

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Foxhole Lane, Bolney, Haywards Heath, RH17 5NB

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Bolney
Haywards Heath
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ARCHAEOLOGICAL DESK BASED ASSESSMENT

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EXECUTIVE SUMMARY

This desk based assessment on the site of Land at Foxhole Lane, Bolney, Haywards Heath, RH17 5NB, has been prepared by RPS on behalf of Wates to clarify its below ground archaeological potential prior to development.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site or in its immediate vicinity.

In terms of relevant local designations, the study site does not lie within a locally designated, Archaeological Notification Area (ANA), but borders with one, the Archaeological Notification Area of the Parish Church of St Mary Magdalene and the Historic Core of Bolney, located to its south-east.

Based on available information, the study site is anticipated to have a low potential for all periods of human activity, although evidence of Medieval and Post Medieval land management, field boundary and agricultural activity associated with the nearby, Medieval historic centre of Bolney and Post Medieval Bolney Place cannot be excluded. Evidence of Post Medieval quarries for sand extraction may also be present across the site's southern fields, in proximity of Brickfield west of Crosspost, *circa* 50m to the south, where brickmaking is recorded during this period (MWS4872).

Overall, due to the site's only moderate predicted archaeological potential, the development proposals can be considered unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the study site.

In the event that the Local Planning Authority requests further archaeological works, it is recommended that these could follow the granting of planning consent secured by an appropriately worded archaeological condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk based assessment has been researched by James Wisher, prepared by Serena Ranieri, and approved by Duncan Hawkins of RPS Heritage on behalf of Wates.
- 1.2 The subject of this assessment, also known as the study site, is Land at Foxhole Lane, Bolney, Haywards Heath, West Sussex, RH17 5NB. The site comprises a series of land parcels used for agriculture and pasture, immediately to the east of Foxhole Lane. The study site is bounded to the north by more fields and woodland, to the east by private properties fronting onto The Street and to the south by the A272, Cowfold Road (Figures 1 and 14 -15).
- 1.3 The site is approximately 16.88ha in extent and is centred at National Grid Reference TQ 25902 22831 (Figure 1 and 2) within the administrative area of Mid Sussex District Council.
- 1.4 The current outline application (Figure 18) proposes the development of residential dwellings, including affordable housing; a community building (Use Class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk based assessment comprises an examination of evidence on the West Sussex Historic Environment Record, and other sources, and includes the results of a comprehensive map regression exercise.
- 1.7 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 12th December 2024. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

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

Local Planning Policy

- 2.14 The Mid Sussex District Plan 2014 – 2031 was adopted by MSDC in March 2018 and sets out the long-term spatial vision for the District and MSDCs approach to development up to 2031. The policy relating to the historic environment is the following:

DP34: Listed Buildings and Other Heritage Assets

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

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

Listed Buildings

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

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

Other Heritage Assets

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

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

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

2.15 The new Mid Sussex District Plan (December 2023) is currently subject to review. The Submission Draft District Plan (2021-2039) Policy DPB2 states:

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to preserve or enhance listed buildings and the contribution made by their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance²⁰ 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;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the contribution made by the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Heritage Assets

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

The Council will seek to preserve and enhance heritage assets and their settings in a manner appropriate to their significance²⁰, 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.

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

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.

- 2.16 In line with relevant planning policy and guidance, this assessment seeks to clarify the archaeological potential of the study site and the likely significance of that potential and the need or otherwise for additional mitigation measures.
- 2.17 Pegasus Group will prepare a heritage statement to consider the impacts to relevant built heritage assets arising from the proposed development.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The study site comprises a series of land parcels used for agriculture and pasture, immediately to the east of Foxhole Lane. The site is bounded to the north by more fields and woodland, to the east by private properties fronting onto The Street and to the south by the A272, Cowfold Road (Figures 1 and 14 -15).
- 3.2 The site rises from the A272 to a ridgeline that is located within the centre of the site and then falls away to the north. The closest natural watercourse is an unnamed streamlet that borders the study site to the north-west.
- 3.3 The Geology for the study site is provided by the British Geological Survey (BGS Online 2024) and shows two types of bedrock geology: the Weald Clay Formation – Mudstone crossing the northern part of the study site and the Upper Tunbridge Wells Sand - Sandstone and siltstone, interbedded, running across the southern end. Both sedimentary bedrock formed between 139 and 126.3 million years ago during the Cretaceous period. No superficial geological deposits are recorded on the BGS.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

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

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1.25km radius of the study site (Figure 2a), also referred to as the study area, held on the West Sussex Historic Environment Records, together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site or in its immediate vicinity.
- 4.4 In terms of relevant local designations, the study site does not lie within a locally designated, Archaeological Notification Area (ANA), but borders with one, the Archaeological Notification Area (ANA) of the Parish Church of St Mary Magdalene and the Historic Core of Bolney, located to its south-east (DWS8618; Figure 2a).
- 4.5 The Historic Landscape Characterisation Plot also locates the study site across Fieldscapes (Figure 2b).
- 4.6 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.7 The West Sussex HER does not record any archaeological investigation work to have previously been undertaken within the study site; however, the HER contains two records associated with archaeological works carried out within the surrounding area as shown on Figure 2a. These include:
- An archaeological Evaluation undertaken at Land at London Road, Bolney, *circa* 250m east of the study site, comprising of 13 Trenches (EWS2143; EWS1951; MWS14984). Despite the undisturbed nature of the site, none of the trenches excavated produced any archaeological feature, except for one undated gully.
 - An archaeological watching brief was carried out on Land at Chapel Road, Bolney, during the upsizing and extending of a foul sewer along a 1.5km route, which crossed areas in proximity of the study site, but no archaeology of any periods was observed (MWS13336; EWS1689).
- 4.8 No other fieldwork excavations are recorded within the study area.

Prehistoric (Palaeolithic to Iron Age)

- 4.9 Prehistoric material within the Weald area tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern was concentrated around the rim of the Weald, exploiting the better soils of the Chalk and Greensand. The small amount of Prehistoric material that is known from the wider area tends to be of Mesolithic and Neolithic date and reflects activities associated with resource exploitation, often on a seasonal basis, and mainly comprises evidence for hunter gathering activity, often using sandstone outcrops as transient summer shelters (Tebbutt 1974). Some small-scale agricultural exploitation of the more tractable soils is suggested by pollen evidence from the Neolithic onwards, and the presence of Bronze Age barrows (burial mounds) points to some level of settlement at this period (Gardiner 1990). The Iron Age saw the exploitation of iron ore deposits, and the presence of fortified hilltop enclosures which suggests some level of control of this industry.
- 4.10 However, no finds or features of any period of the Prehistory is recorded on the HER for the study area or the wider surroundings. It cannot be excluded that lack of evidence may also be related to little archaeological investigations, nevertheless, the study site would have most likely lain within an area of woodland during this period. On this basis, a general low potential for any evidence of the Prehistory is anticipated at the study site.

Roman

- 4.11 Evidence for Roman activity in the Weald is generally confined to roads and ironworking sites, with the Weald becoming the main iron-producing region in Britain. Although Roman settlements seem to have been mainly peripheral, villas have been discovered nearer the centre of Chiddingfold in Surrey and at Wigginholt, in the Pulborough area, in West Sussex (Gardiner 1990).
- 4.12 However, there are no major roadways or settlements located in proximity of the study site or within the study area. During this period, the study site would have most likely lain within an area of woodland, therefore a low potential is anticipated for any evidence of this period.

Saxon-Early Medieval/Medieval

- 4.13 During the Early Medieval period, the Weald was still largely covered by forest known as of *Andredeswald*. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seemed to have shrunk in scale in comparison with the Roman period. Initial settlement was mainly pig-herding, probably fairly nomadic in nature, but incorporating some small

scale clearance. The clearances gradually coalesced into a series of enclosed estates from which the later parochial and manorial systems evolved. The predominant agricultural regimes at this time comprised pastoralism, supplemented by extensive woodland management. The predominantly north - south alignment of many of the roads within the Weald fossilise the line of many of the early droeways, which in turn have acted as templates for distinctive linear co-axial field systems, forming ladder-like patterns in several areas of the Weald.

- 4.14 A Late Saxon timber causeway is known to have run *circa* 50m east of the study site, on the same alignment of The Street (MWS835; Figure 2a). Remains of the road surface, which comprised a line of timbers with a stone gully, were found *circa* 350m north of Bolney Church, during sewage works in 1984. Dendrochronology of the timbers gave a Late Saxon date between 972 and 973AD.
- 4.15 Bolney is not listed in the Domesday Survey of 1086 (Domesday Online 2024). It is first mentioned in 1284, at which time it was held by Earl Warenne and the Bishop of Chichester (VCH 1940). The St Mary Magdalene, located *circa* 150m east of the study site, is in the Early English style, with suggestions of Saxon and Norman influence in the architecture (MWS950; Figure 2a). The nave and chancel date from the middle to late 11th century, with the tower built subsequently, around 1533-1536 at the expense of John Bolne. During the Medieval period, the settlement of Bolney would have developed in the vicinity of the church and around the main manor house, within an area located to the south-east of the study site, today identified within the boundaries of the Archaeological Notification Area (ANA; Figure 2a).
- 4.16 Outside the historic settlement, during this period, the HER contains records of a series of farmsteads. These include Garston's Farm located *circa* 1km south of the study site (MWS10741; Figure 2a), Westlands Farm and Booker's Farm located *circa* 500m to the west (MWS12981, MWS9456), and Ford's Farm *circa* 1km north of the study site (MWS10606; Figure 2a).
- 4.17 There is no other evidence of Early Medieval/ Saxon and Medieval activity or finds within the 1.25km radius of the study area.
- 4.18 Based on evidence, it is possible to say that during the Early Medieval and Medieval periods, the study site would have most likely lain within the agricultural hinterland of the historic settlement of Bolney, after woodland clearance started taking place on a larger scale. Therefore, a low archaeological potential is anticipated for Saxon and Medieval settlement remains, although evidence of Early Medieval/Medieval land division, field management and agricultural activity cannot be excluded.

Post Medieval & Modern (including map regression exercise)

- 4.19 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.20 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.21 The earliest cartographic source is the 1724 Budgen Map of Sussex (Figure 3). This source depicts the study site within an area of open land to the west of the settlement of Bolney. A similar picture is portrayed on the 1798 Ordnance Survey Drawing (Figure 4) and the 1826 Greenwood Map (Figure 5).
- 4.22 The 1840 Bolney - Sussex Tithe Map (Figure 6) is the first detailed survey of the site and shows the study site located across 8 land parcels, the majority in use for agriculture and one for pasture (Table 1), as part of what will later be known as "Bolney Place" (Figure 7). In 1840, this comprised house and gardens and associated facilities (Figure 6; Parcel 286 and 287), as described in the associated Tithe Award (Table 1):

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
286	Richard Weekes	Noah Wells	Yards and Waste	-
287	Richard Weekes	Noah Wells	House and Garden	-
288	Richard Weekes	Noah Wells	Green	Pasture
290	Richard Weekes	Noah Wells	Rolls Mead	Arable
291	Richard Weekes	Noah Wells	Second Warren	Arable
292	Richard Weekes	Noah Wells	Street Field	Arable
293	Richard Weekes	Noah Wells	First Warren	Arable
294	Richard Weekes	Noah Wells	Hanger Field	Arable
295	Richard Weekes	Noah Wells	Slinket Field	Arable
297	Richard Weekes	Noah Wells	Berry's Mead	Arable
298	Richard Weekes	Noah Wells	Nine Acres	Arable

Table 1: 1839 Tithe Apportionments, Bolney – West Sussex

- 4.23 The study site continued to lie across arable fields throughout the 19th and 20th century, despite development across the surrounding areas (Figure 7 to 13). No obvious changes have occurred at the study site to date, although brickwork production is recorded immediately to the south of the study site, west of Crosspost Farm (MWS4872; MWS9973; Figure 2a). In relation to this, it cannot be excluded that sand extraction for brick production might have been carried out across parts of the study site, as suggested by the “old sand pit” label, placed at the south-western end of the study site, along Foxhole Lane (1875-1877 Ordnance Survey Map; Figure 7).
- 4.24 Based on evidence, the study site has remained in agricultural and pastoral use throughout the Post Medieval and Modern periods. Sand extraction may have also taken place at its southern end, therefore, a low archaeological potential is identified for settlement evidence dating to these periods, although evidence of Post Medieval field system, agricultural activity and former quarries cannot be excluded.

Assessment of Significance

- 4.25 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.26 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site or in its immediate vicinity.
- 4.27 In terms of relevant local designations, the study site does not lie within a locally designated, Archaeological Notification Area (ANA), but borders with one, the Parish Church of St Mary Magdalene and the Historic Core of Bolney, located to its south-east (Figure 2a).
- 4.28 Based on available information, the study site is anticipated to have a low potential for all periods of human activity, although evidence of Medieval and Post Medieval land management, field boundary and agricultural activity associated with the nearby Medieval historic centre of Bolney and Post Medieval Bolney Place cannot be excluded. Evidence of Post Medieval quarries for sand extraction may also be present across the site’s southern fields, in proximity of Brickfield west of Crosspost, *circa* 50m to the south, where brickmaking is recorded during this period (MWS4872).
- 4.29 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas.

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- 4.30 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.31 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric (Palaeolithic – Mesolithic – Neolithic – Bronze Age – Iron Age)	Low potential as the site is likely to have lain within woodland; Low (Local) Significance;
Iron Age – Roman	Low potential as the site is likely to have lain within woodland; Low (Local) Significance;
Saxon & Medieval	Low potential for settlement remains, although evidence of agricultural activity and field system of the Early Medieval/Medieval period cannot be excluded; Low (Local) Significance;
Post Medieval & Modern	Low potential for settlement remains, although evidence of agricultural activity and field system of the Post Medieval period cannot be excluded. Post Medieval quarrying activity may also be present; Localised modern disturbance activity and/or disturbance may also be present; Low (Local)/ negligible Significance;

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

Site Conditions

- 5.1 The site comprises a series of land parcels used for agriculture and pasture, immediately to the east of Foxhole Lane. The site is approximately 16.89ha and rises from the A272 to a ridgeline that is located within the centre of the site and then falls away to the north.
- 5.2 Post Medieval and Modern agricultural activity will have had a shallow, but widespread archaeological impact on any potential, earlier archaeological remains, as a result of agricultural activity. The site is likely to have lain within agricultural fields since at least the Medieval period in association with the nearby, Medieval historic centre of Bolney and Post Medieval Bolney Place.
- 5.3 Quarrying activity, if undertaken across areas of the study site, would have removed any previous, potential archaeological assets within its footprint.

Proposed Development

- 5.4 The current outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

Review of Potential Development Impacts on Archaeological Assets

- 5.5 Based on available information, the study site is anticipated to have a low potential for all periods of human activity, although evidence of Medieval and Post Medieval land management, field boundary and agricultural activity associated with the nearby Medieval historic centre of Bolney and Post Medieval Bolney Place cannot be excluded. Evidence of Post Medieval quarries for sand extraction may also be present across the site's southern fields, in proximity of Brickfield west of Crosspost, *circa* 50m to the south, where brickmaking is recorded during this period (MWS4872).
- 5.6 Overall, due to the site's only moderate predicted archaeological potential, the development proposals can be considered unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the site.
- 5.7 In the event that the Local Planning Authority requests further archaeological works, it is recommended that these could follow the granting of planning consent secured by an appropriately worded archaeological condition.

6 SUMMARY AND CONCLUSIONS

- 6.1 This desk based assessment on the site of Land at Foxhole Lane, Bolney, Haywards Heath, RH17 5NB, has been prepared by RPS on behalf of Wates to clarify its below ground archaeological potential prior to development.
- 6.2 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site or in its immediate vicinity.
- 6.3 In terms of relevant local designations, the study site does not lie within a locally designated, Archaeological Notification Area (ANA), but borders with one, the Archaeological Notification Area of the Parish Church of St Mary Magdalene and the Historic Core of Bolney, located to its south-east.
- 6.4 Based on available information, the study site is anticipated to have a low potential for all periods of human activity, although evidence of Medieval and Post Medieval land management, field boundary and agricultural activity associated with the nearby Medieval historic centre of Bolney and Post Medieval Bolney Place cannot be excluded. Evidence of Post Medieval quarries for sand extraction may also be present across the site's southern fields, in proximity of Brickfield west of Crosspost, *circa* 50m to the south, where brickmaking is recorded during this period (MWS4872).
- 6.5 Overall, due to the site's only moderate predicted archaeological potential, the development proposals can be considered unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the study site.
- 6.6 In the event that the Local Planning Authority requests further archaeological works, it is recommended that these could follow the granting of planning consent secured by an appropriately worded archaeological condition.

Sources Consulted

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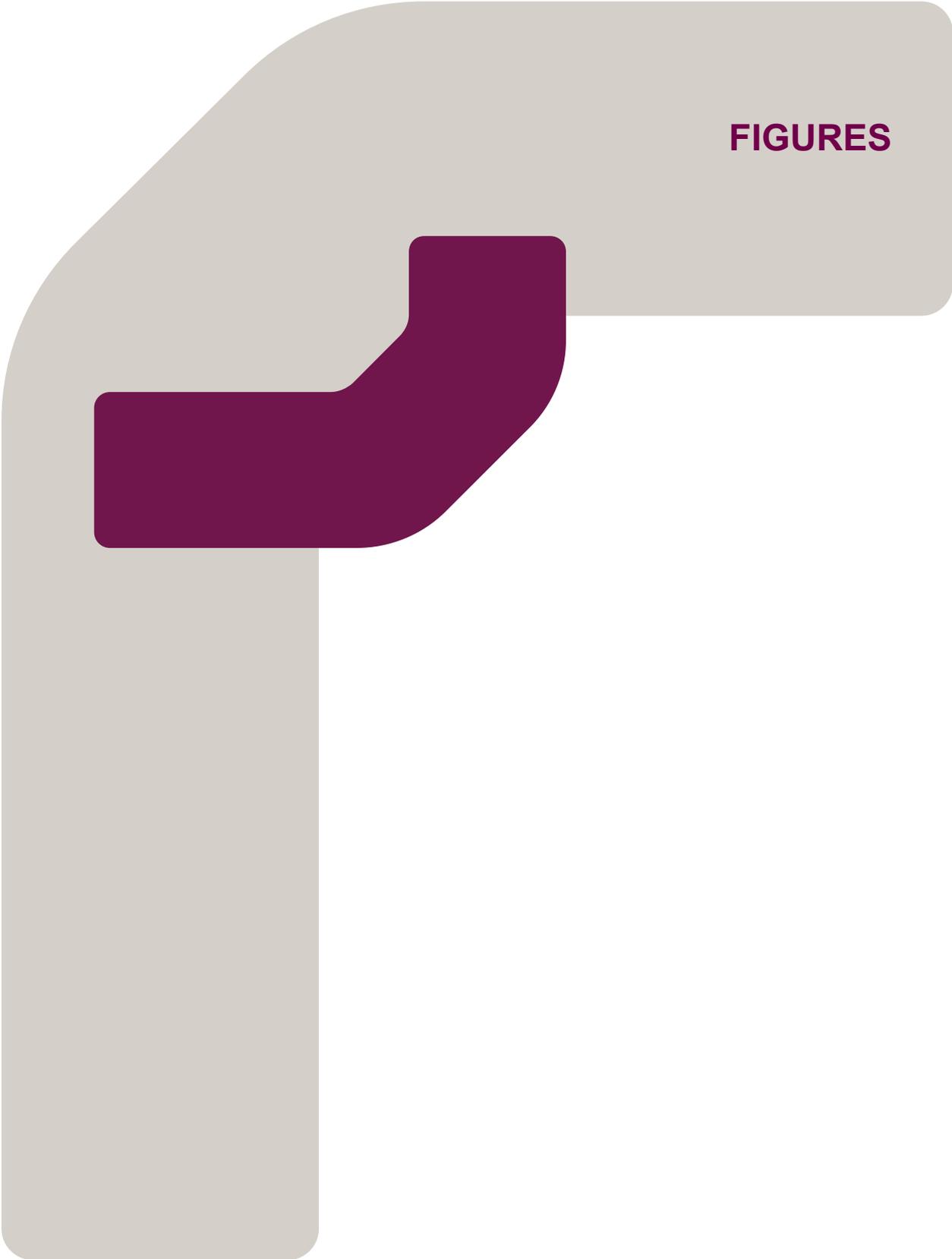
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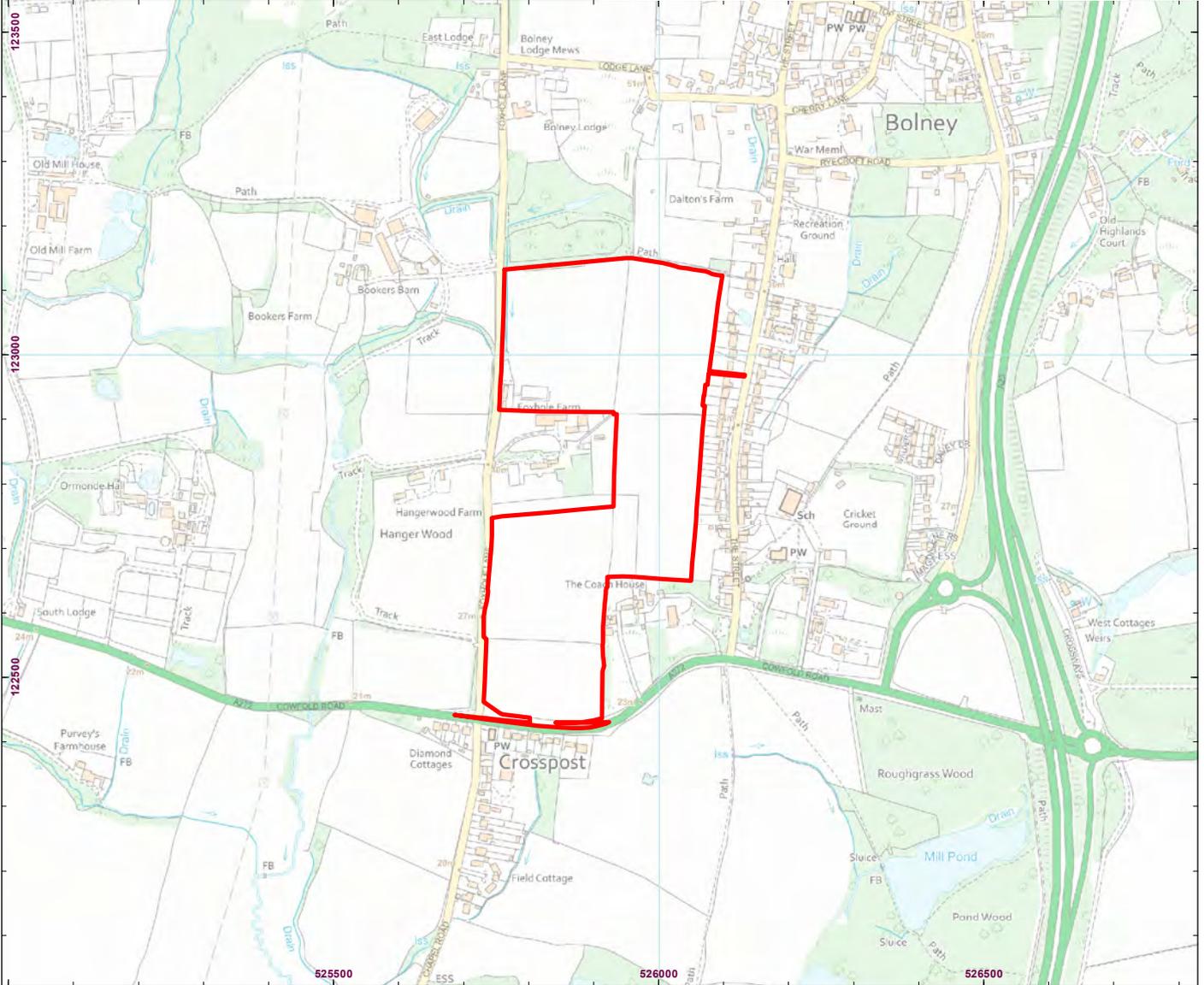
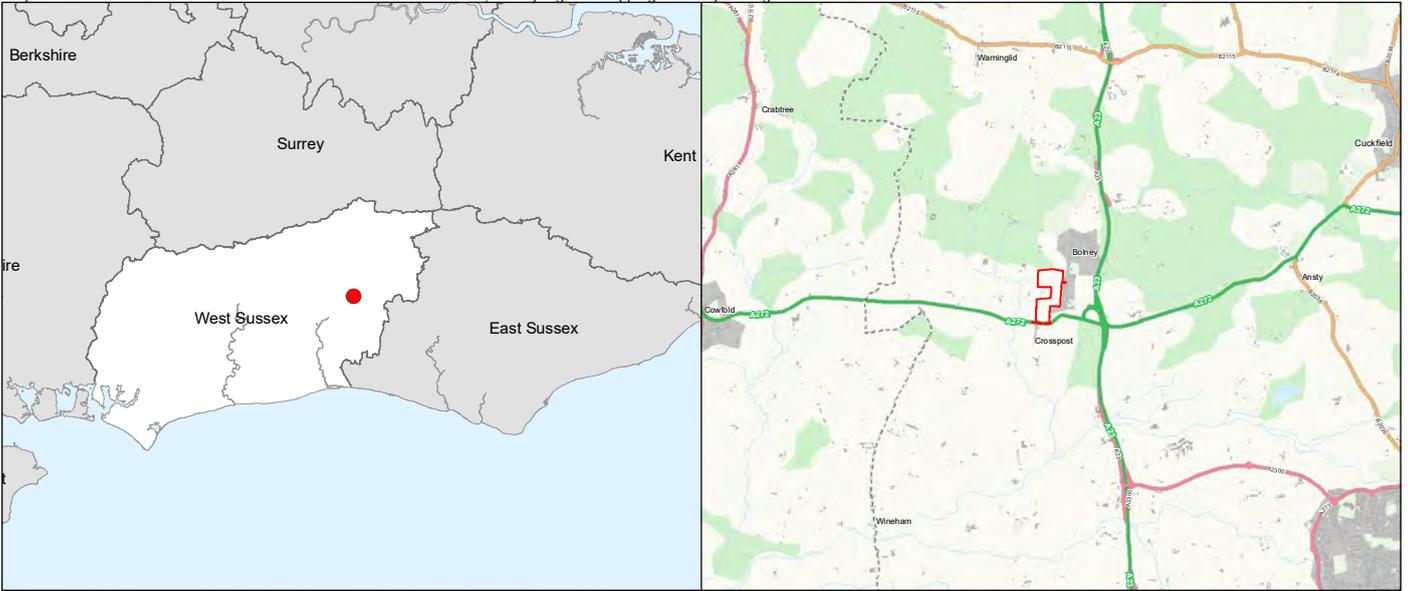
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Cartographic

1724 Budgen Map of Sussex
1798 Ordnance Survey Drawing
1825 Greenwood & Greenwood Map of Sussex
1840 Bolney - Sussex Tithe Map
1875-1877 Ordnance Survey (1:2,500)
1897 Ordnance Survey (1:2,500)
1911 Ordnance Survey (1:2,500)
1937-1938 Ordnance Survey (1:2,500)
1955-1957 Ordnance Survey (1:2,500)
1974-1978 Ordnance Survey (1:2,500)
1994 Ordnance Survey (1:2,500)
2005 Aerial Photograph (Google Earth)
2022 Aerial Photograph (Google Earth)

FIGURES





 Site Boundary

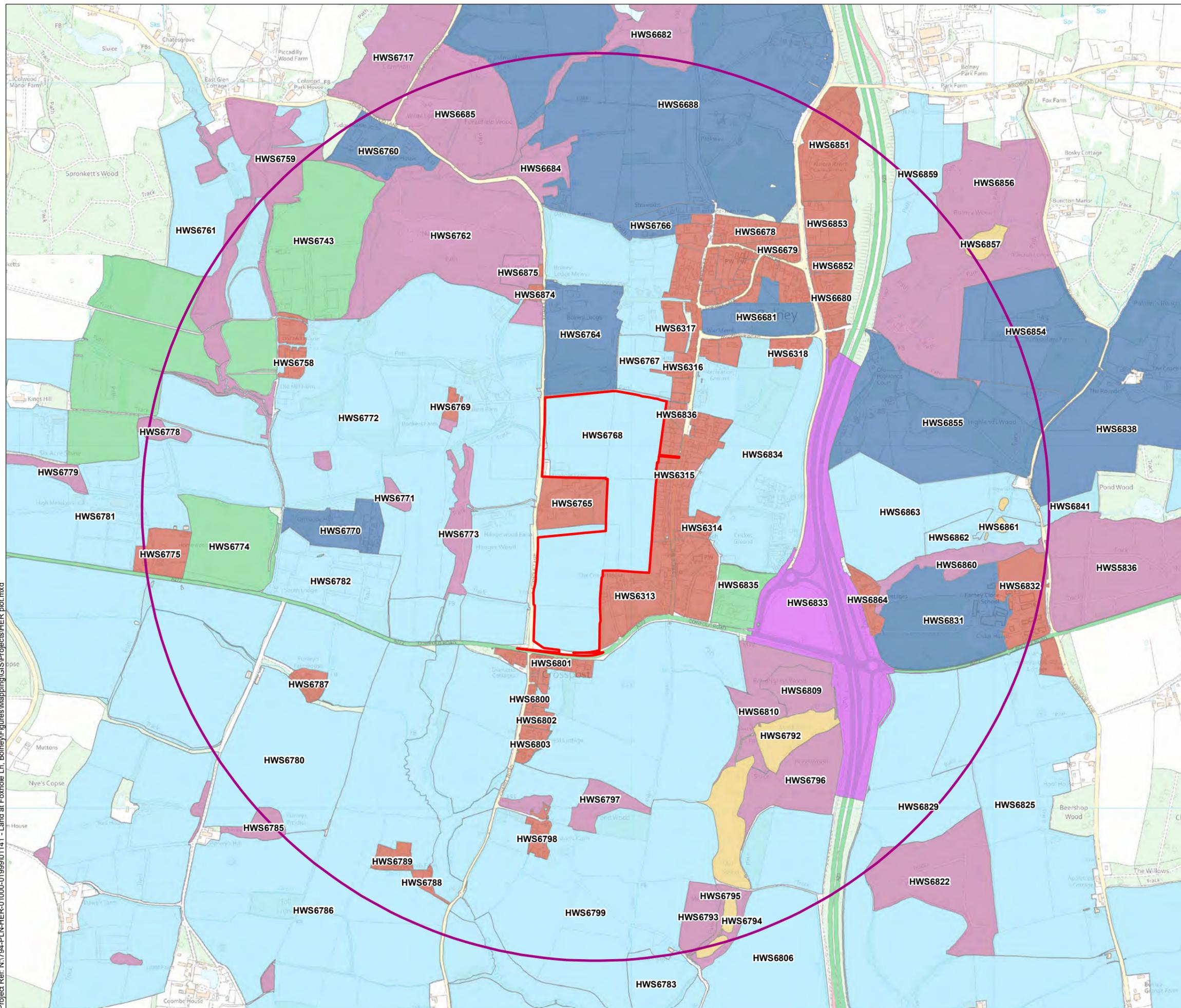


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Figure 1
Site Location

Project Ref: N:\1794-PL\N\HER-01000-01999\01141 - Land at Foxhole Ln, Bolney\Figures\Mapping\GIS\Projects\HER\plot.mxd



Legend

- Site Boundary
- 1.25km search radius

Historic Landscape Characterisation:

- Communications
- Designed Landscapes
- Fieldscales
- Horticulture
- Settlement
- Water
- Woodland

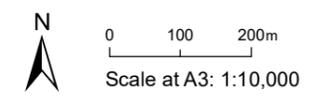


Figure 2b
Historic Landscape
Characterisation Plot



Approximate site location



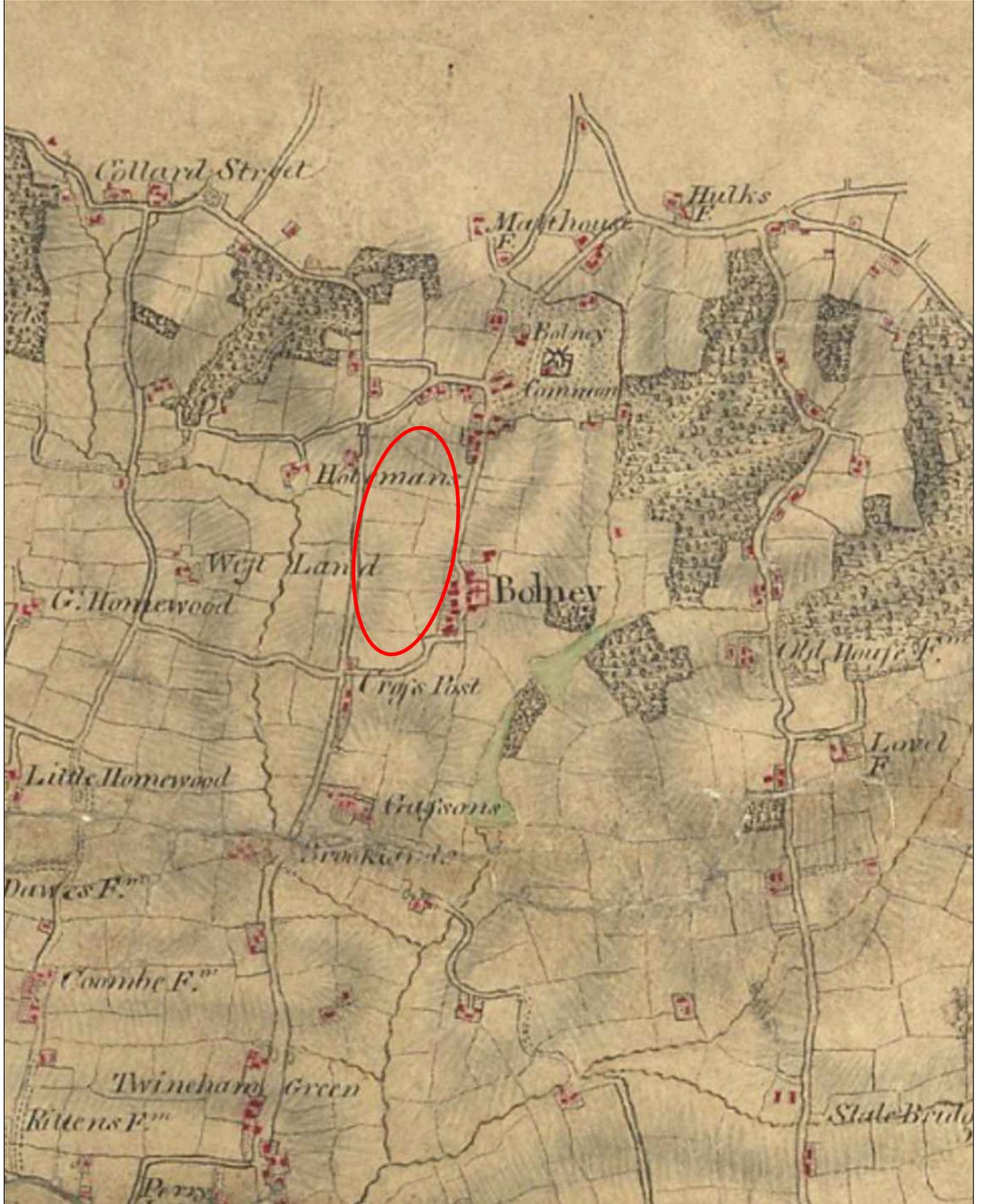
Not to Scale
Illustrative Only



A TETRA TECH COMPANY

Figure 3

1724 Budegus Map of Sussex



Approximate site location

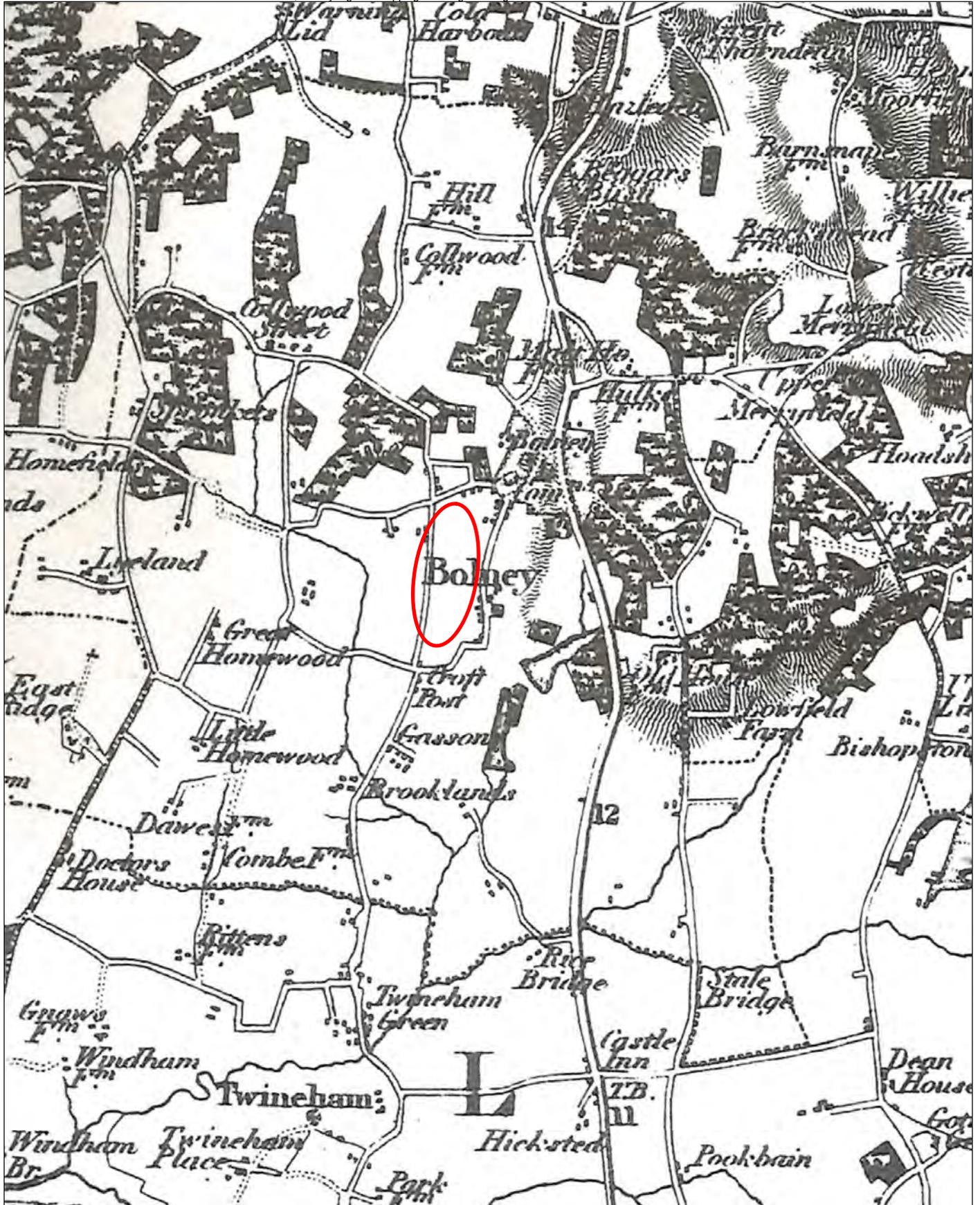


Not to Scale
Illustrative Only



Figure 4

1798 Ordnance Survey Drawing



 Approximate site location



Not to Scale
Illustrative Only



Figure 5

1825 Greenwood & Greenwood
Map of Sussex



 Site Boundary

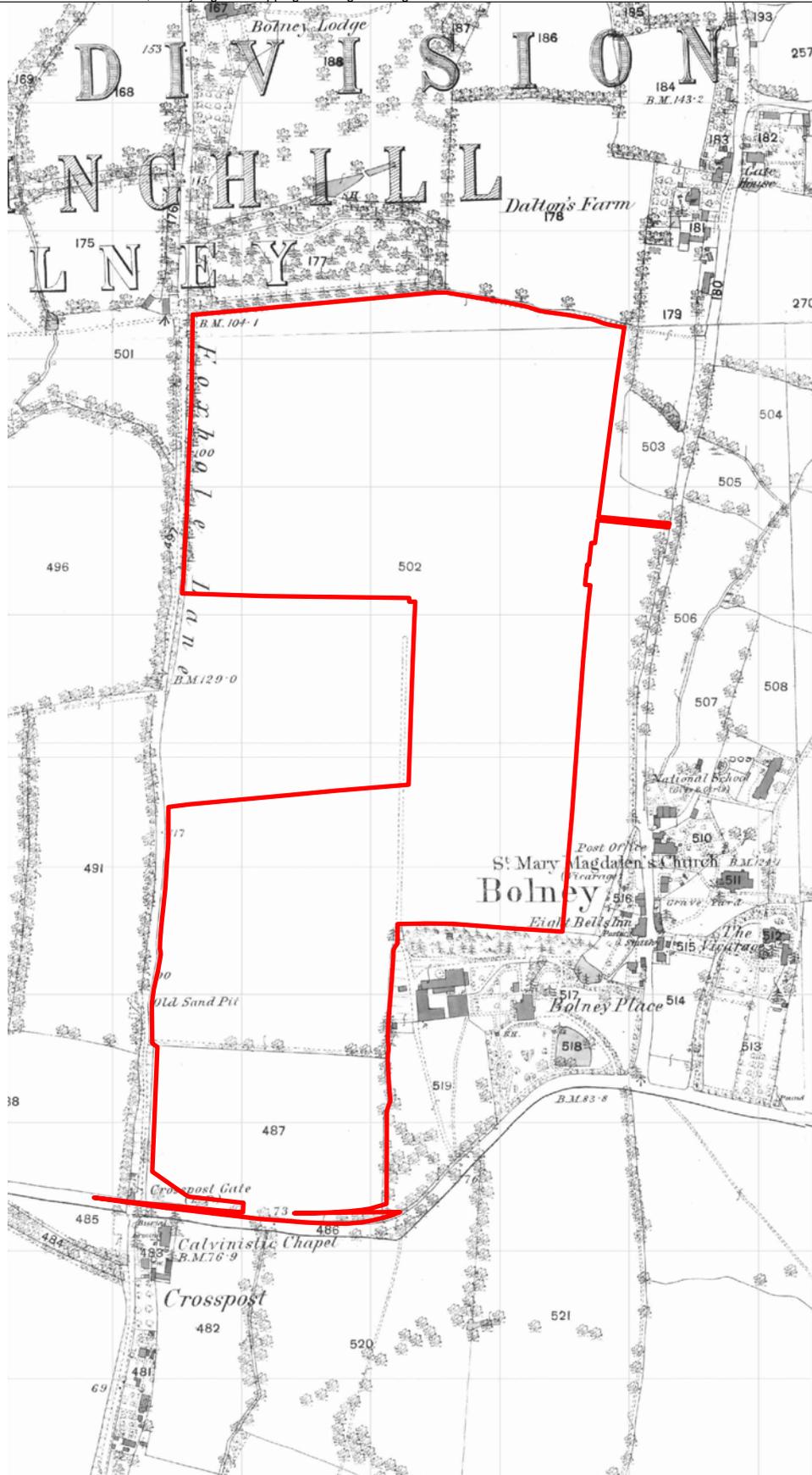


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Figure 6

1840 Bolney - Sussex Tithe Map



 Site Boundary

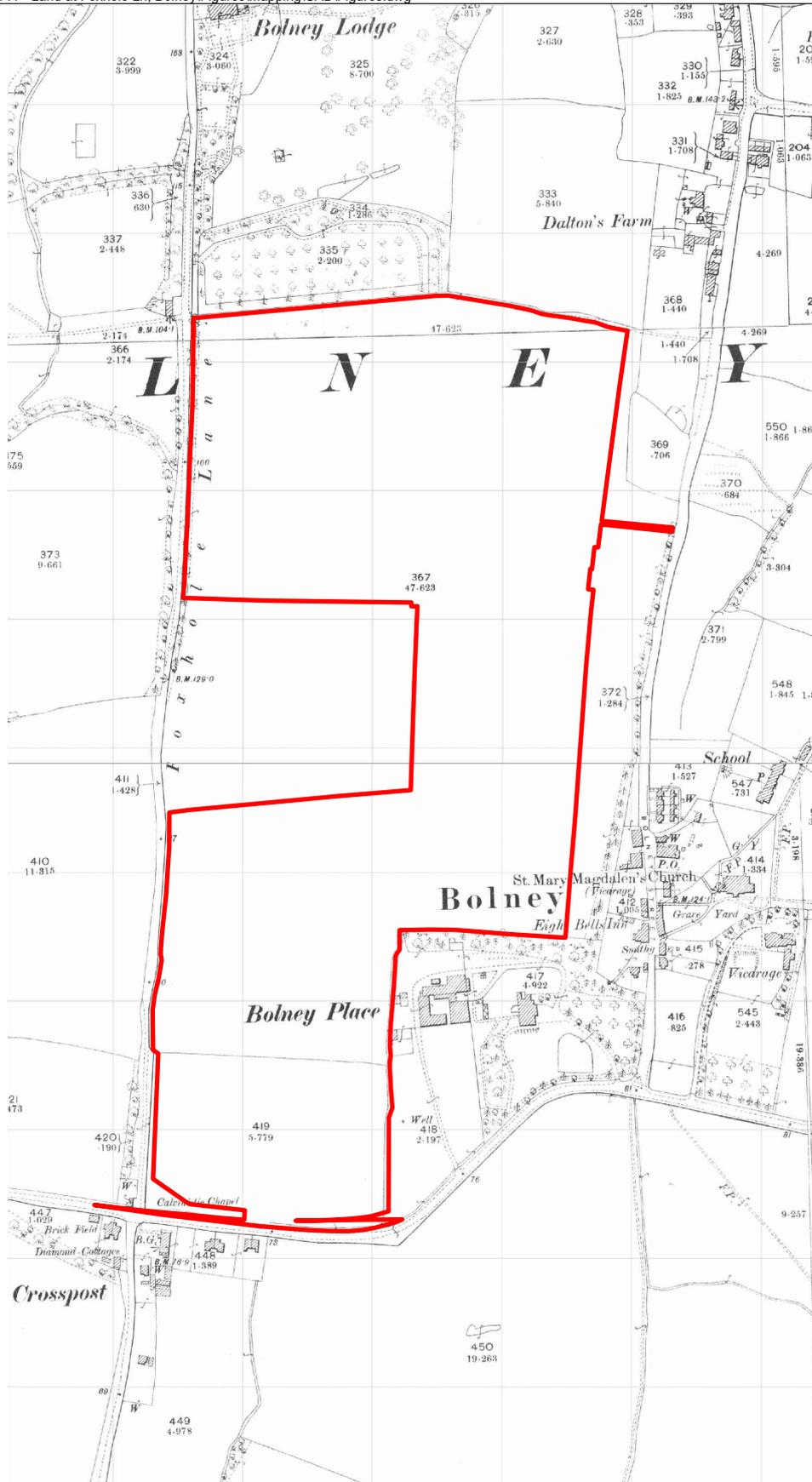


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Scale at A4: 1:5,000



Figure 7

1875-1877 Ordnance Survey Map



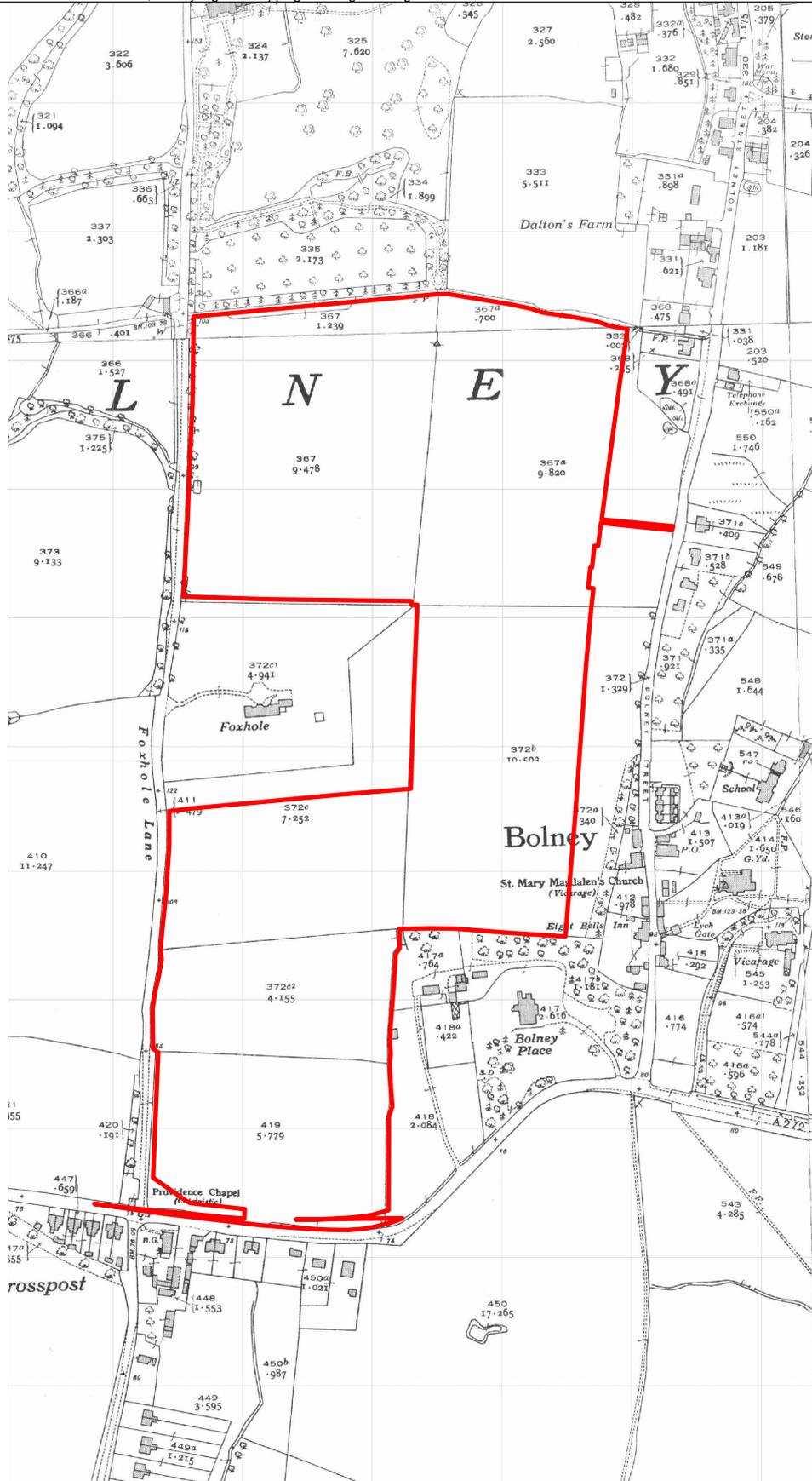
 Site Boundary



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Scale at A4: 1:5,000



Figure 8
1897 Ordnance Survey Map



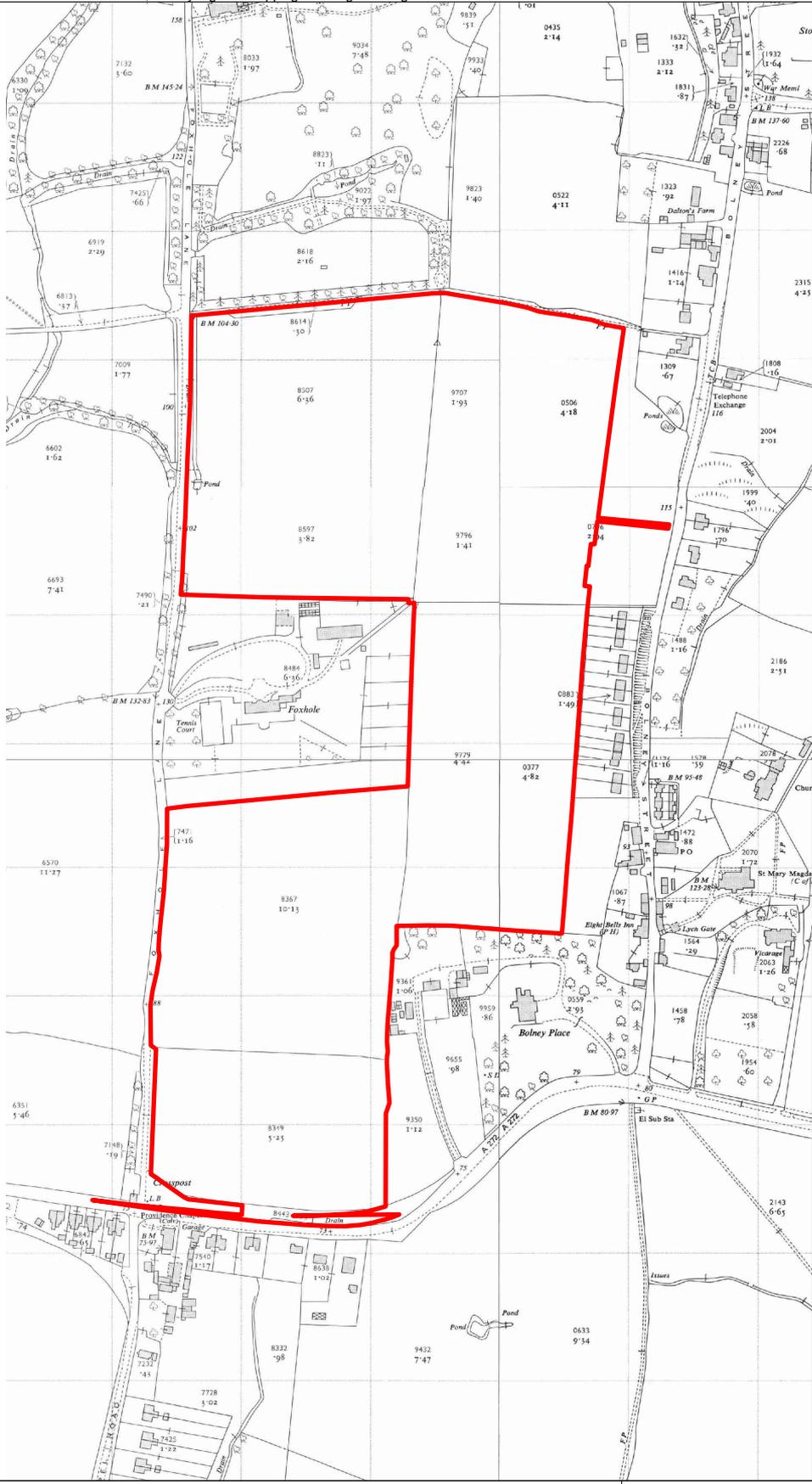
Site Boundary



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Scale at A4: 1:5,000



Figure 10
1955-1957 Ordnance Survey Map



 Site Boundary

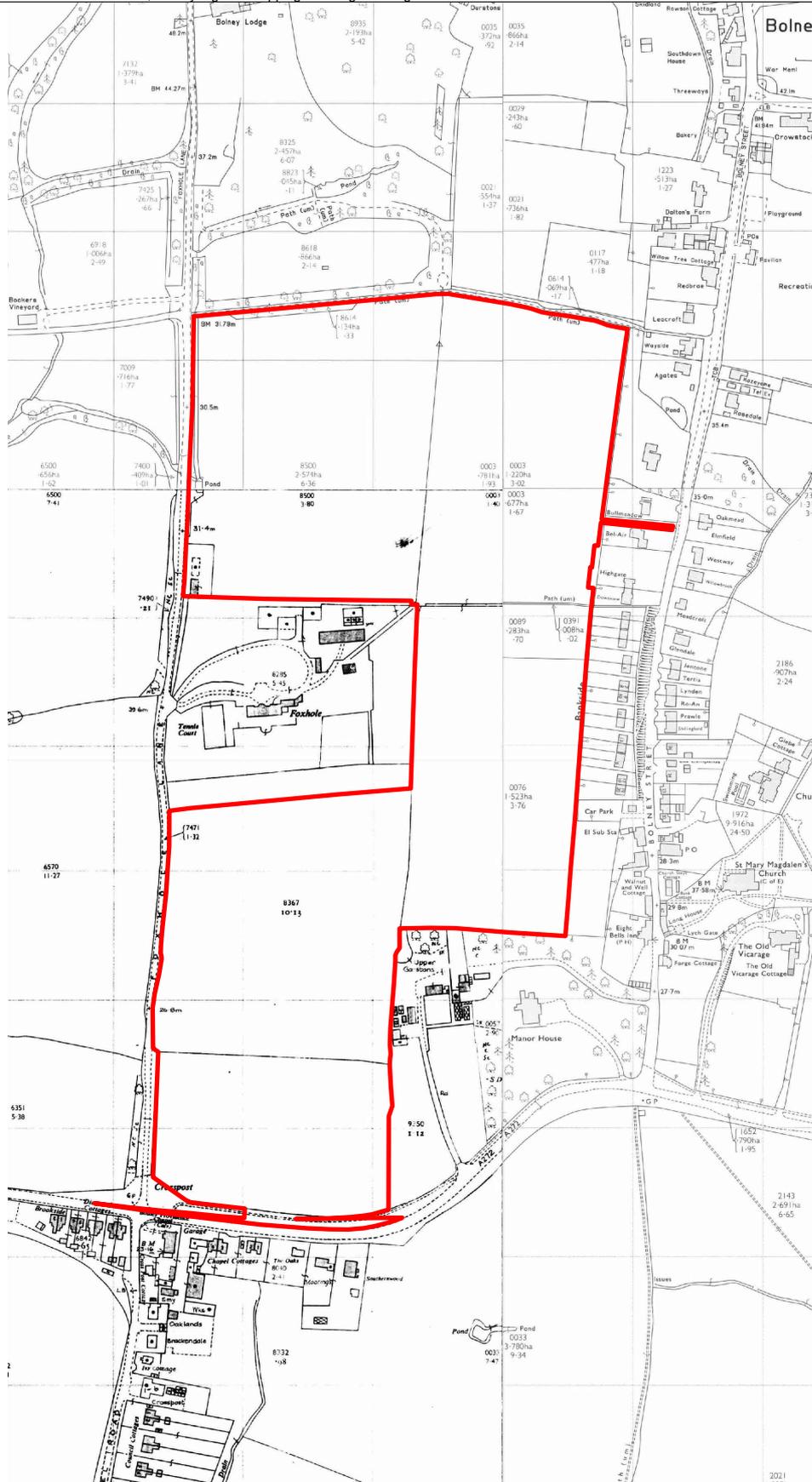


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Scale at A4: 1:5,000



Figure 11

1955-1957 Ordnance Survey Map



 Site Boundary

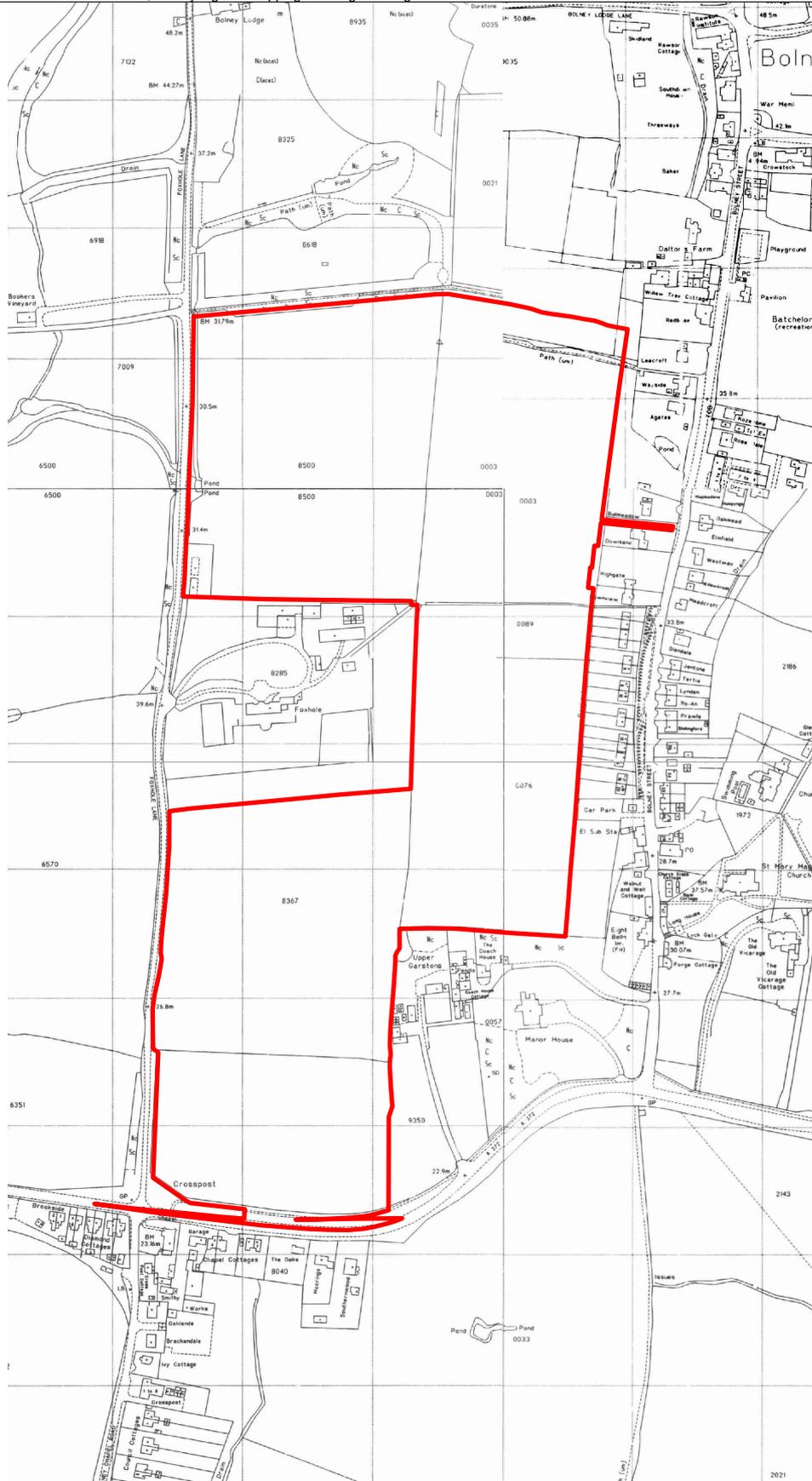


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Scale at A4: 1:5,000



Figure 12

1974-1978 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 13
1994 Ordnance Survey Map



 Site Boundary

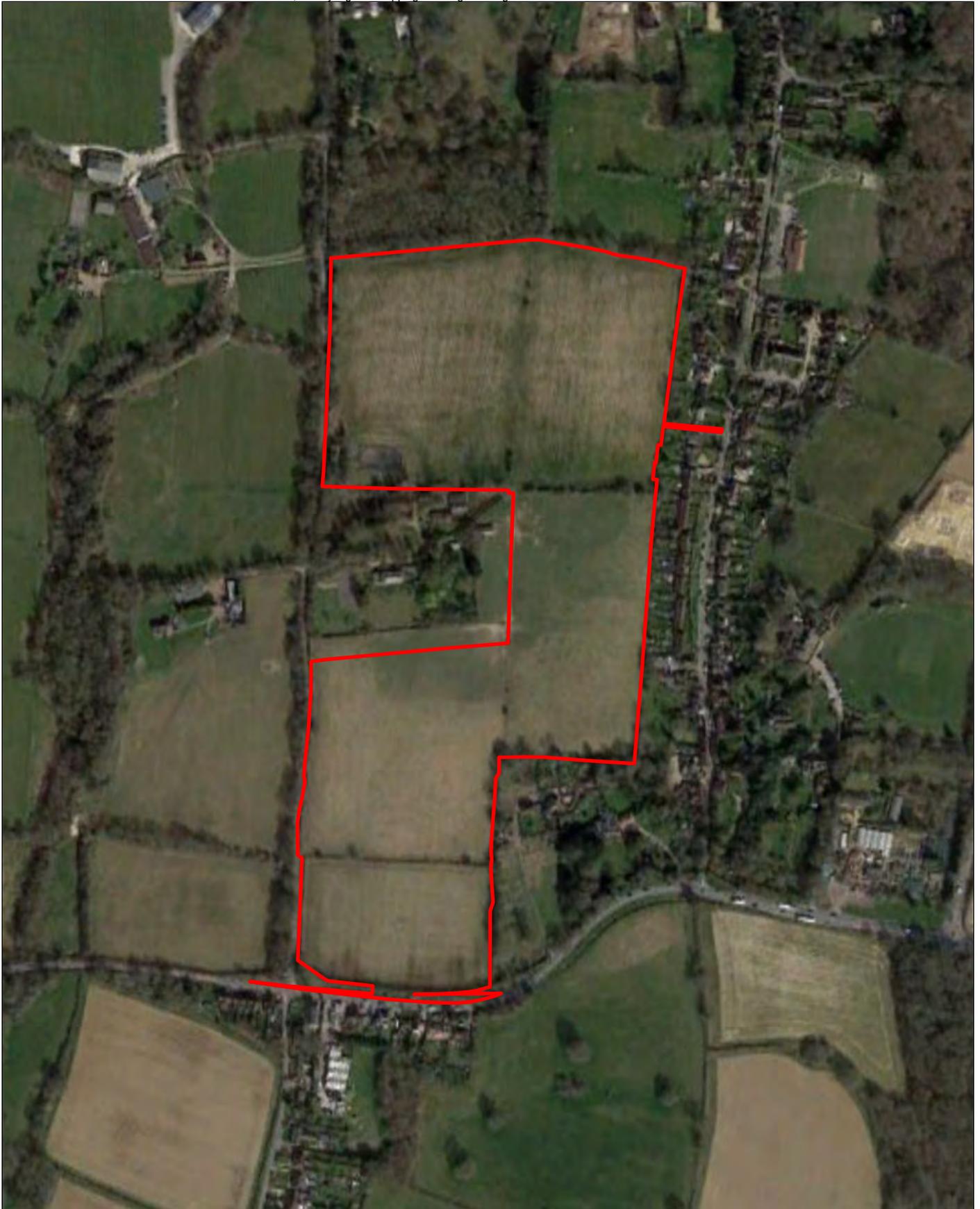


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Scale at A4: 1:5,000



Figure 14

2005 Aerial Photograph (Google Earth)



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 15

2022 Aerial Photograph (Google Earth)



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