

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT FOR 23 HURST  
ROAD, HASSOCKS, WEST SUSSEX, BN6 9NN.

# Archaeology Services Lewes

Project number: ASL 346-24



The south facing elevation of the existing building.

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## SUMMARY

*This Desk-Based Archaeological Assessment and walk over survey has been prepared by Archaeology Services Lewes for, 23 Hurst Road, Hassocks, West Sussex, BN6 9NN. The Site is currently a detached garage block associated with the house to the east side of the structure. Overall, the potential for archaeological features to be encountered during ground works is considered to be low-moderate, with a low potential for in-situ remains but moderate-high potential for residual artefacts to be encountered during groundworks.*

*The assessment has concluded that the Site is considered to lie within an area of high archaeological potential for the Romano-British period; moderate to high potential for the Prehistoric period; low-moderate potential for the Anglo-Saxon period and low potential for the medieval and post-medieval periods.*

*Despite there being a low-high potential for discovery of archaeological features for all periods, the likelihood of discovery is fairly low overall, due to the excavation of a substantial, 19<sup>th</sup> century sand quarry. This has caused significant impact to any surviving archaeological deposits and the creation of a cut and fill platform for construction of the modern house has further eroded the landscape. There is certainly potential for residual artefact recovery but it is considered less likely that in-situ archaeological features will remain intact. Consequently it is advised that an archaeological watching brief should be conducted during the excavation of the footings if permission is granted to ensure that any unstratified artefacts are fully recovered and recorded.*

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## 1.0 INTRODUCTION

1.1 Archaeology Services Lewes (ASL) has been commissioned by Mr and Mrs Baker, to prepare an Archaeological Desk-Based Assessment (DBA), for, 23 Hurst Road, Hassocks, West Sussex, BN6 9NN (Fig. 1 herein referred to as the Site). The Site is currently a detached garage block associated with the house to the east side of the structure. It should be noted that this report forms the basis of an impartial analysis of significance and the contribution of setting. The level of impact to any below ground archaeological features is considered to be moderate. The potential for archaeological features to be encountered during ground works is considered, overall, to be moderate with a low potential for *in-situ* remains but with moderate-high potential for residual artefacts to be encountered.



**Fig. 1. Site location ©Gould Baxter 2024 Drawing number FE06.** (Reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2020). OS licence No.: 100055392.

- 1.2 This report has been prepared to support a planning application for proposals to demolish the existing garage and build a single unit, detached dwelling.
- 1.3 This report follows the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Desk- Based Assessments* (CIfA 2014; updated 2017) as well as the West Sussex County Council (WSCC) 'Sussex Archaeological Standards 2019'.

- 1.4 The Site is situated at TQ 29664 15561 in the parish of Hassocks, in the Mid-Sussex District. A wider Study Area of 250m radius has been considered to place the Site in context
- 1.5 The objective of this report is to provide an overview of the topography of the Site and to assess the potential impact on any surviving archaeological features, if present, by the proposals if permission is granted. In noting this, the significance of any potential features, both individually and as a group, can be assessed. Additionally, mitigation and recommendations are given.
- 1.6 It should be noted that this survey is non-intrusive and that the report is an appraisal, rather than a definitive statement. Therefore, any discussions on the presence or absence of below-ground archaeological remains should be regarded as *an indicator of potential*. The only way to produce a definitive statement would be for a geophysical survey or trial trenching to define the presence/absence of any archaeological remains within the Site.

## 2.0 SITE TOPOGRAPHY AND GEOLOGY

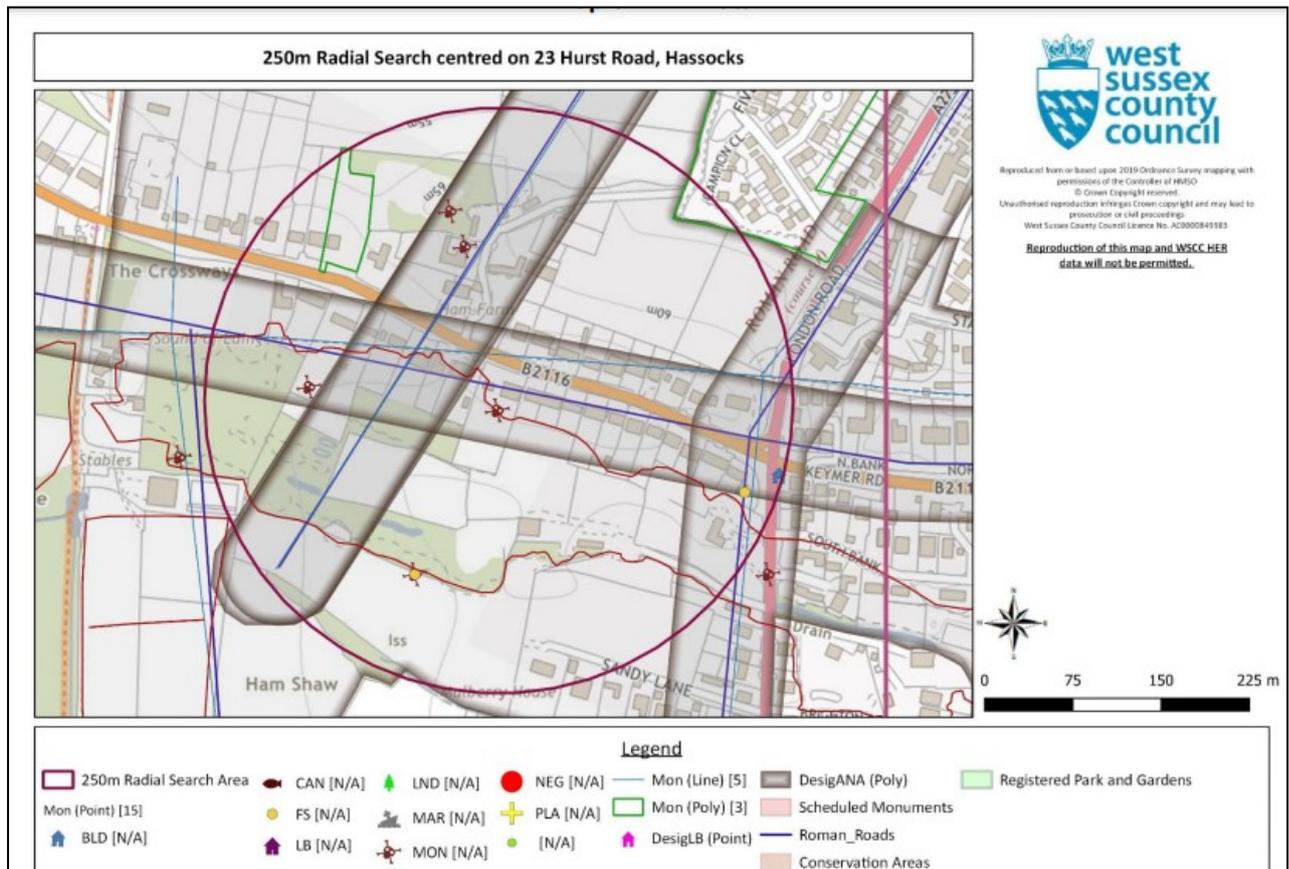
- 2.1 The Site is situated to the west side of the dwelling house which is set back from the Hurst Road which runs on an approximate east-west alignment c.20m to the north of the Site. The area where the garage is located is flat and has clearly been landscaped when the house was built. An area of grass lawn to the south of the building is also flat but after this, the ground slopes steeply to the south into what was previously a substantial 19<sup>th</sup> century sand quarry.
- 2.2 The sand quarry first appears on historic mapping to the east of the Site (See Section 5 below) after the 1896 map was drawn but is not present on the 1873 map. Therefore the quarry began operations between these dates and did not extend to the immediate south side of the Site until before 1909.
- 2.3 The Site lies on ground at an approximate height of 66m above Ordnance Datum (aOD). This is on the same level as the road surface and the lawn to the rear of the property. The ground is then terraced where it descends to the south and south-east sides of the plot. It is clear that the ground was subjected to a 'cut and fill' operation to create a flat terrace, prior to the house and garage being constructed. The sloping ground beyond the platform drops fairly steeply directly into the former sand quarry where the lowest height recorded on the topography plan is approximately 60m aOD.
- 2.4 The underlying geology of the Site is Folkestone Sandstone; part of the Lower Greensand group.
- 2.5 Borehole data is limited, with no boreholes present within 250m radius. The nearest borehole lies c.450m north-west of the Site.

## 3.0 PLANNING BACKGROUND

- 3.1 There are no previous planning applications or development work archived within the Mid-Sussex District Council Planning portal for this particular plot.

## 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 A householder search of the Historic Environment Record (HER), stored at the West Sussex Records Office, was obtained (WSCC HER Reference Number: 202425-055) which is summarised below. Listed Building data was acquired from Historic England. Details were taken of all archaeological sites and Listed Buildings within 250m radius (Fig. 2).



**Fig. 2. Archaeological Notification Areas and sites within the Study Area.**

- 4.2 There are no Conservation Areas within 250m of the Site.
- 4.3 There are no Scheduled Monuments within 250m of the Site.
- 4.4 There are no Listed Buildings within 250m of the Site.
- 4.5 There are no Registered Parks or Gardens within 250m of the Site.
- 4.6 West Sussex County Council, which advises the local planning authorities on archaeological matters, has identified various Archaeological Notification Areas (ANAs) throughout the county which are plotted onto a map (Fig. 2). These ANA maps are to be considered during the process of planning applications, in association with the Archaeological advisors acting as consultant, but the areas have no statutory status or protection. The development is situated within two

Archaeological Notification Areas. The first Archaeological Notification Area is Horsham 078; the Mid Sussex 044 section of the Hardham to Barcombe Mills Roman Road. This has been defined due to the potential remains of the route through Horsham and Mid Sussex as evidenced by excavations along sections of this route.

The second Archaeological Notification Area is SDNPA 069: Multi-Period Features in Hassocks. This has been defined due to the potential remains of occupation of the area from all periods of human activity, including a number of Prehistoric flint working sites, a Bronze Age urnfield and a Roman settlement and cemetery.

There are a further two Archaeological Notification Areas within 50m of the site: Archaeological Notification Area Mid Sussex 036 has been defined due to the potential remains of the route of the Roman Road through Mid-Sussex District as evidenced by excavations along sections of this route. Secondly, Archaeological Notification Area Mid Sussex 004 has been defined due to the potential remains of the route of a smaller Roman Road from Ham Farm to New Close Farm, Hassocks.

This therefore raises the potential for below ground archaeological remains to exist within the development area.

#### 4.7 Archaeological periods represented

A suggested timescale of the archaeological periods referred to in this report is shown below.

Prehistoric: Palaeolithic (c. 750,000–10,000 BC)

Prehistoric: Mesolithic (c. 10,000–5,000 BC)

Prehistoric: Neolithic (c. 5,000–2,300 BC)

Prehistoric: Bronze Age (c. 2,300–700 BC)

Prehistoric: Iron Age (c. 700 BC–AD 43)

Romano-British (AD 43–c. AD 410)

Anglo-Saxon (c. AD 410–1066)

Medieval (AD 1066–1540)

Post-medieval (AD 1540 to date)

#### 4.8 Prehistoric period

In the early-mid 20<sup>th</sup> century, the current plot of 23 Hurst Road, Hassocks<sup>1</sup> was excavated. Six large urns and cups of Middle Bronze Age date were found in the excavations, which denotes an early use of the Site.

Approximately 160m west of the Site within the quarry area<sup>2</sup>, a Mesolithic flint working site, as well as Neolithic and Early Bronze Age flints have been found.

Additionally, c.160m north east of the Site, an archaeological evaluation was carried out in advance of development<sup>3</sup>. Multiple features of archaeological interest were

<sup>1</sup> West Sussex Historic Environment Record database

<sup>2</sup> Shields, G. (1999) The London to Brighton Road: Sussex Archaeological Collections Volume 137, page 81-90

encountered in a small number of trenches across the area. A ditch produced a small quantity of Mesolithic flintwork which represents prehistoric activity.

#### 4.9 Romano British period

In the early-mid 20<sup>th</sup> century, a Roman cemetery was also excavated on the current plot of 23 Hurst Road, Hassocks<sup>4</sup>. The site yielded a large quantity of Roman pottery, mostly cremation urns, with fragments of domestic vessels, querns, mortars, and mealing stones, indicating occupation. The urnfield was used c.70-190AD, with the period of greatest activity, judging from the coins, potters' stamps and datable pottery, being c.140-190AD. Further occupation of the site from the 3<sup>rd</sup> to the end of the 4<sup>th</sup> century was evidenced by pottery and a substantial quantity of coins. In the later part of the 20<sup>th</sup> century, the area of the burial ground was partly developed, with the remainder lying within long disused and overgrown sandpits.

Approximately, 45m north of the site lies the probable route of a Roman road, part of the Greensand Way, identified as Ivan Margery's route 140 which extends for about 25 miles from Barcombe Mills in the east to Hardham on Stane Street to the west. Sections of the road are traceable as earthworks or following field boundaries or tracks. Two additional potential Roman Roads were also identified by Margary, located approximately 220m north east of the Site.

Approximately 90m to the west of the Site is a fourth Roman Road, running northeast – southwest, which was discovered during groundworks for a golf course at Friar's Oak.

Approximately 160m west of the Site, between the Roman cemetery and a Roman Road that falls outside of the 250m search area, foundations of a small building were found; it may be associated with the cemetery. A ditch, about 1m deep, headed south-east in the direction of a 1<sup>st</sup> century well.

An archaeological evaluation was carried approximately 170m north-west of the Site at 36 Hurst Road. A possible quarry pit was found which extended out of the excavation trench. Roman pottery was recovered from the fill of the pit, dating to the late 3<sup>rd</sup> to early 4<sup>th</sup> century AD. An adjacent ditch may also be of Roman date. Further excavation at the site revealed more of the quarry pit and some other associated features. A small assemblage of Roman pottery, again dating to the late 3<sup>rd</sup> to early 4<sup>th</sup> century AD, was recovered from the fill of the pit. The presence of the quarry suggests some industrial activity was being undertaken during this period.

Approximately 160m north east of the Site, an archaeological evaluation was carried out in advance of development. Two Roman features consisting of a large shallow pit

<sup>3</sup> CgMs Consulting (2018) Land at London Road, Hassocks, West Sussex - Archaeological Evaluation and Excavation CgMs Report Number: 2018195

<sup>4</sup> West Sussex Historic Environment Record database

and a shallow ditch, running northeast-southwest, was identified, containing Roman Samian ware, dating to the 4<sup>th</sup> century AD. The two features are thought to indicate the presence of Roman divisions of land and areas of infrequent pitting.

To the immediate north east of Ham Farm, the adjacent farm yard was enlarged, in c.1856, part of the mound at Butting Hill was cut away which revealed an urn and fragments of others, together with bones and the teeth of animals. Part of a quern was also found near the spot, and a piece of sandstone perforated with holes<sup>5</sup>, although the HER does not state which period these artefacts belong to.

#### 4.10 Anglo-Saxon period

When the current plot of 23 Hurst Road, Hassocks<sup>6</sup> was excavated in the early-mid 20<sup>th</sup> century, Saxon urns were also recovered from this plot and in the adjoining areas.

#### 4.11 Medieval period

Approximately 160m north east of the site, an archaeological evaluation was carried out in advance of development<sup>7</sup>. Multiple features of archaeological interest were encountered in a small number of trenches across the area including early medieval features. These consisted of field systems, postholes and pits, two possible connecting medieval enclosure ditches and a contemporary dated pit and postholes were located within this enclosure. Pottery recovered from both ditches date to 12<sup>th</sup>-14<sup>th</sup> century. It is probable that nearby features are contemporary with this field layout. Multiple medieval ditches were identified, a small boundary ditch and two further enclosure ditches. Most were similar in profile, and it is thought they formed a large field system splitting into multiple separate enclosures. Within the north of the site a further east-west aligned medieval ditch suggests another field boundary away from the collection of field systems. It was similarly dated and most likely to be part of the same phase of medieval landscape development.

#### 4.12 Post medieval period

Historic mapping for the Site records a sand quarry within open land to the south of Hassocks in the mid and late 19<sup>th</sup> century. From the late 19<sup>th</sup> into the early 20<sup>th</sup> century, the sand pit has increased in size and lies approximately 200m south-east of the Site. By the early – mid 20<sup>th</sup> century the sand pit has further increased in size and from the mid-20<sup>th</sup> century a number of properties have been built in the immediate surrounding area which is becoming increasingly built up<sup>8</sup>. A toll house and gate, is also recorded on historic mapping, and is associated with the sand quarry. The sand

<sup>5</sup> West Sussex Historic Environment Record database

<sup>6</sup> West Sussex Historic Environment Record database

<sup>7</sup> Butler, Chris (2024) An Archaeological Evaluation Excavation at 36 Hurst Road, Hassocks, West Sussex (Chris Butler Archaeological Services) Project No. CBAS 1493

<sup>8</sup> Tithe map and OS historic mapping (WSRO)

pit is extensive and by the 20<sup>th</sup> century, is visible as earthworks on historic air photographs and lidar, which crosses the majority of the Site. Covering a total area of over 1 hectre, the sand pit was multi-phased and named as 'Stonepound Sand Pit' on the 1910 edition Ordnance Survey map. Although now largely built upon or within, or plough levelled in places, many of the earthworks remain extant on the latest 2019 Environment Agency lidar map. It was mapped as part of the Changing Chalk: Downs from Above Aerial Survey project<sup>9</sup>.

Ham Farm, an extant c.19<sup>th</sup> century dispersed multi-yard farmstead, lies approximately 140m north-west of the site. It has been identified through the 'Historic Farmsteads and Landscape Character in West Sussex' Project which represents all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895<sup>10</sup>.

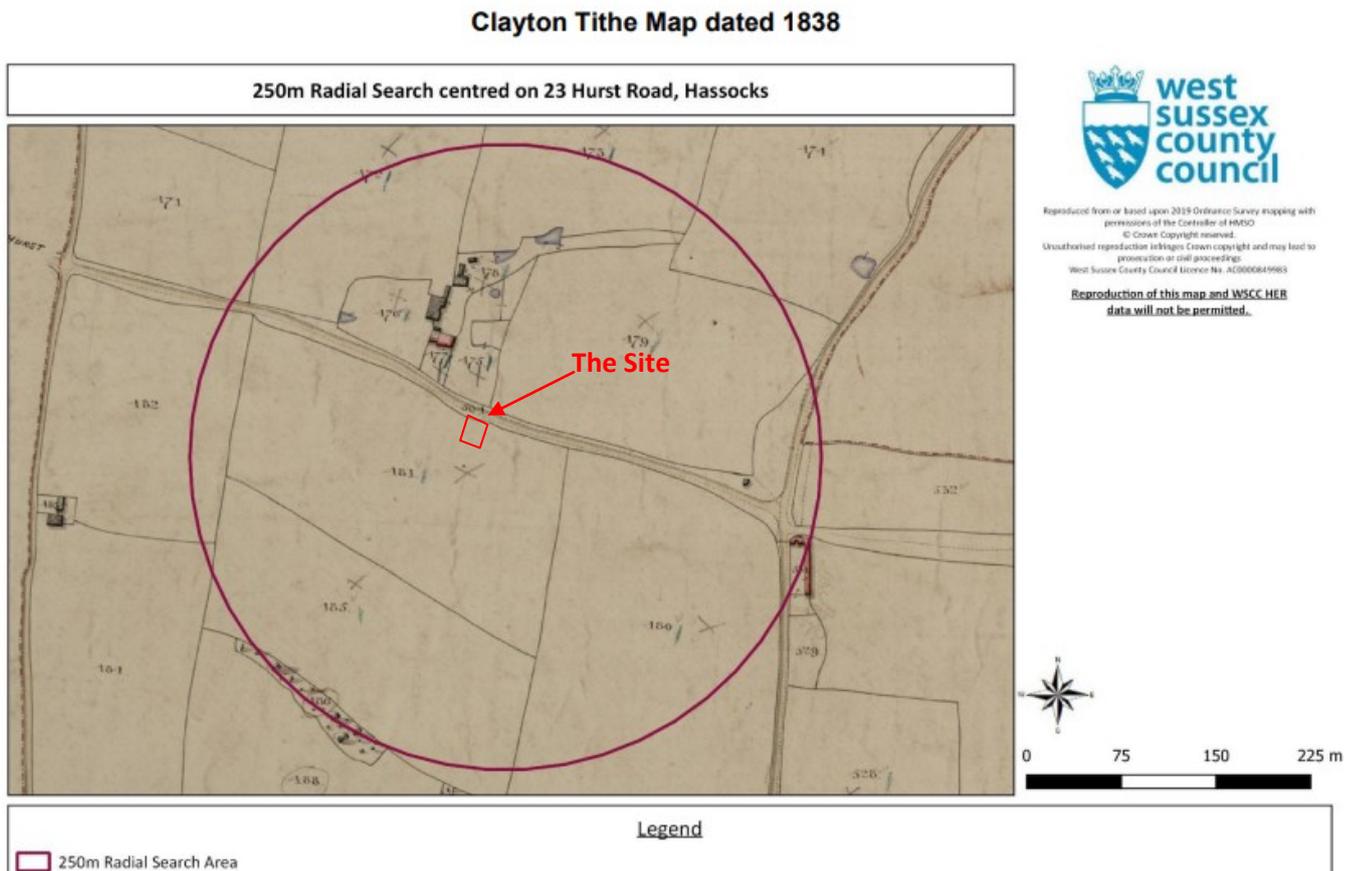
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<sup>9</sup> Changing Chalk: Downs from Above Aerial Survey of the South Downs north of Brighton (2023) Historic England Research Report 16/2023

<sup>10</sup> Edwards, R. (2004) West Sussex Farmstead Characterisation Project

## 5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The Tithe Map of 1838 (Fig. 3) shows the Site as belonging to part of undeveloped land in a field labelled Plot 151. Other fields surround all sides of the plot, apart from the Hurst Road to the north. Further north is Ham Farm, the 19<sup>th</sup> century Farmstead which survives today.



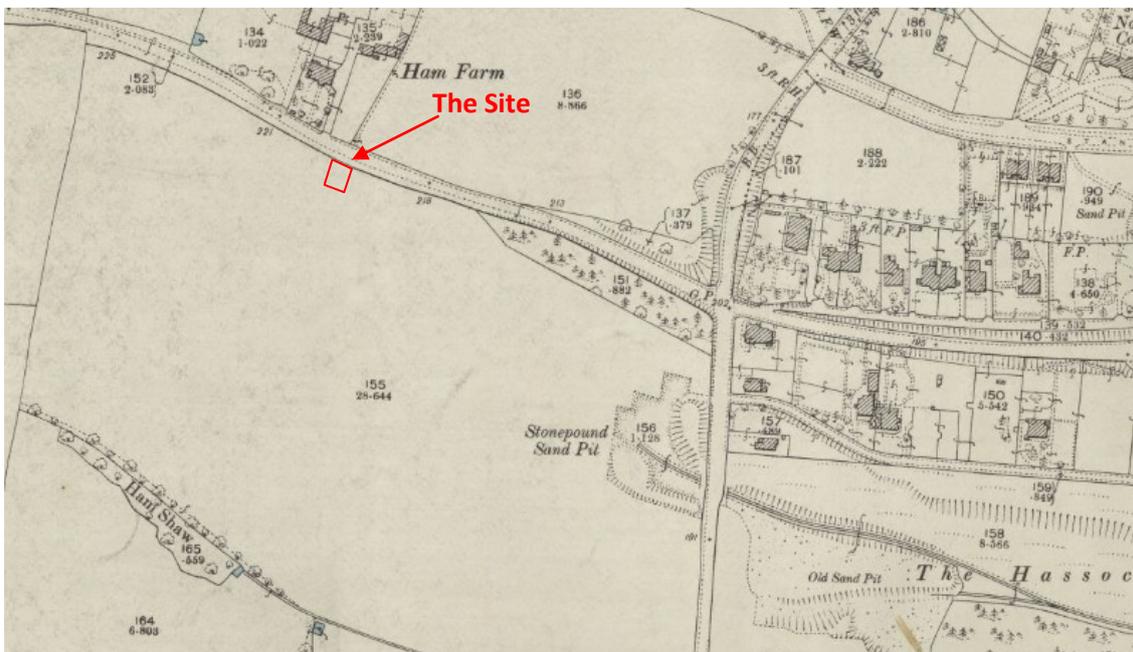
**Fig. 3. The Tithe Map of 1838 for Hassocks.**

- 5.2 The First Edition Ordnance Survey (OS) map of 1873-74 (Fig. 4: published 1879) shows the Site still as part of an open field. The Keymer and Ditchling Gas Works have been built further east but there is no sign of the Stonepound sand quarry yet. The railway line to Brighton was completed in 1841 and Hassocks gained a railway station around this time which attracted more employees to the area, putting an end to Brighton-bound horse drawn coaches.



**Fig. 4. The First Edition Ordnance Survey (OS) map of 1873-74.**

- 5.3 The Second Edition OS map of 1896 (Fig. 5: published 1897) shows the Site still as part of an open field. Stonepound sand quarry is depicted for the first time further east, extracting sand from what was previously common land. Both sides of Hurst Road here have now been built upon and it is clear that Hassocks was becoming more residential, most likely as a result of available employment from the gas works and the quarry.



**Fig. 5. Ordnance Survey map of 1896 published 1897.**

- 5.4 The OS map of 1909 (Fig 6: published 1910) shows the Site still within a field, but the quarry has encroached to the immediate south side of the Site.

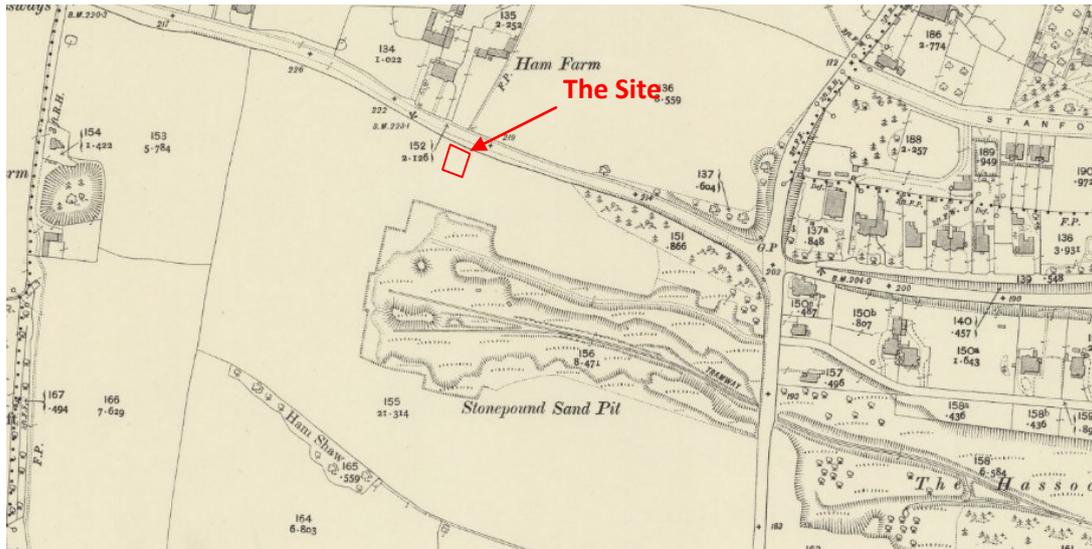


Fig. 6. Ordnance Survey map of 1909 published 1910.

- 5.5 The OS map of 1937 (Figs 7 and 8: published 1946) shows the Site now within an enclosed residential plot, with the house now built to the east. The Site is directly captioned 'Romano-British Cemetery (site of)'.

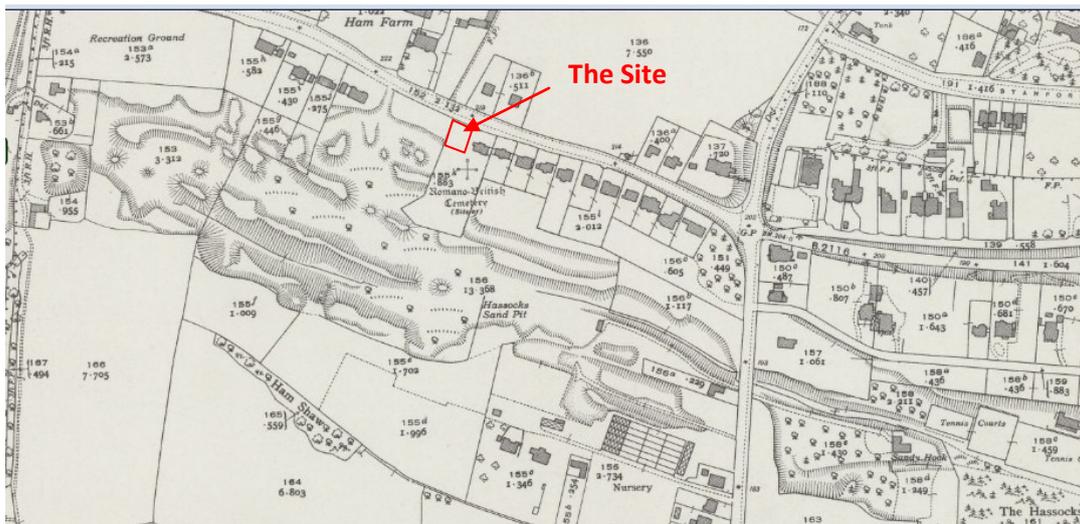


Fig. 7. Ordnance Survey map of 1937-38 published 1946.

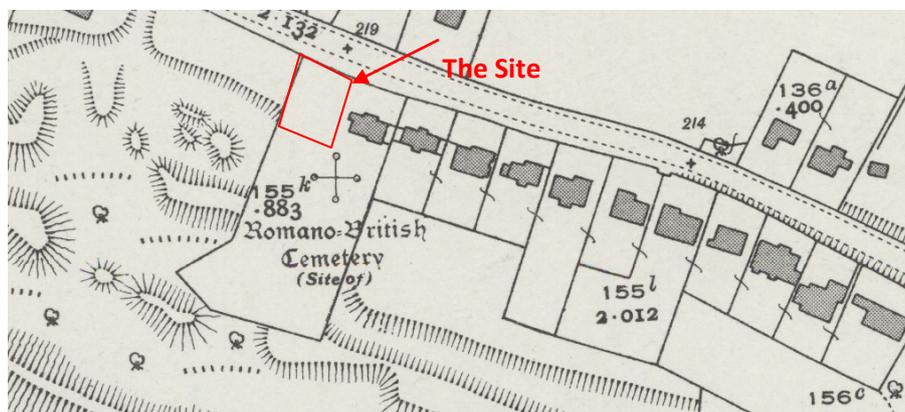


Fig. 8. Close up detail of the cemetery site.

## 6.0 WALKOVER SURVEY

- 6.1 A walkover survey of the Site was undertaken by the author on 10<sup>th</sup> September 2024. The objective of the walkover survey was to identify the adjacent topography as well as any landscape or archaeological features not evident on existing maps, and also to assess any areas of disturbance that may have impacted upon any potential below ground archaeology. The walkover survey was rapid with notes taken at the time and was not intended as a detailed survey. A plan detailing the locations where the photographs were taken is shown in the Appendix.
- 6.2 The Site is located to the south side of Hurst Road, which runs on an approximate east-west alignment between the village of Hassocks and Hurstpierpoint. This is a flat ridge where the Roman Road also aligned, as discussed above in Section 4. Plates 1 and 2 show the topography of the road, immediately adjacent to the Site.



**Plate 1. Looking east along Hurst Road.**



**Plate 2. Looking west along Hurst Road.**

- 6.3 Access to the Site is via a short driveway leading off the south side of Hurst Road which opens up into a gravelled parking/turning space (Plate 3). As discussed above, the Site is situated within a 'cut and fill' terrace to the immediate west side of the house, where the northern area forming the car parking space and front lawn area is level (Plate 3). The Garage is a later addition than the house and has a flat grass lawn to the south side (Plate 4), beyond which the ground descends further south into the former sand pit.



**Plate 3. Gravelled driveway and the north side of the garage.**



**Plate 4. The south side of the garage.**

- 6.4 There is a pedestrian access between the garage and the house and a driveway to the immediate west side of the garage which gives access to the garden beyond. From this vantage point, the true slope of the ground can be seen (Plates 5 and 6), showing where the ground was built up, providing a flat platform area where the garage and house were built.



**Plate 5. The driveway to the west of the garage.**



**Plate 6. The slope can be clearly seen from this side.**

- 6.5 Standing further south within the plot, the edge of the construction platform can be clearly seen, which has been terraced as the ground descends from the level edge (Plate 7), by means of hard landscaping with brick built flower beds and steps.



**Plate 7. Edge of the cut and fill platform with hard landscaping.**

- 6.6 Beyond the terraced slope, there is a longer set of steps which leads to the lowest point in the garden, marking the base of the former sand pit where hard landscaping has once more, levelled the base providing a flat lawned area (Plate 8). Further south, the ground starts to rise in height where bank features exist and the other side of the sand pit is situated. The ground here is irregular, marking various spoil heaps within the former sand pit.



**Plate 8. Landscaped base of the former sand pit.**

- 6.7 The driveway immediately west of the Site (Plate 9) continues down to meet the flat lawned area (Plate 10), with some raised beds within a small vegetable garden marking the extreme western boundary of the plot.



**Plate 9. The driveway to the west continues to descend.**



**Plate 10. The western driveway meets the flat lawned garden.**

- 6.8 The results of the hard landscaping are evident when looking east across the flat lawned area to the south of the terraced planting beds (Plate 11). A short set of steps has been created providing access from the western drive into the flat lawned garden immediately south of the garage (Plate 12).



**Plate 11. The terraced planting beds and the flat lawn, looking east.**



**Plate 12. Steps leading from the drive to the garage lawn.**

## 7.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

7.1 A review of the features and buildings recorded and detailed earlier indicates that the Site has considerable archaeological potential.

### 7.2 Prehistoric period

The Study Area has produced some evidence for prehistoric occupation, with three findspots, one of which is within the Site boundary, one c.160m to the south and one c.160m north-east of the Site.

The potential of the Site for this period is moderate to high.

### 7.3 Romano-British period

The Study Area has produced plenty of evidence for Romano-British occupation, namely a cremation site which was located approximately 25m south-east, within the garden boundary of the plot.

The potential of the Site for this period is therefore high.

### 7.4 Anglo-Saxon period

The Study Area has produced limited evidence for Anglo-Saxon occupation, although some urns are believed to have been found within the sand pit nearby; exact location is not clear.

The potential of the Site for this period is low-moderate.

### 7.5 Medieval period

The Study Area has produced limited evidence for medieval occupation, with evidence for fields c.160m north-east of the Site.

The potential of the Site for this period is therefore considered to be low.

### 7.6 Post-medieval period

The post-medieval history of the Site suggests that evidence for the early part of this period is un-likely to survive as buried archaeological deposits, due to the excavation of the quarry.

Apart from the sand pit, the potential of the Site for other features from this period is low.

### 7.7 Summary of potential

This DBA only considers the *potential* of the Site in principle. Often the conclusions, if considered to prove that the potential for archaeology is high, can only be tested by fieldwork in order to confirm whether remains are actually present. It must be stressed that remains of a type for which there is no prior evidence may be encountered during invasive ground works during development.

This potential for the discovery of hitherto unknown archaeology has been supported by a review of the known archaeological sites near to the Site. Therefore the potential for new sites/findspots being located within the proposed development area is summarised as follows:

Prehistoric – moderate-high  
Romano-British - high  
Anglo-Saxon – low-moderate  
Medieval - low  
Post-medieval – low

To conclude, the Site is considered to lie within an area of high archaeological potential for the Romano-British period; moderate to high potential for the Prehistoric period; low-moderate potential for the Anglo-Saxon period and low potential for the medieval and post-medieval periods.

#### 7.8 Potential for further discovery

Despite there being a low-high potential for discovery of archaeological features for all periods, the likelihood of discovery is fairly low overall, due to the excavation of the sand pit. This has seen significant impact to any surviving archaeological deposits and the creation of a cut and fill platform for construction of the modern house has further eroded the landscape. There is certainly potential for residual artefact recovery but there is a more moderate potential for *in-situ* features to remain intact.

## 8.0 EXISTING IMPACTS ON ARCHAEOLOGICAL POTENTIAL

- 8.1 The Site has been used extensively for quarrying, and so truncations of any subsurface archaeology has previously occurred to an approximate depth of at least 2-3m or more. The exact depth of the quarry is difficult to ascertain as it exists on a slope. As has already been discussed above, a Romano-British cemetery was excavated with artefacts from the prehistoric period and Anglo-Saxon period also recovered.
- 8.2 It is likely that any surviving archaeology will have been further impacted by the cut and fill construction of the house, although it is possible that pockets of *in-situ* archaeology may have survived in-between the foundation trenches within the northern side of the plot.
- 8.3 It is possible that the level lawn area to the south of the garage has been created through deposits of made ground which may have served to protect any *in-situ* archaeology in this area in particular. However, the depths or make up of this layer is not known and it is also possible that the whole area was stripped to natural geology prior to landscaping of the lawn which is likely.

## 9.0 ASSESSMENT OF IMPACT OF PROPOSED DEVELOPMENT

9.1 According to information provided by the client, the overall plans are to demolish the modern garage and replace it with a single, domestic dwelling. The full length of the garden will be sub-divided on the west side so that the new property will retain the part of the plot down to the southern boundary (Fig. 9; outlined in red).



**Fig. 9. Proposed Site plan ©Gould Baxter 2024 Drawing number FE.06.**

9.2 To facilitate this, the plans are listed below and illustrated in Figs 10-13 as follows:

- 1 - Existing vehicular crossover retained
- 2 - Existing boundary hedging to be retained
- 3 - New native hedge planting to proposed mutual boundary
- 4 - Existing lawn, retained
- 5 - Existing driveway, replaced over existing extents with a permeable surface dressing
- 6 - Existing trees retained
- 7 - Existing gate providing side access for proposed dwelling
- 8 - New side access path in permeable surfacing (pea shingle)
- 9 - Raised terrace serving entrance level

- 10 - Existing elements demolished and removed shown dashed red
- 11 - New lower ground floor terrace with a paved finish
- 12 - Existing greenhouse and shed retained
- 13 - Existing vegetable patch retained
- 14 - Existing flower beds
- 15 - Extent of existing Garage to be demolished



Fig. 10. Proposed Site plan ©Gould Baxter 2024 Drawing number FE.01 revision B.

9.3 In general, it is not considered that there will be substantial impact to any surviving ground levels as these have already been impacted as discussed above. However, the footprint of the garage will be extended to the south (Fig. 10) by approximately 2/3rds, for the creation

of a lower basement (Figs 11 and 12) with further ground reductions proposed for a terraced patio to the south (Fig. 13).

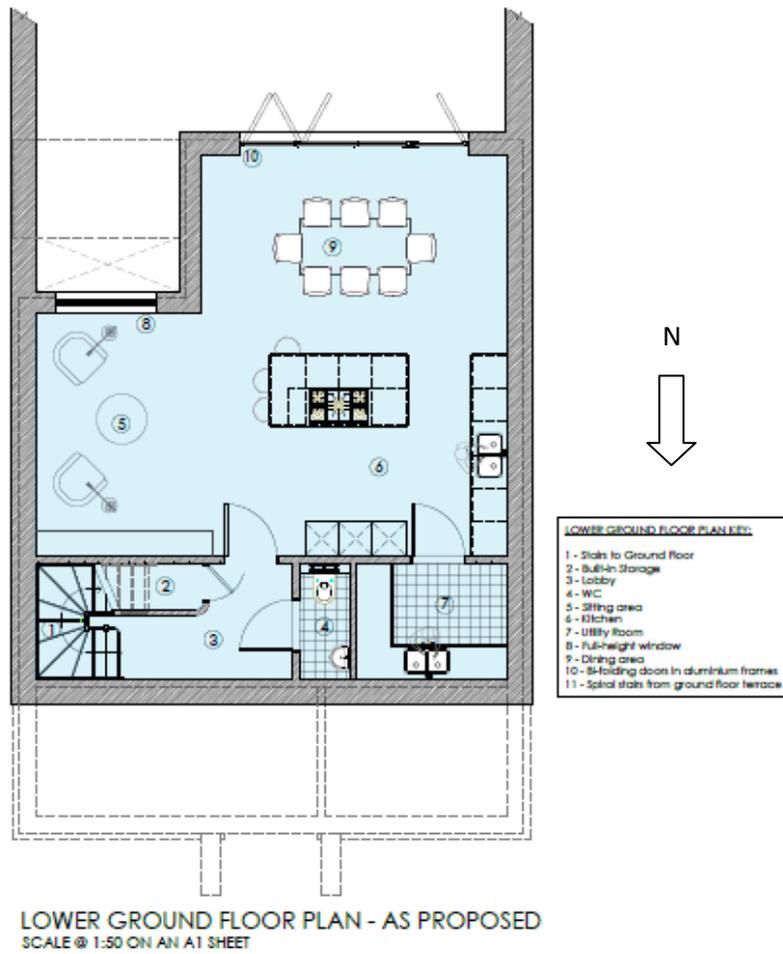
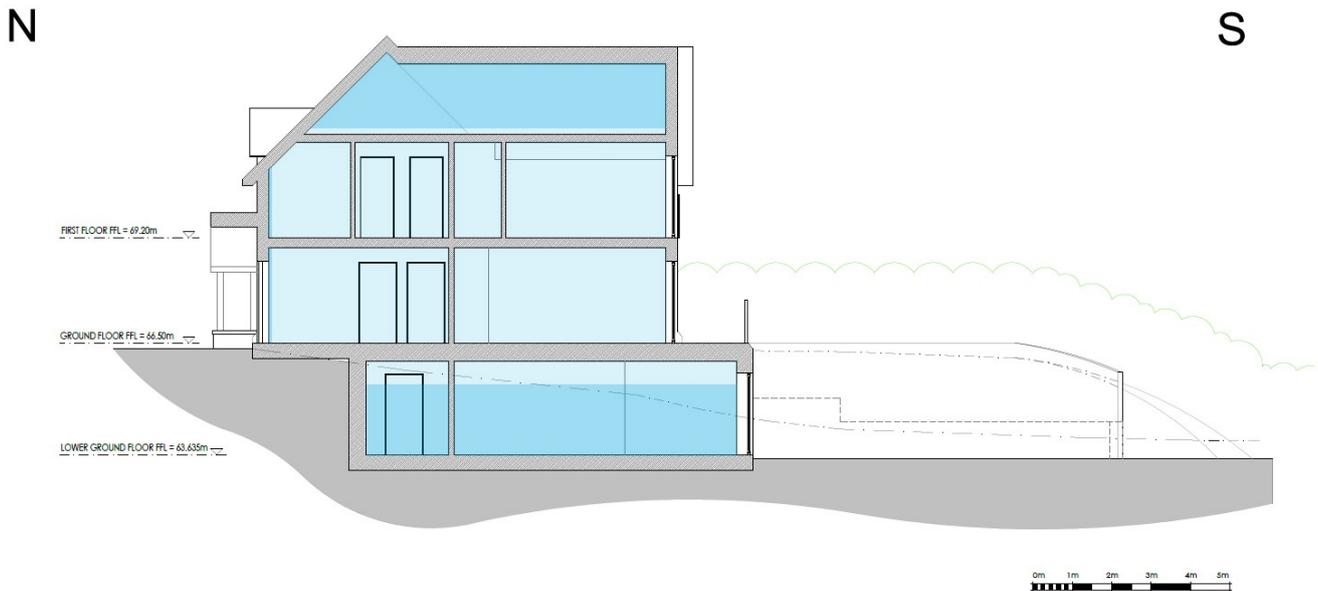


Fig. 11. Lower ground floor plan ©Gould Baxter 2024 Drawing number FE.03 revision B.



Fig. 12. Proposed rear elevation ©Gould Baxter 2024 Drawing number FE.04 revision A.



**Fig. 13. Proposed section adapted from ©Gould Baxter 2024 Drawing number FE.05 revision A.**

- 9.4 The increased footprint of the proposed dwelling, along with the further excavation of the patio to the south will impact the existing level platform, which appears to have been created during the cut and fill terracing of the modern house and garden. Therefore, the bank which forms the garden to the rear of the garage is an artificial bank constructed from made ground. This has the potential to cover archaeological deposits, although the depth and profile of the original land surface is not known. In addition, it is not clear if the excavation of the sand pit impacted the ground further north of the edge of the quarry, through the creation of haul routes etc.
- 9.5 Based on the assessment above, it is considered that there is moderate potential to expose *in-situ* archaeology with the recovery of un-stratified artefacts much more likely.

## 10.0 RECOMMENDATIONS

- 10.1 As noted in section 1.6 above, it necessary to bear in mind that desk based appraisals do not provide a *definitive* statement on the likelihood of archaeological deposits being present within the proposed development area. Therefore we have to stress that this appraisal can only suggest the potential of that area to contain archaeological features/find spots. This is based entirely on this non-intrusive report utilizing the observations made during the walk over survey as well as available historical data. As such the conclusions presented herein can only be proven by the addition of fieldwork techniques.
- 10.2 It is recommended that if permission is granted, an archaeological watching brief should be carried out on any excavations below ground, for the terracing required for the construction. This would be best dealt with through the application of a suitably worded condition within the decision notice as is the normal route forward, and should included the provision for a Written Scheme of Investigation which should be approved by the LPA prior to development.
- 10.3 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document. The above comments should be discussed with the Archaeological Advisors for West Sussex County Council.

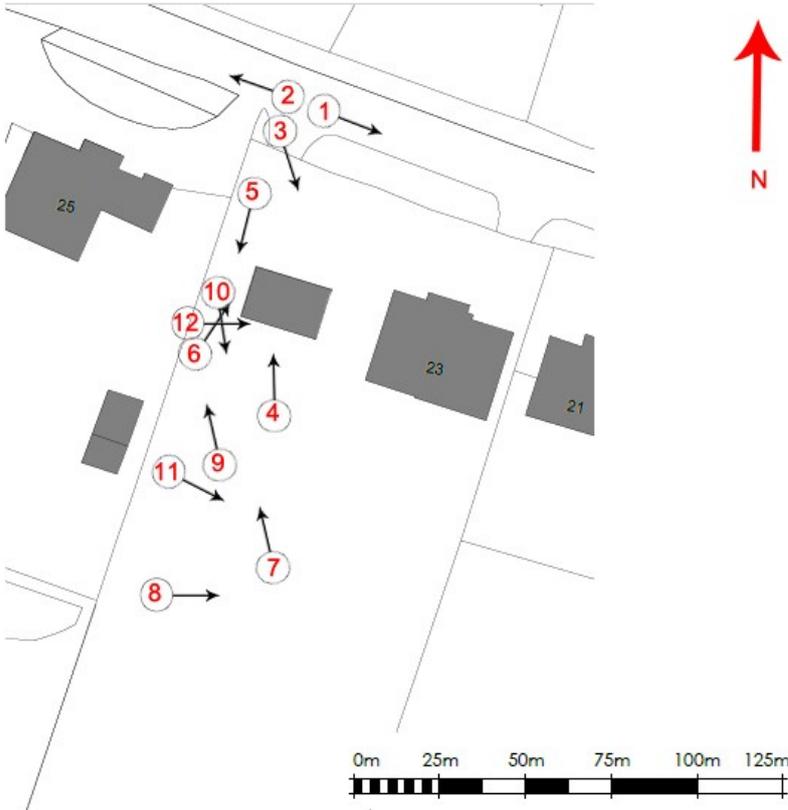
## 11.0 ACKNOWLEDGEMENTS

- 11.1 Thanks are due to Mr and Mrs Baker for commissioning ASL to undertake this report and for providing access and further information on the day of the site assessment.

**Lisa Jayne Fisher BA (Hons), MA, Msc**  
**Principal Archaeologist**  
**Archaeology Services Lewes**  
**October 2024**



**Appendix**



**Photographic location plan**

**HER Summary Sheet**

<b>Site Code</b>	HRH24
<b>Site identification and address</b>	23 Hurst Road, Hassocks, West Sussex, BN6 9NN
<b>County, district and / or borough</b>	Mid-Sussex District of West Sussex in the parish of Hassocks
<b>O.S. grid ref.</b>	TQ 29664 15561
<b>Geology</b>	Folkestone Sandstone; part of the Lower Greensand group.
<b>Project number</b>	ASL 346-24
<b>Fieldwork type</b>	Archaeological Desk Based Assessment
<b>Site type</b>	Householder
<b>Date of fieldwork</b>	10 <sup>th</sup> September 2024
<b>Sponsor/client</b>	Mr and Mrs Baker
<b>Project manager</b>	Lisa Fisher
<b>Project supervisor</b>	Lisa Fisher
<b>Period summary</b>	Multi-period; evidence for Prehistoric activity through to the modern day
<b>Project summary. (100 word max)</b>	The assessment has concluded that the Site is considered to lie within an area of high archaeological potential for the Romano-British period; moderate to high potential for the Prehistoric period; low-moderate potential for the Anglo-Saxon period and low potential for the medieval and post-medieval periods. Despite there being a low-high potential for discovery of archaeological features for all periods, the likelihood of discovery is fairly low overall, due to the excavation of a substantial, 19 <sup>th</sup> century sand quarry but unstratified artefacts are likely to be encountered.

## Historic Environment Record Consultation Report Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.	202425-055
Date completed	23/09/2024
Address of site	23 Hurst Road, Hassocks, West Sussex, BN6 9JU
Grid Reference	TQ 29671 15548
Development type	Householder

### 1. Scheduled Monument (SM)

The site is: Please see below

#### *Description of the Scheduled Monument*

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

## 2. Listed Building

Please choose the most appropriate option: [Please see below](#)

### Description of the Listed Building(s)

There are no Listed Buildings within 250m of the site.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice\* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II\* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

[www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

## 3. Conservation Area

The site is: [Please see below](#)

### Description of the Conservation Area

There are no Conservation Areas within 250m of the site.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold\*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

#### 4. Registered Park and/or Garden (RP&G)

The site is: Please see below

##### *Description of the Registered Park and / or Garden*

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold\*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II\* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: [www.historicengland.org.uk/services-skills/our-planning-services/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

\*Information can be found on the relevant planning websites

#### 5. Archaeological Notification Area (ANA)

The site is: inside an ANA

##### *Description of and reason for the ANA*

The site is located within two Archaeological Notification Areas:

Archaeological Notification Area **Horsham 078; Mid Sussex 044 section of the Hardham to Barcombe Mills Roman Road**. This has been defined due to the potential remains of the Hardham to Barcombe Mills Roman road route through Horsham and Mid Sussex as evidence by excavations along sections of this route.

Archaeological Notification Area **SDNPA 069 Multi-Period Features, Hassocks**. This has been defined due to potential remains of use and occupation of the area from all periods of human activity, including a number of Prehistoric flint working sites, a Bronze Age urnfield and a Roman settlement and cemetery.

There are a further two Archaeological Notification Areas within 50m of the site:

Archaeological Notification Area **Mid Sussex 036 Route of the Roman Road through Mid Sussex**. This has been defined due to the potential remains of the Roman road route through Mid Sussex District as evidence by excavations along sections of this route.

Archaeological Notification Area **Mid Sussex 004 Route of the Roman Road from Ham Farm to New Close Farm, Hassocks**. This has been defined due to the potential remains of a Roman road route from Ham Farm to New Close Farm, Hassocks

For further information about the ANA please contact the West Sussex HER Team: [HER@westsussex.gov.uk](mailto:HER@westsussex.gov.uk).

#### 6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified within 100m from the site

##### Description of non-designated heritage assets

In the early-mid 20<sup>th</sup> century, a Roman cemetery was excavated on the current 23 Hurst Road, Hassocks. The site yielded a large quantity of Roman pottery, mostly cremation urns, with fragments of domestic vessels, querns, mortars, and mealing stones, indicating occupation. The urnfield was used c.70-190AD, with the period of greatest activity, judging from the coins, potters' stamps and datable pottery, being c.140-190AD. Further occupation of the site from the 3<sup>rd</sup> to the end of the 4<sup>th</sup> century was evidenced by pottery and a substantial quantity of coins. An additional six large urns and cups of Middle Bronze Age date were found in the Roman urnfield and adjoining areas, along with a dozen Saxon urns. In the later part of the 20<sup>th</sup> century, the area of the burial ground was partly developed, with the remainder lying within long disused and overgrown sandpits.

An extensive post medieval and 20<sup>th</sup> century sand pit, visible as earthworks on historic air photographs and lidar, crosses the majority of the site. Covering a total area of over 1ha, the sand pit was multi-phased and named as 'Stonepound Sand Pit' on the 1910 edition Ordnance Survey map. Although now largely built upon or within, or plough levelled in places, many of the earthworks remain extant on the latest 2019 Environment Agency lidar. It was mapped as part of the Changing Chalk: Downs from Above Aerial Survey project. [1]

Historic mapping for the Site records it within open land in the mid and late-19<sup>th</sup> century. From the late 19<sup>th</sup> into the early 20<sup>th</sup> century, Stonepound sand pit lies approximately 200m south-east of the Site. By the early – mid 20<sup>th</sup> century the sand pit has increased in size and from the mid-20<sup>th</sup> century a number of properties have been built, including one on a similar footprint to 23 Hurst Road, Hassocks, with the surrounding area becoming increasingly built up. [2]

An archaeological evaluation was carried approximately 170m north-west of the site at 36 Hurst Road. A possible quarry pit was found which extended out of the excavation trench. Roman pottery was recovered from the fill of the pit, dating to the late 3<sup>rd</sup> to early 4<sup>th</sup> century AD. An adjacent ditch may also be of Roman date. Further excavation at the site revealed more of the quarry pit and some other associated features. A small assemblage of Roman pottery, again dating to the late 3<sup>rd</sup> to early 4<sup>th</sup> century AD, was recovered from the fill of the pit. The presence of the quarry suggests some industrial activity was being undertaken.

Approximately 160m north east of the site, an archaeological evaluation was carried out in advance of development. Multiple features of archaeological interest were encountered in a small number of trenches across the area. A ditch produced a small quantity of Mesolithic – early flintwork which may represent prehistoric activity. Two Roman features consisting of a large shallow pit and a shallow ditch were identified, containing Roman Samian ware, 4<sup>th</sup> century pottery and, possibly intrusive, 13<sup>th</sup> century pottery. The ditch, running northeast-southwest, was cut by medieval activity. The two features are thought to indicate the presence of Roman divisions of land and areas of infrequent pitting. Early medieval features were present in the form of field systems, postholes and pits, two possible connecting medieval enclosure ditches and a contemporary dated pit and postholes located within this enclosure. Pottery recovered from both ditches date to 12<sup>th</sup>-14<sup>th</sup> century, and it is probable that nearby features are contemporary with this field layout. Multiple medieval ditches were identified, a small boundary ditch and two further enclosure ditches. Most were similar in profile, and it is thought they formed a large field system splitting into multiple separate enclosures.

Within the north of the site a further east-west aligned medieval ditch suggests another field boundary away from the collection of field systems. It was similarly dated and most likely to be part of the same phase of medieval landscape development. [3]

Approximately, 45m north of the site lies the probable route of a Roman road (part of the Greensand Way Roman Road). The Greensand Way (identified as Margery's route 140) extends for about 25 miles from Barcombe Mills in the east to Hardham on Stane Street to the west.

Sections of the road are traceable as earthworks or following field boundaries or tracks. Two additional potential Roman Roads were also identified by Margery approximately 220m north east of the site.

Approximately 90m to the west, a fourth Roman Road, running northeast – southwest, was discovered during groundworks for a golf course at Friar's Oak.

Approximately 160m west of the site, between the Roman cemetery and a Roman Road that falls outside of the 250m search area, foundations of a small building were found; it may be associated with the cemetery. A ditch about 3ft deep led in the direction of a 1<sup>st</sup> century well, to the south-east of the foundations.

Within the sandpit area, a Mesolithic flint working site, Neolithic and Early Bronze Age flints have been found. A toll house and gate, recorded on historic mapping, is associated with the sand quarry. [4]

Ham Farm, an extant c.19<sup>th</sup> century dispersed multi-yard farmstead, lies approximately 140m north-west of the site. It has been identified through the 'Historic Farmsteads and Landscape Character in West Sussex' Project which represents all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. To the immediate north east of Ham Farm, Butting Hill was excavated and shown to be a natural mound. When the adjacent farm yard was enlarged, in c.1856, part of the mound was cut away and revealed an urn and fragments of others, together with bones and the teeth

of animals. Part of a quern was also found near the spot, and a piece of sandstone perforated with holes. [5]

#### 7. HER data sources

[1] a) West Sussex Historic Environment Record database

b) Changing Chalk: Downs from Above Aerial Survey of the South Downs north of Brighton (2023) Historic England Research Report 16/2023

[2] Tithe map and OS historic mapping (WSRO)

[3] a) Butler, Chris (2024) An Archaeological Evaluation Excavation at 36 Hurst Road, Hassocks, West Sussex (Chris Butler Archaeological Services) Project No. CBAS 1493

b) Butler, Chris (2024) Archaeological Investigations at 36 Hurst Road, Hassocks, West Sussex (Chris Butler Archaeological Services) Project No. CBAS 1493

c) CgMs Consulting (2018) Land at London Road, Hassocks, West Sussex - Archaeological Evaluation and Excavation CgMs Report Number: 2018195

[4] a) Shields, G. (1999) The London to Brighton Road: Sussex Archaeological Collections Volume 137, page 81-90

b) West Sussex Historic Environment Record database

[5] a) Edwards, R. (2004) West Sussex Farmstead Characterisation Project

b) West Sussex Historic Environment Record database

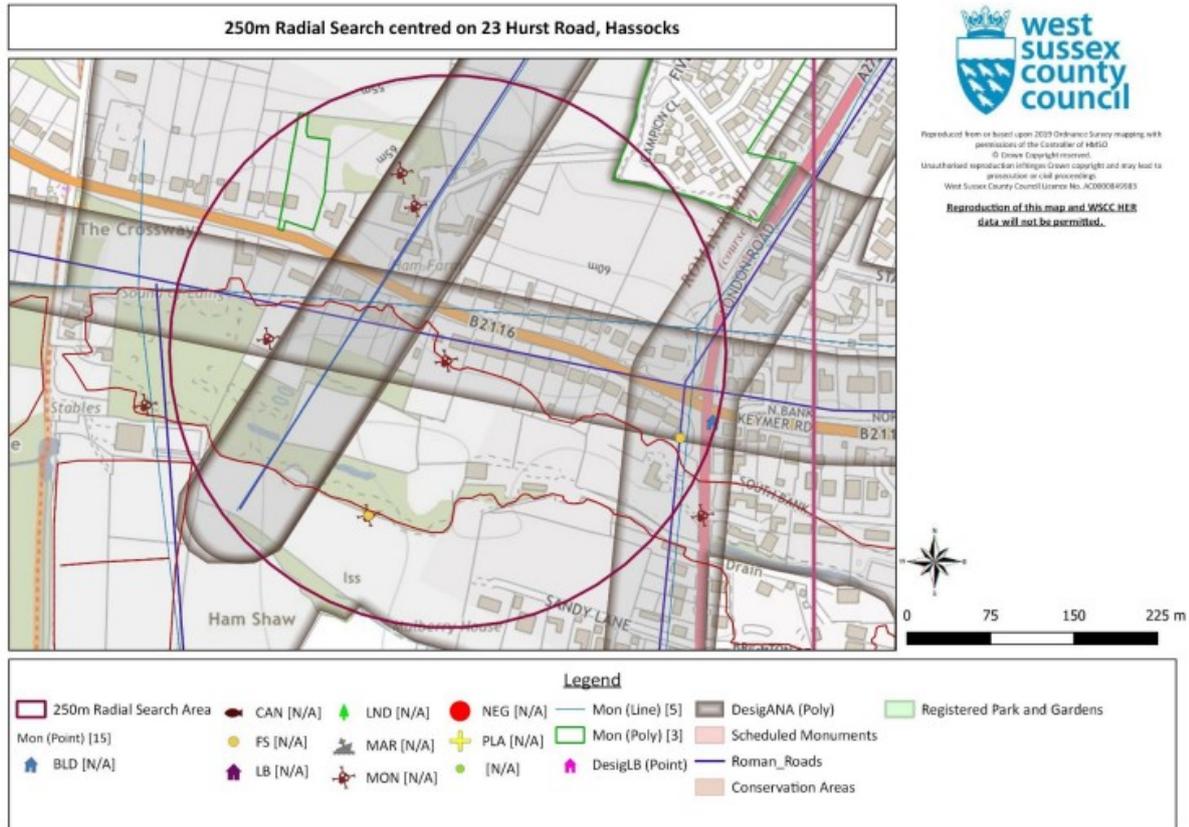
#### 8. Further Information

**The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development**

Guidance with regard to development and historic farmsteads can be found at: <https://historicengland.org.uk/images-books/publications/south-east-farmsteads-character-statement/> and also by discussion with the LPA.

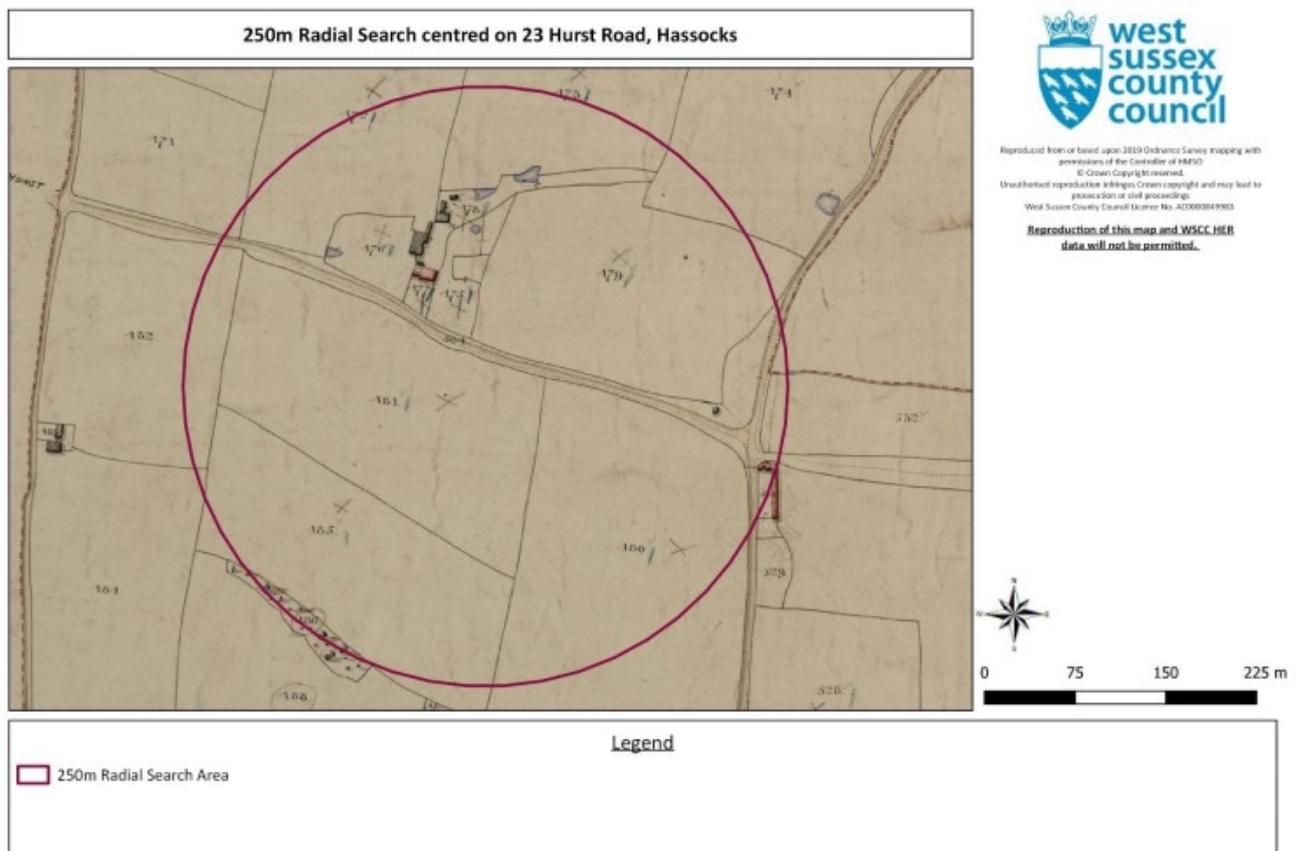
**The information in this report will need to be attached as Appendix 1 to**

Map of HER Data



8

Clayton Tithe Map dated 1838



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#### Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.\* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 194** states that: *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.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: 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. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

*\*The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*