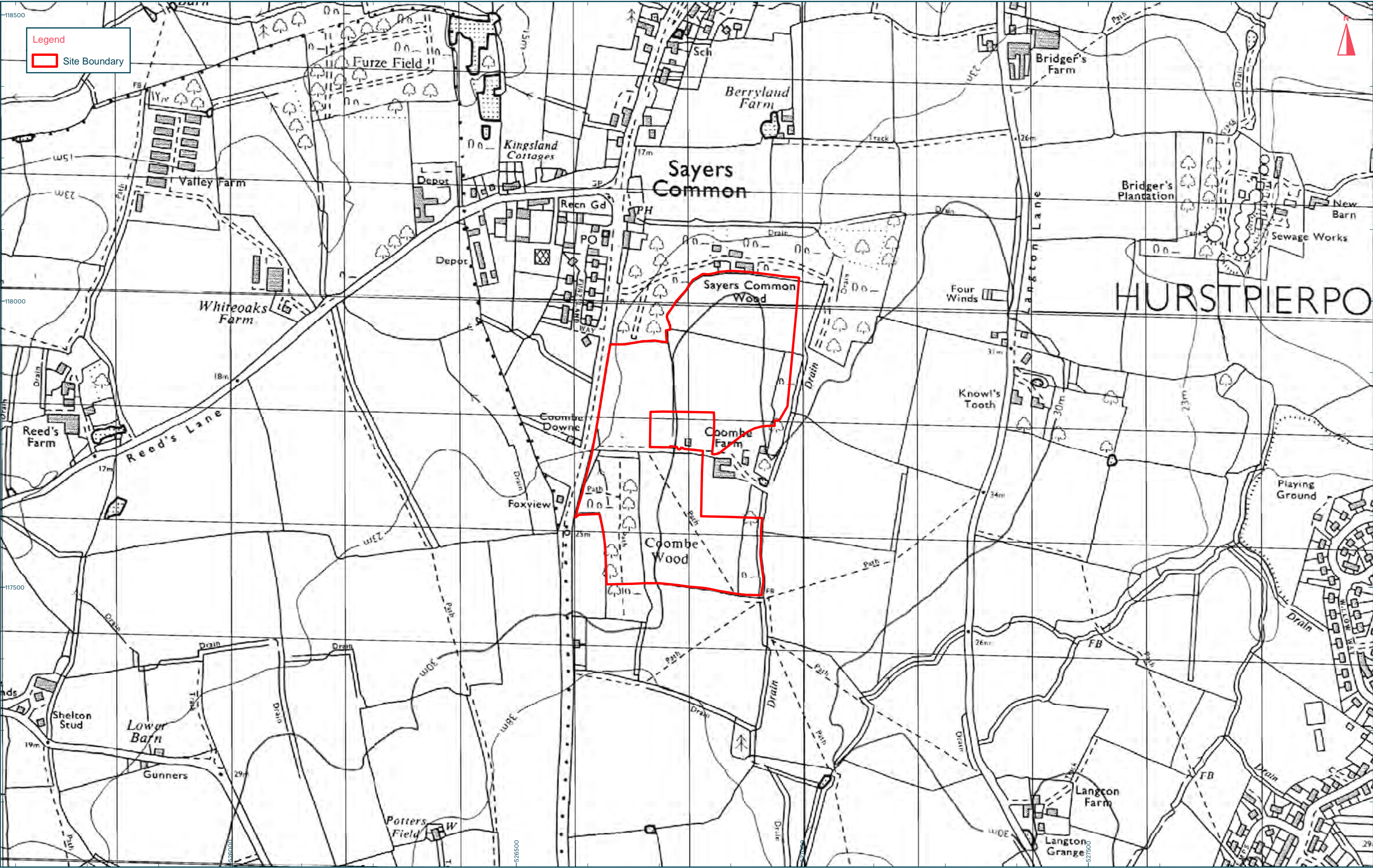




Title:
Figure 8: 1951-1952 Ordnance Survey 1:10,560 Scale Map

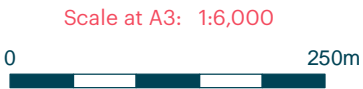
Address:
Land at Coombe Farm, Sayers Common

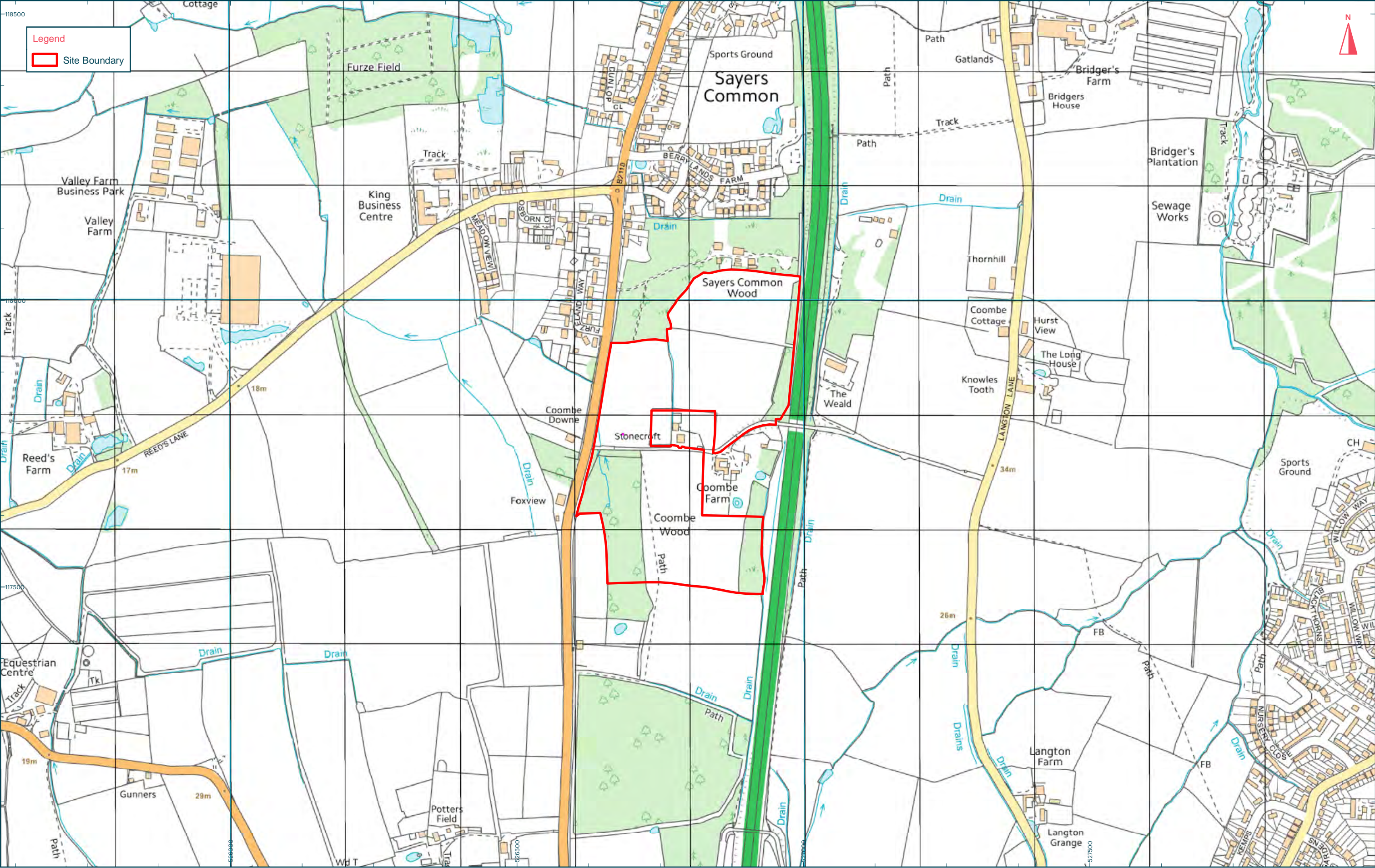




Title:
Figure 9: 1976 Ordnance Survey 1:10,000 Scale Map

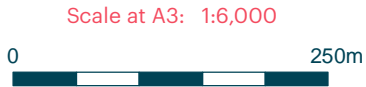
Address:
Land at Coombe Farm, Sayers Common

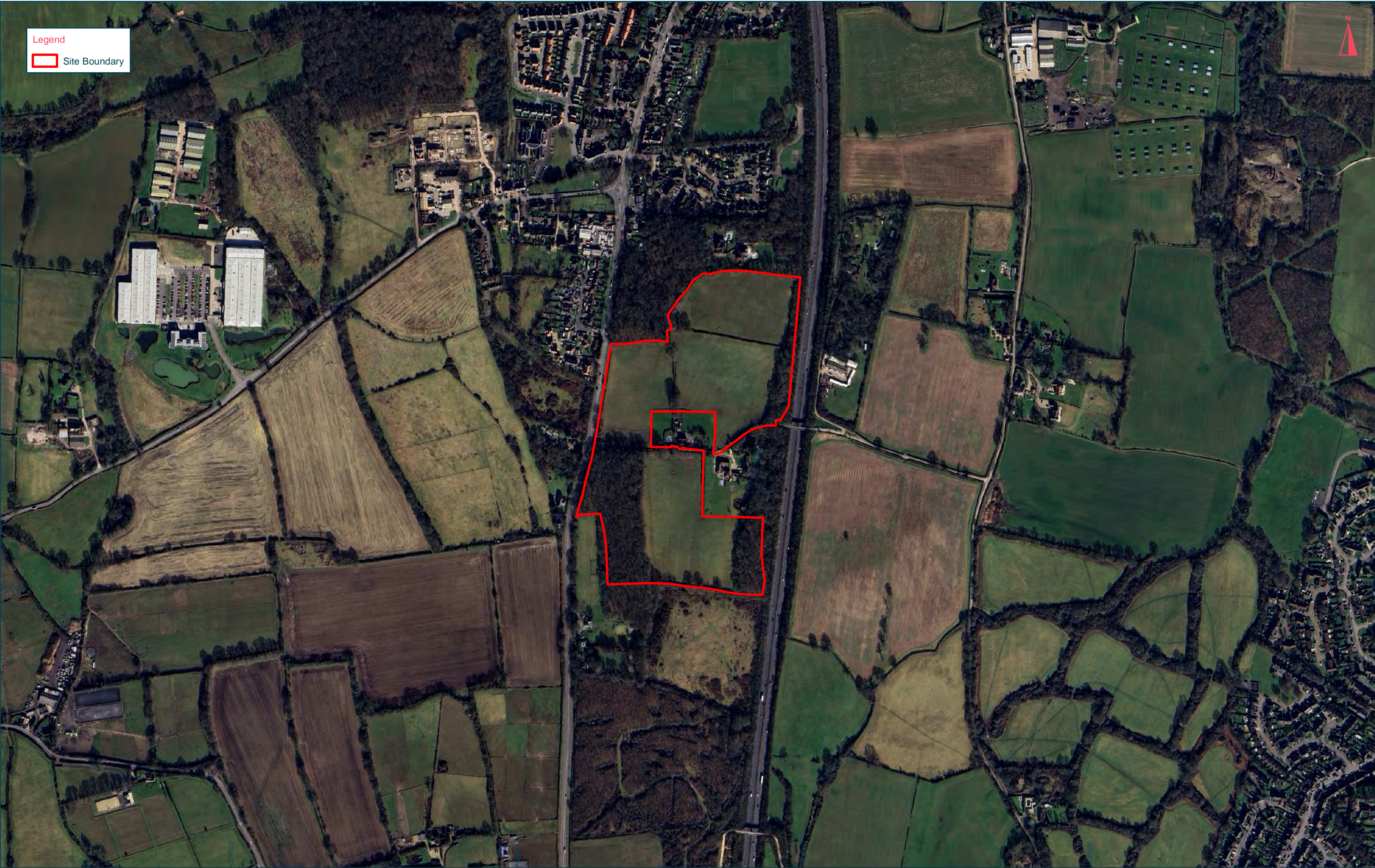




Title:
Figure 10: 2017 Ordnance Survey 1:10,000 Scale Map

Address:
Land at Coombe Farm, Sayers Common





Title:
Figure 11: Satellite Image of Site (Google Earth 2025)

Address:
Land at Coombe Farm, Sayers Common

Scale at A3: 1:6,000

0 250m



