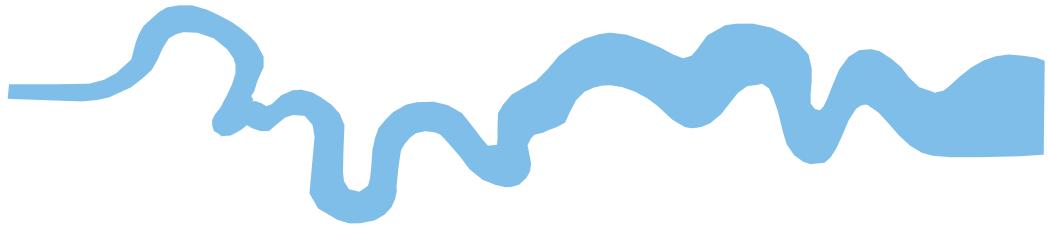


T V A S



SOUTH

**Old Vicarage Field, Turners Hill,
West Sussex**

Archaeological Desk-based Assessment

2025 update

by Genni Elliott

**Site Code: OVF22/29
(TQ 3404 3560)**

Old Vicarage Field, Turners Hill, West Sussex

Archaeological Desk-based Assessment for Elivia Homes

by Genni Elliott

TVAS South

Site Code OVF 22/29

April 2025

Summary

Site name: Old Vicarage Field, Turners Hill, West Sussex

Grid reference: TQ 3404 3560

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Genni Elliott

Site code: OVF 22/29

Area of site: c. 3.38ha

Summary of results: Parts of the proposal site fall within the Archaeological Notification Area associated with the medieval hamlet of Turners Hill, though there are no known heritage assets on the site along with the Turners Hill conservation area. The HER search suggests that proposal site lies in an area of very limited archaeological potential for periods earlier than the medieval, but there has been virtually no archaeological investigation of the area, so that the absence of known archaeological remains from earlier periods cannot necessarily be taken at face value. The site also covers a large area which raises the possibility of archaeological remains of some period being present simply by chance in what is a largely undeveloped site. Therefore, a programme of archaeological work is anticipated.

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Report edited/checked by:	Steve Ford✓ 24.04.25
	Steve Preston✓ 24.04.25

Old Vicarage Field, Turners Hill, West Sussex Archaeological Desk-based Assessment

by Genni Elliott

Report 22/29

Introduction

This report is an assessment of the archaeological potential of a parcel of land located close to the historic core of Turners Hill, West Sussex (TQ 3404 3560) (Figs. 1 and 2). The project was commissioned by Mr Jordan Wiseman of Gillings Planning, Unit 2 Wessex Business Park, Winchester SO21 1WP on behalf of Elivia Homes Eastern, to update an earlier desk-based assessment and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Mid Sussex District Council to develop the site for residential purposes. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in December 2024 (NPPF 2024) and the Council's local plan policies.

Site description, location and geology

Turners Hill is located to the east of Crawley and southwest of Felbridge, (TQ 3404 3560) (Fig. 1). The site is located to the west of the central cross-roads which define the village, on the north side of Church Road. To the north and west are fields whilst to the east are residential buildings fronting onto Lion Lane and to the south is the local fire station and the Old Vicarage A site visit conducted on 6th June 2022 showed that the main development area currently consists of a large grassy field and this has not altered over the intervening years (Pls 1-3). Drainage is proposed across the fields to the north to the River Meway. The underlying geology consists of Ardingly Sandstone Member (BGS 1972). The site rises from east to west from a height of approximately 168m above Ordnance Datum to 174m above Ordnance Datum across the main proposed development and falling to approximately 134m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought from Mid Sussex District Council to develop the site for residential purposes (Fig. 14).

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in December 2024 (NPPF 2024) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2024, 74) as:

'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

Paragraphs 207 and 208 state that

'207. 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.'

'208. 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.'

A 'heritage asset' is defined (NPPF 2024, 73) as

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

'Designated heritage asset' includes (NPPF 2024, 72) any

'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

'Archaeological interest' is glossed (NPPF 2024, 71) as follows:

'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.'

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 210 to 216:

‘210. In determining planning 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.’

‘212. 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.

‘213. 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 exceptional⁷⁵.

Footnote 75 extends the application of this provision considerably:

‘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.’

‘214. 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.

‘215. 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.

‘216. 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.’

Paragraph 218 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘218. 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 accessible⁷⁶. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

Footnote 76 ‘Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository’

‘219. 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.’

‘220. 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 214 or less than substantial harm under paragraph 215, 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.’

‘221. 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.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2024, 78) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2024, 78) 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.’

The Mid Sussex District Plan 2014-2031 was adopted in March 2018, and contains a number of policies relating to the historic environment, of which policy DP34 (Listed Buildings and Other Heritage Assets) is most relevant to the present site.

‘POLICY DP34 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;
- ...
- 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.’

Policy DP35: Conservation Areas

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: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

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;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

A new draft plan for 2021-2039 is in progress (MSDP 2023) and expected to be adopted later this year, relevant policies relating to heritage include:

‘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:

- ‘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. 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.
- ‘3. Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable.
- ‘4. 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.

‘5. Special regard is given to protecting the contribution made by the setting of a listed building.

‘6. 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 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.

‘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.’

‘DPB3: Conservation Areas

‘Development in a conservation area will be required to preserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

‘1. New buildings and extensions are sensitively designed to reflect the special characteristics and appearance of the area in terms of their scale, density, design and through the use of complementary materials.

‘2. Open spaces, gardens, trees and landscaping and boundary features that contribute to the special character and appearance of the area are protected, and any new landscaping or boundary features are designed to reflect that character.

‘3. Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located.

‘4. Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings must be of a design that reflects the special characteristics and appearance of the area.

‘5. Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported.

‘6. New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

‘Development will also protect the setting of the conservation area and in particular views into and out of the area.

‘New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.’

The proposal site lies partially within the Turners Hill Conservation area which is located around the central crossroads within the village. Parts of the proposed site also falls within the Archaeological Notification Area (DWS9082) associated with the medieval hamlet of Turners Hill (Fig. 13).

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the West Sussex Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The site lies within a topographical and geological zone (The Weald) which is not generally noted for its rich archaeological background (Rudling 2003) with the area mostly covered by dense woodland in the medieval period (Rouard 2015; McAtominey 2019). Until recently, the only exception to this was for sites involved with the production of iron from the Iron Age until post-medieval times (Barber 2003; Hodgkinson 2008; Saunders 1998; Hammond; 2011; Pine 2013). Nearby Crawley town was heavily involved in this industry. In recent times development-led fieldwork has redressed the balance with sites of various periods having been discovered within The Weald though still few in number and generally on a small scale (Wallis 2017a and b; McNicoll-Norbury 2017). The route of a Roman road from London to Brighton lies east of the proposal site and is thought to have facilitated access to the iron workings in the Weald (Vincent 2000).

West Sussex Historic Environment Record

A search was made on the West Sussex Historic Environment Record (HER) on 17th February 2022 for a radius of 1km around the proposal site. This revealed 12 'monuments', 19 listed buildings and 3 'events' (archaeological investigations) within the search radius. The HER entries were then collated to exclude desk-based reports and to take into account duplicates or sites which have more than one entry, and sites which are quite close together. All three of the 'events' relate to a single water-pipeline. The resulting 33 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age, Roman, Saxon

There is only one entry in the HER within 1km of the proposal site for any evidence predating the medieval period, a limited amount of prehistoric activity was recorded in a watching brief, including a possible hearth [Fig. 1: 1].

Medieval

Two medieval features are noted in the study area, both a substantial distance away from the proposal site. To the north lies Miswell Farm possibly dating to the medieval period [2] and Grove Farm to the south-west [3] both have been identified as historic farmsteads.

Post-medieval

In the same location as the prehistoric finds the majority of the finds noted date to the post-medieval period, although no further detail of these finds has been given [1]. The grade II listed farmhouse at Miswell farm dates from the 16th century [2]. Many of the post-medieval entries refer to historic farmsteads some of which also have listed buildings as part of the farm. This includes 17th-century Rashes Farm with an 18th-century grade II listed farmhouse [4], and 19th-century Burleigh Farm [5], The Races [6], Tulleys Farm [7] and Withypitts [8].

Other grade II listed buildings include a 17th-century cottage belonging to the Paddockhurst Estate, 18th-century Forge House, 18th-century The Bank which appears to have originated as two buildings [9], 17th-century Shamrock Cottage [10], The Crown Public House of 17th-century (if not earlier) origin [11]. The Mantlemas was originally two cottages, The Hollies, The Red Lion Public House [12], and No 1 Lion Lane [13] all date to the 18th century, while No 1 Church Road [14] is of 19th-century origin. The Parish Church, dedicated to St Leonard was originally built in the 1890s and is also grade II listed [16].

One other feature derives from this period which is a brickfield which was located close to Withypitts and operated between the 1870 and 1880s [15].

Modern

There are two features of modern origin. The first, which can be found to the east of the proposal site, is a lamp post dedicated to George V and Queen Mary on their Silver Jubilee [10]. The other feature is grade II listed New Cottages on East Street which consists of five semi-detached buildings all dating from 1919 [17].

Undated and Negative

Only one feature is undated which is a probable pond bay to the north of Turner's Hill. Very little is known about this and there is no known place name or obvious connection to the iron industry [18]. There have been no negative archaeological investigations within the HER search, although the only investigations have been on the water pipeline and recorded very little, as noted above.

Scheduled Ancient Monuments

There are no scheduled ancient monuments within the search area.

Portable Antiquities Scheme

A search was carried out on the portable antiquities scheme database on 22nd April 2025 for grid square TQ3335 and TQ3435 in which the proposal site is located. This revealed no entries for either grid square.

Cartographic and documentary sources

The origin of the name Turners Hill is not clear nor is it mentioned in Domesday Book however, the Parish of Worth of which Turners Hill was a part of is recorded. Worth lay within the hundred of Framfield and was one of the extensive holdings of the Count of Mortain in 1086. Ralph held 1 hide and 1 virgate from the count but Helgi had held them at the time of King Edward (1066). There was enough arable land for 6 ploughs, and in demesne there were 5 ploughs, while 8 villans and 1 bordar had 2 ploughs. There was a mill rendering 9s, 2 acres of meadow and woodland for 6 pigs. The land at the time of the survey was worth 50s as it had been in 1066, but was valued at only 30s in the interim (Williams and Martin 2002, 52). The placename Worth means ‘the enclosure, the enclosed settlement’ and comes from the Old English *Orde* having first been mentioned in 1086 (Mills 1993, 392-3). Worth is a large parish lying on the eastern border of the county of Sussex. The village of Turner’s Green could be accessed by a road running east along the forest ridge from Paddockhurst. The village is home to the Church of St Leonard which had been a separate ecclesiastical parish since 1895. Several roads cross in the village including; Lindfield to Caterham, Handcross to East Grinstead and one coming from Three Bridges. In addition to the church there is also a Countess of Huntingdon chapel in the village. Most of the houses at Turner’s Hill are of 18th century origin or later, however, The Crown Hotel is a timber-framed building which suggests it dates to the late 16th century (VCH 1940). The parish has no other history to note.

A range of Ordnance Survey and other historical maps of the area were consulted in order to ascertain what activity had been taking place throughout the site’s later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton’s 1575 map of Sussex (Fig. 3). Due to the scale of this map it is not possible to establish the exact location of the proposal site and Turners Hill is not shown. The rough location of the site can be established to the east of *Worthe* and south-west of *East Grinstead*. The following maps: Norden’s 1595, Speed’s 1610, Morden’s 1695, Kitchin’s 1750, Bowen’s 1756 and Kitchin’s 1763 (Not illustrated), are all also at large scales and all use a similar style of mapping and therefore no further information can be gained from them. It is not until Yeakell and Gardner’s map completed by Gream in 1795 (Fig. 4) that the

area and roads are shown in any great detail. Turner's Hill is visible with the two main roads, one running north-south and the other east-west and the approximate location of the proposal site can be established to the north-west of the crossroad. Cole's map of 1808, Cooper's 1808, Moule's 1837 and Dugdale's 1840 (Not illustrated) maps all revert back to the older mapping style and although Turner's Hill is labelled, the settlement itself is shown as a single point.

The Worth Tithe map of 1840 (Fig. 5) is the first to show the proposal site in any great detail, as consisting primarily of two fields. The larger section resides with the apportionment number 972 which was owned by Susan Allingham and occupied by John and James Longley while the eastern section of the site lies within parcel 973 with Joseph Starley as both the landowner and occupier. Both fields consisted of meadow at the time of the tithe map. The drainage run extends through fields 967, 947, 946 and 938 to the north. Further fields are present around these. A footpath appears to extend along the western boundary of 967 from the north boundary of the site, continuing north. A road labelled 986 forms part of the southern boundary while a series of houses and their adjacent land form the eastern boundaries all bordering the road to the east and forming the village centre of Turner's Hill. The point where the two roads (one running north-south and the other east-west) meet is labelled 'Turnpike' and to the east of this the Crown Inn is also labelled. A building cluster visible to the south-west of the proposal site is probably 'The Races', though it bear little resemblance to the next map.

The Ordnance Survey map of 1874 (Fig. 6) provides further detail of the proposal site and shows the north and part of the western boundaries to be lined by hedges. The main development site itself has remained the same although the land parcel numbers are new, so the largest section of the site is within lp 1834, the eastern section within 1836 and a small section of the south eastern boundary within 1835. The houses forming part of the eastern boundary have remained the same, with the undeveloped section of field between them now labelled with a 'sand pit'. The road beyond this has remained the same although more buildings can be noted on this map along the full extent of the north-south road. Several of the buildings are also labelled on this map with the 'Red Lion' public house to the northeast, the post office and Bethel Chapel to the east and the Crown Inn to the south east. The unlabelled north-south running road split into two roads, both running parallel to one another with some development in the middle. There has been some further development to the south-west at 'The Races', now labelled as such, with several buildings having been added to the group also seen on the previous map, part of which now forms the western site boundary. A further building has been constructed further south which is labelled as the 'Infant School'. The remainder of the western boundary and the northern boundary remain undeveloped and the pathway to the north is no longer visible. The area of the drainage run remains largely

unchanged though a footpath can be seen to cross it between fields 1803 and 1804. Its end point is now seen to be in woodland.

By the 1897 Ordnance Survey map (Fig 7) the most notable change is a rectangular building within the site itself. This seems to be an out building and is related to a new residential property and additional outbuilding. Part of the land related to this building lies within the proposal site as does the land of the new two properties to the east. The land parcel numbers have changed again to 1499 and 1500 in the east. A small building just beyond the western site boundary is likely a kennel or pig-sty. The buildings previously seen to the southwest are the same however the infant school is no longer labelled as such and a much larger building to the east has been constructed labelled as a 'school'. There are no notable changes to any of the buildings to the north, east and southeast of the proposal site however there have been a few minor alterations and changes taking place particularly with a small building near the crossroads having been demolished and replaced by the school grounds. The 'sand pit' on the previous map is now labelled as the 'old sand pit'. There is a 'covered reservoir' south of the former infant school. The area of the drainage run is unchanged.

The Ordnance Survey of 1910 (Fig. 8) is the first to show substantial changes within the proposal site. Land plot 1499 remains unchanged however 1500 to the east has undergone several changes with several scattered buildings having been constructed within the area. It is not clear what the function of these are although several are very substantial. Some appear to be kennels or possibly stables and others out-buildings. With these new buildings and alterations to those previously seen the majority of the two north-south running roads have been developed along both sides and the sand pit is no longer present. The larger, western, portion of the site remains unchanged along with the area of the drain run to the north. By the time of the 1957 Ordnance Survey map (Fig. 9) and there have been significant changes within the proposal site. The western Land parcel 1499 has been renumbered 9858 and 0360, although this appears to be an artificial creation at the join of two map sheets with no actual division visible on the ground. Virtually all the building in former lp 1500 (now subdivided and not numbered) have been removed except one in the north-east corner, while 11 new buildings and a greenhouse have been constructed in the south-east corner. Field 8985 is now one larger field within the drainage run area, but is otherwise unchanged. Beyond the site, 'The Races' has been rebranded 'The Rayces'.

The Ordnance Survey maps of 1993 (Not illustrated) and 1994 (Fig. 10) are identical. By this time land parcel numbers are no longer shown and the majority of the site remains undeveloped although across the full extent of the site two smaller rectangular enclosures have been added. The only change in the west of the site is the replacement of the structure towards the southern boundary with two on more or less the same footprint (or

perhaps a small extension to the previous one), and clearly part of 'The Old Vicarage'. The buildings in the eastern part of the site appear to be identical to those of 1957, consisting of approximately thirteen rectangular building of differing sizes which can be accessed from Church Road to the south and from the east and altogether are labelled as 'Providence Terrace'. Other alterations and another outbuilding at the Old Vicarage have been added beyond the site boundary and there appear to have been changes to the other properties in this area. Further development has occurred along the two north-south running roads, many of which are named. The school to the south has also been extended and is now labelled a 'Turners Hill CE Primary School'. The area to the south-west of the proposal site is not clear however it seems that some changes have also taken place in this area, with additional buildings and 'The Rayces' now two properties, the northern one being called 'Ryders' and a pathway also seems to extend along the part of the northern boundary running parallel with it. The only clear change on the 2003 Ordnance Survey map (Fig. 10) is the allotments added to the east within the proposal site and to the north, and a large unlabelled rectangular feature to the south.

Listed buildings

All of the listed buildings within a 1km radius are grade II listed, as noted above. There are a total of 19 listed buildings in the search area however the majority of these lie a substantial distance from the proposal site and therefore should not be impacted by the proposed development. Some of the listed buildings are however within close proximity of the proposal site. 17th century Shamrock cottage [**Fig. 1: 10**] stands to the east of the proposal site to the east of the B2028. This building should not be affected by the proposed development due to the intervening development.

The other building in a position which lies close to the site is 19th century, 1 Church Road [**14**]. This building is to the south of the proposal site to the south of the B2110/Church Road. The closest part of the proposal site to this building is the access point which is largely screened by mature trees. Therefore, it is not likely that this building's setting will be adversely affected by the proposed development although the planned development will need to be sympathetic to this building and its surrounding.

Turners Hill Conservation Area

The Turners Hill conservation area covers parts of the southern and eastern proposal site mainly incorporating the buildings along the street frontages. There is no specific appraisal document for the area but a summary is included with the map showing the extents of the area which focuses on the historic centre of the village and the

varied house styles and ages along with grassed areas and verges. The focus within the appraisal is on the street frontages rather than the rear of the buildings and as such any development of the proposal site will have less of an impact on the conservation area. Any development will however need to be sympathetic to the conservation area and seek to retain the existing screening along the Church Road frontage where possible.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are hedgerows on the site that could qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997 (now modified by government guidance to include boundaries depicted on pre-1845 maps). Hedgerow is present on the north and west boundaries which correspond to those seen on the 1840 Worth tithe map. Whilst the eastern boundary appears the same, backing onto buildings fronting onto Lion Lane, there appears to be very little in the way of hedgerow present here.

Aerial Photographs

The site lies on a geological outcrop not normally suited for the production of cropmarks visible from the air. No photographic collections have therefore been consulted. Available imagery on Google Earth shows nothing of archaeological significance.

LiDAR

LiDAR data tile TQ33nw_DTM_2021 was downloaded from the Department for Environment, Food and Rural Affairs website (DEFRA 2021) and added to a Geographical Information System programme, QGIS. The tile gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the ‘hillshade’ function. Virtual shade plot files with a vertical angle of 15° from the earth’s surface were created at every 45° from azimuth 0 ° to 315° with vertical settings of z=1.5. A selection of the most informative plots is shown in Figure 12. It should be noted that the mapping of features is not precise as the pseudo light source creates a ‘shadow’ which displaces them in a direction opposite to it. The results were compared with modern ordnance survey data to ensure that extant features were not represented wrongly as of potential archaeological significance.

Several features can be related to either Google aerial imagery or Ordnance Survey maps, including the buildings currently and formerly present in the east. The only other features visible on the LiDAR are pathways, either the main one running from the north to the south of the proposal site or others which have formed due to regular movement along the same route. These are the only features notable on the LiDAR and as they are modern and known, no interpretation plot of the LiDAR is considered necessary.

Discussion

Parts of the proposal site falls within the Archaeological Notification Area (DWS9082) associated with the medieval hamlet of Turners Hill, however, there are no known heritage assets on the site. Listed buildings nearby may be in a position where their settings may be affected by development, but there is intervening development between the closest listed building and the site, so that any such impact would be minor (if any) and could be further minimized by sympathetic design and/or screening. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The HER search suggests that proposal site lies in an area of very limited archaeological potential for periods earlier than the medieval, but southern and eastern sections of the site fall within the archaeological notification area of the medieval hamlet of Turner's Hill. There has been virtually no archaeological investigation of the area, so that the absence of known archaeological remains from earlier periods cannot necessarily be taken at face value. The site also covers a large area which raises the possibility of archaeological remains of some period being present simply by chance. The historic maps show that with the exception of the eastern section, the majority of the proposal site has remained undeveloped since the advent of mapping. This suggests that any below ground archaeology that might be present could be relatively undisturbed.

Therefore, it is anticipated that it will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below ground archaeological deposits if necessary. A scheme for this work will need to be drawn up and approved by the archaeological advisers to the Council and implemented by a competent archaeological contractor. This could be implemented by a suitably worded condition applied to any consent gained.

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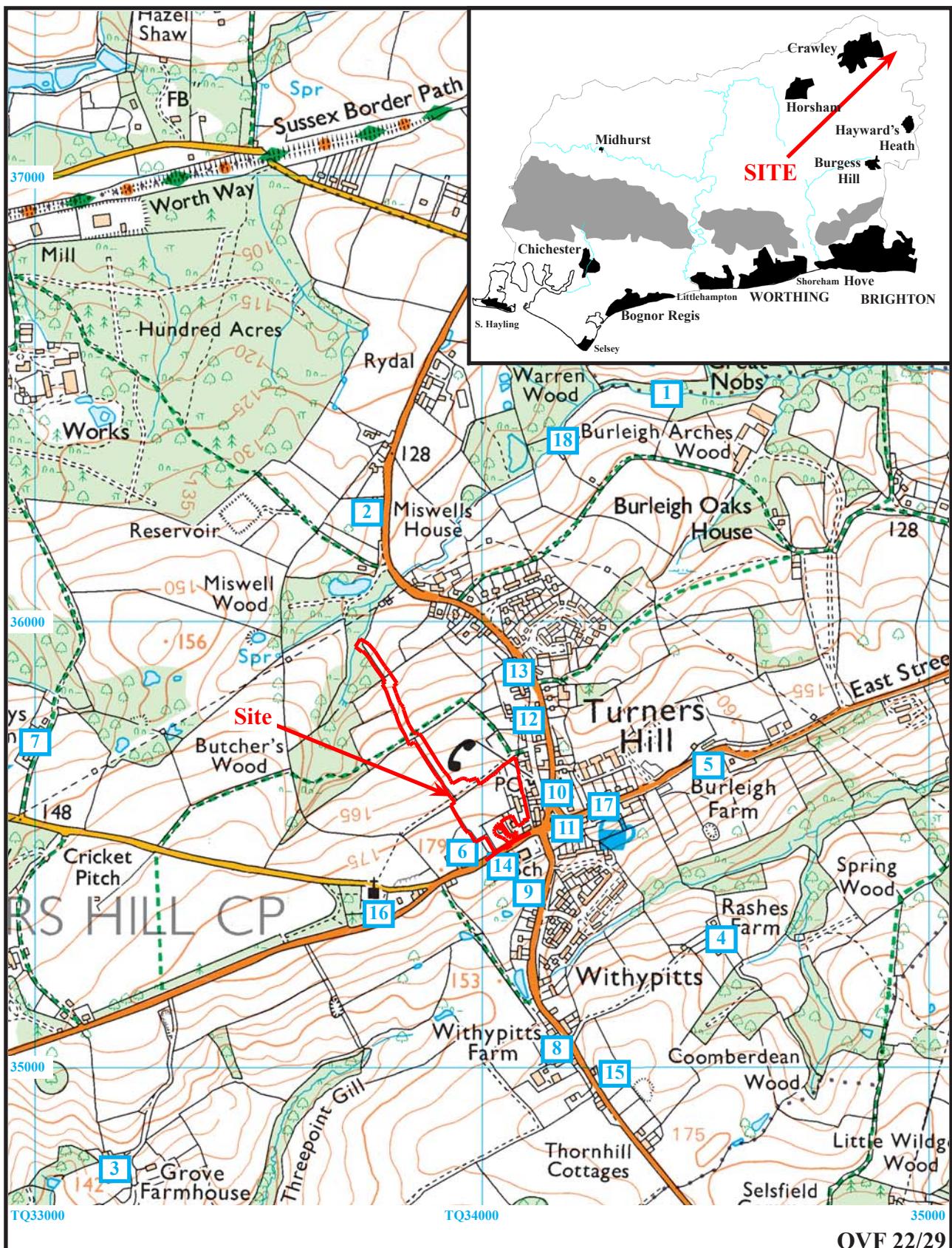
APPENDIX 1: Historic Environment Records within a 1km search radius of the development site.

No	HER Ref	Grid Ref (TQ)	Type	Period	Comment
1	MWS12125 EWS1525 EWS1523	3443 3657 3442 3654 3443 3657	Pipeline Geophysics Watching brief	Prehistoric Post-medieval	An archaeological watching brief was carried out during the construction of a new pipeline between Selsfield Reservoir and Turners Hill, following an earlier geophysical survey. A limited amount of evidence for prehistoric activity was recorded, including a possible hearth. Most of the finds recovered during the project dated from the post-medieval period.
2	MWS12390 DWS7063	3375 3626 3375 3623	Farmstead Listed Building	Medieval Post-medieval	Miswell Farm has been identified as a historic farmstead, possibly dating from the medieval period. The farmhouse dates from the 16th century.
3	MWS11007	3321 3477	Farmstead	Medieval	Grove Farm has been identified as a historic farmstead, possibly dating from the medieval period.
4	MWS13396 DWS7309	3452 3529 3452 3532	Farmstead Listed Building	Post-medieval	Rashes Farm has been identified as a historic farmstead, possibly dating from the 17th century. The present farmhouse dates from the 18th century.
5	MWS9602	3450 3567	Farmstead	Post-medieval	Burleigh Farm has been identified as a historic farmstead, possibly dating from the 19th century.
6	MWS13740	3395 3549	Farmstead	Post-medieval	The Races has been identified as a historic farmstead, possibly dating from the 19th century.
7	MWS13831	3300 3574	Farmstead	Post-medieval	Tulleys Farm has been identified as a historic farmstead, possibly dating from the 19th century.
8	MWS14018	3417 3505	Farmstead	Post-medieval	Withypitts has been identified as a historic farmstead, possibly dating from the 19th century.
9	DWS6800 DWS7424 DWS6805 DWS7421	3412 3554 3412 3555 3412 3556	Listed Buildings	Post-medieval	A cottage belonging to the Paddockhurst Estate is a Grade II Listed Building, probably dating from the 17th century. Forge House probably dating from the 18th century. The Bank, North Street is currently divided into four properties, which appear to have originated from two 18th century buildings.
10	DWS7305 MWS9345	3417 3569 3416 3556	Listed Building Lamp-post	Post-medieval Modern	Shamrock Cottage probably dating from the 17th century. A lamp-post on the Village Green was dedicated to King George V and Queen Mary on their Silver Jubilee.
11	DWS6802	3417 3553	Listed Building	Post-medieval	The Crown Public House dating from the 17th century or earlier.
12	DWS6804 DWS7626 DWS7423	3408 3577 3413 3574 3409 3574	Listed Buildings	Post-medieval	Mantlemas was originally two cottages, dating from the 18th century. The Hollies probably dating from the 18th century. The Red Lion Public House dating from the 18th century or earlier.
13	DWS7304	3408 3588	Listed Building	Post-medieval	1 Lion Lane probably dating from the 18th century.
14	DWS7300	3402 3546	Listed Building	Post-medieval	1 Church Road dating from the early 19th century.
15	MWS4933	343 350	Brickfield	Post-medieval	A brickfield close to Withypitts operated between the 1870s and 1880s.
16	MWS9053 DWS7664	3376 3538 3376 3538	Listed Building	Post-medieval	The Parish Church, dedicated to St Leonard, was built in the 1890s.
17	DWS7064 DWS7065 DWS7066 DWS7379 DWS7392	3423 3556 3422 3555 3423 3555 3426 3556 3426 3557	Listed Buildings	Modern	New Cottages on East Street consist of five semi-detached buildings, dating from 1919.
18	MWS6843	3418 3638	Pond	Undated	Very little is known about a probable pond bay to the north of Turners Hill. There are no obvious connections to the iron industry, and no place-name evidence.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Sussex (Fig. 3)
1595	Norden's map of Sussex (Not illustrated)
1610	Speed's map of Sussex (Not illustrated)
1695	Morden's map of Sussex (Not illustrated)
1750	Kitchin's map of Sussex (Not illustrated)
1756	Bowen's map of Sussex (Not illustrated)
1763	Kitchin's map of Sussex (Not illustrated)
1795	Yeakell and Gardner's map of Sussex completed by Gream (Fig. 4)
1808	Cole's map of Sussex (Not illustrated)
1808	Cooper's map of Sussex (Not illustrated)
1837	Moule's map of Sussex (Not illustrated)
1840	Dugdale's map of Sussex (Not illustrated)
1840	Worth tithe map (Fig. 5)
1874	Ordnance Survey (Fig. 6)
1897	Ordnance Survey (Fig. 7)
1910	Ordnance Survey (Fig. 8)
1957	Ordnance Survey (Fig. 9)
1994	Ordnance Survey (Fig. 10)
2003	Ordnance Survey (Fig. 11)



Old Vicarage Field, Turners Hill, West Sussex, 2025

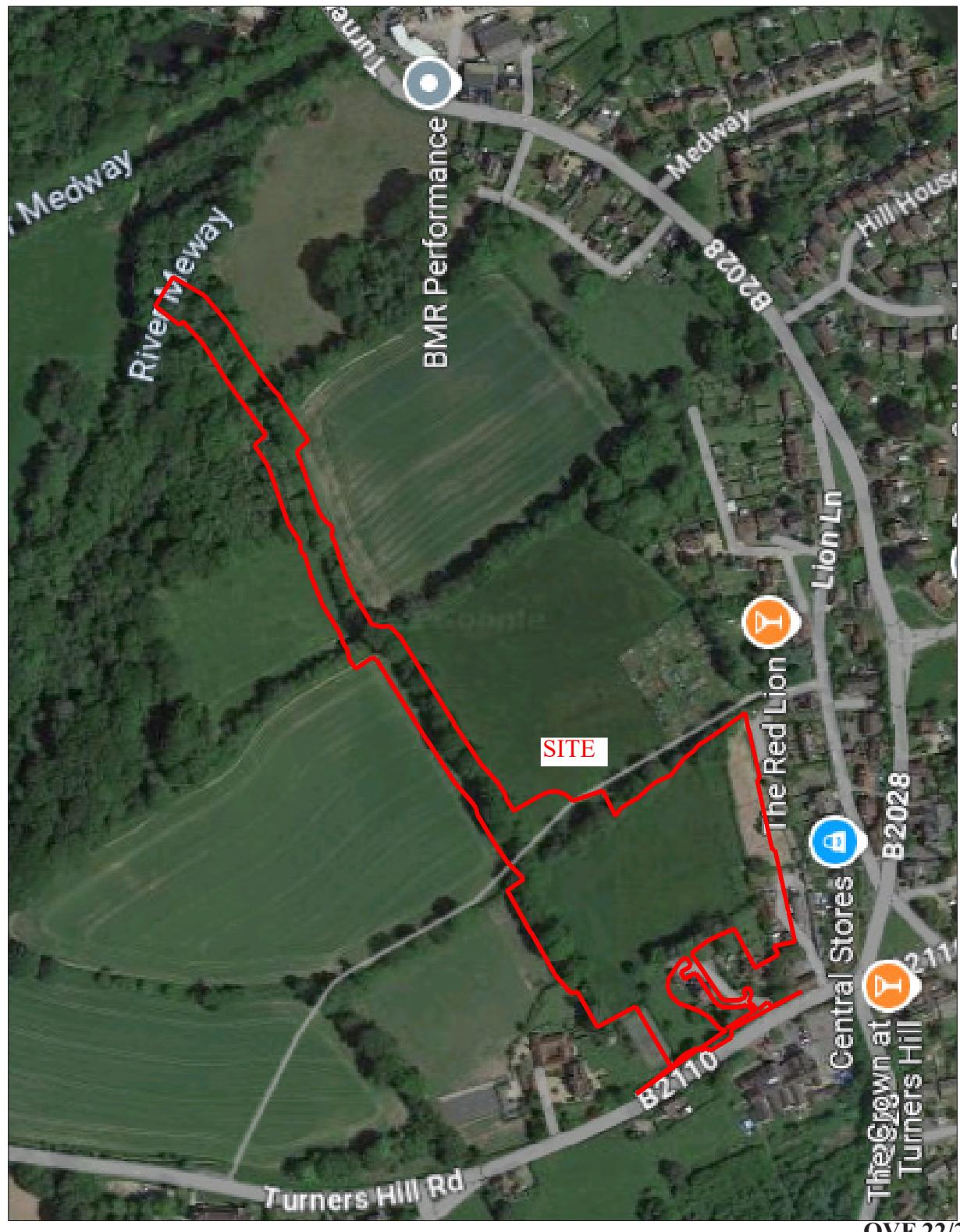
Archaeological Desk-based Assessment

Figure 1. Location of site within Turners Hill and West Sussex, showing locations of HER entries.

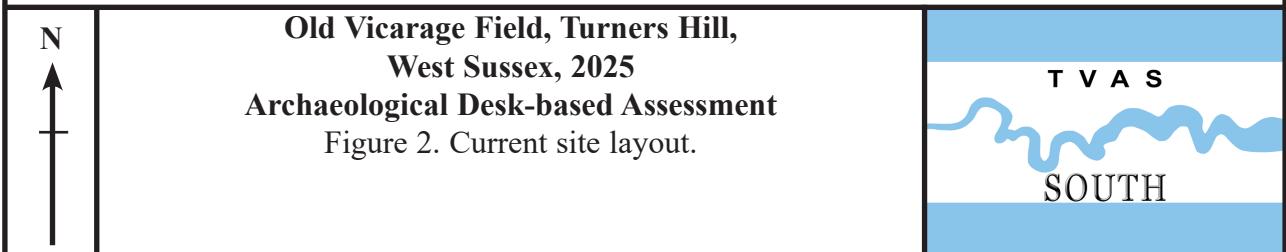
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Old Vicarage Field, Turners Hill,
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Archaeological Desk-based Assessment
Figure 3. Saxton's map of Sussex, 1575.

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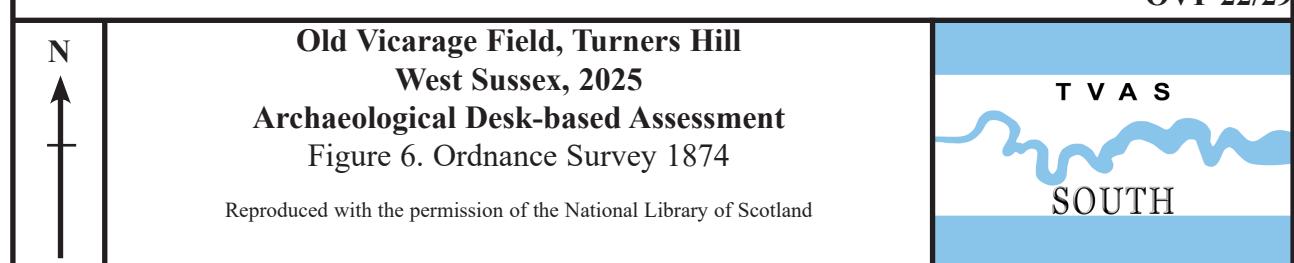
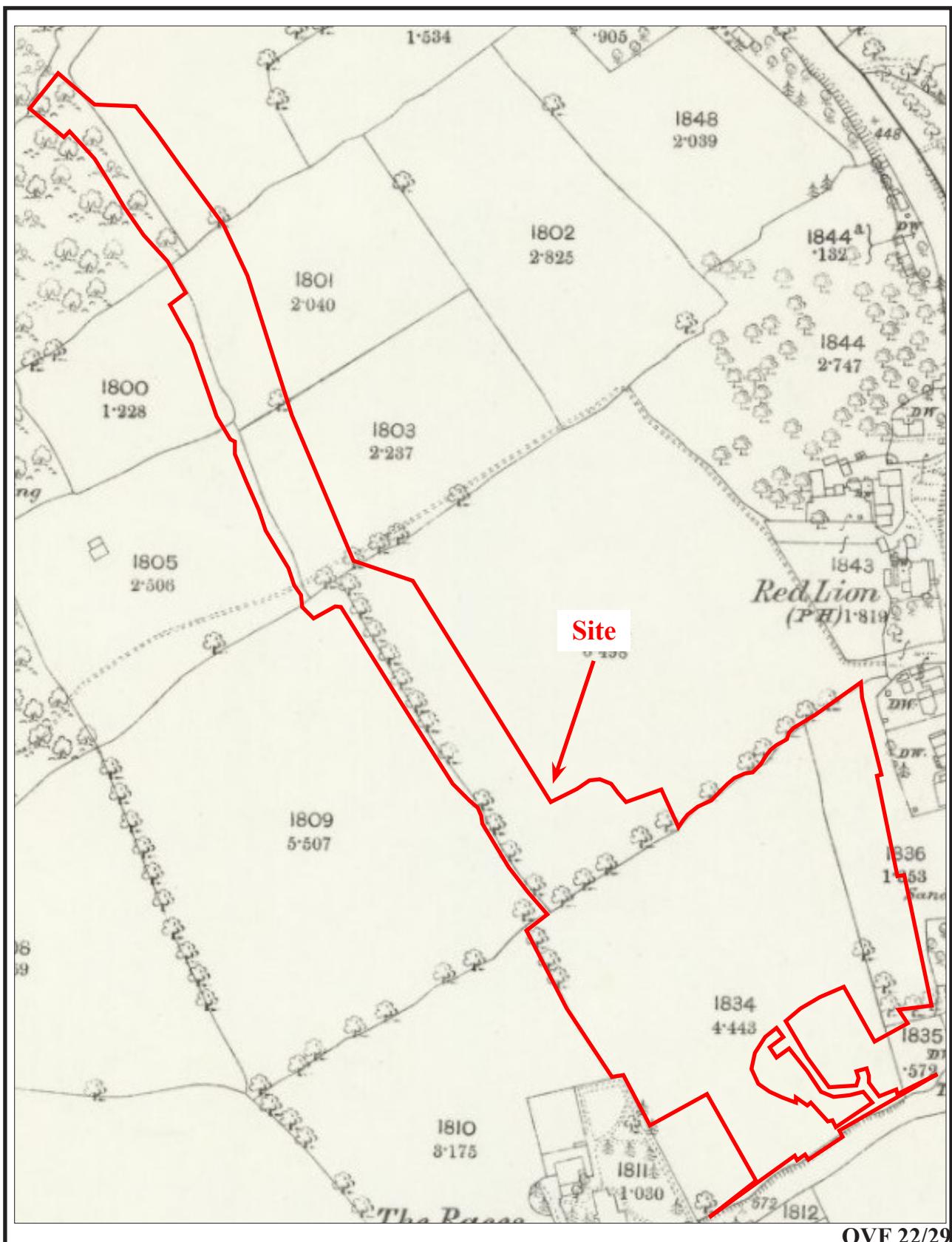


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 Old Vicarage Field, Turners Hill, West Sussex, 2025 Archaeological Desk-based Assessment Figure 4. Yeakell and Gardner's map of Sussex completed by Gream, 1795.	 TVAS SOUTH
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N ↑	Old Vicarage Field, Turners Hill West Sussex, 2025 Archaeological Desk-based Assessment Figure 5. Worth Tithe Map, 1840	TVAS SOUTH
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**Old Vicarage Field, Turners Hill
West Sussex, 2025**
Archaeological Desk-based Assessment
Figure 7. Ordnance Survey 1897

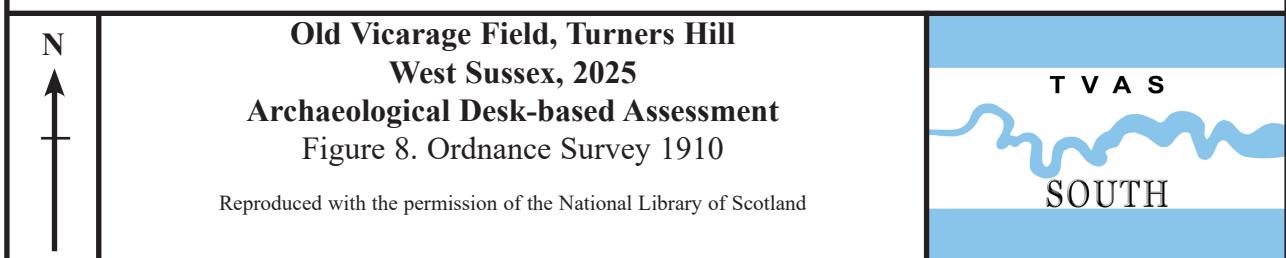
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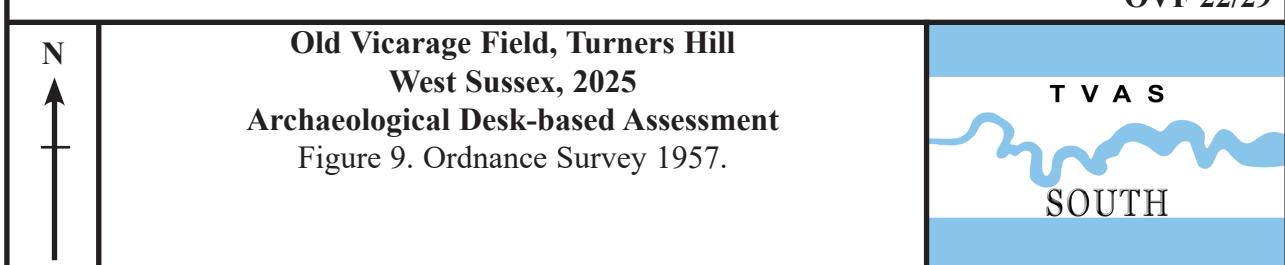
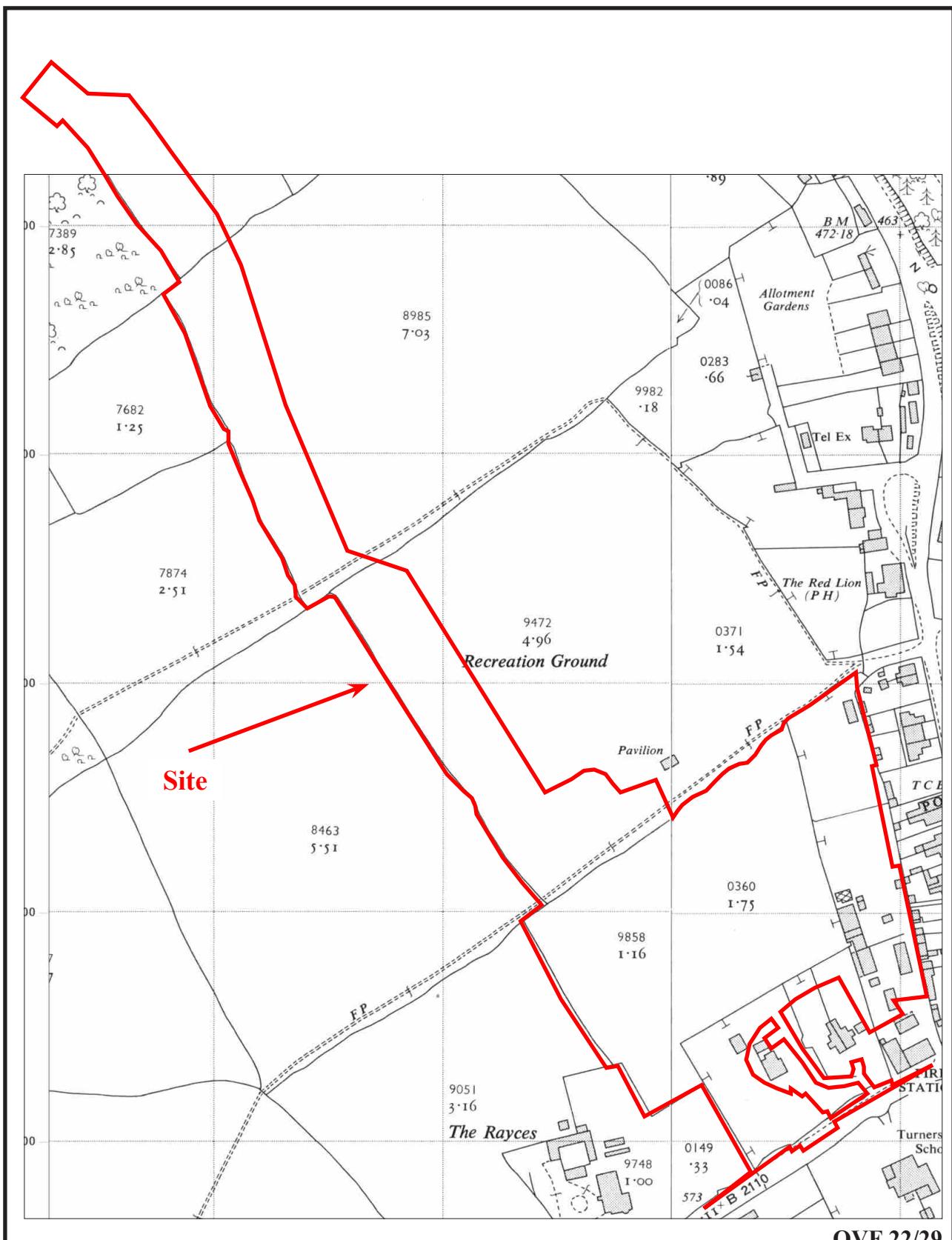
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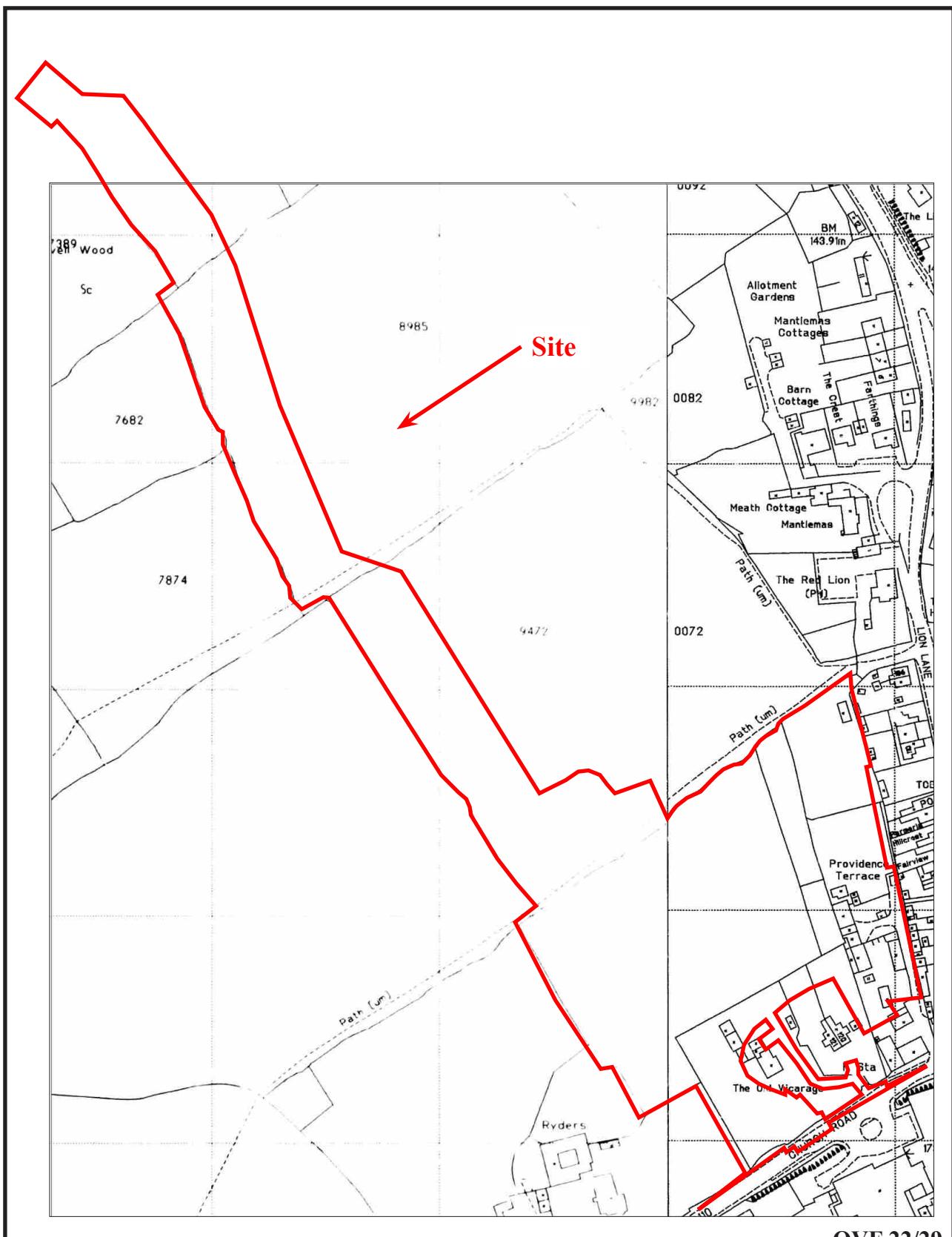
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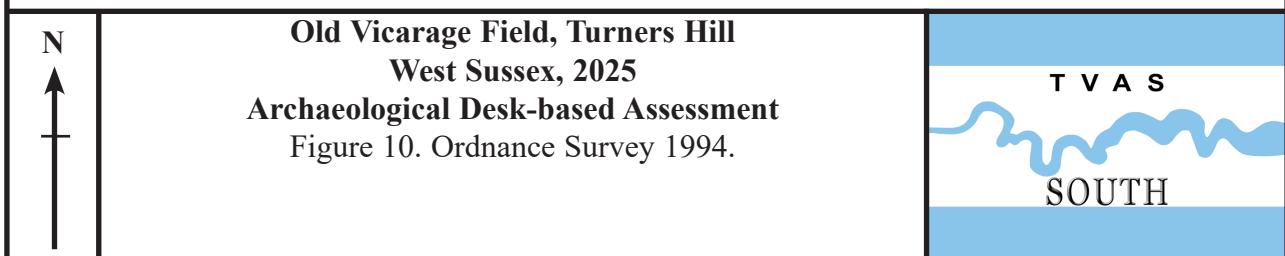
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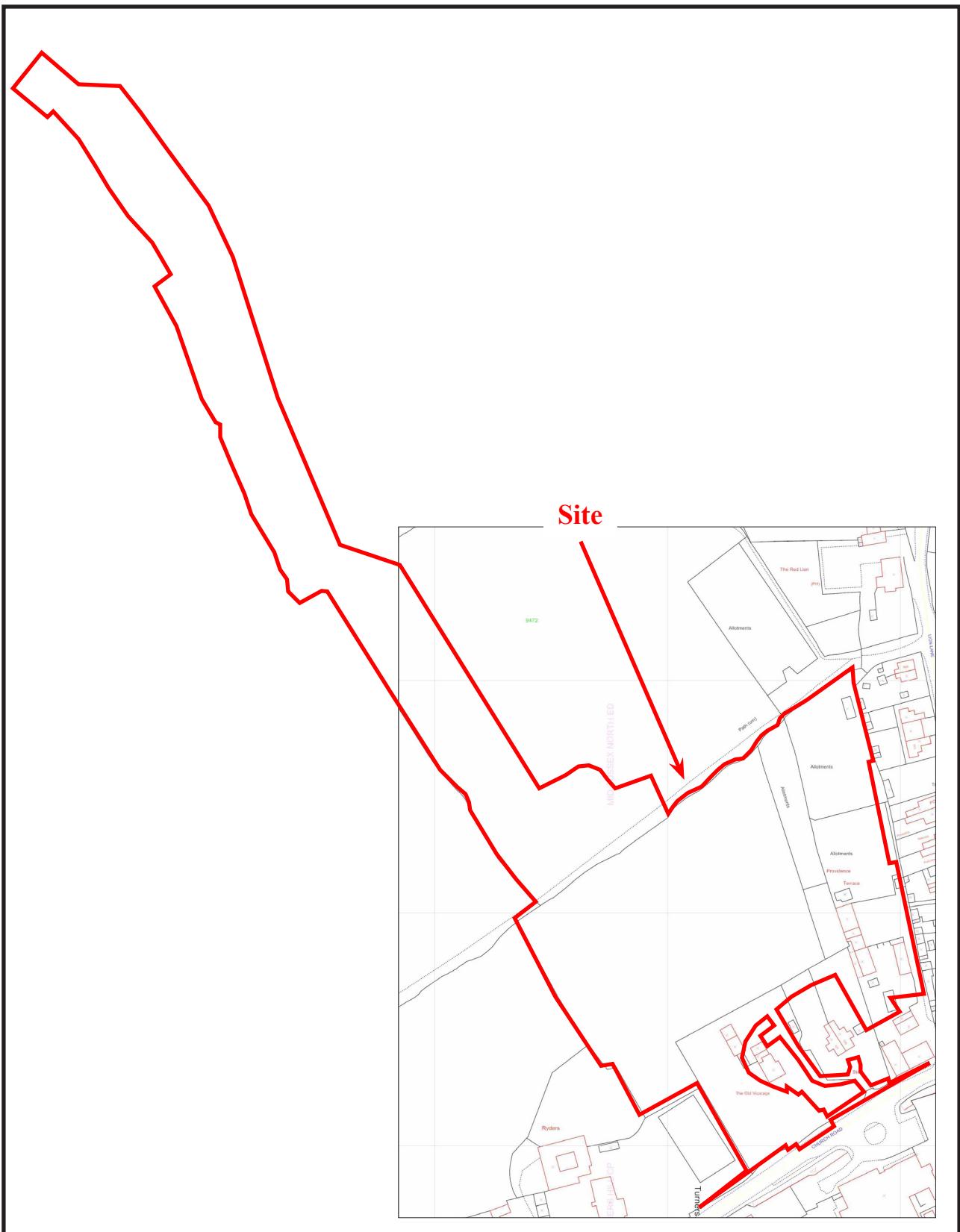




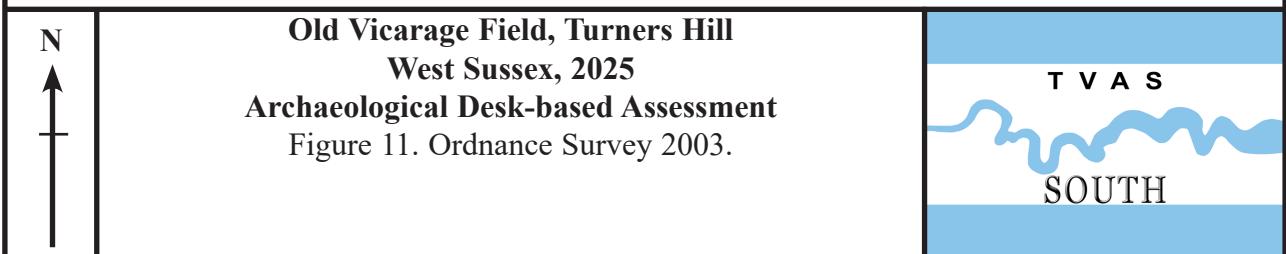


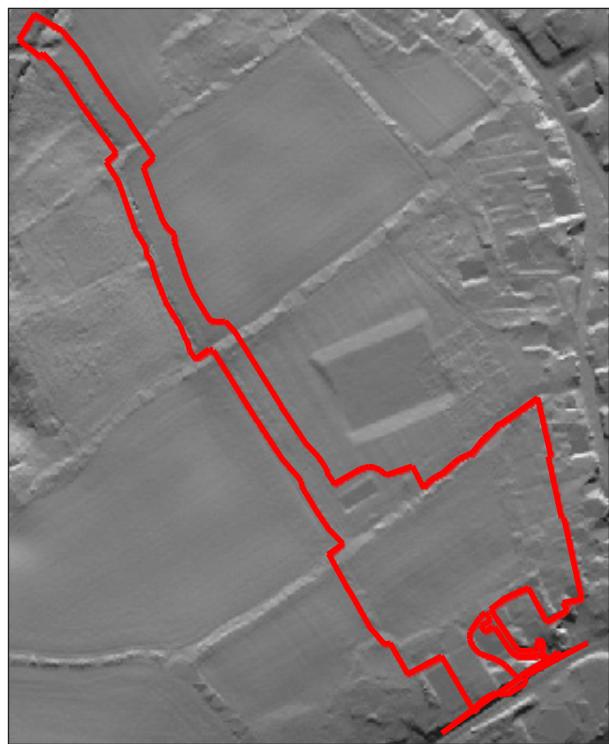
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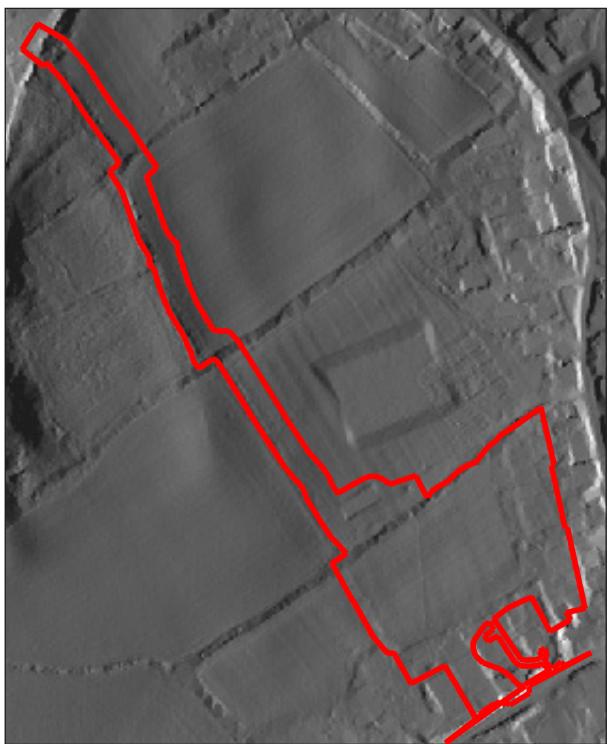


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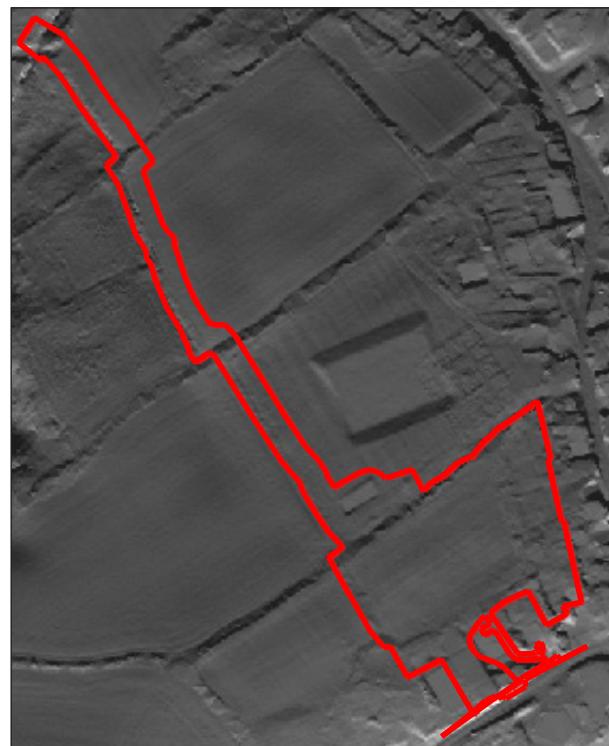




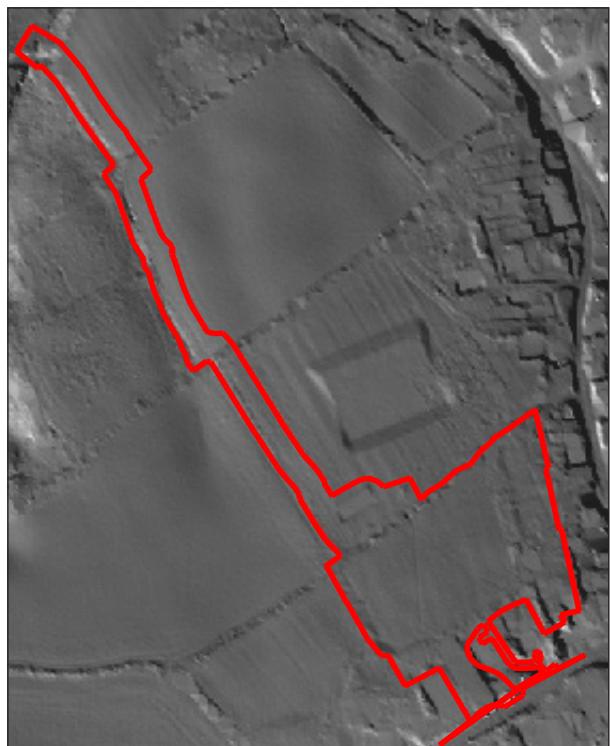
a. Azimuth 0°, vertical angle 15°.



b. Azimuth 90°, vertical angle 15°.



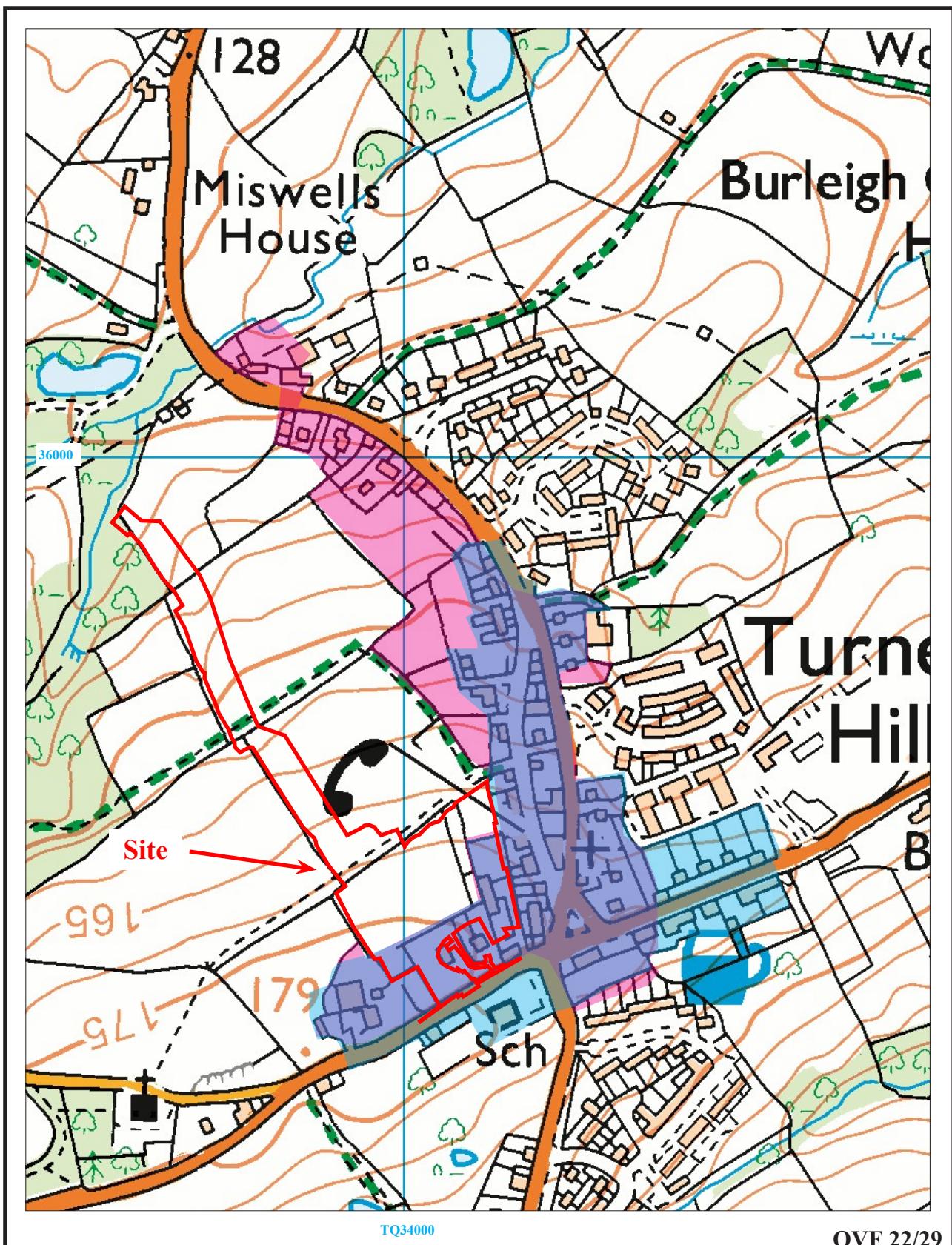
c. Azimuth 225°, vertical angle 15°.



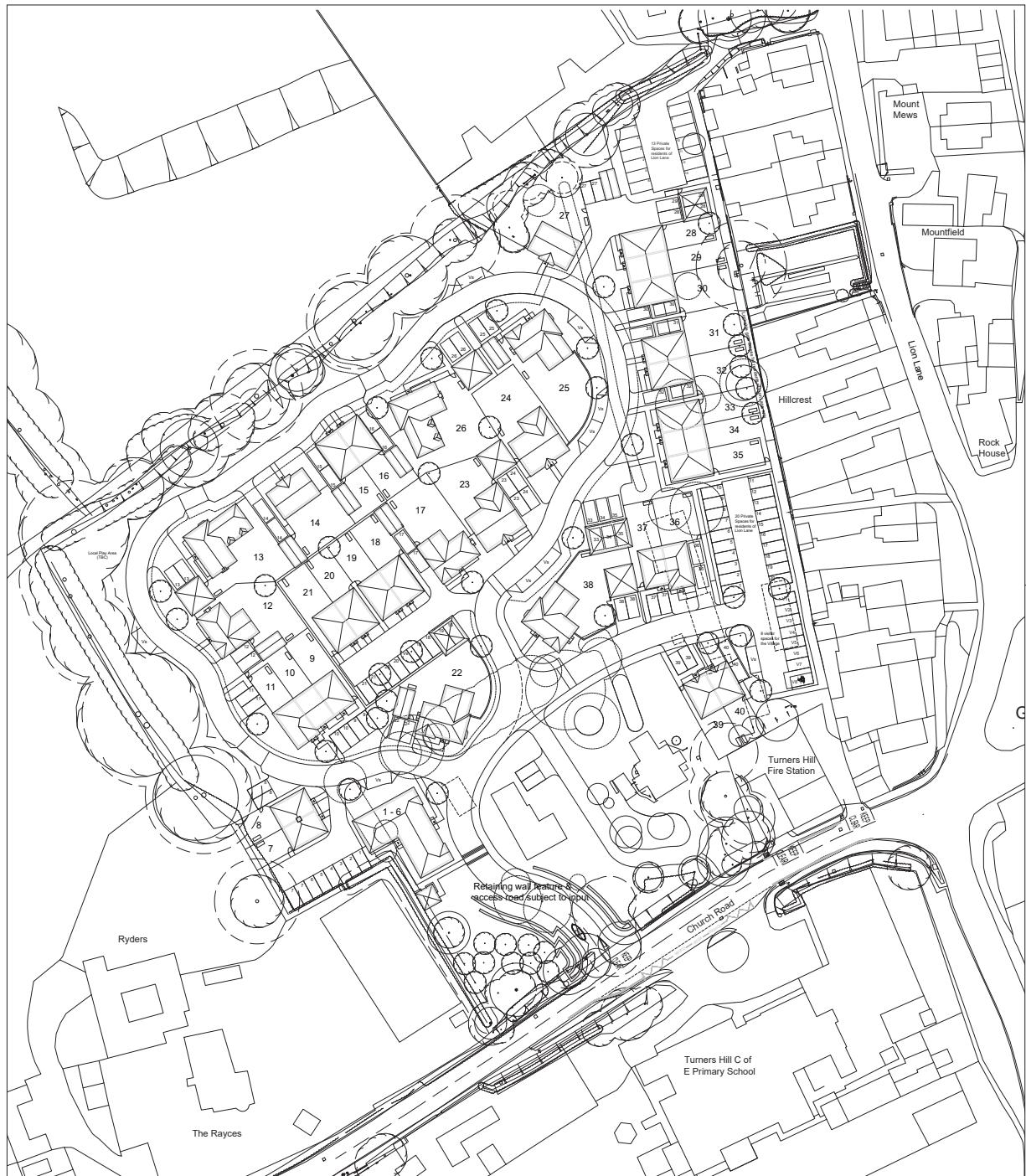
d. Azimuth 270°, vertical angle 15°.

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<p>N ↑</p>	<p>Old Vicarage Field, Turners Hill, West Sussex, 2025 Archaeological Desk-based Assessment Figure 12. Lidar 'hillshade' greyscale plots. Not to scale</p>	<p>TVAS SOUTH</p>
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	Old Vicarage Field, Turners Hill West Sussex, 2025 Archaeological Desk-based Assessment Figure 13. Turners Hill Conservation area (blue) and area of archaeological notification (pink) <small>Reproduced under licence from Ordnance Survey Explorer Digital mapping at 1:5000 Crown Copyright reserved</small>	 TVAS SOUTH
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**Old Vicarage Field, Turners Hill,
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Archaeological Desk-based Assessment
Figure 14. Proposed Layout.

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Plate 1. Looking SW from the site towards the historic core of Turner's Hill.



Plate 2. Looking SW from the eastern site boundary.



Plate 3. Site, looking south from the eastern boundary.

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**Old Vicarage Field, Turners Hill,
West Sussex, 2025
Archaeological Desk-based Assessment
Plates 1-3**

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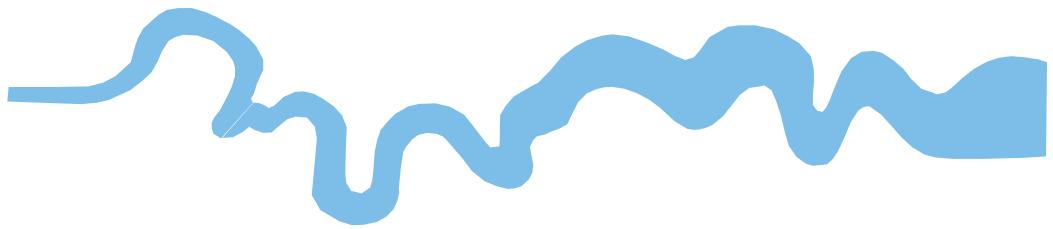
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TIME CHART

Calendar Years

Modern	AD 1901
Victorian	AD 1837
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43 AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age: Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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