

Archaeological Evaluation

Plot 1.3, Burgess Hill, Northern Arc, West Sussex

NGR: SU 531466 120623

Planning Ref: DM/18/5114

Site Code: NAP22

794-PLN-HER- 01918

07 July 2026

**PLOT 1.3, BURGESS HILL
NORTHERN ARC, WEST SUSSEX:
AN ARCHAEOLOGICAL
EVALUATION REPORT**

PCA REPORT NO: R18544

SITE CODE: NAP22

JULY 2026

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Site Code: NAP22

Central NGR: SU 531466 120623

Local Planning Authority: Mid-Sussex District Council

Planning Reference: DM/18/5114

Commissioning Client: RPS on behalf of Bellway Homes

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DOCUMENT VERIFICATION

Site Name: Plot 1.3, Burgess Hill Northern Arc, West Sussex

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Report: R18544

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Plate 6. Trench 41, representative section, looking north. Scale 1m.

1 NON-TECHNICAL SUMMARY

Pre-Construct Archaeology Ltd was commissioned by Tetra Tech Consulting Ltd to undertake an archaeological evaluation at Plot 1.3, Burgess Hill Northern Arc, West Sussex. The evaluation was undertaken as part of the outline planning permission (Planning Reference DM/18/5114) as part of the proposed mixed-use development of the wider Burgess Hill Northern Arc. The evaluation comprised the excavation of 11no 30m X 1.8m trenches. The work was undertaken between the between the 8th and 10th June 2026.

The evaluation was carried out largely in keeping with the approved methodology. No archaeological features or artefacts were encountered in any of the trenches.

2 INTRODUCTION

2.1 Project Background

2.1.1 Pre-Construct Archaeology Ltd (PCA) was commissioned by Tetra tech Consulting, on behalf of Bellway Homes to carry out an archaeological evaluation on Plot 1.3, Burgess Hill Northern Arc, West Sussex 'the Site' (**Figure 1**). Mid-Sussex District Council granted outline planning permission (DM/18/5114) for the mixed-use development of the wider Burgess Hill Northern Arc.

2.1.2 This document provides a report on the results of the evaluation carried in accordance with the Written Scheme of Investigation (WSI) prepared by RPS Tetra Tech (RPS 2025) and approved by the Local Planning Archaeologist. The archaeological evaluation comprised the mechanical excavation of 11no 30m X 1.8m trenches, this was reduced from the initial 13 trenches proposed in the WSI due to issues with trench placement that could not be mitigated. The evaluation was carried out between the 8th and the 10th June 2026.

2.1.3 This document has been prepared in accordance with the '*Chartered Institute for Archaeologists Standard for Archaeological Field Evaluation*' (CIfA, 2023) and '*Guidance for Archaeological Field Evaluation*' (CIfA, 2023) and '*Management of Research Projects in the Historic Environment*' (Historic England, 2015). PCA is a CIfA Registered Archaeological Organisation and is bound by its code of conduct.

2.2 Location, Topography and Geology

2.2.1 The Site lies in a primarily agricultural landscape, comprising to the immediate north of Burgess Hill, and to the east of Eastbridge Avenue.

2.2.2 The British Geological Survey states that the site lies over Weald Clay Formation (Mudstone) (BGS 2026).

2.3 Archaeological and Historical Background

2.3.1 The Archaeological and Historical background below is taken from the WSI prepared by RPS (RPS 2025) which uses research prepared for the Woodfield site (ASE 2019):

2.3.2 *What follows is a summary of the pertinent findings of recent fieldwork supplemented with the findings of a desk-based assessment prepared for the Woodfield House site (ASE 2019). Trial trench evaluation on land at the Northern Arc Eastern Bridge and Link Road identified a number of undated fire pits, post-holes and pits, probable post-medieval field boundary ditches, a deposit of colluvium and a palaeochannel. In addition, early prehistoric flintwork was recovered from the topsoil and subsoil horizons. Subsequently, two areas totalling c.2.04ha were mechanically stripped including the link road where it passes between the P1.5 & P1.6 areas (ASE 2021b).*

2.3.3 *The earliest evidence of activity consisted of a background scatter of flintwork and a shallow spread, both of Mesolithic date. Neolithic flintwork, including an unfinished arrowhead, demonstrated exploitation of the resources of this part of the Weald. However, the first clear alterations to the landscape dated from the Middle Iron Age. Pits containing*

burnt clay, and clusters of post-holes suggest slightly more intensive occupation than in previous periods, although with no evidence of agricultural activity. The most interesting features encountered consisted of a thin scatter of remarkably similar pits/hearths showing evidence of in situ burning and primary fills rich in oak charcoal. These somewhat enigmatic features were spread across both examined mitigation areas. Limited pottery finds and radiocarbon dating suggest these were created in the Romano-British era. Although their function remains unproven, it is suggested they represent the scant remains of woodland clearance although alternative interpretations, such as charcoal production are also considered.

- 2.3.4 *Evidence for medieval activity consisted of abraded pottery recovered from the overburden, and possible field boundaries close to Isaacs Lane, although their date remains unconfirmed. Post-medieval activity was more clearly represented in a varied assemblage of artefacts from the topsoil, and clear land division in the form of substantial ditches corresponding to field boundaries shown on cartographic sources.*
- 2.3.5 *Recent investigation of Plot 1.1, to the immediate north of the excavation area, revealed undated archaeological features consisting of several pits and ditches. (ASE 2022).*
- 2.3.6 *The investigation of Plots 1.5 and 1.6 produced similar results to those details above. The only dated feature contained Late Iron Age/Romano-British pottery (ASE 2023).*

3 AIMS AND OBJECTIVES

3.1 Archaeological Evaluation Aims

3.1.1 The aim of the archaeological evaluation were to ascertain;

- Whether archaeological remains are present on the site and if so to assess their nature, date, survival and significance;
- How they might be impacted by the development of the site;
- To enable the County Council Archaeology Officer to make an informed decision as to the requirement for any further archaeological work either in advance of, or during, the development.

3.2 Archaeological Evaluation Objectives

3.2.1 The project also has the potential to inform on the following areas of research from the South-Eastern Research Framework (SERF);

- The use of the Weald in later prehistory (SERF Middle Bronze Age – Iron Age Periods)
- Agricultural economy – structural aspects; animal and plant remains (SERF Roman Period)
- To what extent and in what ways have developments in agricultural technology and demand influenced historic landscape development? (SERF Historic Landscapes)
- To what extent and in what ways can past landscapes and their components (prehistoric onwards) be understood in the present landscape? (SERF Historic Landscapes)
- An understanding of the multifaceted landscape (SERF: Post-medieval and modern period)

4 RESULTS

4.1 Introduction

- 4.1.1 The following presents a summary of the evaluation results based upon the Site archive, which comprises a Site diary, trench/context recording sheets, registers, drawings and digital photographs; the archive also includes an assemblage of finds. The archive is held at PCA's Winchester office under the site code **NAP22** there is currently no museum accepting archive for Mid Sussex.

4.2 Methodology

- 4.2.1 The archaeological evaluation was undertaken following the methodology detailed in the Written Scheme of Investigation (RPS 2025), which was approved by the Local Planning Archaeologist in advance of the commencement of works.
- The evaluation comprised the excavation of 11 trenches measuring at 30m X 1.8m. The array of trenches do not target any geophysical anomalies but hope to provide a sample of the Site in order to establish its archaeological potential.
- 4.2.2 Trenches 47 and 49 were abandoned due to being placed in inaccessible areas of the Site.
- 4.2.3 Trenches 43,45,48,50, and 53 were adjusted and in some cases slightly shortened as the perimeter of the Site had changed due to the installation of tree protection fencing. The new site boundary was plotted using a GPS. (**Figure 2 & 3**)

4.3 Deposit Sequence

- 4.3.1 The deposit sequence was consistent across the Site (**Figure 4**). Trenches revealed a natural geology of a light to mid grey yellowish clay, at a depth of between 0.20m and 0.47m Below Ground Level (BGL). Subsoil was recorded in all trenches; it consisted of a mid-yellowish grey sandy clay varying in thickness between 0.1m - 0.26m. The topsoil comprised a dark greyish brown, silty clay and varied in depth between 0.1m - 0.22m (**Plates 1-6**).

4.4 Archaeological Features

- 4.4.1 No archaeological features, finds or deposits were identified during the evaluation works.

4.5 Conclusion

- 4.5.1 The archaeological evaluation was carried out in keeping with the aims and methodology set out in the approved WSI and appears to demonstrate that the Site contains no significant archaeological features or deposits.

5 ARCHIVE PREPARATION AND DEPOSITION

5.1 The Site Archive

- 5.1.1 The Site archive, to include all project records and cultural material produced by the project, will be prepared in accordance with 'Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation' (Brown 2011) and the Chartered Institute for Archaeologists 'Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives' (CIfA 2020).
- 5.1.2 There is currently no museum collecting archive for Mis Sussex and given the very limited results of the fieldwork, it is considered that the site conforms to the definition of a 'sterile project' (i.e., one that produces nothing of evidential value), according to the CIfA (n.d. a) Toolkit for Selecting Archaeological Archives (archaeological archives from sterile projects). It is therefore recommended that only selected digital data are deposited with the Archaeology Data Service (ADS), an approach commensurate with the scale and significance of the project. Deposition will involve uploading of the site report via OASIS only (online access to the index of archaeological investigations).
- 5.1.3 An OASIS record has been initiated, with key fields completed (**Appendix 3**) A.pdf version of the final report will be submitted following approval by the local planning authority's archaeological advisor team.

5.2 Copyright

- 5.2.1 The full copyright of the written/illustrative archive relating to the Site will be retained by Pre-Construct Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. West Sussex County Council however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profitmaking, and conforms to the Copyright and Related Rights regulations 2003. Further distribution and uses of the report either in its entirety or part thereof in paper or electronic form is prohibited without the prior consent of Pre-Construct Archaeology Ltd.
- 5.2.2 The licence extends to the use of all documents arising from this project in all matters relating directly to the project, as well as for bona fide research purposes (which includes the West Sussex HER).
- 5.2.3 Pre-Construct Archaeology Ltd has made every effort to ensure the accuracy of the content of this report. However, Pre-Construct Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies, or omissions this report contains.

6 REFERENCES

ASE 2019 *Woodfield House, Isaacs Lane, Haywards Heath, West Sussex Historic Environment Desk-Based Assessment*. Unpublished Client document

ASE 2021b, *Archaeological Investigations at the Northern Arc Eastern Bridge and Link Road, Burgess Hill, West Sussex* Unpublished Client document

ASE 2022, *Archaeological Evaluation Report Phase 1 East, Plots 1.1 Burgess Hill, Northern Arc West Sussex* Unpublished Client document

ASE 2023, *Archaeological Post-Excavation Report – Burgess Hill Northern Arc West Sussex* Unpublished Client document

British Geological Survey online

viewer:<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> Accessed 15/06/2026

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RPS, 2025, '*Plot 1.3 & Woodfield House, Burgess Hill Northern Arc, West Sussex*' Unpublished Client document

APPENDIX 1: PHOTOGRAPHS (PLATES 1–6)



Plate 1. Trench 52, looking east. Scale 1m



Plate 2. Trench 52, representative section, looking south. Scale 1m.



Plate 3. Trench 44, looking south. Scale 1m



Plate 4. Trench 44, representative section, looking west. Scale 1m



Plate 5. Trench 41, looking west. Scale 1m



Plate 6. Trench 41, representative section, looking north. Scale 1m

APPENDIX 2: TRENCH INDEX

Trench No.	Context	Type	Description	Depth (m) BGL
41	4101	Topsoil	Dark brownish grey silty clay	0.0-0.14
	4102	Subsoil	Mid grey silty clay	0.14-0.35
	4103	Natural	Mid greyish yellow clay	0.35+
42	4201	Topsoil	Dark brown silty clay	0.0-0.20
	4202	Subsoil	Mid brownish grey silty clay	0.20-0.30
	4203	Natural	Light greyish yellow clay	0.30+
43	4301	Topsoil	Dark brownish grey silty clay	0.0-0.11
	4302	Subsoil	Mid grey sandy clay	0.11-0.25
	4303	Natural	Light greyish yellow clay	0.25+
44	4401	Topsoil	Dark brownish grey silty clay	0.0-0.15
	4402	Subsoil	Mid grey silty clay	0.15-0.25
	4403	Natural	Light greyish yellow clay	0.25+
45	4501	Topsoil	Dark brownish grey silty clay	0.0-0.12
	4502	Subsoil	Mid yellowish grey silty clay	0.12-0.38
	4503	Natural	Mid yellow clay	0.38+
46	4601	Topsoil	Dark brownish grey silty clay	0.0-0.22
	4602	Subsoil	Mid yellowish grey sandy clay	0.22-0.47
	4603	Natural	Light greyish yellow clay	0.47+
48	4801	Topsoil	Dark greyish brown silty clay	0.0-0.16
	4802	Subsoil	Mid yellowish grey sandy clay	0.16-0.30
	4803	Natural	Light greyish yellow clay	0.30+
50	5001	Topsoil	Dark brownish grey silty clay	0.0-0.17
	5002	Subsoil	Mid yellowish grey sandy clay	0.17-0.38
	5003	Natural	Light greyish yellow clay	0.38+
51	5101	Topsoil	Dark brownish grey silty clay	0.0-0.12
	5102	Subsoil	Mid yellowish grey silty clay	0.12-0.20
	5103	Natural	Mid greyish yellow clay	0.20+
52	5201	Topsoil	Dark greyish brown silty clay	0.0-0.20
	5202	Subsoil	Mid yellowish grey sandy clay	0.20-0.35
	5203	Natural	Greyish yellow clay	0.35+
53	5301	Topsoil	Mid greyish brown silty clay	0.0-0.15
	5302	Subsoil	Mid greyish yellow silty clay	0.15-0.25
	5303	Natural	Light greyish yellow clay	0.25+

APPENDIX 3: OASIS RECORD

OASIS Summary

OASIS ID (UID)	preconst1-543614
Project Name	Plot 1.3, Burgess Hill Northern Arc, West Sussex: An Archaeological Evaluation Report
Sitename	Plot 1.3, Burgess Hill Northern Arc
Sitecode	
Project Identifier(s)	Plot 1.3, Burgess Hill Northern Arc,
Activity type	Evaluation
Planning Id	
Reason For Investigation	Planning requirement
Organisation Responsible for work	Pre-Construct Archaeology Ltd
Project Dates	08-Jun-2026 - 10-Jun-2026
Location	Plot 1.3, Burgess Hill Northern Arc NGR: TQ 31466 20623 LL: 50.97002992769357, -0.129018966368583 12 Fig: 531466,120623
Administrative Areas	Country: England County/Local Authority: West Sussex Local Authority District: Mid Sussex Parish: Ansty and Staplefield
Project Methodology	Pre-Construct Archaeology Ltd (PCA) was commissioned by Tetra Tech Consulting, on behalf of Bellway Homes to carry out an archaeological evaluation on a parcel of land to the immediate north of Burgess Hill, to the east of Eastbridge Avenue. The archaeological evaluation comprised the mechanical excavation of 11no 30m X 1.8m trenches.

Project Results	The evaluation demonstrated that there was no archaeological activity in any of the locations where the trial trenches were opened, indicating that the site holds no archaeological significance.
Funder	Private or public corporation Bellway Homes
HER	West Sussex HER - unRev - STANDARD
Person Responsible for work	Maisie Marshall
HER Identifiers	

Report generated on: 30-06-2026:1747

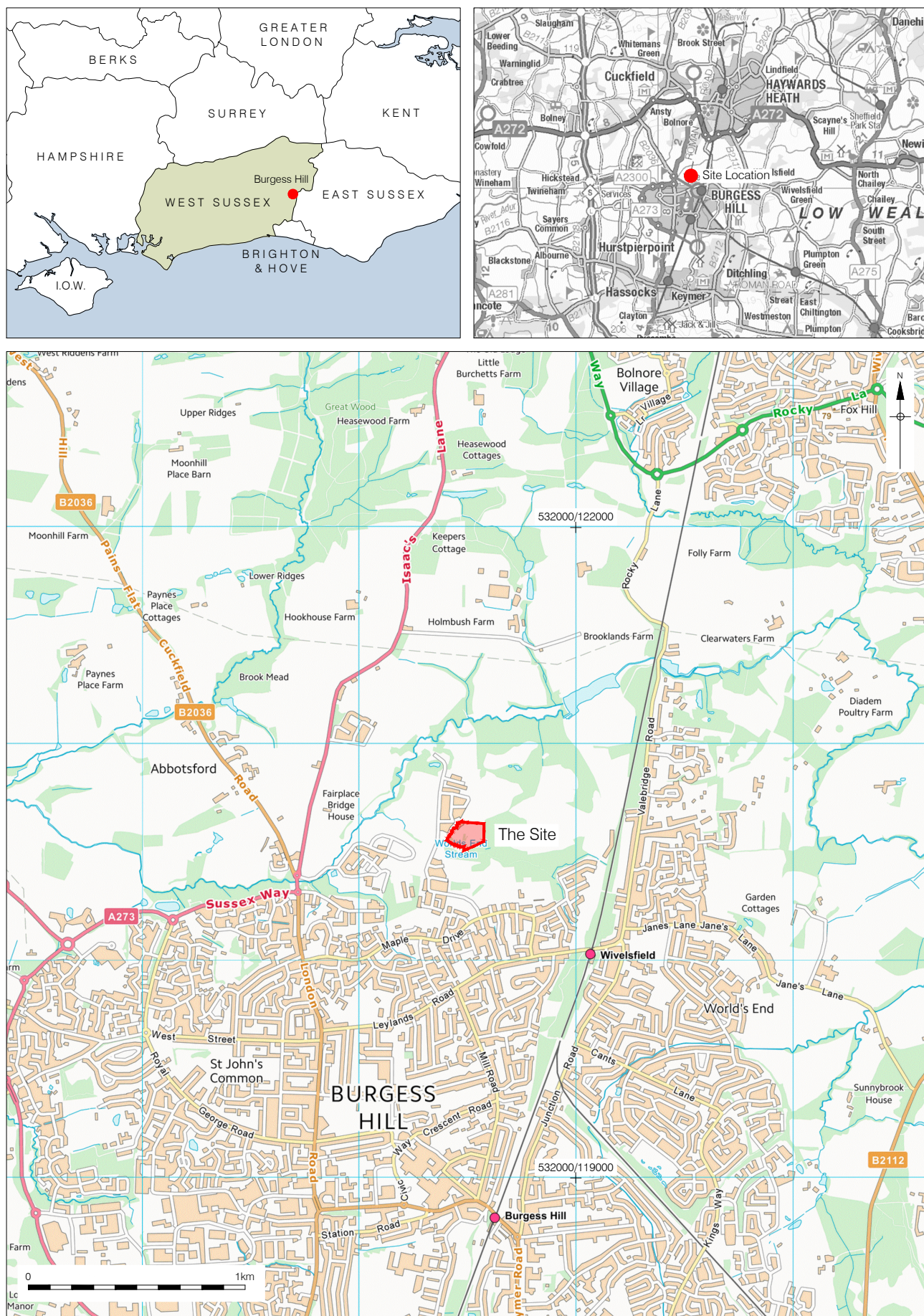


Figure 1
Site Location
1:2,000,000, 1:250,000, 1:25,000 at A4

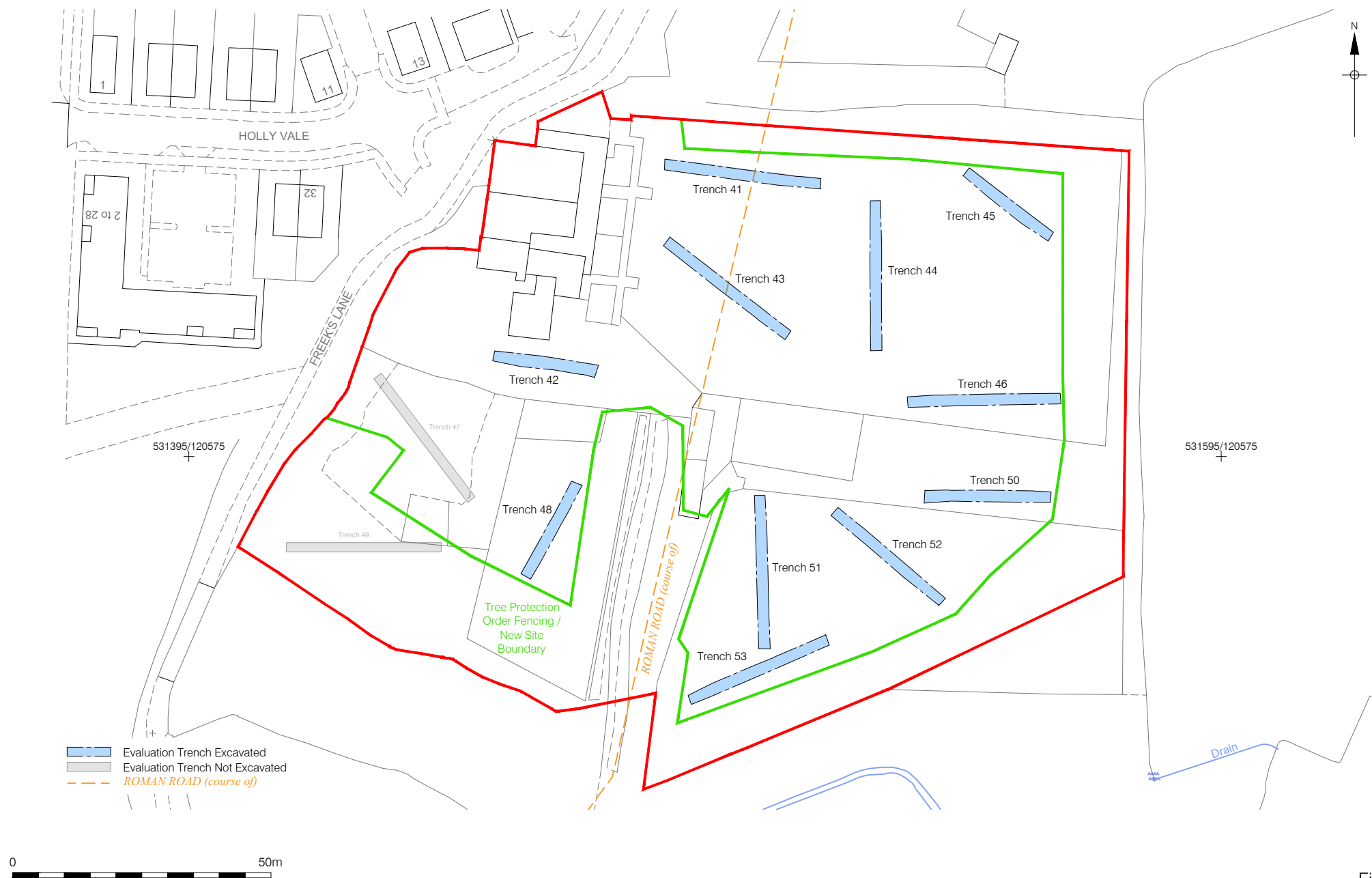


Figure 2
Detailed Site Location
1:1,000 at A4



Figure 3
Detailed Trench Plan showing Tree Protection Order Fencing / New Site Boundary
1:625 at A3

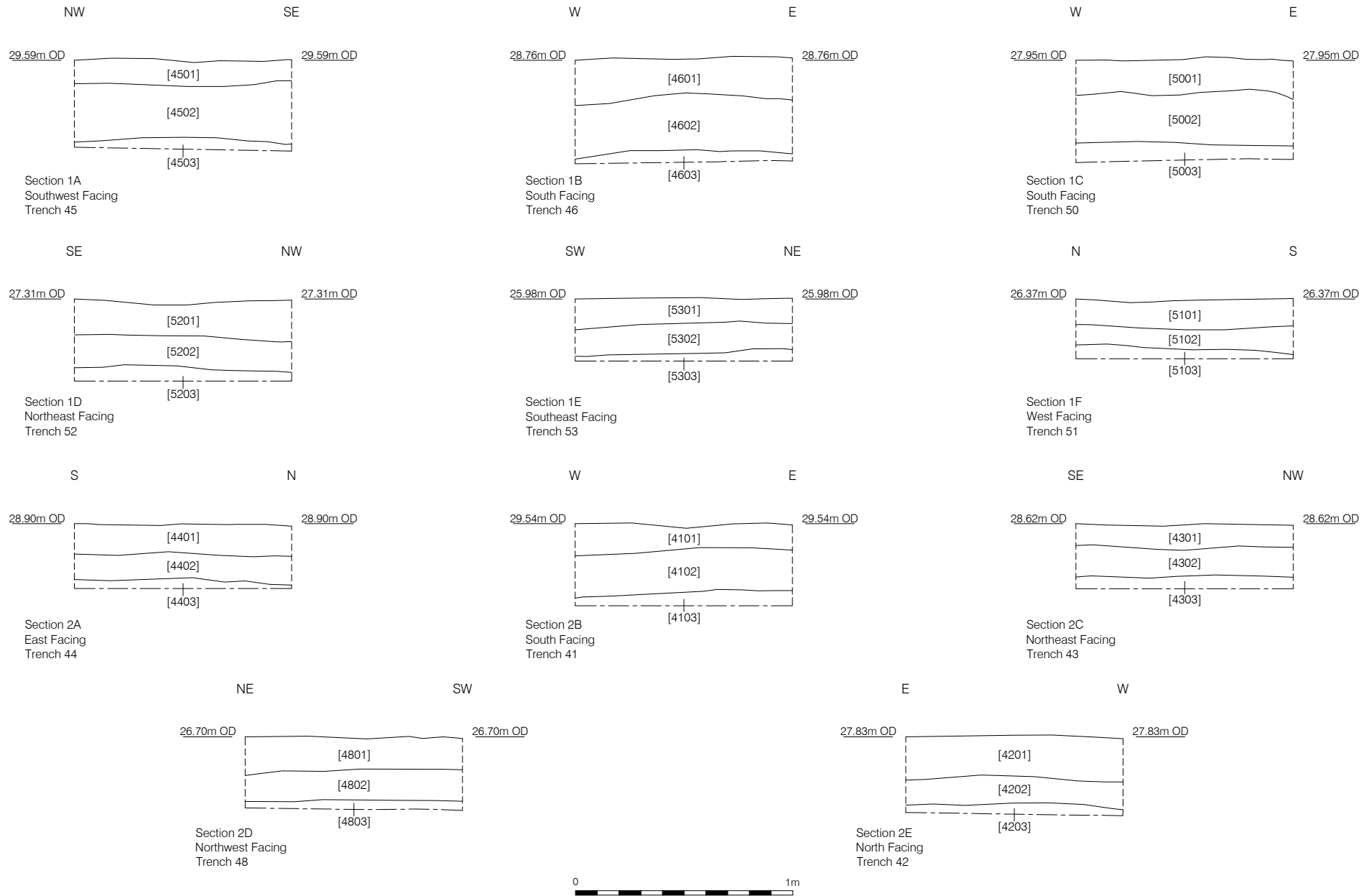


Figure 4
Sections
1:25 at A4

