

LAND WEST OF LONDON ROAD,
HANDCROSS,
MID SUSSEX

HERITAGE IMPACT ASSESSMENT

ON BEHALF OF
WELLBECK STRATEGIC
LAND LTD



**Land West of London Road,
Handcross,
Mid Sussex**

NGR: TQ 2612 3069

**Report No. 1746
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Part 1 of 3



Quality Assurance

This Document has been Prepared
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CONTENTS

Glossary of terms and abbreviations

Summary

1	Introduction and Project Background
2	Legislation, Policy and Guidance
3	Assessment Methodology
4	Sources
5	Site Walkover
6	Archaeological and Historical Background and Map Regression
7	Archaeological Potential and Significance
8	Settings Appraisal
9	Impact Assessment
10	Conclusions
11	References
12	Acknowledgements

Appendix 1: Gazetteer of Historic Environment Records

LIST OF FIGURES

Figure 1	Site Location
Figure 2	Historic Environment Maps
Figure 3	Map Regression
Figure 4	Site Walkover Viewpoint Plan
Figure 5	Site Walkover Photographs 1-11
Figure 6	Site Walkover Photographs 12-15
Figure 7	Proposed Development

SUMMARY

This proportionate Heritage Impact Assessment has considered the potential for the construction of a new residential scheme on land west of London Road, Handcross, Mid Sussex to affect known and potential heritage assets, as required by the National Planning Policy Framework 2024 and local plan policies. The assessment has therefore considered the potential effect of the proposals on designated and non-designated heritage assets in the vicinity of the site.

The Site has been identified as having a **negligible** potential for the presence of significant archaeological features of any date, outside the probable Medieval ridge and furrow remains present on the Site. These remains are very poorly preserved, fragmentary and isolated in context, therefore assessment has concluded that they are of **negligible** significance at best. Evidence suggests that the Site was in agricultural usage throughout the Medieval and Post-medieval periods – although possible comprising heathland in the early-mid 18th century - and had remained undeveloped to the present day. It is not possible to entirely rule out significant archaeology of earlier periods, however the current evidence suggests that the likelihood is negligible. It is consequently not considered likely that a programme of pre-determination archaeological trenching would be proportionate for outline planning permission.

The proposals are considered to have a **neutral** effect on the setting of any designated or non-designated heritage asset. The visual effect of the proposals is significantly reduced due to the construction of the A23 on its west border, which has severed the Site from its historical context as part of the landholding to Nashlands Farm and The Hyde Estate, and the very strong treebelts along its boundaries. There are consequently no views out of the Site or into the Site from the west and very restricted views from the east and the south, and only short-range views pertain to the north. The Site forms part of the landholding to Hyde Lodge, an early 20th century lodge at the east entrance to the Hyde Estate, but assessment has concluded that it does not form a meaningful part of its heritage setting.

The level of potential harm currently identified is considered to constitute no harm with regard to settings, and to fall within the lowest range of **less than substantial harm** for physical impact to possible ridge-and-furrow features present on the Site. The proposals should consequently be considered in the light of the clear public benefit that arises from new housing in accordance with relevant parts of the Local Plan and paragraph 216 of the NPPF.

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

- 1.1 This proportionate Heritage Impact Assessment has been prepared by Diana King of Foundations Heritage to accompany an Outline Planning Application for a new residential development on land west of London Road, Handcross, West Sussex (NGR: TQ 2612 3069, Figure 1).
- 1.2 Diana King BA, MCIfA has over 25 years' experience in heritage matters with particular regard to the preparation of archaeological and heritage statements and impact assessment.
- 1.3 This report presents an assessment of the predicted effects on the significance of heritage assets which could be caused by the proposed development. The project was commissioned by Welbeck Strategic Land Ltd.
- 1.4 This Assessment has been prepared in accordance with the requirements of the National Planning Policy Framework 2024, the Mid Sussex District Plan 2014-2031 and the upcoming District Plan 2021-2039 and relevant standards and guidance.
- 1.5 A heritage asset is defined in the National Planning Policy Framework (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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 1.6 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the County Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains, and above ground assets such as buildings of local significance (locally listed).

Site location

- 1.7 The site is situated north of the historic centre of Handcross, on the outskirts of the village. The A23 runs immediately to the west of the site and it is bordered by London Road to the east. A private road to Hyde Estate defines the north boundary whilst on the southern boundary are a small number of domestic dwellings and their gardens. The situation is largely rural despite the main road to the east; the wider landscape is a mixture of open fields and Post-medieval estate parklands outside the settlement of Handcross. The site comprises a field with shelterbelts of trees along the east, south and west borders and hedge with mature trees defining the north border. The northeast corner of the field is excluded from the site and comprises Hyde Lodge and its grounds. There is a metal barn within the eastern edge of the site with associated, fenced enclosures. The site is well-screened from all directions by strong tree belts.
- 1.8 The site, situated on the gently undulating uplands of the North Sussex Downs, slopes downwards from east (145m aOD) to west (142m aOD). The underlying bedrock geology within the site is recorded as *Upper Tunbridge Wells Sand* – sandstone and

mudstone. No superficial deposits are recorded (British Geological Survey Online Viewer). There are no recorded water courses within 1km of the site.

Limitations

- 1.9 This heritage assessment only considers the potential heritage aspects to the proposals and does not seek to comment on any non-heritage related issue. It assumes that third party data sources are generally correct.

2 LEGISLATION, POLICY AND GUIDANCE

Introduction

- 2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.
- 2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.4 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"*. 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"*.

Ancient Monuments and Archaeological Areas Act 1979

- 2.5 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

Hedgerows Regulations 1997 (as Amended 2002)

- 2.6 Hedgerows that fulfil criteria set out in Schedule 1: Archaeology and History are protected by the Act.

National Planning Policy Framework

- 2.7 The National Planning Policy Framework was updated in December 2024 replacing the earlier versions as part of the Government's streamlining of the planning process. A 2026 revision is currently in consultation.

General

- 2.7.1 NPPF paragraph 11 states that *"Plans and Decisions should apply a presumption in favour of sustainable development."*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; ⁷

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

- 2.7.2 Footnote 7 states *"the policies referred to are those in this Framework (rather than those in development plans) relating to.....designated heritage assets and other heritage assets of archaeological interest referred to in footnote 75...."*. Footnote 75 states *"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets"*.

- 2.7.3 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (DLUHC 2024). Paragraphs 202-221 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and the specific paragraphs which are relevant to this assessment are summarised below.

- 2.7.4 Paragraph 202 states that *"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their*

significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷¹".

2.7.5 Paragraph 203 states that: *"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place".

2.7.6 Paragraph 204 states that: *"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".*

2.7.7 Paragraph 205 states that: *"Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future".

2.7.8 Paragraph 206 states that: *"Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible".*

2.7.9 Paragraphs 207-211 relate to proposals affecting heritage assets.

2.7.10 Paragraph 207 addresses planning applications stating 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."*

- 2.7.11 Paragraph 208 states that *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*
- 2.7.12 Paragraph 209 states: *"Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision"*.
- 2.7.13 Paragraph 210 states that: *"In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness"*.
- 2.7.14 Paragraph 211 states that: *"In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal"*.
- 2.7.15 Paragraphs 212-221 consider potential impacts.
- 2.7.16 Paragraph 212 states that: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.
- 2.7.17 Paragraph 213 states that *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷²".*
- 2.7.18 Paragraph 214 states that *"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial*

harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use."*

- 2.7.19 Paragraph 215 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
- 2.7.20 Paragraph 216 states that: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 2.7.21 Paragraph 217 states that: "Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred".
- 2.7.22 Paragraph 218 states that: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted".
- 2.7.23 Paragraph 219 states that: "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".
- 2.7.24 Paragraph 220 states that: "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".
- 2.7.25 Paragraph 221 states that: "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with

planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.

- 2.7.26 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.
- 2.7.27 Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress 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 should 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”* (MHCLG 2019).

2.8 Local Planning Policy

- 2.8.1 The Local Authority for planning is Mid Sussex District Council. The *Mid Sussex District Plan 2014-2031* was adopted on 28th March 2018. The upcoming *District Plan 2021 – 2039* was submitted for Examination on 8th July 2024. The adopted plan includes three policies relating to the historic environment, DP34, DP35 and DP36. The relevant sections within these policies are listed below:
- 2.8.2 **DP34: Listed Buildings and Other Heritage Assets.** Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

Listed Buildings

- 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;
- Special regard is given to protecting the setting of a listed building;

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.

- 2.8.3 Policy DPB2 is the revised policy for listed buildings and other heritage assets in the upcoming District Plan. This policy has updated wording with regard to listed buildings (wording in bold is new policy):
1. A thorough understanding of the significance of the listed building and its setting, **and the potential to better reveal it**, has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.

- 2.8.4 Policy DPB2 also has updated wording with regard to other heritage assets (wording in bold is new policy):
- The Council will seek to **preserve and enhance** heritage assets **and their settings** 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, **and will look at opportunities to enhance or better reveal their significance.**
 - Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.
 - Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.
- 2.8.3 **DP35: Conservation Areas.** Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:
- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
 - Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
 - New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.
- 2.8.6 Policy DPB3 covers Conservation Areas. There is no new relevant wording in the new plan.
- 2.8.4 **DP36: Historic Parks and Gardens.**
- The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.
- 2.8.5 Policy DPN5 covers Historic Parks and Gardens of the upcoming District Plan repeats the wording of policy DP36 and also includes: **Buildings or structures within a registered park or garden, or park or garden of special local historic interest will also be protected where they form part of or contribute to the character, appearance and setting of a registered park or garden, or park or garden of special local historic interest.**

2.9 Neighbourhood Plan

2.9.1 The site area falls within the Slaugham Neighbourhood Plan 2014-2031, which was adopted after referendum in 2017. This contains a single heritage policy:

2.9.2 Policy 4: Conservation Areas. This states:

Development proposals within Handcross, Slaugham or Warninglid Conservation Areas will be supported where they conserve or enhance the character or appearance of the Conservation Area concerned, and comply with the requirements in Policy DP35 (Conservation Areas) of the MSDP.

Development proposals which respect the following features: 1. St. Mary's Church, Slaugham; 2. The Street (Park Road), Slaugham 3. Slaugham Place; 4. The Street, Warninglid; and 5. High Street, Handcross. will be supported where such proposals would conserve or enhance the specific part of the Conservation Area and its immediate setting.

2.10 Conservation Area

2.10.1 The site lies to the north of Handcross Conservation Area. This was designated in 1990 and covers the historic core of the village, which is centred on the High Street. There is no Conservation Area Appraisal.

Guidance

2.11 Specific heritage guidance includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments* (2020) and *Principles of Cultural Heritage Impact Assessment in the UK* issued by IEMA, IHBC and ClfA (2021).

2.12 Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment* (2008), *Managing Significance in Decision-Taking in the Historic Environment*. *Historic Environment Good Practice Advice in Planning: 2* (2015), *Preserving Archaeological Remains: Decision-taking for Sites Under Development* (2016), *The Setting of Heritage Assets*. *Historic Environment Good Practice Advice in Planning: 3* (2017), *Advice Note 2: Making Changes to Heritage Assets* (2018) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) was also consulted. The Heritage Statement also utilised guidance set out by the Highways Agency in *Sections LV106 and LV107 of Design Manual for Road and Bridges* (2020) and ICOMOS in *Guidance on Heritage Impact Assessments for Cultural World Heritage Sites* (2011) for the creation of tabulated data.

3 ASSESSMENT METHODOLOGY

- 3.1 This proportionate heritage statement comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the Written Scheme of Investigation (2025). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.
- 3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. This is particularly the case when assessing the potential presence and likely significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.
- 3.3 The assessments of potential and significance in regard to the buried archaeological resource are extrapolations from known data both within and around the study area.
- 3.4 In assessing the archaeological potential and significance of the site and heritage assets, the criteria specified in Tables 3.1-3.4 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore subject to professional judgement. The tables are based upon DMRB (2020) and ICOMOS (2011), which constitute the most widely accepted form of tabulated data.

Table 3.1: Table of Archaeological Potential and Assessment Criteria

Potential	Criterion
Negligible	Archaeological features and finds are unlikely to be present.
Low	Archaeological features and finds may be present but are likely to be infrequent or rare.
Low-Moderate	Archaeological features and finds may be present but are likely to occur only infrequently and may have poor coherence.
Moderate	Archaeological features and finds are likely to be present and may include coherent groupings. .
Moderate-High	Archaeological features and finds are probable, with likely coherent groupings and possibly structures.
High	Archaeological features and finds are likely to be present, with features occurring frequently and having high coherence.
Very High	Archaeological features and finds are to be expected with finds predicted in quantity and with features that have very high coherence, highly likely. Structures are likely.

- 3.5 Where archaeological features are statutorily or non-statutorily designated, this can assist in the grading of their significance. For example, Scheduled Monuments are of a national importance, whilst locally designated archaeological sites are of local

importance. However, not all archaeological features are designated. To assist in assessing the significance of these features, the relevant criteria, as set out in Scheduled Monuments guidance (DCMS 2013), referring to determining the suitability of a site for scheduling, provide useful guidance. These criteria include:

- Period
- Rarity
- Documentations/finds
- Group value
- Survival/condition
- Fragility/Vulnerability
- Diversity
- Survival/potential

Definition of significance

- 3.6 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. Significance' is defined in the NPPF (Annex 2) as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

Establishing significance

- 3.7 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF. According to DCMS criteria, buildings are listed because they are of "special" architectural or historical interest and that this warrants their preservation. Grade I and Grade II* Listed Buildings are of the highest significance because they are of exceptional interest (Grade I) or are more than of special interest (Grade II*). Grade II Listed Buildings are of special interest. Undesignated assets, which are not statutorily designated, but are documented in the Local Authority Historic Environment Record, are nevertheless still of heritage interest.
- 3.8 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:
- Identification of the importance of known and potential heritage features; and
 - Identification of the magnitude of the effect.
- 3.9 Historic England guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria are evidential, historical, aesthetic and communal.
- 3.10 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural & artistic and historic in the NPPF Glossary and in the consultation draft of *Conservation principles for the sustainable management of the historic environment* (2017), which will replace the 2008 document in due course. These values are also utilised in the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and are detailed below:

- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.11 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets have been considered in conjunction with archaeological, architectural and artistic, and historic values to result in an overall heritage significance rating as demonstrated in Table 3.2 below:

Table 3.2 Significance Ratings

Value/Significance	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites. Assets that are of acknowledged international importance.	Structures that are inscribed as World Heritage Sites. Other buildings of recognised international importance.	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Scheduled Monuments. Undesignated assets of schedulable quality and importance.	Grade I and II* Listed Buildings	Registered historic landscapes. Registered battlefields. Registered Parks and Gardens
Medium	Local authority designated sites. Non-designated sites or other assets of regional importance.	Conservation Areas Grade II Listed Buildings Non-designated buildings that may	Unregistered historic landscapes that might be of sufficient quality to allow designation. Unregistered historic landscapes with moderate preservation and time depth.

		be of listable quality.	
Low	Non-designated assets of local importance. Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups. Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.	Historic buildings that do not qualify for the local list but retain some heritage significance	Unregistered historic landscapes of very poor coherence or preservation, so as to be all but unrecognisable.
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	Unassessed landscapes with possible heritage significance.

- 3.12 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can be undertaken using the following five-level scale of significance as a guidance. Effects can either be **beneficial** or **adverse**, see Table 3.3.

Table 3.3: Table of Impacts Criteria

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Minor Beneficial	A change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological resources or their settings. No mitigation required.	No change to historic building elements.	No change to key historic landscape elements, parcels or components. No effect on the setting of any asset.
Negligible	No effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Minor Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	Change to key historic building elements, such that the asset is slightly different.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of historic landscape and the settings of any asset.

Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by ground work that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.
Major Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies, or where the level of impact would result in total destruction.	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character and the setting of any asset.

Table 3.4 Significance of Effects Matrix

Value/Significance		Very High	Neutral	Minor	Moderate/ Large	Large/ Very Large	Very Large
		High	Neutral	Minor	Minor /Moderate	Moderate/ Large	Large/ Very Large
		Medium	Neutral	Neutral/ Minor	Minor	Moderate	Moderate/ Large
		Low	Neutral	Neutral/ Minor	Neutral/ Minor	Minor	Minor / Moderate
		Negligible	Neutral	Neutral	Neutral/ Minor	Neutral/ Minor	Slight
			No Change	Negligible	Minor	Moderate	Major
Magnitude of Impact							

- 3.13 As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can be no moderate or substantial beneficial effects of proposals to archaeological resources. For built heritage, the conservation and restoration of building can have moderate or substantial beneficial effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.
- 3.14 NPPF (2024) identifies only three classes of harm to the heritage value of assets, which are “substantial”, “less than substantial” and “no harm”. No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012] (EWHC 4344 (admin) CD5.11)*, the High Court supported a Planning Inspectorate finding that for harm to be substantial, the impact on the significance of

a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are 'totally altered'. No guidance is given in NPPF or the practice guide as to how to assess levels of harm to non-designated assets, however, in light of the fact that no other levels of harm are identified throughout it seems prudent to judge harm to this asset class using the same criteria.

Effects on significance brought about by a change in setting

- 3.15 Setting is defined in the NPPF (Annex 2) 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.'* Historic England guidance (2017) further notes that *all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or not*. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.
- 3.16 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).
- 3.17 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as *"a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset"*. Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance. Guidance produced by Historic England (2009, 2017) make it clear that harm to setting can only arise where change affects the significance of an asset and that views which neither contribute to significance, nor allow appreciation of significance are a matter of amenity, rather than setting.
- 3.18 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and *"may have a setting"*.
- 3.19 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE

2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.

- 3.20 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting.*
- 3.21 This guidance states that the importance of setting *'lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'*. It goes on to note that *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.22 Furthermore, the guidance states that 'protection of the asset need not prevent change' and changes to setting are accepted as being part of the evolution of landscapes and environments. A High Court decision in (The Queen) vs Sevenoaks DC [2014] EWHC 1895 (Admin) states that 'preserving'; for both Listed Buildings and Conservation Areas means doing 'no harm'; rather than 'no change'.
- 3.23 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: *"the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution"* and goes on to state that *"this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset's intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated"*.

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that *'the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence"*.

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

- 3.24 Setting has been addressed in a number of Appeal and High Court cases. In *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EW Civ 137 R* the impact of a proposed windfarm on numerous heritage assets was considered. The Court of Appeal held that in enacting Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 an LPA 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. Similar requirements with respect to buildings or land in a conservation area are detailed in Section 72 of the Act. In this context 'preserving' has been taken to mean doing "no harm". In this case the Court of Appeal held that Section 66(i) intended not just that the desirability of preserving Listed Buildings and their settings should be given careful consideration as per NPPF paragraph 134, but that "great weight and consideration" should be applied as per paragraph 132. In *Jane Mordue v Secretary of State for Communities and Local Government and others [2015] EWHC 539 (Admin)* judged 'that the correct interpretation of paragraph 134 and the first part of paragraph 132 requires them to be read together'.
- 3.25 In *Forge Field Society & Others v Sevenoaks DC & Interested Parties [2014] EWHC 1895 (Admin)* it was concluded that "It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so".
- 3.26 A High Court judgement on *Boden Vs East Staffordshire BC and Another* in 2016 the judge ruled that "Even though both the case law and the NPPF make plain that considerable weight has to be given to the harm done to heritage assets, however minimal/minor, there is still a balancing exercise to be undertaken".
- 3.27 Although great weight and consideration should therefore be given to the preservation of setting, the Secretary of State confirmed in relation to *Crudance Strategic Ltd v Basingstoke and Dean DC* (APP/H1705/A/13/2205929) that 'considerable importance and weight' is not synonymous with 'overriding importance and weight'.

4 SOURCES

- 4.1 Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields was acquired from Historic England and assessed for a 1km radius around the site. An Historical Environment Record search with a 1km radius around the site's centre has been undertaken with Sussex HER. Sources at the Sussex Record Office were also examined.

- 4.2 Appropriate online resources, such as, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

5 SITE WALKOVER SURVEY

- 5.1 The site comprises an irregularly shaped parcel of land, which encompasses an area of approximately 2.84ha. At the time of the walkover survey (20th January 2026), the site consisted of pasture, with occasional dispersed/intermittent lines of trees (Photographs 1, and 4 to 6). A Modern barn with associated yard was present in the east part of the site (Photograph 3). The site perimeter at the east, south and west was largely defined by dense shelterbelts of mature trees, and at the north by a box hedge with gates and occasional mature trees. The site is situated on gently undulating land that slopes downwards from east (145m aOD) to west (142m aOD).
- 5.2 The height levels within the site were generally concordant with the surrounding topography, and there was no evidence for substantive or extensive Modern disturbance.
- 5.3 A series of broadly east-west aligned linear ephemeral earthworks, which measured in total approximately 110m long by 25m wide, were located in the southern part of the site (Photograph 5). It is possible that these feature represented the denuded remains of former ridge and furrow earthworks, although such earthworks are rarely more than 20m wide.
- 5.4 A small pond-like feature, which measured approximately 7m long by 3m wide, was present within the belt of trees at the east perimeter of the site (Photograph 7). It was not entirely clear if this feature was actually a small pond rather than a water filled tree-throw pit.
- 5.5 A substantial linear low earthen bank, which measured approximately 160m long by 20m wide, was located along the west perimeter of the site, within a belt of trees (Photograph 8). It is likely that this bank was created as part of the works related to the construction of the A23.

6 AERIAL PHOTOGRAPHS AND LiDAR

- 6.1 All available vertical and oblique aerial photographs listed on cover search number AP/151955 were examined at the Historic England (HE) Archive on the 8th January 2026. The available photos were taken between 1937 and 2003. Vertical photographs were examined using a magnifying mirror stereoscope. The online Cambridge collection of aerial photographs (CUCAP) was also examined, along with the 'Britain from Above' website. Images taken between 1985 and 2025 which were examined at www.earth.google.com. The HE Aerial Photo Explorer <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/> and Aerial Mapping Explorer sites <https://historicengland.org.uk/research/results/aerial-archaeology-mapping-explorer/> were also examined.

Historic England Archive

- 6.2 With the exception of probable ridge and furrow, no clear earth or cropmark features were visible within the redline site area on any of the available photographs from the HE Archive. Photograph RAF/CPE/UK/1966 10/4/47 Frame 2197 did show probable ridge and furrow earthworks within the redline site; however, it looked like the orientation of ploughing changed to run perpendicular at some point to form a patchwork type pattern. On this photo ridge and furrow was also visible in the fields directly north and west of the redline site, but this only showed one clear orientation. On later photos, including MAL/69037 9/4/69 Frame 170, which clearly shows the redline site and the surrounding fields, no ridge and furrow was visible in any of the previous locations.

Google Earth Timeline

- 6.3 The earliest available image on Google Earth was the 1985 timeline, which was of very poor quality. Timeline 2025 showed two dark east-west aligned linear features at the southern end of the field. It is possible that these were related to the previously identified ridge and furrow.
- 6.3.1 Timelines 2022 and 2025 show a sinuous dark line within the large field directly west of Hoadlands Farm. The line roughly follows the northern field boundary and may be an earlier sub-division of the field.

CUCAP and Britain from Above

- 6.4 No photographs of the study area were available to view online from the CUCAP site. The Britain from Above website contained the same oblique digital photographs available to view on both the HE Archive search and the HE Aerial Photo Explorer. The HE Mapping Explorer did not have any coverage of the study area.

LiDAR

- 6.5 LiDAR data (at 1m DTM) from the Environment Agency website was also examined for this study. <https://environment.data.gov.uk/DefraDataDownload/>.
- 6.5.1 Two roughly parallel east-west aligned features, which may have been slight banks, are shown within the redline site. The two features were approximately equally spread across the field and may have been earlier field sub-divisions. Possible traces of east-west aligned ridge and furrow were also visible within the redline site, but could not be clearly defined in the surrounding fields where it had been previously identified on aerial photographs.

7 ARCHAEOLOGICAL AND HISTORIC BACKGROUND AND MAP REGRESSION

- 7.1 The purpose of this section of the report is to provide background information to place the site in its broader landscape and historical contexts. It is not meant to provide a comprehensive discussion of the historic landscape within and around the site, but to provide sufficient information to allow the significance of any heritage assets, likely to be affected by the proposed development, to be described.

7.2 The surrounding area has seen some archaeological investigation (six events) all of which were surveys, therefore no intrusive investigation has been undertaken within the study area. The landscape character and features within it and within historic parkland, however, appears to be relatively well established. The potential set out in the following period assessments is based on the known archaeological background.

7.3 Historic Landscape Character (HLC)

7.3.1 The site is located on relatively high ground, close to the top of the northern face of the slope of an east-west ridge which forms the north side of the valley for the River Ouse. The HER records that the site lies within Historic Landscape Character HWS7086 which is described as planned/private formal enclosure within fieldscape.

7.4 Evidence for Prehistoric activity

7.4.1 The HER records seven monuments which likely relate to Prehistoric activity in the study area. These include six findspots, all of which include struck flint finds, as well as a flint working site.

7.4.2 Mesolithic microliths and flakes (MWS 964) were found in Handcross Park (350m southeast) and a possible Mesolithic flint pick (MWS 4565) was found in a back garden on the west edge of the village of Handcross (875m south).

7.4.3 A flint working site (MWS 967) is also recorded in Handcross Park (530m southeast) but there are no details contained in the HER record, which only notes that it is referred to on a 1977 OS card.

7.4.4 Prehistoric worked flints have been found during fieldwalking in Tilgate Forest, which were recorded in the Tilgate Lodge survey (DWS1050). The flints found in High Wood, Roundfield (MWS 6857) included 20 flints of Mesolithic-Neolithic date. A total of 13 Mesolithic to Bronze Age flints (MWS 6858) were collected over a number of years by a local enthusiast within Roundfield, as well as a flake from The Square (MWS 6866). These sites lie approximately 800m northeast of the site.

7.4.5 Scrapers and a flint knife of unknown date (MWS 962) were found in Nashland's Wood, 500m north-northwest of the site.

7.4.6 The geoarchaeological investigation to the south of Handcross village (DWS1323, 700m south) indicated that the potential for palaeoenvironmental sequences in the area investigated to the south of Handcross village was generally low, but higher in the floodplain to the Ouse and on the lower valley slopes. The site, therefore, lies within an area of negligible potential.

7.5 Evidence for Roman and Early Medieval (Saxon) activity

7.5.1 There is no recorded Roman or Saxon activity within the study area.

7.6 Evidence for Medieval activity

7.6.1 The HER records 12 monuments relating to the Medieval period, all but two of which relate to landscape management features in Nyman's Park to the south of the site.

- 7.6.2 Nashlands Farm (MWS 12449) is an historic farmstead of Medieval origin identified through the *Historic Farmsteads and Landscape Character in West Sussex* project. The farm comprises a regular courtyard farmstead in U-Plan with a detached farmhouse. It is situated 32m west-northwest of the site. In the Post-medieval period the site is known to have formed part of the farmland to Nashlands and this may therefore have been the case in the Medieval period; the site was almost certainly arable farmland during this period. Rabbit warrens (MWS 712) are recorded north of Nashlands woods (500m northwest of the site) in an area known as St Leonard's Forest in the late Medieval to early Post-medieval period, but no physical trace was visible by 1971. The HER notes that they may be of Medieval origin, however online sources indicate that they may date to the 18th century (see below).
- 7.6.3 Historic aerial photography shows ridge-and furrow earthworks within the site and ephemeral linear earthworks on an east-west alignment were discernible in the southern half of the site at the time of the walkover survey. The ridge and furrow features seen on the aerial photographs were orientated east-west, although perpendicular earthworks were also visible on aerial photographs. Ridge and furrow was also present in the fields around the site, though only on a single orientation. The features within the site comprise ephemeral earthworks not immediately identifiable as ridge and furrow and no headlands were discernible. The denuded, partial earthworks have very limited ability to contribute to the body of evidence relating to Medieval farming in Britain, beyond recording their location. As features they are barely legible and have lost much of their landscape context, they are, therefore are considered to have negligible significance at best.
- 7.6.4 Features of probable Medieval origin relating to landscape management and use have been identified through landscape survey (DWS 1646) at Nyman's Park and Garden (MWS 5784) which is a ruined Medieval mansion, remodelled in the 19th and 20th centuries, set within a Grade II* 20th century registered park and garden (NHLE 1000160 and Archaeological Notification Area DWS 8717). These features include a holloway (MWS 14376), field boundaries (MWS 1478, MWS 14379, MWS 14586), woodbanks (MWS14583, MWS 14589, MWS 14590, MWS 14597) a trackway (MWS 14585). The park is located to the south of the site, on the southeast side of Handcross, and the closest features lie approximately 650m southeast of the site. The RPG extends marginally into the southern edge of the study area.
- 7.6.5 A number of Medieval pottery sherds (MWS 6857) were found in Roundfield in Tilgate Forest and recorded in the Tilgate Lodge survey (DWS1050), approximately 780m northeast.
- 7.7 **Post-medieval and Modern activity**
- 7.7.1 The Site remained located in a rural area during the Post-medieval period, as illustrated by mapping from the 16th, 17th, 18th and 19th centuries (Figure 3.1). The 16th century maps by Saxton 1575 and Norden 1595 and the early 17th century map by Speed in 1610 show the site immediately west of a north-south route (along the line of the modern-day London Road) and on the east edge of St Leonard's Forest. The following is summarised from an online source published in All About Horsham Magazine but is not separately verified except by historic mapping. 'St Leonard's Forest was first documented in 1208 and owned by the De Braose family. It was enclosed by a physical barrier, probably wooden palings, in the 14th to early 17th centuries and this is depicted on the historic mapping. The site was probably outside this boundary and on open

ground between the forest palings and the road. The forest was heavily harvested for wood by order of Elizabeth I, following her acquisition of the area from the Howard family in 1562-3. The wood of the forest was over-exploited and by the end of the 16th century it was no longer able to support the fauna and flora that defined it as a forest'. The 1724 map by Budgen shows that the palings had been removed by the early 18th century and indicates that by this time the site was within an area with well-spaced bushes and trees, presumably the described heathland, rather than still part of an agricultural regime. This open ground covered a significant area either side of the road, and on the north side of Handcross. The 1740 map by Overton shows the same situation. Both maps appear to depict a building to the south of the site which may be Martin's Farm. The late 18th century establishment of rabbit warrens, containing 12,000 rabbits in 1787, devastated the remainder of the former forest, until it was described in 1800 as heathland with isolated trees and some wooded areas; horse races between 1834-40 seem to confirm that the area remained deforested in the mid-19th century, until an afforestation project in the Victorian period.

- 7.7.2 Designated ancient woodland (MWS 13169) still survives within the southeast of the study area and forms part of the Nyman's estate. Managed ancient woodland has origins in the 1600s.
- 7.7.3 The next available map is the 1797 Draft OS Old Series plan (Figure 3.1) which shows the site in greater detail, although it is a poor-quality copy. Trees are not depicted on this map, but this may be stylistic rather than a true representation of the landuse. However, this map shows fields and boundaries associated with Handcross, indicating that the landuse has changed from heathland to enclosed farmland. No parliamentary enclosure award was made for Slaugham and this enclosure will have been by private arrangement, rather than by Act. The site appears to be situated within boundaries matching those of today, although a field boundary also marks the west edge of the site, which is no longer present on later mapping, and not defined again until the construction of the A23. The map shows field boundaries on the west and south sides of the site, a north-south road (London Road) to the east side of the site and a track to the north. Two cottages are present on the north side of the track (also seen on later mapping) and the track appears to lead to Nashlands Farm and Hyde Farm. Chodd's Farm (MWS 9733) with Chodd's Farmhouse, a Grade II Listed building (NHLE 1354868), located 660m south of the site within Handcross village, is also thought to be of 18th century origin.
- 7.7.4 The OS Old Series Map published in 1805 shows the site within what is likely to be farmland, as distinguished from rough ground with trees which is depicted to the south of the site, to the north of the track on its northern boundary and on the other side of London Road. The low-level detail of the map doesn't allow for the depiction of field boundaries, but it may be assumed that the enclosure boundaries were present. The map also shows Hoadlands to the south and two buildings to the north of the track. A further enclosure with two buildings is depicted a little further to the west along the track, which may be Nashlands Farm.
- 7.7.5 Brickworks of early 19th century date (MWS4889), with associated extractive pit (MWS 14584) and trackway (MWS 14384) are located in Nyman's Park, 675m southeast of the site. A series of earthworks have also been plotted in this area within Nyman's parkland, which relate to land management, including field boundaries, trackways and lynchets. These features are of at least 19th century date.

- 7.7.6 The 1843 tithe map of the parish of Slaugham shows the site within plot 165. The site covers two thirds of the east of the plot, which is named Nine Acres. This field and the adjacent fields to the west and northwest, as illustrated on the map on Figure 3.3, were owned and occupied by Elizabeth Whapham who dwelt at Nashlands. All the fields were laid to arable. Land to the south of the site was owned by George Matcham Esq and the land directly to the north was owned by Samuel Waller Esq. On the opposite side of the road Robert Dudley Blake Esq owned Handcross Park. There are no field names evocative of archaeological finds or features except for Brick Field (plot 158) on the west side of Nashlands, 1.5km to the west of the site.
- 7.7.7 There are four Post-medieval parkscapes noted on the HER. Handcross Park, located on the east side of London Road opposite the site) comprises a 19th century parkscape (MWS1117) built around a mansion with associated historic farmstead (MWS11131). General Robert Dudley Blake, a veteran of the Peninsular war, built the house in 1825 and lived there till he died in 1850. His wife inherited but died intestate and her estate, 'the Blake Millions', was seized by the crown in 1876. On the north edge of the study area is Woodhurst and on the east edge is Dencombe.
- 7.7.8 On the west edge of the study area is The Hyde parkscape which is set around Grade II Listed house The Hyde (NHLE 1181470) built in c. 1835. The modern estate extends east of the house and park and Nashlands Farm is now an equestrian centre within it. The road along the northern site boundary, which was originally a farm track which led to Nashlands Farm and Hyde Farm, became an access road to the Hyde Estate in the later 19th century.
- 7.7.9 Handcross village is a Post-medieval settlement which developed around crossroads to the south of the site. The site is physically separate from the village, although it has a clear inter-relationship. In the 19th century the site was located in fields with scattered dwellings to the north of the village and set between parkscapes; Handcross to the east and the remnants of St Leonard's Forest in the form of Hoadlands, Nashlands, High and Hydehill Woods, as well as the Hyde estate, to the west. Historic mapping shows the development of a cluster of buildings to the north of the village comprising a few buildings in the area of the site. These grew up around Hoadlands/Hoadlands Cottages between 1895 and the 1960s and include Handcross School (MWS 15676) and a handful of dwellings, one of which is named Hoadlands Farm. To the east, Handcross Park School was constructed within the former parkscape from the 1970s.
- 7.7.10 There are a further nine 19th to early 20th century monuments in the study area, all of which comprise built heritage. These are three houses (MWS 13173, MWS 13177, MWS 13923), Fountain Inn (MWS 9180), Zoar Chapel (MWS 15827) and a windmill (MWS 724) in Handcross, all over 500m to the south of the site. Handcross Primary School (MWS 15676) is however, as noted above, one of the collection of buildings to the south of the site, built in c. 1897 and still in use as a school. Light industrial activity is also present to the south-southwest of the site in the form of 1930s sawmill (MWS 7916) and creosote plant (MWS 7917), 210m-310m respectively. The sawmill has been dismantled and re-erected at Amberley Chalk Pits Museum whilst the timber seasoning shed has been demolished. These buildings belonged to the Hyde Estate Industry.
- 7.7.11 The OS 1874 map (Figure 3.4) shows no change to the site area since the 1843 Tithe map. Just beyond its borders, the footprint of Hoadlands has altered and there is now

only one building on the north side of the track in plot 191. No other relevant changes are noted.

- 7.7.12 There is no change to the site area on the 1897 OS map (Figure 3.5) but Hoadlands house has been rebuilt as three adjoining cottages and Handcross Primary School has been constructed immediately south of the site. A small structure is also shown in the field to the rear/west of the school and a possible structure in the plot beyond. Hoadlands Wood, just to the southwest of the site, has reduced in size and two buildings, which appear to be estate farm buildings, are present. On the east side of London Road Handcross Park mansion has been demolished, apparently leaving a single pillar, and replaced further from the road, next to the Handcross Park Farm complex. A new entrance and road to the new house is shown to the south of the original entrance, with a new lodge at the gate. The estate road on the north edge of the site is shown as lined with an avenue of trees.
- 7.7.13 The 1910-11 OS map (Figure 3.6) shows no change to the site area, although fewer trees are depicted in the southwest corner and the trees forming the south side of the avenue along the estate road to the north are largely missing. No other relevant changes are noted.
- 7.7.14 The 1956-57 OS map (Figure 3.7) shows 'The Lodge', probably constructed in the 1930s, in the northeast corner of the site's field which has occasioned alteration of the boundaries to accommodate the building. The lodge would have been built by the Hyde Estate and the track on the north boundary of the site re-purposed to become a formal entrance and estate road into the estate. It is possible, however, that the track was upgraded at an earlier date, perhaps in the late 19th century, considering the avenue of trees at the entrance off London Road. No other changes to the redline area are noted. The dwelling on the south boundary in the plot north of the estate road no longer exists, but there is a new semi-detached dwelling in the northeast corner, later labelled Nashlands Cottages. A semi-detached house has been constructed immediately south of the site (Nos 9 and 10 London Road) on the north side of Hoadlands Cottages. To the west and southwest of the site a small number of semis have been built and the farm complex expanded. The formal garden on the west edge of Handcross Park, opposite the site on the east side of London Road, has been replaced with a wooded area.
- 7.7.15 The 1967 OS map (Figure 3.8) shows no changes to the site area or the field it sits within. The only relevant changes to the immediate environs are the widening of London Road to the east (into the former edge of Handcross Park), the extension of the primary school and tennis courts in the grounds of Handcross Park School.
- 7.7.16 No changes are shown on the 1988-93 OS map (Figure 3.9), although The Lodge in the corner of the site's field is now labelled Hyde Lodge. This name change indicates an emphasis of the connection with the Hyde Estate.
- 7.7.17 No changes are shown on the 1993 OS map (Figure 3.10). The 2003 OS map (Figure 3.11) shows divisions with the site area, which are low-level metal post and rail fences, and a farm building on the east edge. An east-west field boundary is also shown on the map which is visible on aerial photographs from 2001 and is marked today by a line of seven trees. This boundary is not marked on earlier historic mapping and appears to be a modern division. The map also shows the A23 which cuts across the

west of the field, severing it from its western portion and also from Nashlands Farm and the Hyde Estate.

- 7.7.18 The site is part of the landholding to Hyde Lodge and this may have been the case since its construction in the early 20th century. The field is currently laid to grass and Google aerial photographs indicate that it hasn't been ploughed since 2012.

7.8 Evidence for Undated activity

- 7.8.1 A landscape survey was undertaken in Tilgate Woods (DWS 1050) which is also recorded as an Archaeological Notification Area (DWS 8622). The survey identified earth banks in Tilgate Woods recorded as MWS 8646. The area is approximately 450m northeast of the site, on the other side of the wooded area in Handcross Park.

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

Prehistoric

- 8.1 There is limited evidence for the Prehistoric period in the study area. Isolated struck flints or small collections of worked flints are recorded in the area around the site, as well as a possible flint working site just over 500m to the southeast. Where dateable these have been dated to the Mesolithic, Neolithic and Bronze Age periods. It is likely that the site was within a wooded area at this time. Finds of this period would likely have a **low** significance unless of unusual quality or have the potential to contribute to regional research themes, wherein they may be of **medium** significance. Settlement or funerary activity could have a high significance. The information available, however; suggests that there is a **negligible** potential for settlement activity and a **negligible** potential for stray finds within the site area.

Roman and Saxon

- 8.2 There is no recorded evidence for these periods within the study area. The information available suggests that there is a **negligible** potential for activity relating to these periods. Activity relating to these periods is likely to be of **medium** significance and may have the ability to contribute to regional research themes. Finds would likely have a **low** significance unless of unusual quality or have the potential to contribute to regional research themes where they may be of **medium** significance.

Medieval

- 7.5 It is likely that the site belonged to Nashlands Farm and was farmed during this period, as attested to by the ridge and furrow features identified on the site. Nashlands Farm lies to the west of the site and has Medieval origins.
- 7.6 The potential for medieval settlement remains to be present within the Site is considered **negligible**, although such activity would have a medium level of significance. The presence for buried evidence relating to Medieval agricultural activity in the form of ridge and furrow features is considered **high** but of **negligible** significance with very limited potential to contribute to regional research themes.

Post-medieval

- 7.7 The Site area is almost certain to have remained in agricultural usage during this period and mapping from the 16th and 17th centuries shows the site area outside the palings of St Leonard's Forest to the west. Mapping from the first half of the 18th century suggests the site was within heathland. It is possible that this may solely be due to a lack of detail on the small-scale map, rather than a good representation of the landuse at the time, but it is also possible that the Site was not being farmed in the first half of this century. The site was certainly back in agricultural use in the late 18th century and was known to be farmed by Nashlands Farm by the mid-19th century, although it is likely this association and landuse began much earlier. Nashlands Farm and the site may have become part of the wider Hyde Estate in the 19th century, although it remains possible that this may not have happened until the early 20th century.
- 7.8 The potential for buried features related to Post-medieval agricultural practices is considered **moderate to high** with a **negligible** significance.

Modern

- 7.9 The site probably remained agricultural land throughout much of this period although it is now laid to grass and does not appear to have been ploughed since 2012. Hyde Lodge, which is situated just outside the northeast corner of the redline, was built in the early 20th century as the lodge house at the east entrance to the Hyde Estate. The dwelling is separated from the wider field with its own back garden, although the site was probably part of its landholding since construction.
- 7.10 The potential for significant buried features related to Modern activity on the site is considered **negligible** with a **negligible** significance.

8 SETTINGS APPRAISAL

- 8.1 During the site walkover survey, the intervisibility and other relevant interactions between the site and nearby designated and non-designated assets were appraised and this section of the report will detail the findings of this settings appraisal.
- 8.2 This section of the assessment considers the existing significance of designated and non-designated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm. No appreciable non-visual contributors (noise, odours etc) that might result from the proposals outwith the short-lived construction phase have been identified.
- 8.3 The proposed development will involve the construction of a new residential development of up to 55 houses within the existing plot.
- 8.4 Due to a number of factors, no potential has been identified for the proposed development to have heritage settings impacts upon any designated asset other than Nashlands Farmhouse. These factors are: the very strong vegetation boundaries in the form of mature tree belts around the site's perimeters, which entirely obscure views west of the site and provide highly filtered views to the south and east, even accounting for seasonal variation, and restrict views to the north; the wooded areas of the parkscapes, particularly Handcross Park to the east, as well as the wooded areas of the former St

Leonard's Park to the north, west and south and, further afield, to the woods within the wider Nyman's Park which restrict medium and long-range views; the gentle, rolling topography within and around the site which restricts long-range views; and, existing built environment in the vicinity to the south of the site which further restricts all but short range views. As such, all assets further afield have been scoped-out of further consideration. Scoped-out designated assets are listed in Table 8.1.

Table 8.1: Designated Assets Scoped-out

Name	NHLE	Grade
Handcross Conservation Area	n/a	n/a
Chodd's Farmhouse	1354868	II
The Forge Cottage	1181460	II
The Former Forge adjoining Forge Cottage	1025608	II
Nymans Registered Park and Garden	1000160	II*
The Hyde	118147	II
The High Beeches Registered Park and Garden	1000200	II*
The Royal Oak	1025609	II
Old Timbers	1390710	II

- 8.5 Designated assets which have the potential for a settings effect from the proposed development comprise Nashlands Farmhouse.

Table 8.2: Designated Assets Scoped-in

Name	NHLE	Grade
Nashlands Farmhouse	1181480	II

- 8.6 Non-designated assets have also been subjected to a rigorous setting appraisal and a number of these have been scoped out due to the factors described above. These are listed in Table 8.3.

Table 8.3: Non-Designated Assets Scoped-out

Name	HER number
Dencombe parkscape	n/a
Woodhurst parkscape	n/a
Nos 1-6 Chodd's Cottages	MWS 13173
Dudley House	MWS13923
The Fountain Inn	MWS9180
Stuart House	MWS13177
Ancient Woodland	MWS13169
Nyman's Park and Garden	MWS5784
Chodd's Farm	MWS9733

- 8.7 A total of seven non-designated heritage assets have the potential for a settings effect from the proposed development. Of these, five are recorded on the HER in the form of Nashlands farmstead, the Hyde parkscape, Handcross Park and Hamdcross Park farmstead. The remaining three assets have been identified as part of this study. These are listed in Table 8.4.

Table 8.4: Non-Designated Assets Scoped-in

Name	HER number
Nashlands Farm Historic Farmstead	MWS12449
The Hyde Estate and parkscape	n/a
Handcross Park	MWS 117
Handcross Park Historic Farmstead	MWS11131
Handcross Primary School	MWS 15676
Nos 6-8 London Road	Not recorded on HER
Nos 9 and 10 London Road	Not recorded on HER
Hyde Lodge	Not recorded on HER

- 8.8 Buried archaeological assets are considered to have the potential for settings but the assessment has not identified any such features therefore a **neutral** effect will occur on this asset class.

Significance rating and setting (Steps 1 & 2)

- 8.9 **Nashlands Farmhouse (NHLE 1181480)** is a Grade II listed, restored building of 17th century or earlier date with a timber frame and plaster infill. It is located 300m west of the site. It is set within an historic farmstead (MWS12449) with Medieval origins. The farmhouse is detached from the U-Plan regular courtyard farmstead and has architectural, evidential and historical value. By virtue of its designation it is considered to be of **medium** significance.
- 8.10 The setting of the farmhouse is predominantly conveyed through its relationship with the buildings of the farmstead, with a wider setting conveyed through the visual and contextual contribution made by the associated farmland. In the case of Nashlands, this wider context has been altered by the construction of the A23, 250m to the east of the farm, which has severed the Site from the historic farmland associated with the farm in (at least) the mid-19th century. The Site therefore no longer has the ability to contribute to the heritage significance of the asset; and there is no intervisibility between it and the farmhouse due to existing treebelts. This asset is not considered further in this report.
- 8.11 **Nashlands Farm Historic Farmstead (MWS12449)**, within which the designated farmhouse lies, is a non-designated asset located 320m west of the site. The farm is believed to have Medieval origins and is described by the *Historic Farmsteads and Landscape Character in West Sussex Project* as a 'U-Plan regular courtyard farmstead with detached farmhouse set away from the yard'. It is further noted in the record that the farmstead is in an isolated location, which remains the case today, but for the presence of the A23 250m to the east. The farm is currently in use as an equestrian centre and is now within the Hyde Estate. The Hyde Estate was formed around The Hyde house built in c.1835 and the estate has extended eastwards as far as London Road, although it is the A23 which now marks its eastern border. It is not clear when the association with Nashlands farm and the Estate began, but point-in-time data is recorded on the 1843 tithe apportionment, which shows that the farmstead and landholding (including the site) was in the hands of Elizabeth Whapham in the mid-19th century and did not, at that time, belong to the Hyde estate. The Hyde and its lands were owned and occupied by Edward S Bigg Esquire and his landholding extended to the west border of lands owned by Elizabeth Whapham. Historic mapping dating 1874-1911 does not provide any clear clue as to the extent of the Hyde Estate during this

period, but it appears to have been extended to include Nashlands Farm (and the Site) from the time of the construction of Hyde Lodge, which marks the east entrance to the estate, in the early 1900s.

- 8.12 The farmstead has architectural and evidential value as well as illustrative historic value. The farmland and farm building complex have been altered with regard to ownership and use and some changes to the fabric of the buildings has taken place, but it retains its heritage values through its isolated, rural location, planform and historic fabric. The significance of the farmstead is therefore considered to be [low](#).
- 8.13 The setting of the farmstead comprises the farm buildings, yard and listed farmhouse as well as its associated landholding. The farmland forms part of its wider setting and included the site in at least the mid-19th century and on into the 20th century. The introduction of the A23 has, however, largely severed the farmstead's connection with any land the farm previously owned to the east of this road. The Site retains has an historical relationship with this asset, although this is barely legible. There is no intervisibility between the Site and this asset.
- 8.14 **The Hyde Estate and historic parkscape.** The parkscape is recorded on the HER as an area of land around The Hyde house and is located 730m west of the Site. There is no accompanying description of the parkscape. As a 19th century park its significance is experienced through its historical value. The asset is considered to be of [low](#) significance.
- 8.15 The wider Hyde Estate includes its landholding in the 19th century, as depicted on the tithe map, and also its early 20th century to the present-day extension, which includes Hyde Lodge and the estate road which leads to the lodge. The field to the rear of the lodge (which comprises the Site) may have been part of its landholding since construction of the building; although this is not certain. Notwithstanding, the Site formed part of the wider Hyde Estate in the 20th and 21st centuries, either as farmland or as a field associated with Hyde Lodge, or as farmland in the late-19th to early 20th century, and latterly land owned by the lodge. The Site now belongs to Hyde Lodge which is in private ownership and is no longer part of the Hyde Estate. The Site is therefore considered to lie within the wider setting of the park, whilst aking a very limited contribution towards its significance.
- 8.16 **Handcross Park (MWS 117)** is a non-designated asset comprising an early 19th century parkscape which is now used and occupied by Handcross Park School. The original mansion was built in 1825, but had been demolished by the 1890s, with another house built further back from the road and closer to the historic farmstead by 1895. The park has retained its boundaries and many elements of the estate including woods, farmstead, East and West Lodges and fishpond. As a 19th century park its significance is experienced through its historical value and the contribution of the assets within it. The asset is considered to be of [low](#) significance.
- 8.17 London Road marks the east boundary to the park and there is a strong treebelt along this edge, which is opposite the Site and approximately 50m away. The setting of the park comprises the parkland and historical assets within it but does not extend beyond its borders. There is no meaningful intervisibility between the Site and the asset, despite the relatively close proximity due to the treebelts on either side of London Road. The Site is not located within the heritage setting of the park and therefore this asset is not considered further within this report.

- 8.18 **Handcross Park historic farmstead (MWS 11131)** is a non-designated asset within Handcross Park, 200m east of the site. It is described by the *Historic Farmsteads and Landscape Character in West Sussex Project* as a '19th century U-Plan regular courtyard farmstead with the presence of a second yard and one main yard evident. The farmhouse is detached and set away from the yard'. The record further notes that the farm complex has suffered partial loss, but that this is less than 50%. The significance of the farmstead is largely experienced through the architectural and evidential values of the buildings. To a lesser extent the farmstead has illustrative historical value.
- 8.19 The setting of the farmstead is predominantly conveyed through its buildings with a wider setting conveyed through the visual and contextual contribution made by the historic parkscape. A driveway also leads from London Road to the farm, although the asset is not visible from the road. The Site lies outside the setting of the farmstead and the proposed development has no ability to affect its significance. This asset is not considered further.
- 8.20 **Handcross Primary School (MWS 15676)** is a non-designated asset situated approximately 55m south of the Site, amongst the small collection of houses on the south side and to the north of Handcross village. The school was built between 1874 and 1895 and is one of a vast number of schools built in the late Victorian period across the country. The building is a one-storey, brick-built structure with tile roof and chimneys, a hall with large windows and separate boy and girl entrances at the front, and a possible two-storey, attached house to the right/north which may have been for the master (but which is now in private ownership). It faces London Road and is set back behind a small playground and has a green space to the rear with a 1950s swimming pool. There is a brick-built 21st century extension on the left/south side of the school which has doubled the size of the school. The school has low architectural value and illustrative historic value. The significance of this asset is considered to be [low](#).
- 8.21 The setting of the school is predominantly conveyed through its 19th century buildings and associated playgrounds with a wider setting conveyed through its contextual relationship with London Road and Handcross village. The Site forms part of the rural and parkscape backdrop to the school but it has no direct relationship with it. There is partial intervisibility between the school and the southeast corner of the Site, however these views predominantly comprise the woodland on the south border of the Site and views into the interior largely obscured. The Site therefore lies outside the heritage setting of the school and the proposed development has no ability to affect its significance. This asset is not considered further.
- 8.22 Nos 6-8 London Road are **Hoadlands Cottages** first depicted on the 1895 OS map. This building is not recorded on the HER. It is located 25m south of the Site. The adjoining dwellings replaced an earlier building of at least early 18th century date which was set further back in the plot and known as Hoadlands. The existing buildings comprise a typical set of elegant late Victorian houses constructed in red brick with a tile-hung first floor frontage, timber in-fill gable ends with finials, chimneys and a tile roof. Historic mapping shows that they were extended to the rear in the mid-20th century and the façade has replacement uPVC windows. The building has heritage significance conveyed through its architectural and illustrative historical values. The building is considered to be of [negligible](#) significance.

- 8.23 The setting of the cottages is experienced through its landholding and location in regard to London Road, onto which it faces. The cottages were constructed as part of a small collection of buildings to the north of Handcross, however, development to the south of the buildings has joined the grouping to Handcross and the sense of rural isolation has now been largely lost. The remaining rural and parkscape backdrop is considered to be largely a matter of amenity, with particular note that the buildings face the road, not the Site. There is partial intervisibility between the dwellings and the southeast corner of the Site, however these views predominantly comprise the woodland on the south border and views into the interior of the Site are largely obscured. The Site is therefore considered to be outside the heritage setting of the cottages and the proposed development will not therefore have any ability to affect their significance. This asset is not considered further.
- 8.24 **Nos 9 and 10 London Road** are first depicted on the 1956 OS map and were built between 1911 and 1956 in an Arts and Crafts style. This building is not recorded on the HER and is located on the south border of the site. The semi-detached houses are constructed in red brick with a tile-hung first floor frontage, small windows with decorative multi-pane frames, mock-Tudor chimneys and a tile roof. They do not appear to have been altered externally since construction. The building has heritage significance conveyed through its architectural and illustrative historical values. The building is considered to be of **negligible** significance.
- 8.25 The setting of the houses is experienced through its landholding and location in regard to London Road, onto which they face. They were constructed as part of a small collection of buildings to the north of Handcross, however, development to the south of the buildings has joined the grouping to Handcross and the sense of rural isolation has now been largely lost. The remaining rural and parkscape backdrop is considered to be largely a matter of amenity, with particular note that the buildings face the road, not the site. There is partial intervisibility between the dwellings and the southeast corner of the Site, however these views predominantly comprise the woodland on the south border and views into the interior of the Site are largely obscured. The Site is therefore considered to be outside the heritage setting of the cottages and the proposed development will not therefore have any ability to affect their significance. This asset is not considered further.
- 8.26 **Hyde Lodge**, originally The Lodge, was built as part of the Hyde Estate in the early 20th century. The Site may have been part of its curtilage from this time, with ownership transferred away from Nashlands farm, prior to the farm becoming part of the estate. This building is not recorded on the HER. It is located on the northeast edge of the field in which the Site is located, but is excluded from the proposed development area. The quaint red brick building is built in an Arts and Crafts style with a tile hung first floor, central chimney, a deep, hipped roof with tile and a gabled porch. The building has seen no obvious alteration externally. The building has heritage significance conveyed through its architectural and illustrative historical values. The building is considered to be of **negligible** significance.
- 8.27 The setting of the house comprises its landholding, the field to the rear and its location in relation to the estate road and estate services, and also to London Road. It forms part of an extension of the Hyde Estate in the 20th century and sits at its eastern entrance. The building overlooks London Road, but there is clear intervisibility between the rear of the building and the Site. The setting of the house is conveyed through its relationship

to London Road and the estate road. The Site forms part of its landholding and has also been part of the estate and consequently falls within the setting of the asset.

Change to Existing Setting (Step 3)

- 8.11 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed (Step 3) in regard to effect on the significance of an asset. These comprise location and siting, form and appearance, wider effects, and permanence.
- 8.12 No Zone of Theoretical Visibility plan was available in relation to the development and the screening effect provided by topography, vegetation and built environment has been assessed without the benefit of this tool. Appropriate site visits were consequently undertaken to attempt to assess the levels of intervisibility and how such views may potentially impact on the setting of relevant heritage assets. A number of indicative viewpoints were taken from relevant heritage assets within the study area which show illustrative views to and from the site area to support the discussions of setting and heritage significance (Figures 4-6).
- 8.13 The level of harm has been assessed using the criteria set out in Table 3.3. Table 3.4 allows the cross-referencing of the significance of an asset with the potential harm to arrive at a magnitude of effect. However, an overreliance on tabulated data is something to be viewed with caution when addressing heritage assets, particularly when applied to settings, which by their very nature can be open to a significant degree of subjective interpretation. The resulting effect given by tabulated data is therefore subject to review through professional expertise and judgement, which may alter the overall magnitude of effect accordingly.

Siting and Location

- 8.14 The Site comprises a field with wooded areas along the west, south and east borders defined by London Road to the east and a branch of the A23 to the west. A modern barn and associated fenced areas are located on the east side of the plot and Hyde Lodge lies in the northeast corner of the field, but outside the redline boundary. On the north side is a private road to The Hyde Estate and on the south side are dwellings at the north edge of Handcross village. There is open countryside to the north and historic wooded parkscapes to the east and west which lend the site a rural character, however this has been eroded by the noisy A23 and the extension of housing at the north end of Handcross which has joined the site to the village. Views into and out of the Site are highly restricted by the existing treebelts on the east, west and south borders. Views to the north are similarly restricted by heavy treelines along London Road and the A23, as well as by the managed hedge and occasional trees on the north boundary, and the fairly flat topography of the immediate vicinity. The Site is therefore enclosed in nature and views are restricted to within the site or are very short-range; indeed views of the proposed development are only likely to pertain from the two fields to the north of the Site and the estate road on the north border.
- 8.15 **Form and appearance**
- 8.15.1 The current proposals allow for the construction of a new residential development comprising up to 55 houses and associated landscaping, access from London Road, green spaces and natural play area. The proposed dwellings will have varied scale,

mass and design detail but will be appropriate in the context of the local buildings and not exceed two stories in height. It is intended that the Site remains enclosed through the retention of the existing vegetation and, as a result, it will not be readily visible from any direction with the exception of the two fields to the north from where the houses will be visible during the cooler months of the year.

8.16 Wider effects

8.16.1 The Site falls within the heritage setting of **Nashlands Farm Historic Farmstead (MWS12449)**, a farm with probable Medieval origins and a farmhouse of at least 17th century date and a non-designated asset. It was previously farmed by Nashlands, as documented in the mid-19th century, and there is also evidence that it was farmed in the Medieval period, as attested to by the presence of probable ridge and furrow features within the redline. The Site therefore formed part of the original wider setting of the farmstead. The construction of the A23 in the 1990s has, however, severed the connection of the site with the farmstead as well as obscuring any intervisibility between the Site and the farm. The construction of Hyde Lodge in the early 20th century and the Site's possible transfer of ownership from Nashlands to the Hyde Estate has also acted to sever the connection of the site and the asset. As a result, the Site no longer contributes to the heritage significance of the farmstead.

8.16.2 **The Hyde Estate and historic parkscape.** The historic parkscape is on the west edge of the study area and has no current relationship with the Site, although the Site has an historical inter-relationship with the wider estate. This probably began in the early 20th century with the construction of Hyde Lodge, although it may have begun earlier. Notwithstanding, the Site has been part of the wider Hyde Estate historically but is now privately owned by Hyde Lodge. The lodge is located at the east end of a private road which leads into the Estate from London Road and was built as part of the estate. The construction of the A23 has severed the Site from the wider estate and also obscured all visibility from the bulk of the estate which lies to the west of the Site. The Site is, however, visible from the private road which leads into the estate, despite the managed hedgerow and scattered mature trees along its border. Despite the intervisibility with part of the Estate, the Site no longer forms either part of the estate nor part of its current setting. The potential effect of the proposals on this asset is therefore considered to be **neutral**.

8.16.3 **Hyde Lodge** is on the northeast corner of the field in which the Site is located. The Site area is owned by Hyde Lodge and may have been part of its landholding since construction; although this may be a more recent arrangement. The setting of the lodge is conveyed through its relationship with the estate road which it services and London Road which it overlooks. The field to the rear of the lodge, which includes the Site, does not contribute to these values and therefore it adds little to its heritage setting beyond providing a green backdrop. The key architectural values and historical value of the lodge's relationship with the Estate will not be altered by the proposals. The potential effect of the proposals on the heritage significance asset is therefore considered to be **neutral**.

8.17 Permanence

8.17.1 The proposals involve the creation of a new residential development; as such, they are considered permanent.

9 IMPACT ASSESSMENT

Standing remains

- 9.3 The Site area contains no standing remains of any significant heritage value, beyond the presence of very denuded possible ridge and furrow features on part of the south side. The significance of the earthworks has been assessed using criteria set out in Turning the Plough (Hall 2001) and is considered to be so low as to be unable to convey any meaningful heritage values. This conclusion is driven largely by their very denuded and fragmentary survival, their lack of curvature and headlands, and by modern development that has acted to detach the earthworks from the wider field system and which also severs their relationship with the village.

Buried Archaeology

- 9.4 Any archaeological features have the potential to suffer a significant impact from groundworks and could be disturbed, altered, truncated or possibly removed entirely by groundworks undertaken to construct the proposed residential scheme. The main impact will be the excavation of footings, but additional works will include excavations for services, the access road and landscaping.
- 9.5 The potential of the site to contain significant archaeological features is considered **negligible** for all periods, except for probable Medieval ridge and furrow earthworks which are present on the site. The significance of these features is, however, considered to be negligible.
- 9.6 There is a general potential for groundworks of this type to cause between a **slight** or **moderate** adverse effect to most archaeological features and a **major** adverse effect to discrete highly sensitive features (e.g, cremations) if unmitigated. Mitigation works would potentially reduce all impact effects to **negligible** through design strategies and/or preservation by record or preservation *in situ*.
- 9.7 Based on the identified potential it is not considered that a pre-determination archaeological evaluation at the outline stage would be proportionate. There is no evidence that the site has been developed in the Post-medieval period and it is likely to have been agricultural land or part of a parkscape in the Medieval period, however, earlier use of the site cannot be entirely ruled out despite the very limited evidence.

Settings

- 9.8 The proposals will result in the introduction of a new residential development in a field at the northern edge of Handcross. The Site has formed part of the wider landholding of Nashlands Farm as agricultural land and subsequently part of The Hyde Estate, and has made a small contribution to the wider setting of each asset in the past, as experienced through illustrative historical value. The relationship of the Site with these non-designated assets has now been severed visually and physically by the construction of the A23 on the west side of the Site. As such, it now lies outwith the setting of these assets and the proposals have no ability to affect their heritage values.
- 9.9 The Site currently forms part of the landholding to Hyde Lodge, but does not contribute to its heritage setting, which is experienced through the location of the Lodge with

respect to the estate road it services and London Road. The proposals therefore have no ability to affect its heritage significance as experienced through the visual medium. No other meaningful settings effects have been identified, outwith a potential noise effect during the construction phase, which is not considered significant due to its temporary nature and the existing background noise from the A23. Potential noise effects from occupation of the new dwellings are not considered likely to be appreciable above the background road noise.

- 9.10 The proposed development is not assessed as having any effect on the setting of any other asset. It is consequently assessed as having the potential to causes **no harm** to the heritage values of any asset.
- 9.11 Buried archaeological assets are themselves considered to have the potential for settings. However, no buried archaeological assets have been identified that might be considered to have the potential for settings impact as a result of the proposed development, resulting in a **neutral** effect.

Mitigation

- 9.12 No mitigation has been identified beyond the retention of existing vegetation along boundaries and within the field if possible and sensitive dwelling design that complements and preserves the setting of the existing built heritage, which are already part of the development plan.

10 CONCLUSIONS

- 10.1 This proportionate Heritage Impact Assessment has considered the potential for the construction of a new residential scheme on land west of London Road, Handcross, Mid Sussex to affect known and potential heritage assets, as required by the National Planning Policy Framework 2024 and local plan policies. The assessment has therefore considered the potential effect of the proposals on designated and non-designated heritage assets in the vicinity of the site.
- 10.2 The Site has been identified as having a **negligible** potential for the presence of significant archaeological features of any date, outside the probable Medieval ridge and furrow remains present on the Site. These remains are very poorly preserved, fragmentary and isolated in context, therefore assessment has concluded that they are of **negligible** significance at best. Evidence suggests that the Site was in agricultural usage throughout the Medieval and Post-medieval periods – although possible comprising heathland in the early-mid 18th century - and had remained undeveloped to the present day. It is not possible to entirely rule out significant archaeology of earlier periods, however the current evidence suggests that the likelihood is negligible. It is consequently not considered likely that a programme of pre-determination archaeological trenching would be proportionate for outline planning permission.
- 10.3 The proposals are considered to have a **neutral** effect on the setting of any designated or non-designated heritage asset. The visual effect of the proposals is significantly reduced due to the construction of the A23 on its west border, which has severed the Site from its historical context as part of the landholding to Nashlands Farm and The Hyde Estate, and the very strong treebelts along its boundaries. There are consequently no views out of the Site or into the Site from the west and very restricted views from the

east and the south, and only short-range views pertain to the north. The Site forms part of the landholding to Hyde Lodge, an early 20th century lodge at the east entrance to the Hyde Estate, but assessment has concluded that it does not form a meaningful part of its heritage setting.

- 10.4 The level of potential harm currently identified is considered to constitute no harm with regard to settings, and to fall within the lowest range of **less than substantial harm** for physical impact to possible ridge-and-furrow features on the Site. The proposals should consequently be considered in the light of the clear public benefit that arises from new housing in accordance with relevant parts of the Local Plan and paragraph 216 of the NPPF.

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12 ACKNOWLEDGEMENTS

- 12.1 Foundations Heritage would like to thank Welbeck Strategic Land for commissioning the project, as well as the West Sussex HER and Record Office and Historic England for their assistance and provision of data.

APPENDIX 1:

Gazetteer of Historic Environment Records

HER Table: Monuments

MonUID	RecordType	Name	MonType	Date
MWS13173	BLD	Nos 1-6 Chodd's Cottages, High Street, Handcross, Slaugham	ESTATE COTTAGE on Nyman's Estate. Six built for estate workers.	1921
MWS13177	BLD	Stuart House, Handcross, Slaugham	HOUSE; TILE HANGING	pre-1968
MWS13923	BLD	Dudley House, Nymans, Handcross, Slaugham	HOUSE; SHOP; HOUSE; SHOP	1884
MWS9180	BLD	The Fountain Inn, Handcross	INN; CELLAR; STRUCTURE; DOOR; PORCH; OUTBUILDING. Coaching inn on London-Brighton road.	19C
MWS15676	BLD	Handcross Primary School, Slaugham	SCHOOL	c. 1897
MWS15827	BLD	Zoar Chapel, Slaugham	STRICT BAPTIST CHAPEL	1887
MWS4565	FS	Flint Pick - Truggers, Slaugham	FINDSPOT in a back garden	Meso?
MWS6857	FS	Flint and Pottery Finds, High Wood, Slaugham	FINDSPOT, fieldwalking mix in Roundfield found during the Tilgate Forest survey (DWS1050)	Mix
MWS6858	FS	Flint finds - Roundfield	FINDSPOT, local fieldwalking, Tilgate Forest	Prehist
MWS6866	FS	The Square - Flint flake	FINDSPOT, local fieldwalking, Tilgate Forest	Prehist
MWS962	FS	Flint site - Nashland's Wood	FINDSPOT, 1971	prehistoric?
MWS964	FS	Mesolithic flints - Handcross Park	FINDSPOT, 1960s-1970s	Meso
MWS117	LND	Parkscape - Handcross Park	PARK	Pmed
MWS13169	LND	Ancient Woodland associated with Nymans, Ansty and Staplefield	MANAGED WOODLAND	From 1600
MWS5784	LND	Nymans Park and Garden, Handcross, Ansty and Staplefield and Slaugham	HOUSE; GARDEN; PARK; SUNKEN GARDEN; URN; CROQUET LAWN; WALLED GARDEN; KITCHEN GARDEN; PINETUM; PERGOLA; HEATHER GARDEN; ROCKERY; FOUNTAIN; SUNDIAL; TEMPLE; ROSE GARDEN; LOGGIA; THREE CENTRED ARCH; DOVECOTE; TEA GARDEN; PERGOLA; PINETUM; ROSE GARDEN; KNOT	20C
MWS11131	MON	Handcross Park Historic Farmstead, Slaugham	FARMSTEAD. U-plan regular courtyard farmstead two yards and detached farmhouse. Within Handcross Park.	19C
MWS12449	MON	Nashlands Farm Historic Farmstead, Slaugham	FARMSTEAD. U-plan regular courtyard farmstead and detached farmhouse with medieval origins.	med
MWS4889	MON	Brickworks North East of Nymans, Handcross, Ansty and Staplefield	BRICKWORKS; TERRACED GROUND; BUILDING; POND; CLAY PIT; CULVERT?; SLUICE?; BRICKWORKS.	19C

HER Table: Monuments

MWS712	MON	Warrens - Nashland's Wood	RABBIT WARREN	med?
MWS724	MON	Windmill - Handcross	WINDMILL	19C
MWS7916	MON	Saw mill at the Hyde, Handcross	SAW MILL	1930s
MWS7917	MON	Creosote treatment plant at The Hyde, Handcross	TIMBER SEASONING SHED	1930s
MWS967	MON	Flint working site - Balcombe Lane	LITHIC WORKING SITE, recorded on an OS card.	Prehistoric
MWS9733	MON	Chodd's Farm Historic Farmstead, Slaugham	FARMSTEAD; FARMHOUSE; FARMHOUSE; FARMHOUSE; FARMYARD; FARM BUILDING; FARM BUILDING; FARM BUILDING; FARM BUILDING; FARM BUILDING	18C
MWS14584	MON	Pit within Brickyard Wood, Ansty and Staplefield	PIT; EXTRACTIVE PIT	19C
MWS8646	MON	Earthworks in Tilgate Forest, near Tilgate Forest Lodge - Archaeological Survey	EARTHWORK; BANK (EARTHWORK); DITCH; PIT	
MWS14588	MON	Fieldbank, Eastern Side of Brickyard Wood, Ansty and Staplefield	FIELD BOUNDARY	19C?
MWS14371	MON	Field Boundary, South of Chodd's Farm, Handcross, Slaugham	FIELD BOUNDARY; BANK (EARTHWORK)	19C
MWS14586	MON	Field Boundary along the Southern Edge of Brickyard Wood, Ansty and Staplefield	FIELD BOUNDARY; BANK (EARTHWORK); DITCH	med
MWS14372	MON	Former Field Boundary, South-East of Chodd's Farm, Handcross, Slaugham	FIELD BOUNDARY; FIELD BOUNDARY; GULLY; SPRING	19C?
MWS14379	MON	Former Field Boundary, Kiln Field, Handcross, Slaugham	FIELD BOUNDARY; FIELD BOUNDARY; HEDGE; BANK (EARTHWORK)	med
MWS14378	MON	Field Boundary, South of Brickyard Wood, Ansty and Staplefield and Slaugham	FIELD BOUNDARY; LYNCHET; BANK (EARTHWORK)?; TRACKWAY	med
MWS14373	MON	Former Field Boundary, East of Chodd's Farm, Handcross, Slaugham	HEDGE; FIELD BOUNDARY; SPRING; TERRACED GROUND	19C?
MWS14375	MON	Former Field Boundary, North of Chodds Cottages, Handcross, Slaugham	HEDGE; TRIANGULATION PILLAR; TRIANGULATION PILLAR; BANK (EARTHWORK); HEDGE	1808-1816
MWS14587	MON	Hollow-Way between Brickyard Wood and Marlpit Shaw, Ansty and Staplefield	HOLLOW WAY; HOLLOW WAY. Part of 14585.	med-pmed
MWS14380	MON	Lynchet, North-West Side of Brickyard Wood, Handcross, Slaugham	LYNCHET; BOUNDARY; FIELD BOUNDARY?; WOOD BANK?; TERRACED GROUND	19C?

HER Table: Monuments

MWS8560	MON	A23 Handcross to Warninglid Improvements	PIT; IN SITU BURNT DEPOSIT. Gradiometer survey.	unknown
MWS14384	MON	Trackway within Brickyard Wood, Ansty and Staplefield	TRACKWAY, part of brickworks 4889.	E19C
MWS14826	MON	Trackway within Cow Wood, Ansty and Staplefield	TRACKWAY	19C?
MWS14827	MON	Trackway within Cow Wood, Ansty and Staplefield	TRACKWAY	19C?
MWS14596	MON	Trackway following the Northern Perimeter of Cow Wood, Ansty and Staplefield	TRACKWAY; CARRIAGEWAY	L19C
MWS13934	MON	Trackway, North Site of the Car Park, Nymas, Handcross, Slaugham	TRACKWAY; FIELD BOUNDARY; BANK (EARTHWORK)	L19C
MWS14376	MON	Hollow-way, West of Brickyard Wood, Handcross, Slaugham	TRACKWAY; HOLLOW WAY	med
MWS14374	MON	Trackway, North-East of Chodd's Farm, Handcross, Slaugham	TRACKWAY; HOLLOW WAY; TERRACED GROUND; LYNCHET	19C?
MWS14585	MON	Trackway on the Borders of Brickyard Wood and Marlpit Shaw, Ansty and Staplefield	TRACKWAY; TRACKWAY; TRACKWAY	med
MWS14583	MON	Woodbank, Northern Side of Brickyard Wood, Ansty and Staplefield	WOOD BANK; DITCH	med
MWS14589	MON	Woodbank between Brickyard Wood and Marlpit Shaw, Ansty and Staplefield	WOOD BANK; DITCH	med
MWS14590	MON	Woodbank, West Side of Marlpit Shaw, Ansty and Staplefield	WOOD BANK; DITCH	med
MWS14597	MON	Woodbank on the edge of Cow Wood, Slaugham	WOOD BANK; DITCH?	med

HER Table: Events

EvUID	RecordType	Name	Ref
EWS1818	DBA	Land at Handcross Primary School, Handcross - Desk Based Assessment	
EWS1646	EVP	Nymans, Handcross - Archaeological and Historic Landscape Survey	Project No: 3006
EWS1323	EVT	A23 Handcross to Warninglid Widening: Archaeology Investigations	16491/A23/ENV/REP /05/Vol
EWS1050	EVS	Archaeological Survey at Tilgate Forest Lodge	
EWS1326	EVS	A23 Handcross to Warninglid Widening: Archaeological Walkover Survey	N/A
EWS1122	HBR	The Fountain Inn, High Street, Handcross - Historic Building Record	Project Number: 5310

HER Table: Historic Parksapes, RPGs, ANAs and Listed Buildings

Historic Parksapes

OBJECTID	NAME	DATE	NGR	AREA_HA
85	Handcross Park	Post Medieval	TQ23SW 31	17.56
86	Dencombe	Post Medieval	TQ23SE 32	2.28
87	The Hyde	Post Medieval	TQ23SW 25	26.89
65	Woodhurst	Post Medieval	TQ23SE 30	71.22

Registered Park and Garden

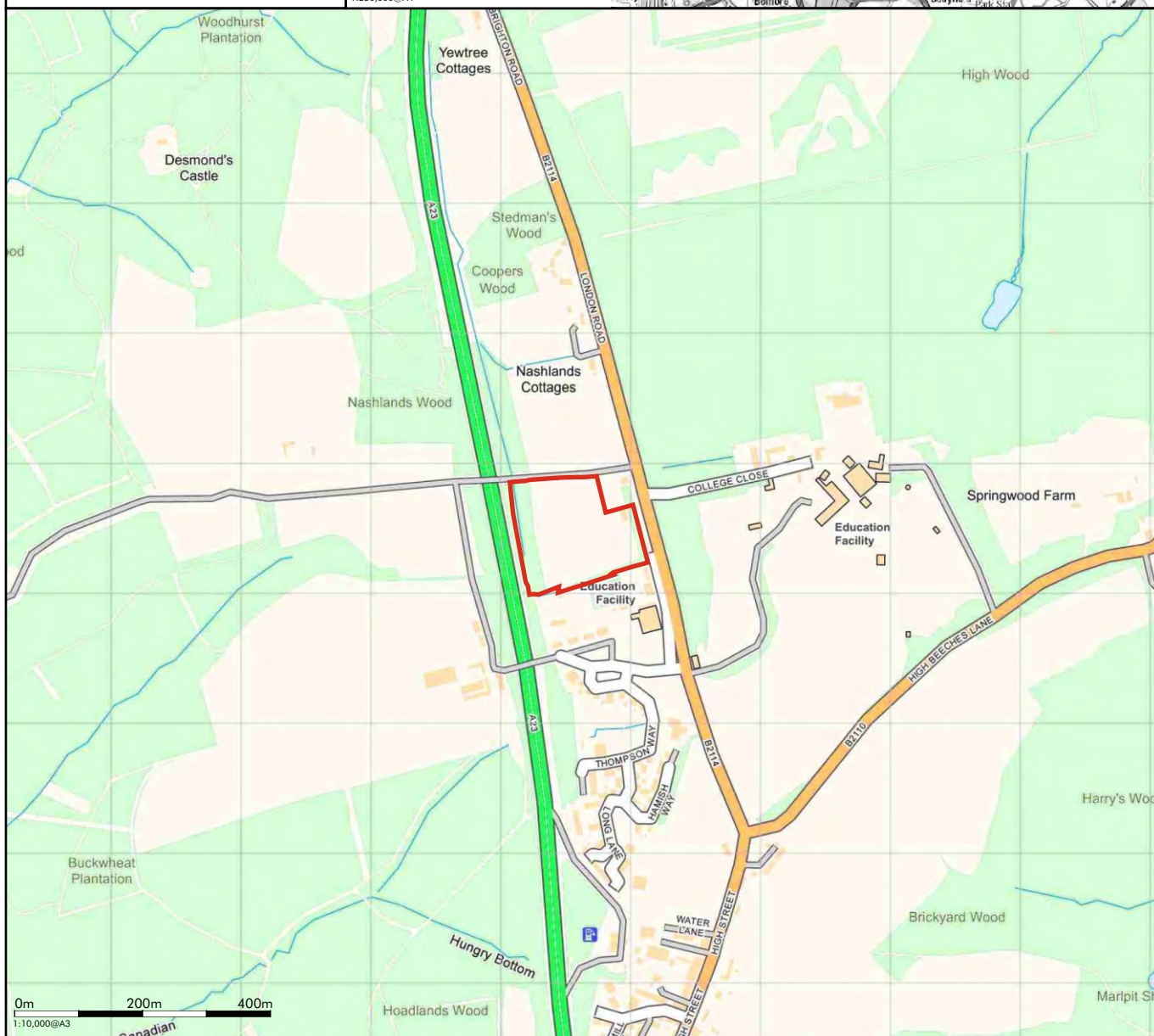
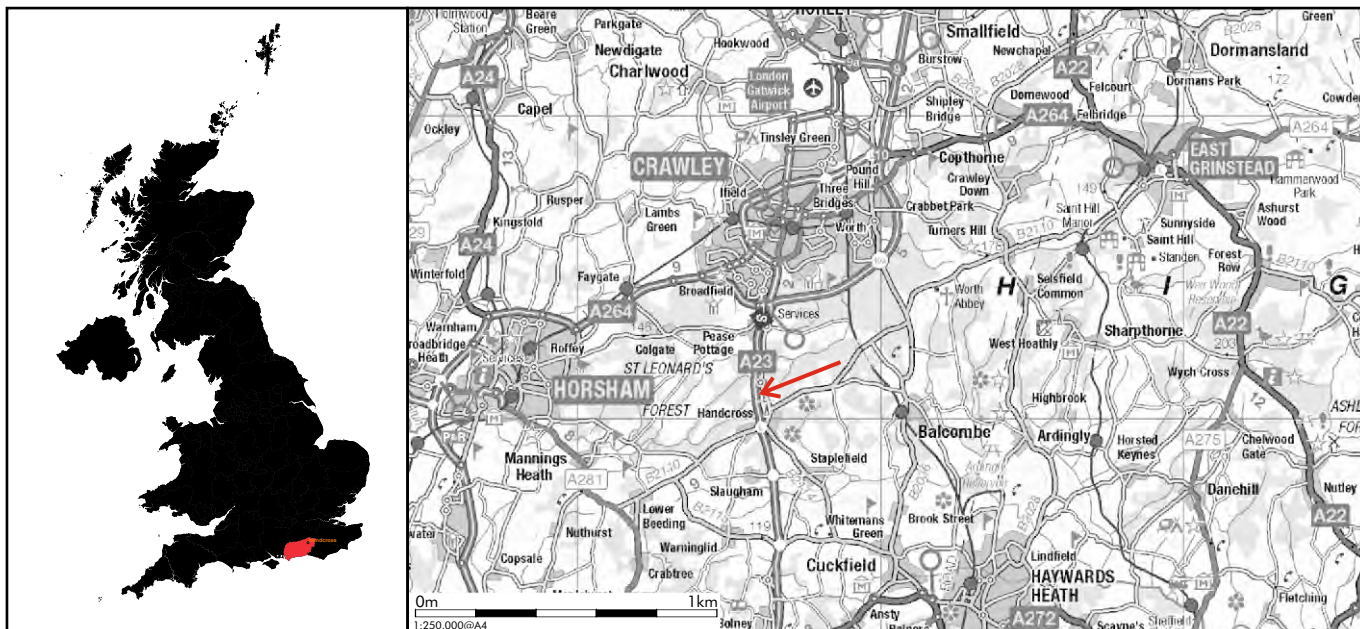
DesigUID	Name	Grade	NationalRe
DWS395	NYMANS	II*	1000160

Archaeological Notification Areas (ANAs)

DesigUID	Name
DWS8622	Earthworks within High Wood, Tilgate Forest, Slaugham
DWS8717	Nymans Registered Park and Garden, Slaugham

Listed Buildings

DesigUID	Name	Grade	NationalRe
DWS6844	THE FORMER FORGE ADJOINING THE FORGE COTTAGE	II	1025608
DWS7270	THE FORGE COTTAGE	II	1181460
DWS7271	HILLBURY	II	1181465
DWS7273	NASHLANDS	II	1181480
DWS7606	CHODD'S FARMHOUSE	II	1354868



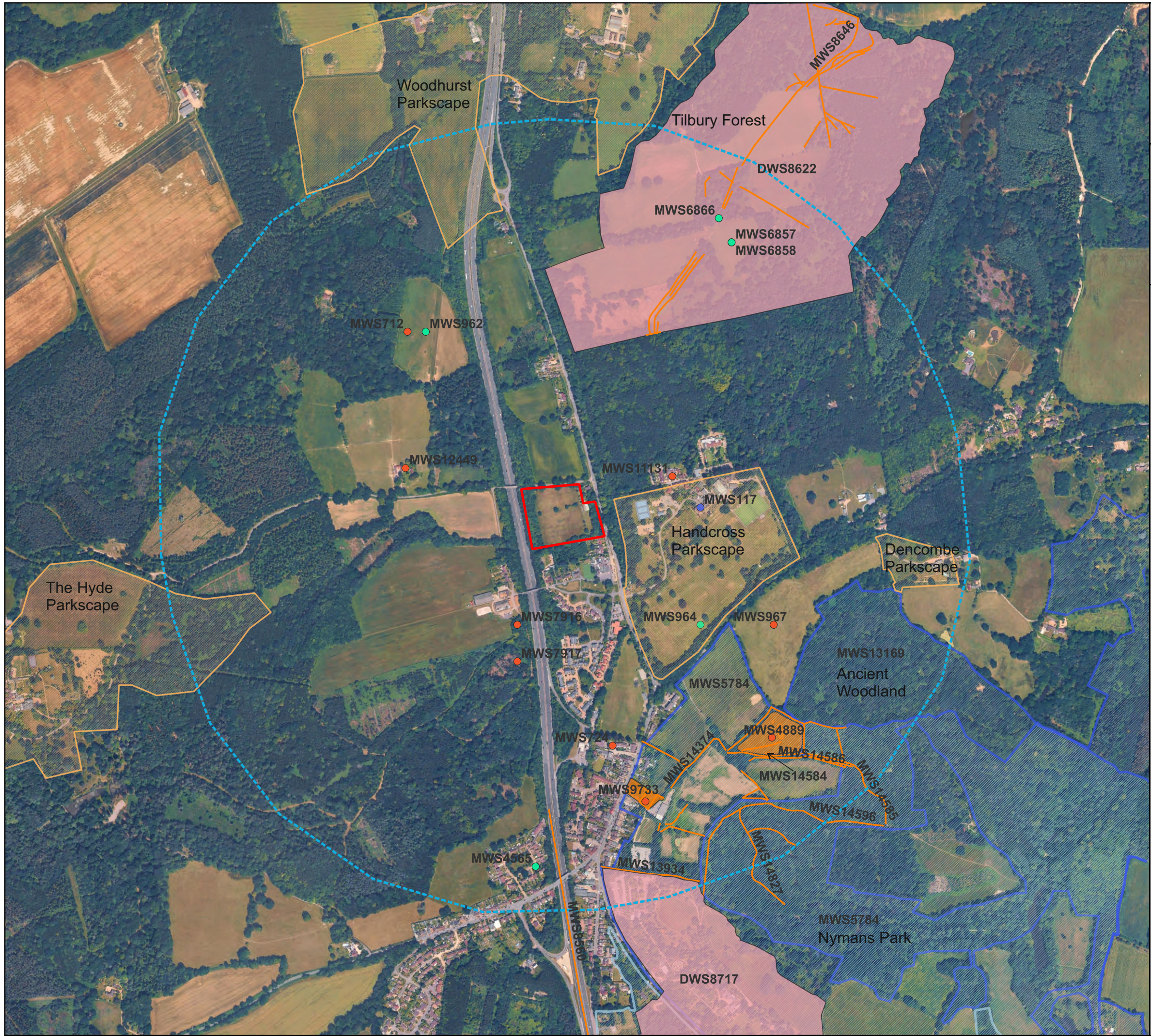
Site Location

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Ordnance Survey Licence 100015722

Site Code: HMS25
Drawn By: DK
Approved By: RK
Date: 16/02/2026

Figure 1:
Site Location

**FOUNDATIONS
HERITAGE**
A DIVISION OF ARCHAEAL CORREL MANAGEMENT SERVICES LTD



Site Code: HMS25
Drawn By: DK
Approved By: RK
Date: 16/02/26

FOUNDATIONS
HERITAGE

A DIVISION OF ARCHAEOLOGICAL MANAGEMENT SERVICES LIMITED

Figure 2.1:
Map of Historic Environment Data, Monuments,
Archaeological Notification Areas and Historic
Landscapes

N

0m 200m 400m

1:10,000@A3

Site Outline

1km Buffer

KEY

Findspot

Historic Landscape Element

Monument

Historic Parkscape

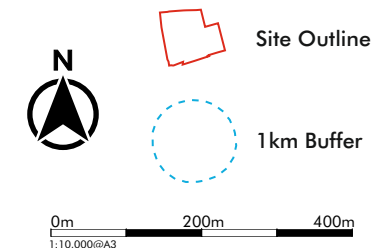
Archaeological Notification Area

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Site Code: HMS25
Drawn By: DK
Approved By: RK
Date: 16/02/26

Figure 2.2:
Map of Historic Environment Data, Built Heritage
and Designations



KEY

- Listed Building
- Non-designated Building
- Historic Building
- Conservation Area
- Registered Park and Garden

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