

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202425-015

Date completed

30/05/2024

Address of site

1 Old Church Cottages, Church Lane, Horsted
Keynes, West Sussex, RH17 7AY

Grid Reference

Centre Point TQ 38324 28618

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: ☒ The building is listed

Description of the Listed Building(s)

1025685 Old Church Cottages and Spring Cottage

Grade II. One building. Restored early C17 timber-framed building with plaster infilling. Hipped tiled roof. Casement windows. Gabled porch. Two storeys. Four windows.

There are an additional four listed buildings within 250m of the site.

1285677 High Tree and Old Church Cottages

Grade II. One building. C17 or earlier. Two storeys. Four window. Ground floor red brick, above tile-hung. Tiled roof. Scalloped gable at north end. Casement windows. Two gabled porches.

1285701 Notecroft

Grade II. This building adjoins the village school and was built as the original school and school house in 1706. The house is of 2 storeys and one window. Red brick and grey headers. Stringcourse. Wooden modillion eaves cornice. Hipped tiled roof. Glazing bars intact. To the north is a single-storeyed portion of red brick which was the original school room. This has a doorway with curved hood over and door of 4 fielded panels. To the north again is the former brew-house which has been converted into part of the modern house and is now the kitchen. This is also of one storey in red brick with a gable end to the west.

1025684 Parish Church of St Giles

Grade I. Chancel, central tower with broached shingled spire, south transept and nave with north aisle and south porch. C12, altered in C13. South transept C13. North aisle and south porch 1888.

1025686 Splinters and Timbers

Grade II. One building. C17 or earlier timber-framed building with plaster infilling on a red brick base, the first floor tile-hung. Tile-hung. Tiled roof. Casement windows. Two storeys. Three windows.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Inside a Conservation Area

Description of the Conservation Area

The site lies within the Horsted Keynes Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site is located within Archaeological Notification Area **Mid Sussex 032**, which has been defined due to the Parish Church of St Giles, and the potential remains of the Medieval moated site to the north of the church is now the School and schoolhouse.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified within 100m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records a building on a similar footprint to the current Old Church Cottages and Spring Cottage from the mid-19th century through until the early/mid-20th century. The Danehill to Groombridge Ordnance Survey drawing, dated c.1813, depicts the building as a single dwelling, as does the c.1839 Tithe Map, however by the mid-19th century, the building is split into two dwellings. [2]

Excavations of footing for a new classroom extension at St Giles School (approximately 40m north east of the site) found c.13th and 14th century pottery, underneath a layer containing post-medieval pottery sherds. However, no archaeological features were found. A watching brief maintained during groundworks for a new hall also found c.13th and 14th century pottery in a deposit above a clay floor, and post-medieval iron working evidence was also recovered. Again, no archaeological features were found.

To the immediate east of the site, an archaeological watching brief was conducted during the ground reduction of a school path in the churchyard of St. Giles Church; it also monitored the excavation of a proposed pipe running to the side of the path. Only modern, made-up ground was encountered, but a deeper service trench to the east revealed made ground. Despite being within 2m of grave markers no grave cuts were encountered and no archaeological features were identified, except a modern oil tank. Few finds were identified but included a single sherd of 15th - 16th century floor tile as well as a range of ceramic building material dating between 16th - 20th century. A quantity of blast furnace slag was also recovered although no burnt deposits were found. [3]

The site lies within the historic core of Horsted Keynes, with the c.11th century cruciform church of St. Giles, remodelled in the 13th and 14th centuries situated approximately 50m to the south east, and a Medieval moated site immediately to the north. The name *Horstede* meaning 'place where horses were kept' is recorded in the Domesday book of 1086. The Medieval moated site is a square moat, with the east and north sides in good condition with a now dry, wide ditch. The south side is believed to have run along the northern line of the present churchyard wall, but did not enclose the church. The Medieval enclosed moated area would have been approximately 70 by 70yds. The school and school house, originally built in c.1706 by Edward Lightmaker (now Notecroft) are inside the moat.

The school is recorded on historic mapping as a 'Charity School' (Tithe Map) and 'National School' (1st Edition Ordnance Survey map). The building now adjoins the village school, known as St. Giles Church of England Primary School, and is still in use today.

Approximately 250m west of the site is Horsted Mill historic farmstead which dates to the Medieval period. It is a double sided loose courtyard farmstead with a detached farmhouse set away from the yard. It is in an isolated location and has suffered significant loss (more than 50% alteration). There is a small yard to the North West of the mill. The site also contains Horsted Mill, reputedly one of the oldest watermill sites in Sussex dating to the c.16th century. This closed in c.1948, but has since been restored.

Two sites of two additional historic farmsteads or Outfarms (a multi-purpose farm building in an outlying area of a farm) are within 150m of the site.

A War Memorial was erected within the grounds of St Giles Church to commemorate those lost during both the First and Second World Wars. [4] & [5]

7. HER data sources

- [1] West Sussex Historic Environment Record database
- [2] Ordnance Survey Drawings, Tithe map and OS historic mapping (WSRO)
- [3] a) Kenny, J. (1993) St. Giles C. E. Primary School, Horsted Keynes: Archaeological Monitoring CDAU
b) Griffin, N. (2000) St. Giles School, Horsted Keynes: Watching Brief ASE Project No. 1201
c) Fisher, L. (2016) St. Giles Church, Horsted Keynes: Watching Brief Archaeology Services Lewes Project No. ASL 62-15
- [4] a) Tebbutt, C.F. (1974) A Moat at Horsted Keynes: Sussex Archaeological Collections Vol. 122 Shorter Notices pp162
b) Bannister, N (2008) Historic Landscape Characterisation of Sussex report
c) West Sussex Historic Environment Record database
- [5] Edwards, R. (2004) West Sussex Farmstead Characterisation Project

8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

Guidance with regard to development and historic farmsteads can be found at: <https://historicengland.org.uk/images-books/publications/south-east-farmsteads-character-statement/> and also by discussion with the LPA.

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

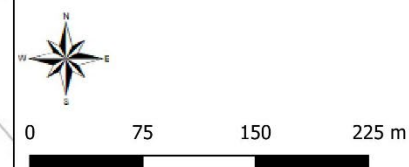
Map of HER Data

250m Radial Search centred on 1 Old Church Cottages, Church Lane, Horsted Keynes



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Legend

250m Radial Search Area	CAN [N/A]	LND [N/A]	NEG [N/A]	Mon (Line) [962]	DesigANA (Poly)	Registered Park and Gardens
Centre Point	FS [N/A]	MAR [N/A]	PLA [N/A]	Mon (Poly) [2562]	Scheduled Monuments	
Mon (Point) [14167]	LB [N/A]	MON [N/A]	[N/A]	DesigLB (Point)	Roman_Roads	
BLD [N/A]				Conservation Areas		

Danehill to Groombridge Ordnance Survey Drawing dated c.1813

250m Radial Search centred on 1 Old Church Cottages, Church Lane, Horsted Keynes -
Ordnance Survey Drawing



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0 75 150 225 m

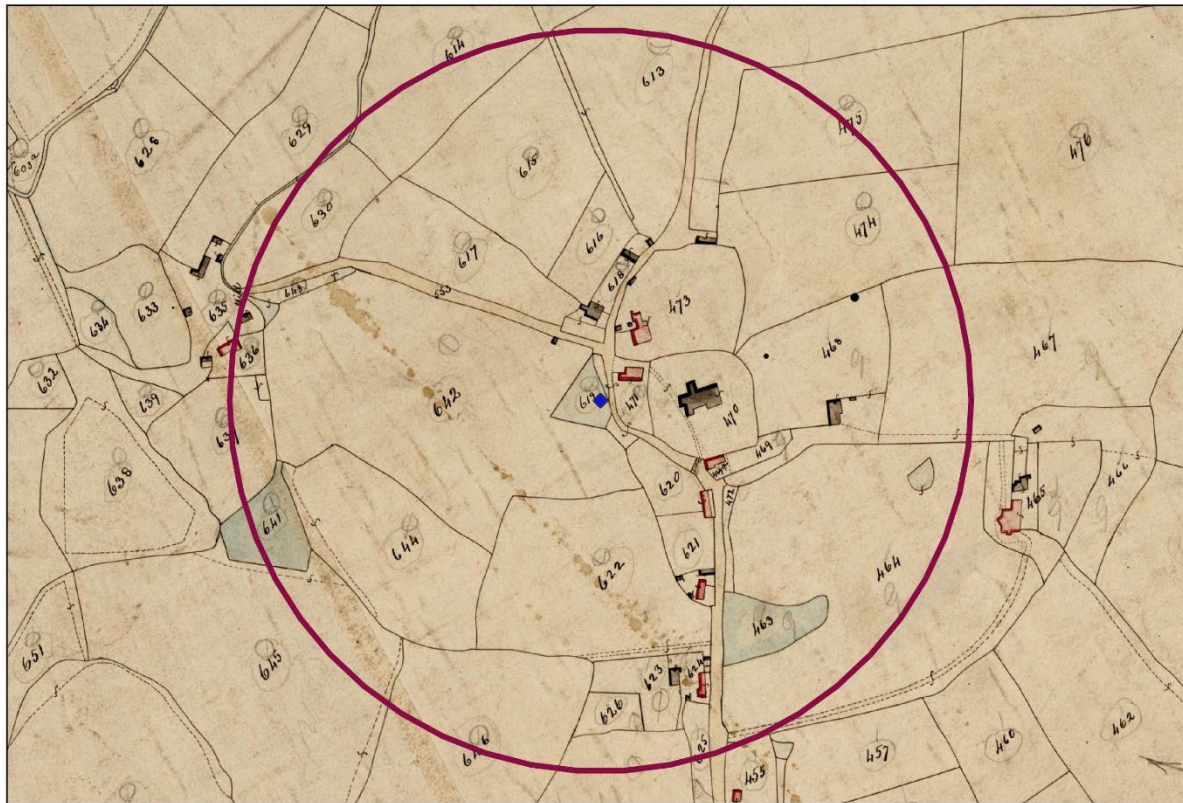


Legend

 250m Radial Search Area

Horsted Keynes Tithe Map dated 1839

250m Radial Search centred on 1 Old Church Cottages, Church Lane, Horsted Keynes - Tithe Map



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0 75 150 225 m

Legend

 250m Radial Search Area  Centre Point

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 194** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: 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. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*