

Land off Reeds Lane, Sayers Common, West Sussex  
Archaeological Desk Based Assessment  
(Revised February 2025)

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**Report**

Archaeological Desk Based Assessment

**Site**

Land off Reeds Lane, Sayers Common, West Sussex

**Date**

(Revised) February 2025

**Planning Authority**

Mid Sussex District Council

**Site Centred At**

526493,118028

**Prepared By**

Helen MacQuarrie MA MPhil MCIfA

**Approved By**

Rob Bourn BA MA MCIfA

**Report Status**

Final

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## Timescales Used in This Report

## Prehistoric

|              |                     |
|--------------|---------------------|
| Palaeolithic | 450,000 - 12,000 BC |
| Mesolithic   | 12,000 - 4,000 BC   |
| Neolithic    | 4,000 - 2,200 BC    |
| Bronze Age   | 2,200 - 700 BC      |
| Iron Age     | 700 - AD 43         |

## Historic

|                      |                    |
|----------------------|--------------------|
| Roman                | 43 - 410AD         |
| Saxon/Early Medieval | 410 - 1066AD       |
| Medieval             | 1066 - 1485AD      |
| Post Medieval        | 1486 - 1901AD      |
| Modern               | 1901 - Present Day |

This archaeological desk-based assessment considers land off Reeds Lane, Sayers Common, West Sussex (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 526493,118028 and covers a square area approximately 0.3 ha in size.

The assessment has been commissioned by Boyer Planning on behalf of Antler Homes to support a full planning application for the construction of approximately 30 new homes on Land Rear of Chesapeake, Reeds Lane, Sayers Common, Mid Sussex.

The study site contains no known archaeological remains nor is it located within an Archaeological Notification Area (ANA). Based on a review of the West Sussex Historic Environment Record, proximity to known occupation sites and an understanding of the historic development of the sites, there is considered to be negligible potential for significant previously unrecorded buried remains of all periods within the study site. Fragmentary evidence of medieval to post-medieval agriculture cannot be entirely discounted, however, such remains would be considered of negligible significance.

As such, there are considered no design or planning constraints in relation to archaeology. No further works are recommended in relation to archaeology. This is subject to approval by the Archaeological Advisor to the LPA.

There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

## 1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land off Reeds Lane, Sayers Common, West Sussex (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 526493,118028 and covers a square area approximately 0.3 ha in size.
- 1.2 The assessment has been commissioned by Boyer Planning on behalf of Antler Homes to support a full planning application for the construction of approximately 30 new homes on Land Rear of Chesapeake, Reeds Lane, Sayers Common, Mid Sussex.
- 1.3 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.4 The assessment enables relevant parties to assess the significance of heritage / archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.5 The Historic Environment Record has been consulted; the relevant designated and non-designated archaeological assets are identified in Figures 2 – 3 and listed in Appendix A.

### Location, Topography and Geology

- 1.6 The study site is irregular in shape and measures 1.65 ha in size. It is bound by, and accessed from Reeds Lane to the north and is bound by residential properties to the east and west and agricultural land to the south-west. It is currently occupied by a modern residential property, Chesapeake in the north, late 20<sup>th</sup> century storage buildings and associated hardstanding and enclosed pasture fields in the centre of the study site. The extant plot boundaries comprise moderate to high mature hedges and trees.
- 1.7 The topography of the study site is generally flat, located at c. 20m OD (1993 OS 1:10,000). A tributary of the River Adur passes c. 2km north and c. 2km east of Sayers Common. A drainage ditch forms the field boundary between the central and south-eastern parts of the study site.
- 1.8 The solid geology underlying the site comprises bedrock of Weald Clay Formation (Mudstone). No superficial deposits are recorded by BSG. There is no geotechnical survey data for the study site at the time of writing and no historic borehole data is recorded in close (within 200m) proximity to the study site (GeoIndex 2023).

## 2.0 Aims, Objectives & Methodology

### 2.1 The principal objectives of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any heritage constraints to the development of the study site;
- Assess the likely impact of the proposed development;
- Make recommendations for further work, if necessary.

### 2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

### 2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2024) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2022); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

### 2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

*“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”*

### 2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

*“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”*

## Methodology

- 2.6 The following study areas have been chosen for the archaeological impact assessment. There are no strict parameters for the setting of study areas. This has been defined based on professional judgement, experience of potential significant direct and indirect effects likely to arise from the Proposed Development:
- Archaeological study area: a 1km radius has been used to identify designated or non-designated archaeological assets which might be directly or indirectly impacted by the Proposed Development and inform the potential for previously unrecorded archaeological remains.
- 2.7 The archaeological desk-based assessment will include:
- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at the West Sussex Archives;
  - Examination of material currently held in the West Sussex Historic Environment Record, including Historic Landscape Characterisation for a 1km search radius;
  - Consultation of the National Heritage List for England; and
  - Site walkover.
- 2.8 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected Lidar data that covers the study site at 2m resolution in 2020 and 2022, at 1m resolution in 2020 and 2022, and as part of the National LIDAR Programme at 1m resolution in 2020. The 2020 1m Lidar NLP data covers the study site and was considered to provide the best resolution and most up-to-date coverage of the site. These data were processed in March 2023 using the Relief Visualisation Toolkit (RVT) version 1.3 and were reviewed using QGIS.

## Limitations

- 2.9 This assessment is based upon data obtained from publicly accessible archives as described in paragraph 2.7. Data was received from West Sussex Council and downloaded from the HistE website in March 2023.

### Planning Background

- 3.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

### National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2024), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

- 3.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.11 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- "Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."*
- 3.12 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.13 Paragraph 18a-013 concludes:
- "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 3.14 The key test in NPPF paragraphs 214-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed"*.

- 3.15 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 214-215) apply.
- 3.16 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.17 Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 3.18 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."
- 3.19 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:
- "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits".*
- 3.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Planning Policy

- 3.21 The Mid Sussex District Plan 2014-2031 was adopted in March 2018. It contains the following relevant policy:

##### *DP34: Listed Buildings and 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.*

- 3.22 The Mid Sussex Local Plan (2004) contains the following saved policy relating to archaeology:

**B18**

*Sites of archaeological interest and their settings will be protected and enhanced where possible. In particular, the fabric and setting of scheduled ancient monuments and other nationally important archaeological sites should be preserved intact.*

*Development proposals or changes of use or management which would have a detrimental impact on sites of archaeological importance and their settings will not normally be permitted. An exception may be made only where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.*

*Where it appears that a proposed development may affect the archaeological or historic interest of a known or potential site of archaeological importance, the applicant will be required to carry out an archaeological assessment and field evaluation. A statement of the findings will be required to accompany the planning application. There will be preference for preservation in-situ in preference to excavation recording and publication of findings.*

*Where approved development will affect a site of archaeological interest, the developer will be required either by agreement or by conditions of planning permission to have undertaken a full investigation and recording by excavation and the publication of findings.*

**Guidance**

*Historic Environment Good Practice Advice In Planning Note Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

- 3.23 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.
- Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
  - Look for opportunities to better reveal or enhance significance
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;

- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2017)*

- 3.24 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.25 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.26 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals
  2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
  3. Assessing the effects of proposed development on the significance of a heritage asset
  4. Maximising enhancement and reduction of harm on the setting of heritage assets.
  5. Making & documenting the decision and monitoring outcomes.

- 4.1 West Sussex Historic Environment Records are listed in Appendix A and mapped on Figure. The WSHER records no finds or features within or immediately adjacent to the study site. A total of 15 finds or features are recorded within the 1km study area.
- 4.2 The site does not lie within or adjacent to a West Sussex County Council Archaeological Notification Area (ANA), nor are any recorded within the 1km study area.

#### *Historic Landscape Characterisation*

- 4.3 The study site is formed by several Historic Landscape Characterisation (HLC) polygons. The northern part of the study site, the existing residential property is recorded as post-medieval to modern settlement. The plot immediately south of this and the central-west portion of the study site is recorded as post-medieval to modern factories. The eastern and south-east part of the study site is recorded as medieval to post-medieval formal enclosures.

#### *Previous archaeological investigations*

- 4.4 No intrusive archaeological works have occurred within the study site boundary. A total of four investigations within the 1km study area: three desk-based assessments and one evaluation. The evaluation comprised the excavation of forty trenches at Land off Dunlop Close c. 50m north-east of the study site (WSHER EWS1950; Archaeology South-East 2019). The works were undertaken as a condition of outline planning consent. No significant disturbance was detected, other than land drains, and an intact subsoil horizon was recorded in all trenches. No archaeological features were identified. The DBA that supported hybrid planning permission for residential development north of Reeds Lane recommended no further archaeological works due to past quarrying across the site (RPS 2022). This was endorsed by the archaeological advisor and no further works were required as a condition of planning.

#### *Unknown/Negative*

- 4.5 The WSHER records no unknown/negative finds or features within or adjacent to the study site. Archaeological evaluation works at Land off Dunlop Close c. 50m north-east of the study site (WSHER EWS1950; Archaeology South-East 2019), recorded no archaeological remains, save residual possible worked flint flakes. No significant disturbance was detected, other than land drains, and an intact subsoil horizon was recorded in all trenches, as such the site is recorded as negative.

#### *Prehistoric*

- 4.6 A total of three WSHER entries relate to prehistoric occupation evidence within the study area. These comprise residual early prehistoric flint artefacts ranging from Mesolithic to Bronze Age in date, recovered from the A23 corridor, c. 500m east of the study site.
- 4.7 The earliest occupation evidence dates to the Mesolithic period. The WSHER records a scatter of Mesolithic flint work, c. 500m east of the study site boundary,

including 35 flakes, one axe thinning flake, five blades, one side scraper, two retouched flakes, one core rejuvenation flake and four fire-cracked flints (WSHER MWS3764).

- 4.8 An Early Bronze Age macehead of fine-grained ophitic dolerite (WSHER MWS1246) recovered in 1908 at Newhouse Farm, grid point located c. 500m east of the study site. The perforation, which is central, but neither straight nor hour glass in shape, suggests an Early Bronze Age date.
- 4.9 Five flint flakes, two of which are retouched (WSHER MWS3763), were found in 1990 by the Mid Sussex Field Archaeology Team during a watching brief on road improvements on the A23 between Sayers Common and Newtimber, c. 575m south-east of the study site.
- 4.10 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps) and LiDAR imagery (Environment Agency) were consulted to identify previously unrecorded features. No easily identifiable prehistoric features were noted.

#### *Roman*

- 4.11 The WSHER records no Roman finds or features within the study site or study area. The nearest recorded Roman road is c. 3km south of the study site (Margary 1955).
- 4.12 Readily available oblique and vertical aerial photographic sources (Bing Maps, Google Earth and Google maps) and LiDAR imagery (Environment Agency) were consulted to identify previously unrecorded features. No easily identifiable Roman features were noted.

#### *Early Medieval*

- 4.13 Sayers Common is not recorded as a pre-conquest manor in the 1086 Domesday Survey and no early medieval occupation evidence is recorded within the study site or study area by the WSHER. The closest early medieval settlement is Hurstpierpoint, which was recorded as a pre-conquest manor in 1086 held by Earl Godwin. The estate was assessed at 41 hides, of which 3½ hides in the Rape of Pevensey and 19 hides in the Rape of Bramber were detached (Salzman 1940).
- 4.14 The WSHER records no early medieval within the study site or 1km study area.

#### *Medieval*

- 4.15 The area would have fallen within the parish of Hurstpierpoint, which was held by Robert de Pierpoint of William de Warenne in 1086. A church and three mills is recorded at Hurstpierpoint. The overlordship descended with the rape until 1439 when the 10 fees late of Robert de Pierpoint passed to the Duke of Norfolk, and then to the Lords Bergavenny. William de Pierpoint appears to have held the manor in 1213 and it remained with the family for several generations, although had passed to Sir William Bowett by 1412. His daughter Elizabeth married Sir Thomas Dacre and it remained with the Dacres until the 16th century (Salzman 1940).
- 4.16 The WSHER records no evidence of medieval occupation within the study site or study area.

- 4.17 The study site was part of the manor of Pakyns, held in the 16<sup>th</sup> century of the manor of Hurstpierpoint by service of 1/16 of a knight's fee, and is named from the family living there from the 13<sup>th</sup> century. In the 16<sup>th</sup> century the estate was held by John Burtenshaw of Albourne. Through subsequent marriage it passed to the Threele family throughout the 17<sup>th</sup> century. Thomas Short, Richard Scrase, Richard Whitpane, Thomas Butcher, Philip Soale and William Borrer owned the estate throughout the 18<sup>th</sup> century, although this William Borrer owned it from 1781 till 1920 (Salzman 1940). The Pakyns Manor Estate was put up for sale in 1953 (Sales particulars WSRO SP/2267).
- 4.18 Sayers Common forms a linear settlement along the line of London Road. Kingscot (NHLE 1354848) and Aymers Sayers (NHLE 1285464) on London Road, date the 17<sup>th</sup> century and represent the earliest surviving buildings within the village. The 1798 Ordnance Survey Drawing (Figure 3) does not name Sayers Common itself, and the poor condition of the map makes detail within the site difficult to distinguish.
- 4.19 The first detailed map of the study site is the 1842 Tithe map of Hirstpierpoint (Figure 4). The study site forms part of plot 748 in the north; the southern part of plot 753 and plot 749. All plots were owned and occupied by Sarah Pratt and recorded as pasture (748 and 749) and arable (753). Sarah Pratt owned and occupied the farmhouse to the immediate north-west of the study site. The study site is located on the southern edge of Sayers Common itself.
- 4.20 A similar layout is shown on the 1879 Ordnance Survey (Figure 5). A pond feature is noted towards the north of the study site and a footpath is recorded crossing north-west to south-east through the southern part of the study site. The 1912 Ordnance Survey (Figure 6) records Reeds Lane through the centre of the aforementioned common.
- 4.21 Between 1912 (Figure 6) and 1951 (Figure 7) sub-urban expansion of Sayers Common is noted along the main road to the east of the study site. Between 1951 (Figure 7) and 1976 (Figure 8) the area to the immediate west of the study site has been developed with a deposit; housing fronting Reeds Lane is noted to the east of the study site. The study site itself remains undeveloped at this stage. Between 1976 (Figure 8) and 2017 (Figure 9) the residential property, Chesapeake, which forms the northern part of the study site has been constructed, along with the agricultural buildings in the south of the study site.
- 4.22 There are a number of post-medieval remains recorded within the study area which have no bearing on the study site and therefore, will not be described in any detail in this report. In summary, these are: brickworks (WSHER MWS5141) and a number of farmsteads and outfarms (WSHER MWS9501, MWS9887, MWS10207, MWS9890, MWS5141, MWS11839, MWS11888, MWS8774, MWS11902, MWS13243 and MWS13416).

#### *Aerial Photography and LiDAR*

- 4.23 The Cambridge University Collection of Aerial Photography (CUCAP) online catalogue holds no aerial images of the study site or study area. Google Earth provides readily available satellite imagery between 1985 and 2022. The 1985 image is out of focus, so the earliest clear image dates to 2001. The site boundaries remain as recorded by Ordnance Survey mapping. No anomalies of archaeological origin were identified.

- 4.24 LiDAR assessment of the study site records a ditched feature along the line of the public footpath, between the southern and central plot. No topographic features of clear archaeological origin were identified. Field boundaries and areas of ridge and furrow are noted within the wider 1km study area.

#### *Site Walkover*

- 4.25 A site visit was undertaken on 29th March 2023 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The conditions were overcast with no rain and moderate visibility.
- 4.26 The site conditions were recorded as follows (from north to south). The 20<sup>th</sup> century residential property Chesapeake forms the northern plot; set back from Reeds Lane with a garden to the north of the property. Existing vegetation screen clear views towards the property (Plate 1). A high evergreen hedge forms the boundary between this and the neighbouring property, which extends along the full length of the garden plot and the field to the south (Plate 2). Both the rear garden of the residential property and the field to the south are grass covered with mature hedges around the boundary only. A similar character was observed in the eastern field (Plate 3). Standing water was noted across these fields.
- 4.27 The central-western field contains two large, corrugated iron agricultural sheds along the western edge and single-story brick structures in very poor condition along the northern edge (Plate 4). The external area between these structures is tarmacked; an enclosure with rubber chippings was noted to the east of this. It is presumed this and this part of the study site was previously used for equestrian purposes.
- 4.28 The southern plot is triangular in shape with vegetation covering the southern and eastern parts of the plot. Where not covered in vegetation the ground cover is grass (Plate 5). An earthen public pathway divides these two areas which is fenced on either side (Plate 6). To the north of the public footpath a ditch with standing water and vegetation was noted.
- 4.29 No clear earthworks of archaeological origin were observed or historic surface finds recorded. With the exception of the aforementioned areas of hardstanding no clear areas of truncation / re-landscaping were observed.



**Plate 1:** General view towards study site and existing late 20<sup>th</sup> century property from Reeds Lane (Dir. south)



**Plate 2:** General view of study site from field south of existing residential plot (Dir. north)



Plate 3: General view of eastern field within study site (Dir. north)



Plate 4: General view of existing agricultural and equestrian buildings (Dir. north)



Plate 4: General view of eastern field within study site (Dir. north)



Plate 5: General view of southern field within study site (Dir. north-west)



Plate 6: General view along public footpath which runs through the study site (Dir. south-east)

### Past Impacts, Summary of Archaeological Potential and Assessment of Significance

- 4.30 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. Construction of the existing residential and agricultural structures and associated landscaping is likely to have truncated earlier remains, if present. No ground disturbance is noted across the remainder of the study site.
- 4.31 The study site contains no known archaeological remains nor is it located within an Archaeological Notification Area (ANA). Based on a review of the West Sussex Historic Environment Record, proximity to known occupation sites and an understanding of the historic development of the sites, there is considered to be negligible potential for significant previously unrecorded buried remains of all periods within the study site. Fragmentary evidence of medieval to post-medieval agriculture cannot be entirely discounted, however, such remains would be considered of negligible significance.

### Designated Archaeological Assets

- 4.32 No statutory designations (Scheduled Ancient Monuments, Registered Battlefields or World Heritage Sites) are located within the study site or within the 1km study area. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 4.33 Therefore, the proposed development will not impact upon the significance of designated archaeological assets and no additional assessment in relation to designated assets is considered necessary.

### Site Conditions

- 5.1 The study site is irregular in shape and measures 1.65 ha in size. It is bound by, and accessed from Reeds Lane to the north and is bound by residential properties to the east and west and agricultural land to the south-west. It is currently occupied by a modern residential property, Chesapeake in the north, late 20<sup>th</sup> century storage buildings and associated hardstanding and enclosed pasture fields in the centre of the study site. The extant plot boundaries comprise moderate to high mature hedges and trees (Figure 10).

### The Proposed Development

- 5.2 The assessment has been commissioned by Boyer Planning on behalf of Antler Homes to support a full planning application for the construction of approximately 30 new homes on Land Rear of Chesapeake, Reeds Lane, Sayers Common, Mid Sussex.

### Potential Impacts on Non-Designated Archaeological Assets

- 5.3 The study site contains no known archaeological remains nor is it located within an Archaeological Notification Area (ANA). Based on a review of the West Sussex Historic Environment Record, proximity to known occupation sites and an understanding of the historic development of the sites, there is considered to be negligible potential for significant previously unrecorded buried remains of all periods within the study site. Fragmentary evidence of medieval to post-medieval agriculture cannot be entirely discounted, however, such remains would be considered of negligible significance.
- 5.4 As such, there are considered no design or planning constraints in relation to archaeology. No further works are recommended in relation to archaeology.

### Potential Impacts on Designated Archaeological Assets

- 5.1 There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

## 7.0 Summary and Conclusions

- 7.1 This archaeological desk-based assessment considers land off Reeds Lane, Sayers Common, West Sussex (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 526493,118028 and covers a square area approximately 0.3 ha in size.
- 7.2 The assessment has been commissioned by Boyer Planning on behalf of Antler Homes to support a full planning application for the construction of approximately 30 new homes on Land Rear of Chesapeake, Reeds Lane, Sayers Common, Mid Sussex.
- 7.3 The study site contains no known archaeological remains nor is it located within an Archaeological Notification Area (ANA). Based on a review of the West Sussex Historic Environment Record, proximity to known occupation sites and an understanding of the historic development of the sites, there is considered to be negligible potential for significant previously unrecorded buried remains of all periods within the study site. Fragmentary evidence of medieval to post-medieval agriculture cannot be entirely discounted, however, such remains would be considered of negligible significance.
- 7.4 As such, there are considered no design or planning constraints in relation to archaeology. No further works are recommended in relation to archaeology. This is subject to approval by the Archaeological Advisor to the LPA.
- 7.5 There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

## General

West Sussex Record Office (WSRO)

West Sussex Historic Environment Record (WSHER)

## Websites

Archaeological Data Service – [www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk)

Basingstoke and Dean Planning Application Records -  
<https://planning.basingstoke.gov.uk/online-applications>

British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -  
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Cambridge University Collection of Aerial Photography (CUCAP) -  
<https://www.geog.cam.ac.uk/facilities/cucap/>

The Genealogist – [www.thegenealogist.co.uk](http://www.thegenealogist.co.uk)

Historic England National Heritage List for England -  
<https://www.historicengland.org.uk/listing/the-list/>

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

Open Domesday – [www.opendomesday.org](http://www.opendomesday.org)

Pastscape - [www.pastscape.org.uk](http://www.pastscape.org.uk)

## Cartographic Material

1789 Ditchling Ordnance Survey Drawing

1841 Tithe Map for the parish of Hurstpierpoint

1879 OS 1:10,560 Scale Map

1912 OS 1:10,560 Scale Map

1951-52 OS 1:10,560 Scale Map

1976 OS 1:10,000 Scale Map

2017 OS 1:10,000 Scale Map

## Bibliographic

Archaeology South-East 2019 *Archaeological Evaluation Report Land West of Dunlop Close Sayers Common, West Sussex*

DCMS. 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS

Department of Communities and Local Government. 2019. Planning Practice Guidance

Department for Communities and Local Government. 2021. National Planning Policy Framework DCLG

East Sussex County Council 2017. *Sussex Archaeological Standards for Desk Based Assessments*

Historic England. 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

Victoria County History (VCH) (ed Salzman L F) 1940. 'Parishes: Rottingdean', in *A History of the County of Sussex: Volume 7, the Rape of Lewes*, ed. L F Salzman (London, 1940), pp. 232-238.

RPS (Gailey S) 2022 Archaeological Desk Based Assessment: The Old Brickworks, Reeds Lane, Sayers Common, West Sussex

### Lidar

Lidar data were downloaded from the Environment Agency website in March 2023 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

| Tile Name                           | Year | Resolution (m) |
|-------------------------------------|------|----------------|
| TQ21ne LiDAR Composite DTM          | 2022 | 2              |
| TQ21ne LiDAR Composite DTM          | 2020 | 2              |
| TQ21ne LiDAR Composite DTM          | 2022 | 1              |
| TQ21ne LiDAR Composite DTM          | 2020 | 1              |
| TQ21ne National LiDAR Programme DTM | 2020 | 1              |

## GAZETTEER OF ARCHAEOLOGICAL ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the site centre was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the West Sussex Historic Environment Record or English Heritage reference number.

**Abbreviations:**

**WSHER:** West Sussex Historic Environments Record

**PREFREF:** West Sussex Historic Environments Record monument identification reference number

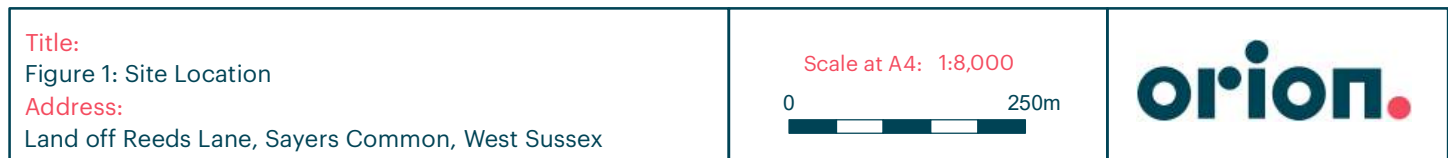
| WSHER<br>PREFREF<br>/ ORION<br>REF. | NAME  | MONUMENT<br>TYPE                                  | DATE                           |
|-------------------------------------|---|---|--------------------------------|
| MWS14983                            | LAND OFF DUNLOP CLOSE, SAYERS COMMON - EVALUATION                                     | NEGATIVE EVIDENCE                                 | NEGATIVE                       |
| MWS3764                             | MESOLITHIC FLINTWORK - COOMBE FARM  | FINDSPOT  | MESOLITHIC                     |
| MWS1246                             | BRONZE AGE MACEHEAD - NEWHOUSE FARM   | FINDSPOT  | BRONZE AGE                     |
| MWS3763                             | PREHISTORIC FLINTWORK - SE OF COOMBE FARM   | FINDSPOT  | PREHISTORIC                    |
| MWS10207                            | SITE OF BERRYLAND (?) FARM<br>HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON | FARMSTEAD; L<br>SHAPE PLAN                        | POST-<br>MEDIEVAL              |
| MWS11833                            | AYMERS AND SAYERS, SAYERS COMMON - HERITAGE STATEMENT                                 | BUILDING;<br>WORKERS<br>COTTAGE;<br>CHIMNEY STACK | POST-<br>MEDIEVAL              |
| MWS11888                            | KINGSLAND HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON                     | FARMSTEAD   | POST-<br>MEDIEVAL              |
| MWS11902                            | KNOWLS TOOTH HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON                  | FARMSTEAD; U<br>SHAPE PLAN                        | POST-<br>MEDIEVAL              |
| MWS13243                            | OXPASTURE BARN HISTORIC<br>OUTFARM, ALBOURNE  | OUTFARM   | POST-<br>MEDIEVAL              |
| MWS13416                            | REEDS FARM HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON                    | FARMSTEAD   | POST-<br>MEDIEVAL              |
| MWS8774                             | SITE OF COBBS BARN HISTORIC<br>OUTFARM, HURSTPIERPOINT AND SAYERS COMMON              | FARMSTEAD; L<br>SHAPE PLAN                        | POST-<br>MEDIEVAL              |
| MWS9501                             | BRIDGERS FARM HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON                 | FARMSTEAD; U<br>SHAPE PLAN                        | POST-<br>MEDIEVAL              |
| MWS9887                             | COOMBE COTTAGE HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON                | FARMHOUSE;<br>FARMSTEAD; L<br>SHAPE PLAN          | POST-<br>MEDIEVAL              |
| MWS9890                             | COOMBE FARM HISTORIC FARMSTEAD,<br>HURSTPIERPOINT AND SAYERS COMMON                   | FARMSTEAD; L<br>SHAPE PLAN                        | POST-<br>MEDIEVAL              |
| MWS5141                             | BRICK AND TILE WORKS,<br>HURSTPIERPOINT AND SAYERS COMMON                             | BRICKWORKS;<br>BRICKWORKS                         | POST-<br>MEDIEVAL TO<br>MODERN |

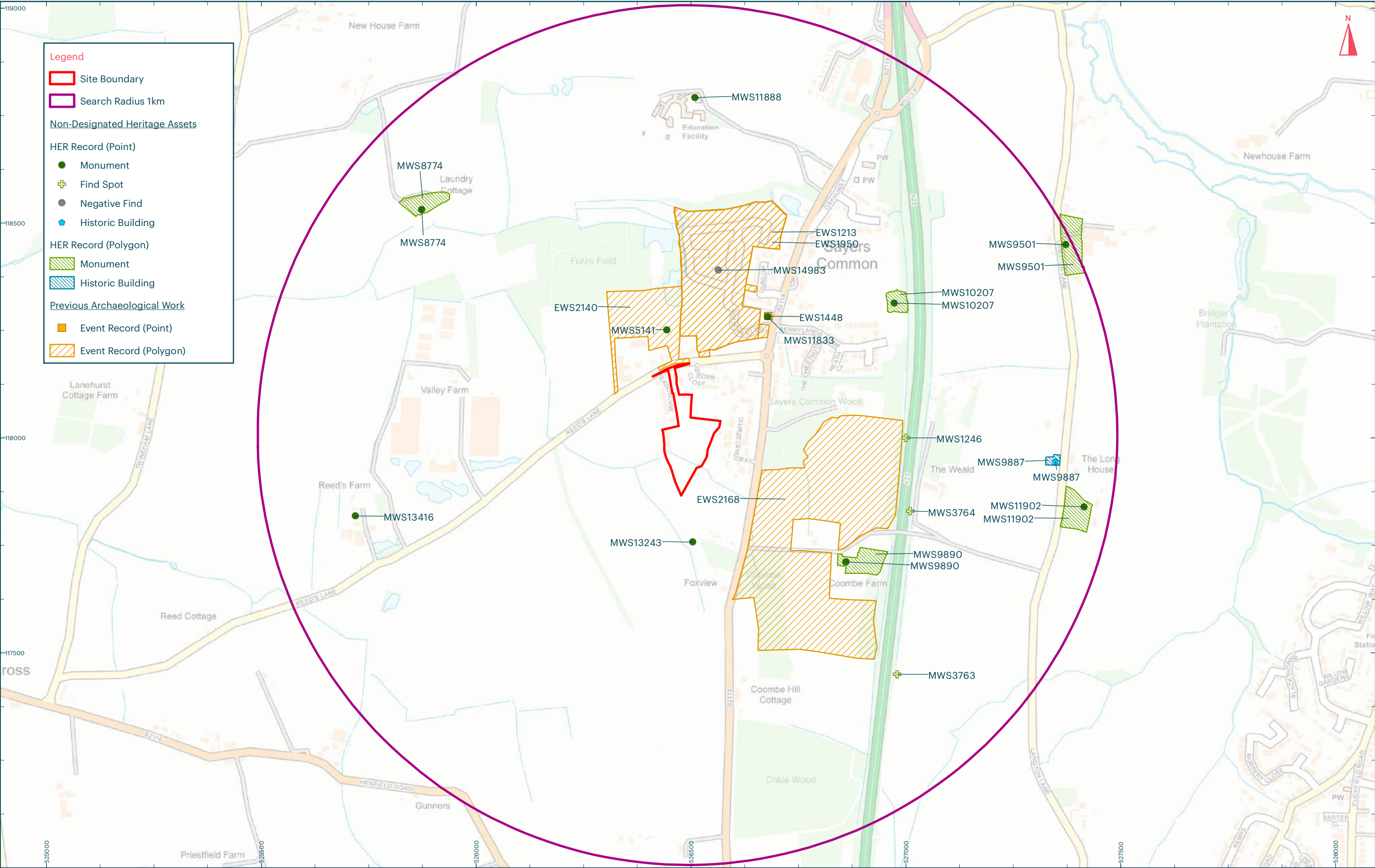
GAZATTEER OF ARCHAEOLOGICAL EVENTS (Figure 2)

The following gazetteer represents all events recorded by the West Sussex Historic Environment Record (SHER) within the 1km study area.

- Abbreviations:**  
**WSHER:** West Sussex Historic Environments Record  
**EVUID:** West Sussex Historic Environments Record event identification reference number

| WHER<br>EVUID | NAME   |
|---------------|--|
| EWS1213       | LAND OFF DUNLOP CLOSE, SAYERS COMMON - DESK BASED ASSESSMENT                 |
| EWS1950       | LAND OFF DUNLOP CLOSE, SAYERS COMMON - EVALUATION                            |
| EWS2140       | THE OLD BRICKWORKS, HURSTPIERPOINT AND SAYERS COMMON - DESK-BASED ASSESSMENT |
| EWS2168       | LAND AT SAYERS COMMON, HURSTPIERPOINT AND SAYERS COMMON                      |





**Title:**  
Figure 2: Location of Archaeological Assets and Events

**Address:**  
Land off Reeds Lane, Sayers Common, West Sussex

Scale at A3: 1:8,000

0 250m



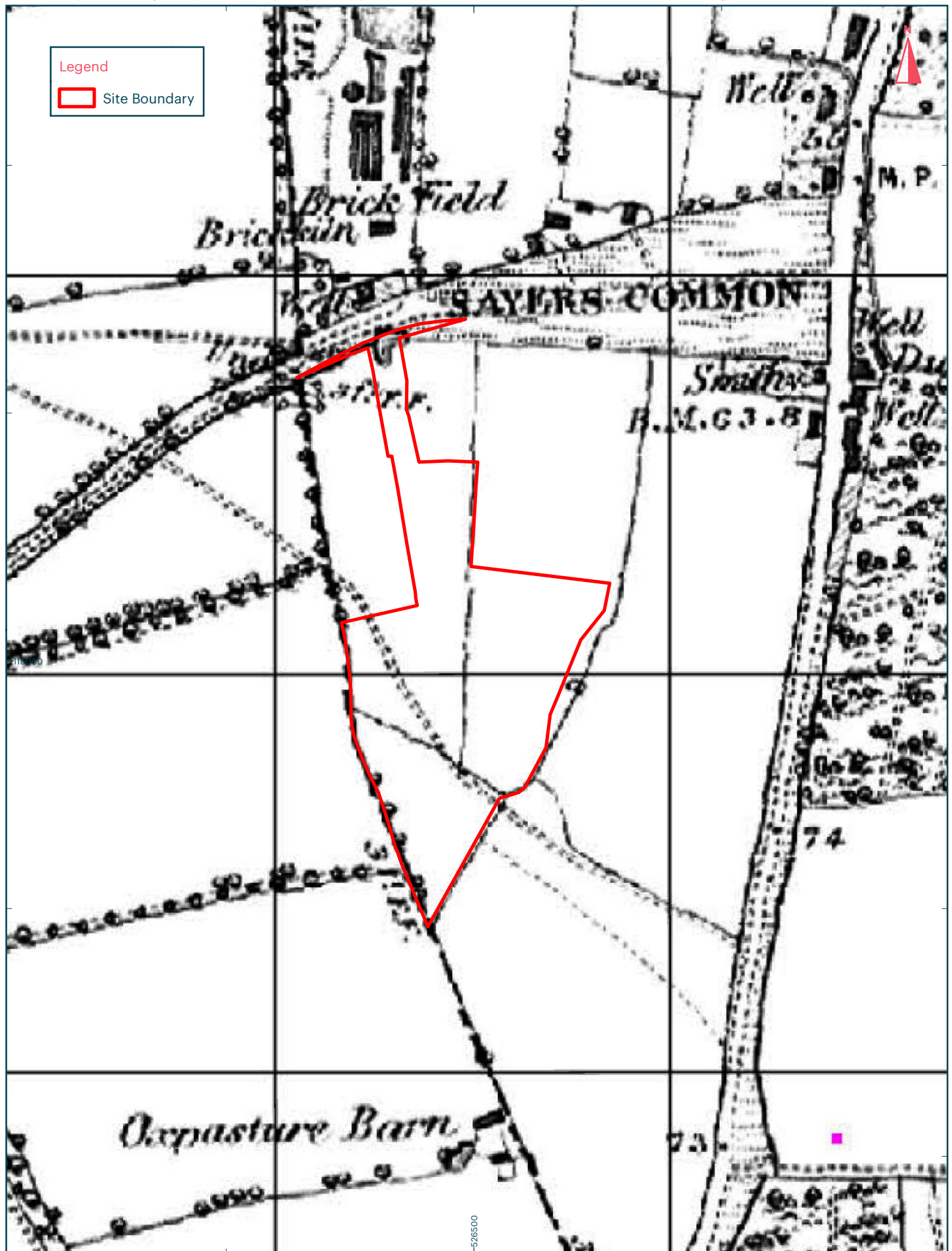
**Title:**

Figure 3: 1789 Ditchling Ordnance Survey Drawing

**Address:**

Land off Reeds Lane, Sayers Common, West Sussex





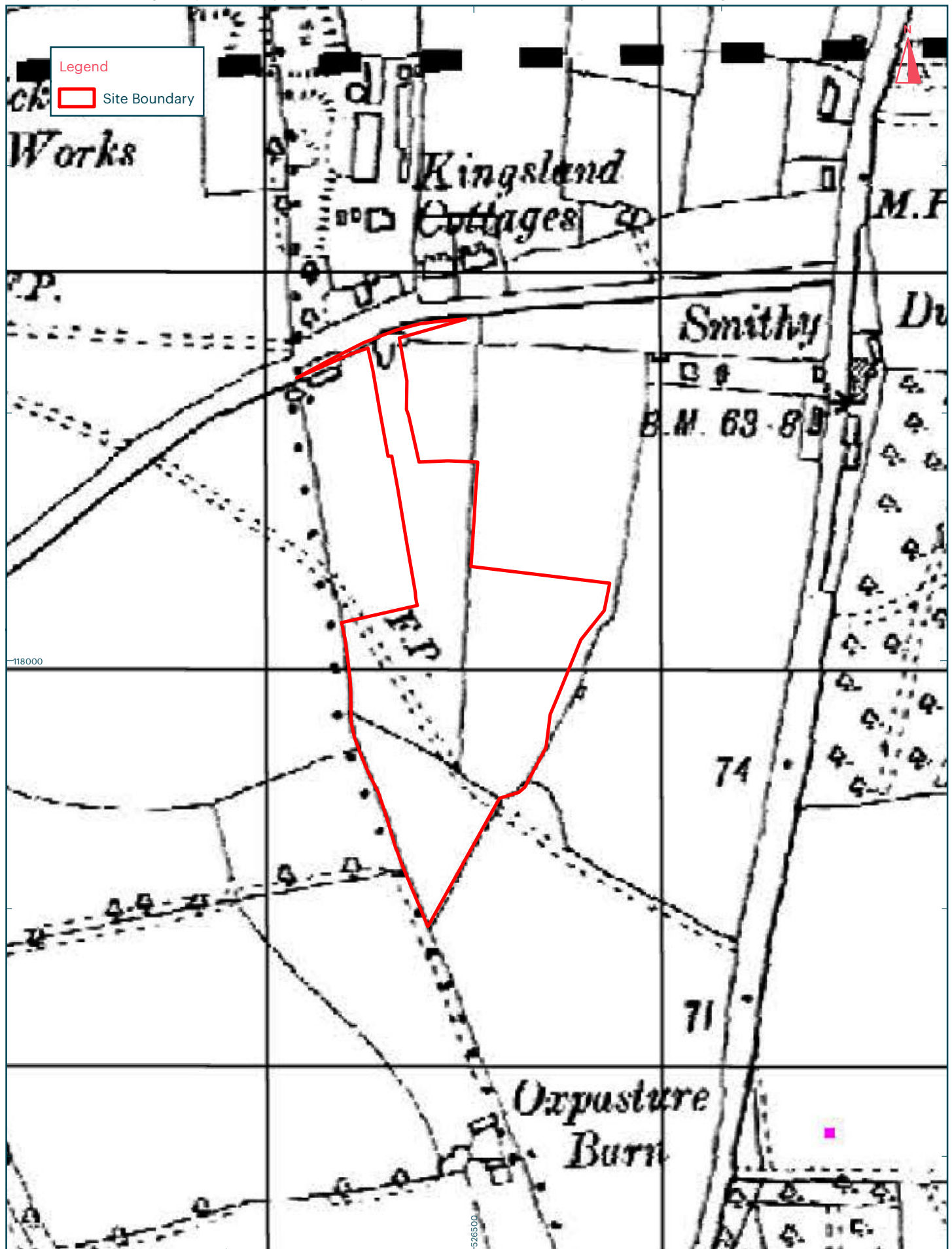
Title:  
Figure 5: 1879 OS 1:10,560 Scale Map

Address:  
Land off Reeds Lane, Sayers Common, West Sussex

Scale at A4: 1:2,500

0 50m

orion.



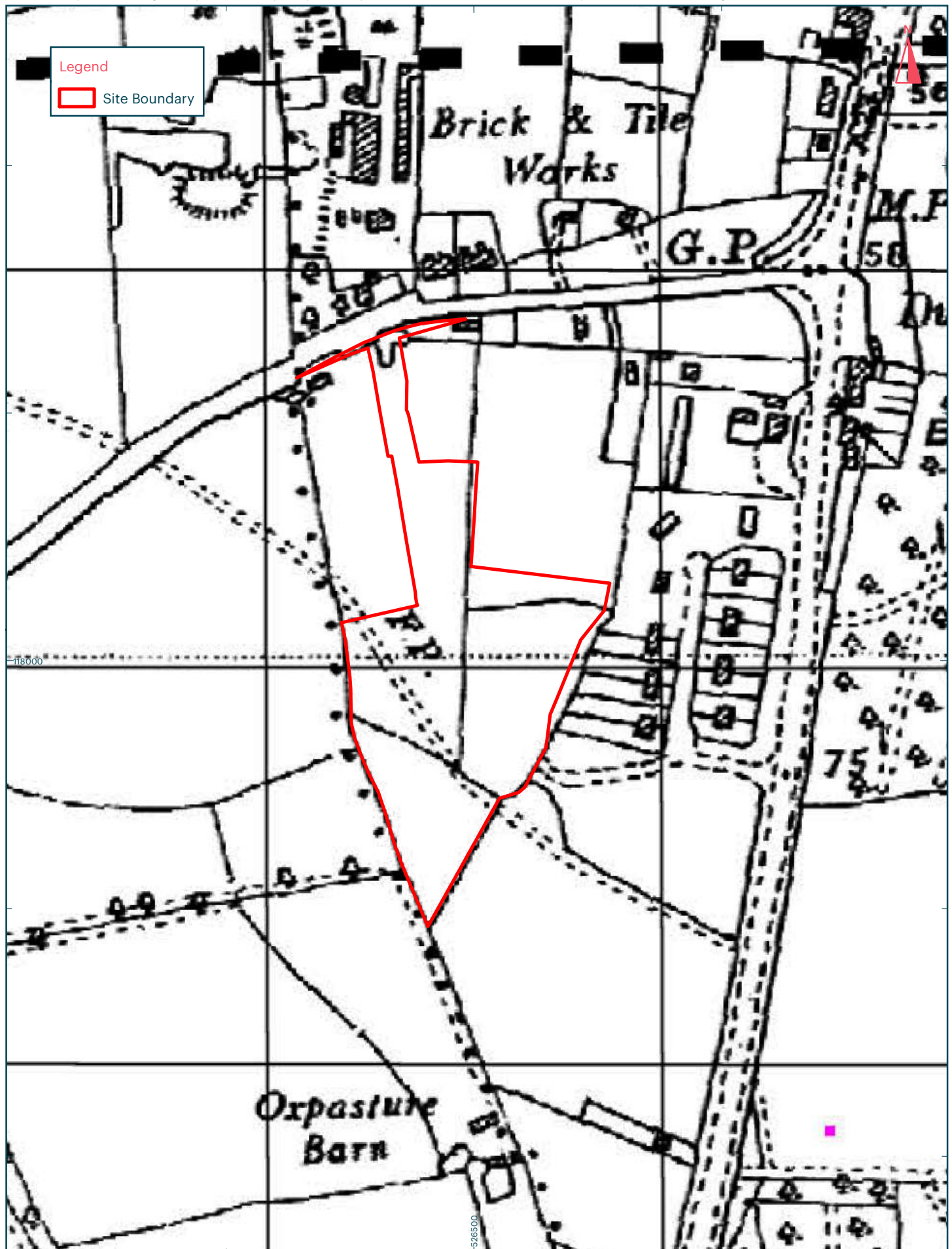
Title:  
Figure 6: 1912 OS 1:10,560 Scale Map

Address:  
Land off Reeds Lane, Sayers Common, West Sussex

Scale at A4: 1:2,500

0 50m

orion.



**Title:**  
Figure 7: 1951-52 OS 1:10,560 Scale Map  
**Address:**  
Land off Reeds Lane, Sayers Common, West Sussex

Scale at A4: 1:2,500



**orion.**

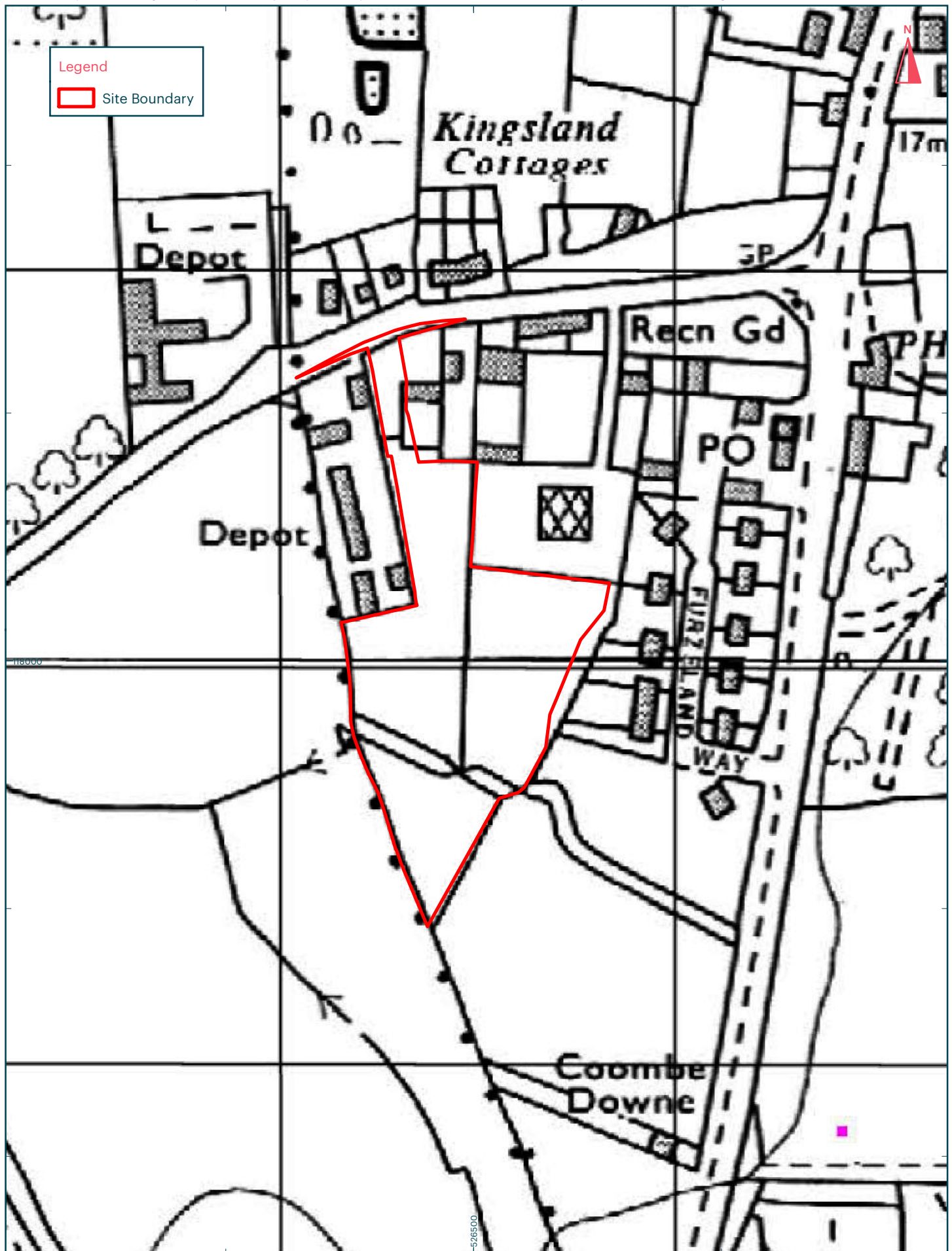
**Title:**

Figure 8: 1976 OS 1:10,000 Scale Map

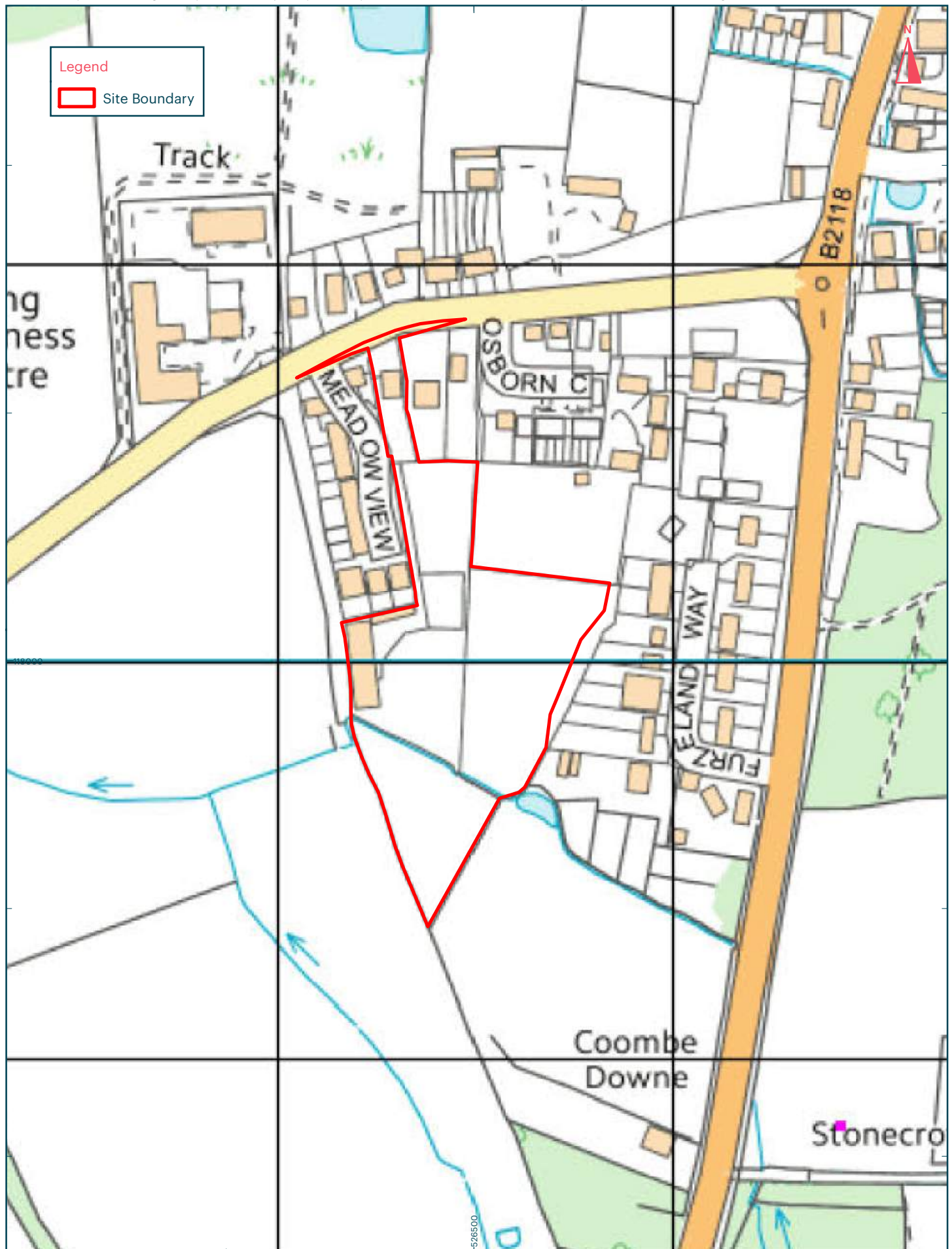
**Address:**

Land off Reeds Lane, Sayers Common, West Sussex

Scale at A4: 1:2,500

0 50m

**orion.**



**Title:**  
Figure 9: 2017 OS 1:10,000 Scale Map

**Address:**  
Land off Reeds Lane, Sayers Common, West Sussex

Scale at A4: 1:2,500

0 50m

**orion.**



**Title:**  
Figure 10: Aerial View of Study Site (from Google Earth)

**Address:**  
Land off Reeds Lane, Sayers Common, West Sussex

Scale at A4: 1:2,500



**orion.**