



Courthouse Farm

Copthorne

Sussex

RH10 3LA

Archaeological Desk-Based Assessment

October 2025

Courthouse Farm

Copthorne

Sussex

RH10 3LA

Archaeological desk-based assessment

October 2025

Contents

1. Introduction
2. Methodology
3. Statement of potential
4. Statement of survival
5. Statement of significance
6. Impact of proposed development
7. Conclusions and recommendations
8. Gazetteer of historic environment assets
9. Legislation and planning guidance on the historic environment
10. Determining significance
11. Glossary
12. Bibliography

Figures

1. Site location plan
2. Plan showing Historic Environment assets and monuments
3. Ordnance Survey map of 1870-4
4. Ordnance Survey map of 1896
5. Ordnance Survey map of 1914
6. Ordnance Survey map of 1948
7. Ordnance Survey map of 1963
8. Plan showing the proposed development – retirement village
9. Plan showing the proposed development – residential
10. View of the site looking west
11. View of the site looking north-west
12. View of the site looking north-east
13. View of the site looking west

Executive Summary

Option Two Development Ltd has commissioned Hawk Heritage on behalf of the client, option Two Development Ltd, to carry out a historic environment assessment in advance of proposed development at Courthouse Farm, Copthorne, West Sussex.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets.

This report supports two planning applications for the site as follows:

Outline planning application for the erection of an extra-care retirement community (Use Class C2) and a community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

The site has a low potential for remains dating to the Palaeolithic period.

The site has a low potential for remains dating to the Mesolithic period.

The site has a low potential for remains dating to the Neolithic period.

The site has a low potential for remains dating to the Bronze Age.

The site has a low potential for remains dating to the Iron Age.

The site has a low potential for remains dating to the Roman period.

The site has a low potential for remains dating to the Saxon period.

The site has a low potential for remains dating to the medieval period.

The site has a low potential for remains dating to the post-medieval period.

In the light of the low potential for archaeological remains across all periods, further archaeological work is not recommended.

1. Introduction

1.1 Background to this document

- 1.1.1 Option Two Development Ltd has commissioned Hawk Heritage on behalf of the client, option Two Development Ltd, to carry out a historic environment assessment in advance of proposed development at Courthouse Farm, Copthorne, West Sussex; National Grid Reference (NGR) 532415 139060: Fig 1. The scheme comprises a residential and care village on undeveloped land at Courthouse Farm.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2018, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b) and Historic England (EH 2008, HE 2015). Under the 'Copyright, Designs and Patents Act' 1988 Hawk Heritage retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of Hawk Heritage, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site.
- 1.2.2 The site does not lie within a conservation area or archaeological priority area or zone (APA/APZ) as defined by the LPA.
- 1.2.3 Disturbance of human remains on land which is not subject to the Church of England's jurisdiction requires a licence from the Secretary of State, under Section 25 of *the Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2. Methodology

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1km-radius study area around it, as held by the primary repository of such information, the West Sussex Historic Environment Record, which includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources (Ref 202526-024). The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 A site visit was made on 20th June 2025.
- 2.1.4 In addition, the following sources were consulted:
- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Jane Duncan architects and interiors – architectural drawings (2025)
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These are listed in a gazetteer at the back of this report. All distances quoted in the text are approximate.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 12 with a list of existing site survey data obtained as part of the assessment.

3. Statement of potential

3.1 Topography

- 3.1.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.1.2 The land is largely level with no significant slope in any direction.

3.2 Geology

- 3.2.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The geology comprises Upper Tunbridge Wells Sand – sandstone and siltstone interbedded. This is a sedimentary bedrock formed between 139.4 and 133.9 million years ago.
- 3.2.3 Boreholes undertaken to the west at the roundabout (e.g. TQ33NW44) show 0.3-0.4m of topsoil over the natural geological sand which would be very much as expected.

3.3 Overview of past investigations

- 3.3.1 There have been no intrusive investigations within the study area, so the Historic Environment Record data is populated only by LIDAR data and documentary evidence.
- 3.3.2 The LIDAR data shows a large number (more than 200) of features at Gatwick Airport which are mostly indicative of agricultural activities but also include earthworks, enclosures and mounds. A circular mound at Worth is undated but might possibly be of Bronze Age date.
- 3.3.3 The lack of data indicates that the current understanding of the area is very limited.
- 3.3.4 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

3.4 Prehistoric background

- 3.4.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 3.4.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 3.4.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43)

are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.

- 3.4.4 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. There are no known finds dated to this period within the study area.
- 3.4.5 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. There are no known finds dated to this period within the study area.
- 3.4.6 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership. There are no known finds dated to this period within the study area.

3.5 Roman background

- 3.5.1 After the Roman invasion in AD 43, a network of new towns was set up linked by an extensive road network. Many existing hamlets and small rural communities continued on from the Iron Age, sometimes continuing right through the Roman period. These settlements were typically surrounded by agricultural field systems.
- 3.5.2 There are no known major Roman roads passing close by the site or in the general vicinity.
- 3.5.3 There are no known major settlements in the surrounding area so any settlements would be small rural communities which continued on from the Iron Age. Large Roman villas from the wider region are known but none from within the study area.

3.6 Saxon background

- 3.6.1 Following the withdrawal of the Roman army from England in the early 5th century AD, towns and urban centres were abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 3.6.2 There is no evidence of Copthorne in the Saxon period but it did form part of the parish of Worth until the 19th century. Worth itself has Saxon origins as does its parish church.
- 3.6.3 The site was almost certainly open land during the Saxon period that might have been used for agriculture or pasture but equally may have been largely unused.

3.7 Medieval background

- 3.7.1 The name Copedorne is mentioned in the Domesday Book but the village was part of the parish of Worth until the 19th century when the church was built. There is further mention of Coppethorne in 1437. The place names apparently means a pollarded thorn tree.
- 3.7.2 The parish of Worth was assessed in the Domesday book when it was called Oroe.
- 3.7.3 Lidar data shows possible ridge and furrow ploughing, likely to be of medieval date, at Worth.
- 3.7.4 The site was almost certainly open land during the medieval period that might have been used for agriculture or pasture but equally may have been largely unused.

3.8 Post-medieval background

- 3.8.1 Five 19th-century farms are noted in the Historic Environment Record data, some of which are no longer in existence. The 19th-century church of St John the Evangelist is also noted.
- 3.8.2 The earliest Ordnance Survey map of 1874 shows the site as it currently appears as Courthouse Farm with the farmhouse.
- 3.8.3 The subsequent Ordnance Survey maps of 1896, 1912, 1914, 1933 and 1948 show little change to the surroundings.
- 3.8.4 The 1963 Ordnance Survey map shows a golf course to the north with significant new housing to its west and north.
- 3.8.5 The amount of housing increases significantly on the 1968 Ordnance Survey map and then again on the 1978 and 1992 Ordnance Survey maps.

4. Statement of survival

4.1 Introduction

- 4.1.1 Archaeological survival can be affected by a number of factors. Basements can cause total or major truncation to archaeological deposits. Piles cause total destruction within their footprints and other foundations can also cause moderate to major destruction. Utilities may also truncate archaeological remains although they are typically shallow, other than foul water, and so damage is often less severe.
- 4.1.2 Archaeological features themselves can cause disturbance. Examples would include wells and pits digging down through earlier archaeological horizons.

4.2 Modern impacts affecting archaeological survival

- 4.2.1 The current site comprises open fields with a scattering of trees.
- 4.2.2 Other than tree roots which will have caused some moderate damage to below-ground deposits, there is no evidence of activities that will have caused harm to any below-ground remains.

5. Statement of significance

- 5.1.1 The site has a low potential for remains dating to the Palaeolithic period.
- 5.1.2 The site has a low potential for remains dating to the Mesolithic period.
- 5.1.3 The site has a low potential for remains dating to the Neolithic period.
- 5.1.4 The site has a low potential for remains dating to the Bronze Age.
- 5.1.5 The site has a low potential for remains dating to the Iron Age.
- 5.1.6 The site has a low potential for remains dating to the Roman period.
- 5.1.7 The site has a low potential for remains dating to the Saxon period.
- 5.1.8 The site has a low potential for remains dating to the medieval period.
- 5.1.9 The site has a low potential for remains dating to the post-medieval period.

6. Impact of the proposed development

6.1 Description of the proposed development

6.1.1 This report supports two planning applications for the site as follows:

Outline planning application for the erection of an extra-care retirement community (Use Class C2) and a community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.

6.2 Impact of the scheme

6.2.1 The principal impacts of the scheme will come from the foundations of the new buildings. These are likely to be strip footings which would likely remove any remains within their footprint.

6.2.2 Additional impacts are likely to be made by the provision of new utilities although these are limited to the footprints of the trenches required to lay them. Water, electricity, gas and telecommunications are usually laid at a shallow level and will thus cause limited damage to below-ground remains whilst foul water is often laid deeper with a greater chance of causing damage.

7. Conclusions and recommendations

- 7.1.1 Option Two Development Ltd has commissioned Hawk Heritage on behalf of the client, option Two Development Ltd, to carry out a historic environment assessment in advance of proposed development at Courthouse Farm, Copthorne, West Sussex.
- 7.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets.
- 7.1.3 This report supports two planning applications for the site as follows:
 - Outline planning application for the erection of an extra-care retirement community (Use Class C2) and a community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.
 - Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road.
- 7.1.4 The site has a low potential for remains dating to the Palaeolithic period.
- 7.1.5 The site has a low potential for remains dating to the Mesolithic period.
- 7.1.6 The site has a low potential for remains dating to the Neolithic period.
- 7.1.7 The site has a low potential for remains dating to the Bronze Age.
- 7.1.8 The site has a low potential for remains dating to the Iron Age.
- 7.1.9 The site has a low potential for remains dating to the Roman period.
- 7.1.10 The site has a low potential for remains dating to the Saxon period.
- 7.1.11 The site has a low potential for remains dating to the medieval period.
- 7.1.12 The site has a low potential for remains dating to the post-medieval period.
- 7.1.13 In the light of the low potential for archaeological remains across all periods, further archaeological work is not recommended.

8. Gazetteer of historic environment assets

Table 8.1 Gazetteer of historic environment assets

Ref	Description	Type
EWS1739	An assessment of LiDAR data over 7400ha at Gatwick Airport located over 200 new features probably mostly of agriculture and land division but also including earthworks, enclosures and mounds.	Event
MWS991	The 19 th -century church of St John the Evangelist.	Monument
MWS9271	The site of the 19 th -century Akehursts Farm.	Monument
MWS9326	The 19 th -century Bank Farm.	Monument
MWS9398	The 19 th -century Berry Cottage farmstead.	Monument
MWS9921	The 19 th -century Courthouse Farm.	Monument
MWS11209	The 19 th -century Haynes Farm.	Monument
MWS14220	An undated circular mound at Worth identified by LiDAR.	Monument
MWS14225	A possible area of ridge and furrow ploughing at Worth identified by LiDAR.	Monument

9. Legislation and planning guidance on the historic environment

9.1 Scheduled Monuments

- 9.1.1 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 9.1.2 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC. Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

9.2 Listed buildings and conservation areas

- 9.2.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.3 Human remains

- 9.3.1 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.3.2 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (Faculty consent or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.3.3 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.3.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.4 National Planning Policy Framework

The National Planning Policy Framework (2021) contains the following policies with regard to heritage:

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷⁴.

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

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

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

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

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

73 Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

74 The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Proposals affecting heritage assets

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 any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

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.

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.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

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.

75 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.

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.

9.5 Local planning policy

9.5.1 The Mid Sussex Local Plan 2014-31 (2018) contains the following policies and statements relating to heritage:

The heritage assets of the District include over 1,000 Listed Buildings, 25 Scheduled Ancient Monuments which are identified on the policies map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area.

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

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.

DP35: Conservation Areas

The Council's 36 conservation areas are protected through national planning legislation but are designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements. The key characteristics of each of the conservation areas are described in conservation area character summaries on the Council's website. The Council has also produced more detailed conservation area appraisals and management plans for some conservation areas which assess local character and promote environmental enhancements. The conservation area character appraisals will be reviewed where necessary and the Council will support local groups such as local history societies to undertake this work.

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.

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.

DP36: Historic Parks and Gardens

There are 9 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parkscapes which are unregistered but which appear on the West Sussex Historic Environment Record. The need to protect such landscapes is also recognised.

DP36: Historic Parks and Gardens

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

10. Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (Regional)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

11. Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding.
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by natural processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present - 1950
<i>Bronze Age</i>	2,000–800 BC
<i>Building recording</i>	Recording of historic buildings is undertaken ‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’, amongst other reasons. Four levels of recording are defined by Historic England: Level 1 (photographic record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive survey and analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; and controls over permitted development rights.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction whereby a trench is excavated from ground level and then backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the previously-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures and/or deposits.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains.
<i>Findspot</i>	Chance find or antiquarian discovery of an artefact. The artefact has no known context.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets and non-designated heritage assets.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority.
<i>Holocene</i>	The most recent epoch of the Quaternary, covering the past 10,000 years during which a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and the ‘Flandrian’.
<i>Iron Age</i>	800 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 17,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local interest that is not statutorily listed but is considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest that is included on the statutory list, which affords protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete and other made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitude on maps.
<i>Palaeo-environmental</i>	Related to past environments. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plants which can be used to reconstruct past environments.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	An archaeological mitigation strategy where archaeological remains are excavated and recorded and the results published.
<i>Preservation in situ</i>	An archaeological mitigation strategy where archaeological remains are preserved <i>in situ</i> typically through design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	Historic parks or gardens which are afforded statutory protection. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. recovered from outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument designated by the Secretary of State as a ‘Scheduled Ancient Monument’ and protected under the Ancient Monuments Act.
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

12. Bibliography

12.1 Published and documentary sources

CIfA [Chartered Institute for Archaeologists] Dec 2014a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Reading.

CIfA [Chartered Institute for Archaeologists] Dec 2014b, *Standards and guidance for historic environment desk-based assessment*, Reading

DCLG [Department of Communities and Local Government], December 2024, *National Planning Policy Framework*

DCLG [Department of Communities and Local Government], March 2014 *Conserving and Enhancing the Historic Environment: Planning Practice Guide*

Domesday Book, A Complete Translation, eds Williams, A. and Martin, G.H. 1992, 2002. London: Penguin Books

EH [English Heritage], 2008 *Conservation principles, policies and guidance*. Swindon

HE [Historic England] 2015a, *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3*. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.

HE [Historic England] 2015b *Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 2*. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.

Mid Sussex (2018) Local Plan

12.2 Other sources

British Geological Survey online historic geology borehole data and digital drift and solid geology data

Groundsure historic Ordnance Survey mapping

Historic England designation data

Internet – web-published sources:

Sussex Historic Environment Record

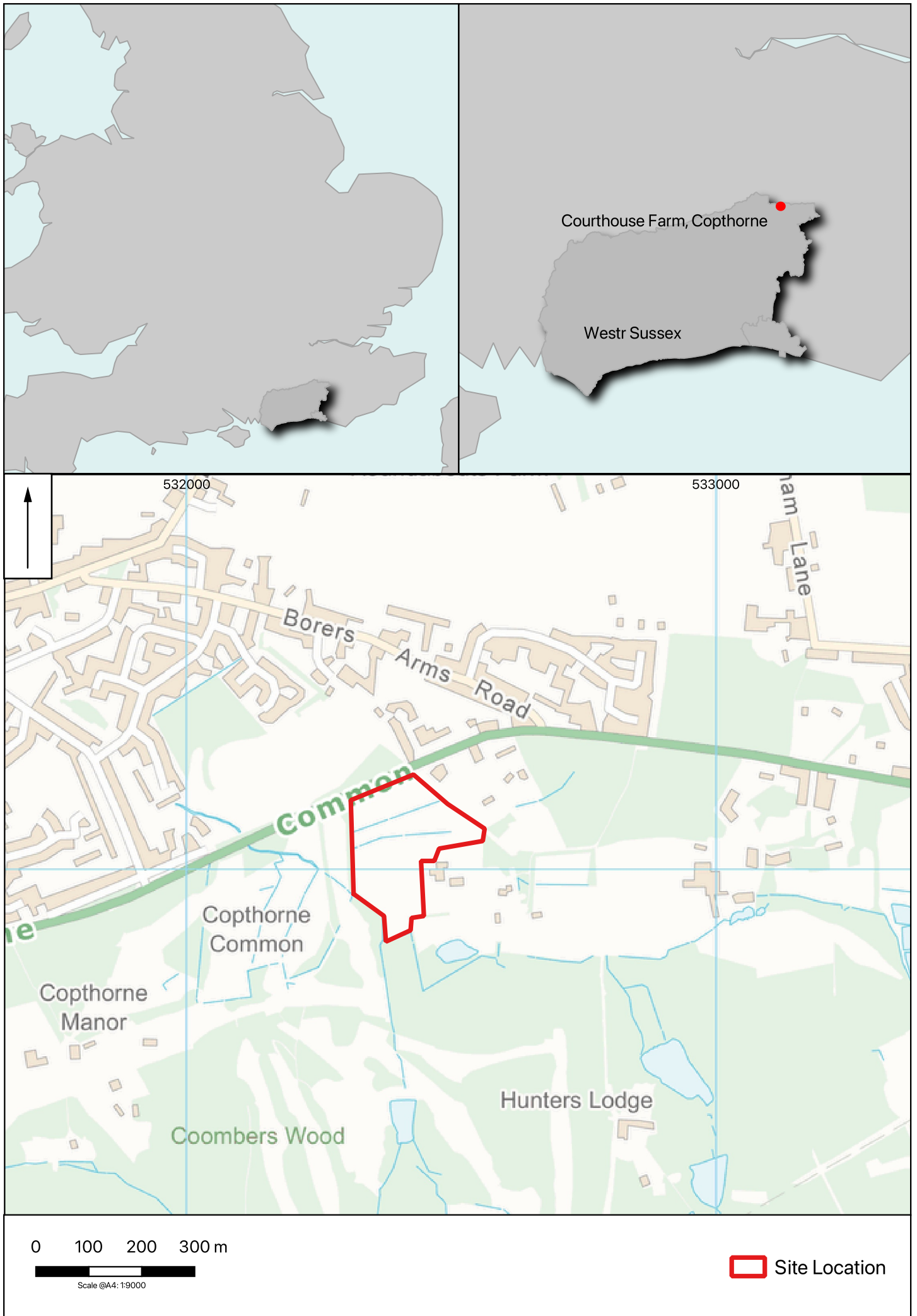
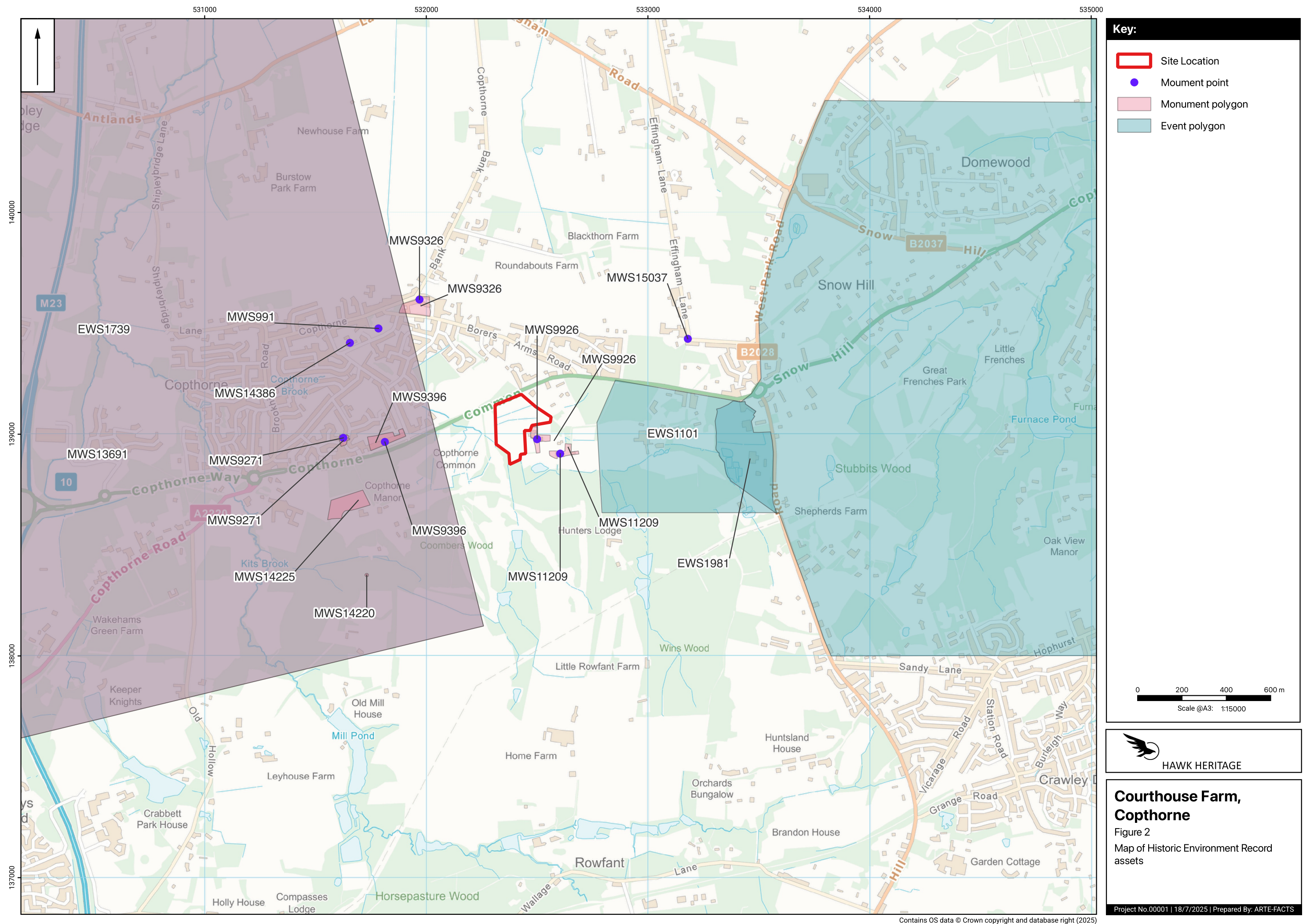
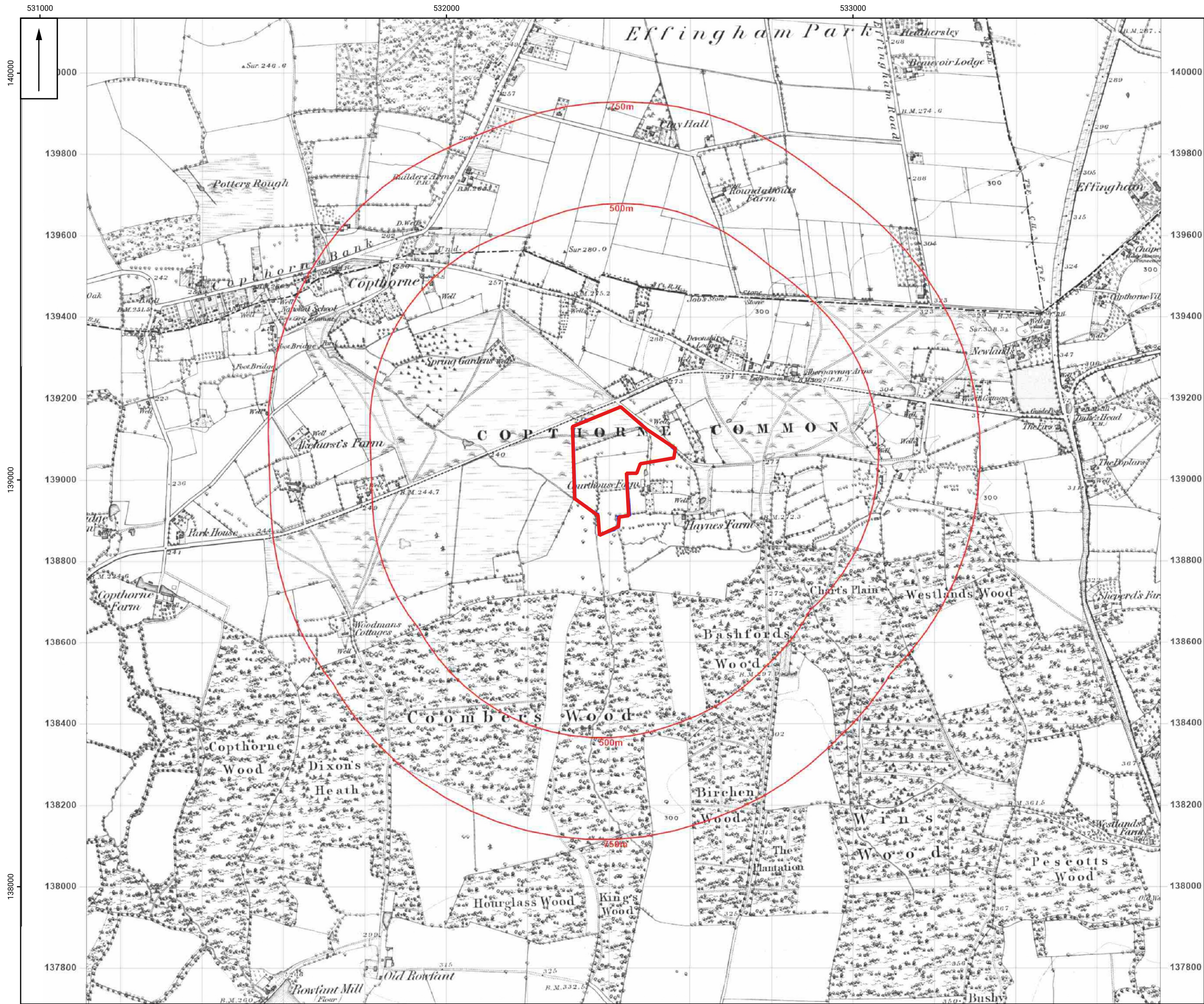


Figure 1. Site Location





Key:

Site Location

0 100 200 300 m

Scale @A3: 1:9000



HAWK HERITAGE

**Courthouse Farm,
Copthorne**

Figure 3

Ordnance Survey map of 1870-1874

Project No.00001 | 27/7/2025 | Prepared By: ARTE-FACTS