

**Land North of Balcombe Road, Haywards Heath
Archaeological Desk-Based Assessment**

**Prepared for
Fairfax Acquisitions Ltd**

Pip Stephenson, MA

**Project No. 250719
Report No. 2025269**

WSHER Ref. No. 202324-092

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Date of Issue:	December 2025		
Revision:	3		

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Summary

This Desk-Based Assessment has been prepared for the proposed construction of a residential development on Land North of Balcombe Road, Haywards Heath, West Sussex. The Site comprises three agricultural fields on the south slope of an east-west valley north of Haywards Heath and an overgrown abandoned former brickworks and quarry.

The assessment has concluded that:

- *The Site has a hypothetical moderate to high potential for archaeological deposits of late prehistoric and Romano-British date (including a Roman Road), a low to moderate potential for deposits of medieval date, and a high potential for deposits of post-medieval date, based on known heritage assets and discoveries elsewhere in the wider Study Area including fields immediately adjacent;*
- *The Site has been exposed to localised truncation from quarrying and brickworks and arable cultivation elsewhere across the Site, but fieldwork on adjacent arable fields, together with LiDAR images and geophysical survey has indicated the likely survival of archaeological deposits below the ploughzone;*
- *The proposed works are likely to have an impact upon surviving archaeological deposits within the Site.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Institute of Archaeology, UCL) has been commissioned by Fairfax Acquisitions Ltd to carry out an archaeological appraisal in relation to a proposed development on land north of Balcombe Road, Haywards Heath, West Sussex (“*Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road.*”) (Fig. 1). The appraisal comprises a desk-based assessment and preliminary walkover survey, and focusses on heritage assets of archaeological interest (buried archaeological deposits and extant archaeological features). An accompanying Heritage Statement considers built heritage assets (ASE 2025).
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (ClfA 2020). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 532610 125866 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. It covers an area of c 9.4 ha. For the purposes of the archaeological assessment a wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets of archaeological interest are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site comprises agricultural land on the north-west edge of Haywards Heath, lying west of the railway (Fig. 2). The site comprises three agricultural fields. It is bounded to the west Borde Hill Lane, to the south by Balcombe Road, to the east by residential development, and to the north by agricultural land.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by West Sussex County Council and from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Mid Sussex District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.

1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. A geophysical survey has been conducted for the Site and the results have been integrated into this assessment (Sumo 2020). Further intrusive investigations such as machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

2.1.1 The Site lies to the immediate north of the modern extent of Haywards Heath, just outside the High Weald Area of Outstanding Natural Beauty. It lies c 1.3km south of the River Ouse, rising at Upper Beeding to the north-west and flowing east then southwards towards Newhaven. The Site occupies the southern slope of a shallow east-west valley occupied by a stream and slopes downhill from a high of c 67m in the south-west towards a low of c 57m in the north-east. The stream bounds the northern edge of the majority of the Site, the north-east corner lying beyond the stream to the north.

2.2 Geology

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural geology of the site comprises Mudstone of the Wadhurst Clay Formation. A narrow band of superficial Head Deposits² is recorded along the line of the stream, comprising Clay, Silt, Sand and Gravel. Of more recent deposition, these have some potential for transported and redeposited archaeological material, most likely of prehistoric date. Recent archaeological investigation at Birchen Lane to the east of the Site has found possible evidence of iron ore extraction for smelting from an outcrop on the northern bank of the stream (See Fig. 1, 29, Appendix 1 and section 4.4.1).

2.2.2 No geotechnical report was available. No borehole scans in sufficient proximity to the Site were available on the BGS website.

¹ [BGS Geology Viewer - British Geological Survey](https://www.bgs.ac.uk/geology-viewer/) accessed November 2025.

² Poorly sorted and poorly stratified, angular rock debris and/or clayey hillwash and soil creep, mantling a hillslope and deposited by solifluction and gelifluction processes.
<https://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=HEAD> accessed November 2025.

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)³ of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*' (Section 16, paragraphs 202 and 203)⁴.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*' (Section 16, paragraph 207)⁵.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁶.

Local Planning Policy

3.2 Mid Sussex District Plan

- 3.2.1 The Mid Sussex District Plan 2014-2031 contains several policies relevant to the Historic Environment. The following policy is relevant to archaeology:

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.

³https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf, accessed November 2025

⁴ ibid

⁵ ibid

⁶ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed November 2025

Evidence Base: West Sussex Historic Environment Record.

- *Special regard is given to protecting the setting of a listed building*

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.

3.3 Mid Sussex Local Plan

3.3.1 The Mid Sussex Local Plan was adopted in 2004⁷, and remained in force until it was superseded by the new District Plan, although a number of policies have been 'saved'. The Local Plan contains the following saved policy relevant to this assessment:

Built Environment Policy 18: Archaeological Sites

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

⁷ <https://www.midsussex.gov.uk/planning-building/local-plan-2004/>, accessed November 2025

*planning permission to have undertaken a full investigation and recording
by excavation and the publication of findings.*

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 and including additional heritage assets, where appropriate, identified from field and geophysical survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig 1.

4.2 Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Conservation Areas

4.2.2 The Site does not lie within, or bordering, a Conservation Area. Two Conservation Areas, Lucastes and Mill Hill Close, lie within the 1km search area, the former lies 855m south of the Site (Fig. 1), the latter 425m south-east of the Site.

Listed Buildings

4.2.3 Twenty Listed Buildings are recorded within the Study Area (all but two of which are at least 500m from the Site). The Listed Buildings in close proximity to the Site are Sugworth Farmhouse (15) and South Lodge to Borde Hill (19) (Fig. 1).

- Wickham Farmhouse (Grade II*) (1) – 535m from the Site;
- Sunte House (Grade II*) (2) – 580m from the Site;
- The Mill House (Grade II) (3) – 562m from the Site;
- The Barn (Grade II) (4) – 595m from the Site;
- Barn 100 Metres South-East of Hanlye House Cloisters (Grade II) (5) – 875m from the Site;
- Hanlye House (Grade II) (6) – 595m from the Site;
- Borde Hill Place (Grade II) (7) – 505m from the Site;
- Barn Adjoining Harland Farmhouse to North (Grade II) (8) – 768m from the Site;

- Naldred Cottages or Nos 65 and 66 on The Bordehill Estate (9) – 752m from the Site;
- Copyhold Hollow (Grade II) (10) – 580m from the Site;
- Harlands Farmhouse (Grade II) (11) – 735m from the Site;
- Gravelye (Grade II) (12) – 665m from the Site;
- Gander Cottage (Grade II) (13) – 832m from the Site;
- Naldred Farmhouse (Grade II) (14) – 774m from the Site;
- Sugworth Farmhouse (Grade II) (15) – 232m from the Site;
- Cart Shed Adjoining Barn at Harlands Farmhouse (Grade II) (16) – 772m from the Site;
- Garden Wall to North East of Sunte House (Grade II) (17) – 543m from the Site;
- Garden Building, Within Walled Garden , to the East of Sunte House (Grade II) (18) – 518m from the Site;
- South Lodge to Borde Hill Including Gate Piers and Wall (Grade II) (19) – 35m from the Site;
- Ivy Cottage (No 39 Borde Hill Estate) (Grade II) (20) – 580m from the Site.

Registered Park and Garden

4.2.4 The Site lies adjacent to a Grade II* Registered Park and Garden:

- Borde Hill (21).

4.2.5 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Historic Battlefields or Protected Wrecks.

Non-Designated Heritage Assets

Archaeological Notification Areas

4.2.6 West Sussex County Council and its archaeological advisors have identified various Archaeological Notification Areas throughout the County. These areas have no statutory status or protection, but are intended to be treated as a material consideration during the processing of planning applications. It must be stressed that these areas are not exclusive. Sites outside them can contain archaeological remains of major importance that may be presently unknown. Conversely not every part of these areas will inevitably contain archaeological remains. Their boundaries are not necessarily precise. A linear Archaeological Notification Area relating to the approximate line of a Roman road runs through the eastern part of the Site (26).

4.2.7 Five ANAs are located within the Study Area (Fig. 1):

- Mid Sussex 025 (Red): Bronze Age, Iron Age and Roman Settlement Activity, Penland Farm, Haywards Heath (22);

- Mid Sussex 037 (Red): Borde Hill Registered Park and Garden, Ansty and Staplefield (23);
- Mid Sussex 031 (Red) Ouse Valley Railway Earthworks, Lindfield and Lindfield Rural. Earthworks defining the route of the Ouse Valley Railway (24);
- Mid Sussex 052 (Amber) Area of Iron Age and Roman Industrial Activity, Haywards Heath (25); and
- Mid Sussex 036 (Amber) Route of the Roman Road through Mid Sussex (26).

Ancient Woodland

4.2.8 Ancient Woodland is defined as woodland known to have existed since 1600, and which may therefore contain archaeological features relating to historic woodland management. There are no areas of ancient woodland within or immediately bounding the Site. Flat Wood, on the slope opposite the Site to the north, west of Sugworth Farm, is a small stand of ancient & semi-natural woodland. Staves Copse is also ancient & semi-natural woodland to the east of the Site, beyond the railway. Sugworth Wood is an area of ancient replanted woodland lying north of Staves Copse beyond the railway north-east of the Site.

4.2.9 A number of other non-designated heritage assets are recorded on the WSHER database. These are discussed in the chronological sections below.

4.3 Historic Landscape Character

4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, the Site is classed as cohesive medieval assarts (see 4.3.2) belonging to fields around Sugworth Farm (HWS6039). Later landuse within the Site boundaries includes extraction pits and industrial sites. It also incorporates an area of regenerated woodland (HWS6037), dating to the first half of the 20th century.

4.3.2 There are two types of assarted fields, aggregate and cohesive. According to Bannister's landscape character statement relating to field systems in the High Weald (Bannister 2017) aggregate assarts are medieval enclosure from woodland and open wood pasture, and are closely associated with farmsteads with names originating before 1086. The fields will often show a strong relationship or orientation to topography and older routeways. Cohesive assart fields, are of similar origin but have a more regular layout. They are found across the High Weald. Cohesive assarts may pre-date aggregate assarts and possibly relate to the enclosure of land which had a more open nature, such as wood-pasture, or around settlement where a more formal structure could be laid out (*ibid*). According to the user guide accompanying the Sussex HLC database⁸, cohesive assarts account for 15.3% of all fieldscapes within the combined East and West Sussex area and are classified as 'Common'.

⁸ https://www.westsussex.gov.uk/media/1776/sussex_hlc_volume_4.pdf, accessed November 2025.

4.4 Previous Archaeological Investigations

4.4.1 Geophysical survey has been undertaken across the Site (Sumo 2020). The magnetometer survey did not record any anomalies that could be interpreted as being of definite archaeological interest. A number of discrete and linear trends have been detected in the dataset and they are likely to be due to modern or natural processes. There are several features which are considered of uncertain origin, but for which an archaeological origin cannot be excluded, labelled 1-3 (Green, Plate 4.1). This includes a small concentration of discrete segmented ditch-like and pit-like responses in the south of Area 3 (1), a linear band of increased response towards the centre of Area 3 (2), and a short linear response in the west of Area 2 (3). The close proximity of anomaly 2 to the projected course of the Roman road should be borne in mind. Several parallel linear trends within the magnetic data are evidence of relatively modern ploughing. Located within Area 2 a second band of increased response has been detected and this is likely to be due to natural processes (Light green, Plate 4.1). Magnetic disturbance in the south of Area 2 is likely to be due to activity associated with a former brickworks.

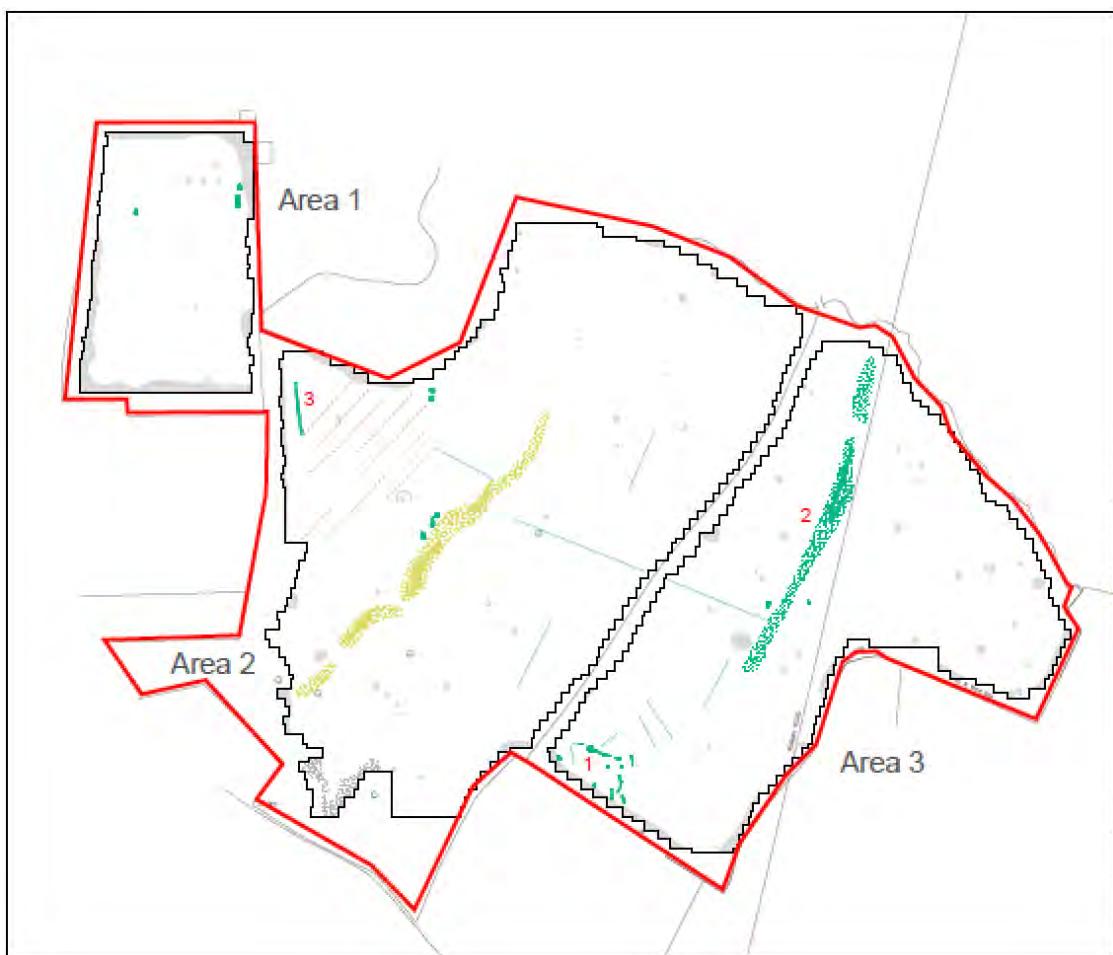


Plate 4.1: Magnetometer Survey – Interpretation (Sumo 2020; fig.3)

4.4.2 Extensive archaeological investigations have taken place in nearby areas to the south-west and south-east of the Site, both of which have produced evidence of prehistoric occupation and historic landscape activity (summarised below with further details of specific discoveries in Appendix 1):

Land at Penlands Farm (28)

Magnetometer survey (Headland Archaeology Ltd 2013a), trial trench evaluation (Headland Archaeology Ltd 2013b), and open area excavation (CgMs Consulting 2017) was undertaken on land at Penlands Farm in 2013-2016 and revealed archaeological activity dating to the late prehistoric and Roman periods, summarised below.

Bronze Age

The earliest activity on site comprised a large undated curvilinear ditch forming a sub-oval enclosure (Enclosure 1), open on the east side. It is truncated in the north and south-east by a double-ditched enclosure (Enclosure 2) dating to the Late Iron Age/Early Roman period and belongs to the late prehistoric period. Two linear ditches and pits, one of which contained Middle Bronze Age flint, are thought to be of similar date to the enclosure.

Late Iron Age/ Roman

A large double-ditched enclosure (Enclosure 2) was dated to the Late Iron Age / Early Roman period by pottery. This was a substantial feature, measuring some 105m from east to west, and 61.95m from north to south. It was defined by two ditches, the inner ditch the larger of the two, with a possible opening in the north. A scatter of pits was identified both within and beyond the enclosure, some dated and one containing cremated human remains probably related to a single adult.

Medieval

Two ditches, one on a north-west - south-east alignment and several pits, and possible post holes, date to the medieval era (between 1075-1250).

Post-medieval

An east-west possible trackway and field boundary dating to the 18th century were identified. Two further perpendicularly organised ditches and several pits are thought to belong to this period.

Land at Birchen Lane (29)

An archaeological evaluation was carried out on Land at Birchen Lane, Haywards Heath. Twenty-seven 30m x 1.8m trenches were excavated across the site. Five archaeological features were identified including an iron smelting furnace of Iron Age / Roman date with associated rake-out pit and posthole, a possible post-medieval cart track and a linear feature of post-medieval date (CgMs Consulting 2015).

Subsequent archaeological excavation and watching brief (ASE 2019) confirmed the presence of a bloomery, dated by C14 to the Early / Middle Iron Age. This metallurgical activity appeared to have been short-lived, perhaps carried out over only two seasons. It comprised the excavation of iron-ore from an exposed seam in the northern bank of a west-east running watercourse, at the bottom of a small valley, and the smelting of this ore in a bowl furnace. Limited on-site primary smithing also occurred, as evidenced by small quantities of smithing slag and hammerscale retrieved from ash deposits from the backfilled quarry and the fill of a small pit. This primary smithing activity appears to have been associated only with the final use of the furnace.

The pottery assemblage recovered from the subsoil overlying the colluvium indicates that assarting and subsequent agricultural activity had occurred by the 13th century.

Haywards Heath College (39)

An archaeological evaluation was conducted across the proposed route of the Roman Road at Haywards Heath College in 1990. No archaeological activity was recorded (negative evidence MWS3614).

Sunte House (59)

An archaeological evaluation was carried out at Sunte House, Haywards Heath, in advance of residential development. The evaluation comprised eight trenches across the site area most likely to be affected by the development. The stratigraphy shows the site had been generally undisturbed in the past with no evidence of modern truncation and with an intact archaeological horizon. Three archaeological features were identified. They consisted of cut features, interpreted as pits. Only chips and flakes of flint, and wood charcoal, were recovered and all the pits were undated. Their function is unknown.

4.5 Archaeological Periods

4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Fig.1

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)
Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)
Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)
Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)
Prehistoric: Iron Age (c. 600 BC - AD 43)
Romano-British (AD 43 - c. AD 410)
Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)
Post-medieval (AD 1540 to date)

4.6 Prehistoric

4.6.1 Until recently, relatively little evidence for prehistoric activity was known in the Weald. The area is thought to have been largely covered in dense post-glacial primary forest. However, palaeoenvironmental analysis is now indicating that at least limited, localised forest clearance was being undertaken from the Mesolithic onwards (Holgate 2003), most likely to encourage expansion and diversification in plant and animal species and to make the landscape more accessible for exploitation. A gradual intensification of Wealden woodland clearance is likely during the Neolithic.

4.6.2 The presence of Bronze Age barrows (burial mounds) within the High Weald points to some level of settlement at this period. The presence of Bronze Age artefactual material, typically axeheads, within the Weald indicates that exploitation of these forested areas was taking place at this date. Much of the known prehistoric settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham has produced considerable evidence for previously unsuspected prehistoric occupation on the claylands.

4.6.3 Most of the evidence for Iron Age activity in Sussex is found on the downland. It is noticeably scarcer than that for Bronze Age activity. The most visible evidence relates to a series of defended enclosures, many of which originated in the Late Bronze Age (Hamilton & Manley 1997). The Iron Age also saw the beginnings of the Wealden Iron industry with most of the iron-working activity concentrated in the eastern part of the Weald (Gardiner 1990).

4.6.4 Evidence for prehistoric occupation has been found within the Study Area. A small quantity of Mesolithic flintwork has been recovered from a garden at Haywards Heath (27) and residual flintwork of this date from the overburden at Birchen Lane (29) (ASE 2019). Evidence of Bronze Age, Iron Age and early Roman date occupation at nearby Penlands Farm includes an enclosure belonging to both prehistoric periods and a Late Iron Age / Early Roman cremation burial (22, 28). At Birchen Lane (25, 29) there was evidence of late Iron Age / Early Roman iron smelting. The site at Birchen Lane straddled the stream at the base of the shallow east-west valley in which the Site lies. The iron-working area lay just north of the stream. The ore used for smelting is believed to have been extracted from an exposed seam in the northern stream bank. A site beyond the 1km study Area to the south on Lucastes Avenue, has produced a Late Bronze Age bucket-shaped cinerary urn with five bosses found in peat, probably in the 1930s [SMR reference: 4200 – WS781] (Harris 2005).

4.7 Roman

4.7.1 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest.

Following the Roman invasion of AD43, the region became heavily settled, particularly along the Downs and the fertile Coastal Plain, where settlements were mostly associated with farming and are characterised by evidence of continuity with the previous Iron Age (Rudling 1999). Evidence for Roman activity in the Weald, however, is sparse, and is confined mainly to the arterial network of Roman roads, way-stations and ironworking or industrial sites. Evidence of Roman iron-working activity, as with Iron Age sites, is skewed towards sites in East Sussex.

- 4.7.2 Roman road systems were created for military and commercial purposes and the north-south London to Hassocks road (Margary's number 150) would have been useful in serving ironworking sites around Ashdown Forest. This road, which linked the prosperous agricultural areas of the South Downs and coastal plain to London, is projected to cross the eastern part of the Site (26), its approximate line constituting an Archaeological Notification Area. As outlined above (section 4.6.4) the late Iron Age / Early Roman iron-working site at Birchen Lane (29), lies to the east of the projected road. Penlands (28) to the south-west of the Site also has settlement evidence dating to this period.
- 4.7.3 A trial trench investigation of the Roman Road was conducted at Haywards Heath College in 1990 and failed to produce evidence of the road at that location (39). However, geophysical survey and trenching in 1998-9 to the south-west of the town found evidence of a sandstone metalled road consistent with Margary's proposed alignment c.50m west of the route marked by the Ordnance Survey which could explain the absence of evidence for the Roman road during the archaeological investigations further to the north (Harris 2005).

4.8 Early Medieval

- 4.8.1 The decline of Roman authority saw a return to older ways of life, and an influx of settlers from Germanic lands across the North Sea – Sussex was settled by Saxon groups from Germany. Early Saxon settlements are rare, but appear to have favoured the upper reaches of the chalk dipslope, but by the 9th century had begun to spread to lower-lying areas, particularly river valleys and along the Greensand. These villages were associated with an expanding system of common fields, and had become identified as manorial centres by the time of the Domesday Survey in the later 11th century.
- 4.8.2 The early history of the area is unclear. However the settlement pattern comprises dispersed farmsteads. Such settlement of the Weald is thought to have its origins in Downland-Wealden transhumance settlement developing in clearings within the forest. In general, medieval features and finds should be anticipated adjacent to farmsteads representing earlier settlement foci, and scattered elsewhere (Harris 2005). Sugworth Farm belongs to the same pattern of development.

4.9 Medieval

4.9.1 It is thought that a manor of Sugworth existed and was held of the main manor of Cuckfield. Members of a family of Suggeworth are mentioned in this district between 1235 and 1365, but nothing definite is known of the estate until 1528. At that date William Bryan of East Grinstead sold 'Sugworths and lands and tenements at Sugworth' to another William Bryan, whose sons Thomas and John sold them in 1560 to George Boord (VCH 1940).

4.9.2 Two medieval buildings (both Grade II listed) are recorded within the Study Area, The Mill House, dating to the late 15th century (3) and The Barn, a mid – late 15th century converted barn (4), to the south-east. Five of the local farms are recorded as medieval historic farmsteads: Wickham Farm (30), Gravely (31), Hanly Farm (32), Harlands Farm (33), Naldred Farm (34), The Barn (Mill House) (35).

4.9.3 The name Haywards Heath has long described the heath on which the core of the later town was built. The name Hayward developed from earlier Hayworth (known from the 13th century, and also part of a manorial estate), recording its origins as a Wealden enclosure. The formal enclosure of the heath began in the early post-medieval area.

4.9.4 The land within the Site boundaries is thought to have been enclosed at an early date, the fields constituting medieval cohesive assarts. These are characteristic of High Wealden land use and are thought to have developed in land of a relatively open nature, such as wood-pasture, or around settlement where a formal structure could be laid out. As such, they tended to develop in areas which had probably been cleared from the forest in the early medieval period.

4.10 Post Medieval

4.10.1 The present house at Sugworth Farm (15) (Grade II Listed Building) located to the north of the Site, dates to the 17th century or earlier and is a timber-framed building with modern red brick infilling, the front largely refaced with brick. The property and its lands were held by the Boord family from the mid-16th century, until the late 17th century. It was sold to Timothy Burrell in 1693, who bequeathed it to his granddaughter Elizabeth. Its subsequent history is lost (VCH 1940). Sugworth Farm is also recorded as a historic farmstead belonging to the 19th century (55), however it is clear that its function as a farm is likely to be considerably older.

4.10.2 Borde Hill Place (7), to the north-west of the Site, was built by Stephen Boord in 1598, the original west front surviving the later alterations. It is described in the Victoria County History (VCH 1940) as "...all modern except the west end built in 1598...a rectangular structure facing west and having a middle porch." The Borde Hill website suggests the middle portion of the building to have been built in 1825. The HER data for the registered gardens indicate that it was enlarged in 1870 shortly before being sold. Large additions to the east were made in 1900. It was acquired by Colonel Robert Stephenson Clarke in 1893,

who largely laid out the present gardens and parkland and planted the woodlands with ornamental tree (Historic England). The surrounding parkland is a late 19th to mid-20th century plantsman's and collector's garden (as laid out by Colonel Stephenson Clarke) and is designated as a Registered Park and Garden (21) (see section 8 for detail). The initial conversion of farmland to parkland began in the mid-18th century⁹. The local importance of the Boord family is commemorated in the name of the road to the west of the Site, Borde Hill Lane.

4.10.3 Cartographic evidence from the late 18th century onward shows that the field boundaries of the Site have not substantially altered since at least the mid-19th century (Fig. 4), with the exception of localised enclosure of areas of 19th and 20th century extraction for brick making within the Site (41, 42) and a small early 20th century brick works (42). Most of the Site boundaries are consistent with the late 18th century map and are likely to be medieval in origin.

4.10.4 The extractive activity within the Site belongs to the late 19th and early 20th century, brick production undertaken within a rectangular enclosure located against the north boundary of the Site. Two buildings, including the kiln, are recorded as extant on the 1993 map (Fig. 11).

4.10.5 The eastern limit of the Site abuts the main railway, which opened in 1841. The Horsted Keynes branch line (37) was closed in the 1960s. An additional rail route, The Ouse Valley railway (38) was to run from the Ouse Viaduct north of Haywards Heath, to the Lewes and Uckfield line north of Uckfield. Powers for construction were obtained in 1864 but work was abandoned in 1868.

4.10.6 Apart from the 18 listed buildings of post-medieval date (1 and 4 – 20) – see section 4.2.3 and Appendix 1), and those sites detailed above, a further 17 post-medieval entries are recorded on the East Sussex HER. These comprise:

- Watermill site (Bridger's Mill) (36);
- Brickfield on S. side of College Rd (40);
- Mr. Thomas Pelhams House and Lande (43);
- Mr. Bishes House and Lande (44);
- John Peckhams House (45);
- Thomas Brays House (46);
- Limekiln (47);
- Copyhold Farm historic farmstead (48);
- Fatting Hovel historic outfarm (49);
- Highgrove Cottage historic farmstead (50);
- Lullings Farm historic farmstead (51);
- Site of New Barn North of Copyhold Farm historic outfarm (52);
- Site of outfarm adjacent to Smallsgreen Cross (53);
- Penland Farm historic farmstead (54);

⁹ <https://www.bordehill.co.uk/parkland-woodland> accessed November 2025

- Site of yard south west of Borde Hill (56); and
- Anti-Aircraft Battery WWII (57, 58).

4.10.7 Undated archaeological features comprising three pits have been identified during archaeological evaluation at Sunte House, south-east of the Site (59).

5.0 CARTOGRAPHIC EVIDENCE

5.1 No early estate maps have been identified for the Site, and the earliest map consulted is the small scale map by William Gardner and Thomas Gream undertaken in 1795 (Fig. 3). This shows the Site as enclosed farmland occupying the northern edge of a low east-west ridge and lying across three large fields, the land division not differing substantially from that shown in the later more detailed tithe map (Fig. 4), the latter indicating an additional field division and the presence of small pastures besides the stream. The farm buildings to the north-east of the Site corresponding to Sugworth Farm are shown on this map but not named. The existing road pattern is clear.

5.2 By the time the Lindfield Tithe map was produced in 1845 (Fig. 4: WSRO TD/E21), the Site is shown to lie within the holdings of Sugworth Farm¹⁰ owned by Sir Charles Burrell and leased by Steven Wood. The Site incorporates land from four large fields and several smaller enclosures close to the stream that bounds the majority of the Site to the north: plots 7-12, and 14-15. Plot 7 corresponds to a small irregular enclosure in the north-west of the Site and was pasture known as Part of Lower Meadow. Plot 8 occupies the western limit of the Site and was an arable field known as Tyeberry Field. Plot 9 adjacent to plot 8 was a large pasture sub-divided by a track and was known as Kiln Field. Plot 10 known as Ox Pasture was under arable. Plot 15 at the eastern limit of the Site was known as Masketts Field and was under arable crop. Plot 11 is a small copse (with no other title) and adjacent plots 12 and 14 form part of Suggetts Bottom being strips of pasture adjacent to the stream.

5.3 Ordnance Survey mapping from 1875 onwards shows the Site in greater detail. The 1875 map (Fig. 5) shows no change from the Tithe but does confirm the presence of a track across the central field enabling communication between Sugworth Farm and the southern end of Bordehill Lane. A footpath is also indicated traversing this field.

5.4 By 1899 (Fig. 6), the two extraction sites (Fig 1; **41 – 42**) are shown lying within separate small enclosures entitled *Brick Field* located on the southern and northern edges of the Site. Although the adjacent large field was known as *Kiln Field* by the mid-19th century tithe survey, there is no other indication of a kiln within the field that might have been associated with the extractive activity at this date. A further boundary alteration is apparent in the north-east corner where the rectangular parcel of land belonging to the adjacent large field has been incorporated to form the L shaped field on the eastern limit of the Site. The adjacent field had become an orchard.

5.5 By 1910 (Fig. 7), the brick works had been established within the northern quarry enclosure, apparently within a fully quarried area, whilst the southern quarry had been abandoned and the enclosure removed. The brickworks comprised four rectangular buildings, two located against the western boundary of the enclosure, one towards the eastern boundary, and the kiln located at the

¹⁰ Shown as Suggets Farm on the map

end of the access track. Two poorly defined parallel linear features (drying racks?) extend eastwards from the kiln. The four semi-detached houses looking onto Bordehill Lane and lying just beyond the north-western Site boundary had been constructed by this date, and development had begun along Balcombe Road to the south-east. There had been no discernible change to the Site by 1938 (Fig. 8) although there had been some additional development along Balcombe road beyond the Site boundary to the south-east.

- 5.6 By 1963 (Fig. 9) activity at the brick works had ceased. Only the buildings towards the western side of the enclosure, including the kiln were still standing and woodland had encroached elsewhere. The area occupied by the second former quarry to the south of the Site now lay within a separate small field with an additional small enclosure around a copse bordering the road. There had been further development along Bordehill Lane west of the Site boundary by this date.
- 5.7 No significant changes appear on the maps of 1974 (Fig. 10) and 1993 (Fig. 11). The small enclosure around the quarry in the south of the Site had been removed by 1974 the land to the south-east of the Site had been developed, residential housing now abutting the south-eastern boundary.

6.0 AERIAL PHOTOGRAPHS

6.1 An RAF oblique aerial photograph (EA022740) dating to 1949 was accessed online¹¹ and affords a view across the majority of the Site. This view is sufficient to indicate that there was no significant temporary land use change between the landscape as mapped in 1938 (Fig. 8) and 1963 (Fig. 9). The WWII anti-aircraft battery shown on Figure 1 as located just beyond the southern boundary (57) is recorded in the HER record at Penlands Farm. The grid reference is only accurate to 100m which may account for its proximity to the Site as illustrated. As such there is no reason to believe that any related WWII activity extended into the Site, although this part of the Site is excluded from view in the aerial photograph.

6.2 Aerial imagery dating from 2001 available on Google Earth shows no significant modern change in the landscape. The brick kiln recorded on 1993 mapping is however no longer visible and appears to have been demolished.

6.3 LiDAR imagery (Fig. 13) shows evidence of land use on the Site that does not correspond to the cartographic evidence, nor the geophysical survey evidence, and may indicate land use predating the 18th century:

- The most significant feature within the Site boundary corresponds to a possible large rectangular enclosure located in the south of the Site. The western limit of this feature lies parallel to the clearly visible drainage feature traversing the centre of the Site, and the enclosure extends eastward into the eastern field. To the east of this and lying parallel to its eastern boundary, there is faint evidence of a possible north-south trackway traversing the field to the stream edge, demarcated by a double boundary. Both the possible enclosure and trackway appear to belong to a phase of landuse predating the historical mapping and may be early in date and perhaps represents an earlier phase of the existing field system which has subsequently been simplified. A similar trackway, more easily discerned, lies on the north-south slope north of the Site; this descends towards the stream from the west of Sugworth Farm, but does not continue into the Site area. As such, this may constitute an early phase of track communicating between Sugworth Farm and the trackway which formerly traversed the centre of the Site and is visible on the early mapping. However an early date cannot be excluded.
- A north-south rectilinear feature traverses the central area of the Site, lying to the west of a current field boundary. It may communicate with a perpendicular feature to the north of the stream. Although it is possible that this indicates a field boundary predating the existing hedge, its extreme regularity suggest this to be a modern feature, a drain or pipeline.
- The land north of the stream has more irregular relief than within the main Site area. This may correspond to drainage patterns in the wet valley bottom, but

¹¹ Britain From Above, <https://www.britainfromabove.org.uk/en/image/EA022739> accessed November 2025

the presence of archaeological activity identified in a similar location within this valley to the east of the Site is noted (29).

- The LiDAR imagery provides detail of the land relief within the brickwork enclosure (42). The quarry excavations at the southern limit of the enclosure can be clearly made out. The central area has been reduced to create a flat surface. The north-east of the enclosure shows detail of an L-shaped cut around a rectangular platform. This corresponds to a limit shown only on later 20th century maps, and which provide no detail. It is not clear that it corresponds to any of the brickworks building areas and, whilst probably relating to brick production on the Site, its layout differs from the quarried area to the south and its exact nature is unknown.

7.0 WALKOVER SURVEY

7.1 A walkover survey by the author was undertaken on two occasions (17th July 2020 and 20th February 2024). The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid and was not intended as a detailed survey.

7.2 The Site is located on land to the south of Sugworth Farm, occupying a north-facing slope bounded by a stream at its base. It comprises four character areas. The majority of the Site is open agricultural land, comprising three fields under grass (Plate 1). The larger two fields occupy the slope facing towards Sugworth Farm (Plate 2), the third lies adjacent to Borde Hill Lane and is bounded by housing to the north and south and the former brickworks and quarry area to the east. The former 19th – early 20th century brickworks and quarry area is bounded by thick vegetation and overgrown. It occupies an area reduced by c 2m by quarrying.

7.3 The Site was accessed via a collapsed bridge situated downslope from Sugworth Farm (Plate 3). This leads into the former brickworks enclosure. The majority of the enclosure is open overgrown land, bounded by dense tree growth to the north, east and south (Plates 4-5) and open to the field to the west (Plate 6). A structure in the north-west of the quarry, partially renovated and in use as a storage / farm building, appears to correspond to the early 20th century building at this location (Fig. 7, Plate 4). No trace could be identified of the brick kiln which was still standing in 1993 (Fig. 11). The area it formerly occupied is overgrown (Plate 4) and any extant foundations may be concealed. Evidence of quarrying is preserved by the pronounced cut which bounds the southern limit of the brickworks enclosure (Plates 7-8). This corresponds with the excavations depicted on OS mapping. In the north-east corner of the brickworks enclosure is the wide, broadly L-shaped cut defining a square platform, clearly visible on LiDAR (Fig. 12 and Plates 9-10). This cut is not recorded in detail on OS mapping, but would appear to also belong to the 20th century use of the Site. There is no record of it on the 19th century maps. The remains of an iron pipe and associated wooden structure are located towards the base of the cut on its north-west edge (Plate 11).

7.4 The central area of the Site is occupied by a large irregular field (Plate 12). This slopes down northwards to the stream, although the land is generally flatter on the west side of the field. It is traversed across the centre by a shallow south-west gully that would appear to be the result of former natural drainage. The eastern edge of the field slopes more steeply away from this gully. The majority of the field, except where concealed by the brickworks enclosure and other vegetation, is visible from the south-facing gable end of Sugworth House (Plate 13). The rapid walkover survey revealed no above ground evidence of the possible rectangular enclosure/former field boundaries in the south of the field indicated by the LiDAR survey (Fig. 12). Any micro-topographic evidence of this

boundary is likely to be subtle and concealed by long grass cover. Extant evidence of the quarrying undertaken in the southern part of the Site is likely to be concealed by a tongue of brambles which extends into the field from the southern boundary (Plate 14). A stand of mature trees is located in the southwest corner largely conceals the proposed housing within the Site from the Listed South Lodge to Borde Hill (Fig. 1; **19** and Plate 15), the main aspect of which looks eastward, however the proposed access will lie in full view of this property (See ASE 2024).

7.5 The eastern field also slopes down to the stream (Plate 16-17). It is less open to views from Sugworth Farm, but there will be clear intervisibility in some areas, notably the higher land in the west of the field (See ASE 2024). The surface of the field is slightly undulating, probably indicative of drainage patterns. The field at the western limit of the Site, bounded by Bordehill Lane, is relatively flat, and under long grass (Plate 18). No features were visible.

8.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

8.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are two known heritage assets within the Site, both relating to post-medieval brickmaking. Archaeological deposits of prehistoric and Romano-British date have been found in close proximity within the fields to the south and east.

8.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. This comprises:

- A moderate to high potential for deposits of later prehistoric date (possibly including flint scatters of Mesolithic date) and more probably cut features (e.g. pits, ditches and postholes) of Bronze Age and later date (based on the proximity of excavated evidence, the projected course of the Roman road and potential corroborating geophysical evidence);
- A moderate to high potential for deposits of Romano-British date (based on the projected course of the Roman road and potential corroborating geophysical evidence);
- A low-moderate potential for medieval deposits most likely relating to the fieldscape (based on the identification of the fieldscape as that of medieval cohesive assarts); and
- A high potential for post-medieval deposits relating to post-medieval brickmaking and clay extraction, which may not necessarily be limited to those areas shown on historic mapping.

8.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

8.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

9.0 PREVIOUS IMPACTS ON ARCHAEOLOGICAL POTENTIAL

9.1 The known extractive activities within the Site boundaries (41, 42), of known limited extent, are likely to have impacted any pre-existing archaeological deposits in these areas, with ground disturbance and truncation of buried archaeological deposits across the whole of this area. The ground truncation is likely to have been most extensive within the former brickworks enclosure as indicated by OS mapping and LiDAR imagery, where the depth of truncation is in the order of at least 2m (in the southern part of the enclosure). The key impacts within the brickworks boundaries are:

- Quarrying;
- Excavations in the north-east corner of the enclosure of uncertain origin;
- Excavation of foundations and associated services for the brickworks buildings; and
- Ground reduction for constructing access tracks and areas of hard-standing.

9.2 The entire Site is likely to have ploughed at various times since at least the medieval period, the eastern and western fields under arable cultivation at the time of the tithe survey in the mid-19th century. This will also have truncated archaeological deposits. However, evidence from the archaeological work carried out to the south and east of the Site indicates that cut features survive below the ploughzone.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. Based on the illustrative block plan provided by the client (Fig. 13), the proposed development comprises c. 125 residential units with associated access and service infrastructure, with access off the roundabout to the south-west of the Site.
- 10.2 The proposed development will be concentrated in the more northerly two thirds of the Site, leaving a buffer at the south of the central field traversed only by the access road. To the west, a narrow land buffer will also be retained alongside Borde Hill Lane. The majority of the eastern field will be developed. The non-designated heritage asset located within the Site boundary and comprising the site of a former brickfield (42) will be excluded from development.
- 10.3 Assuming no landscaping is undertaken in the area occupied by the brickfield in the north of the Site (42), physical impacts are anticipated on one known heritage asset:
 - Brickfield on W. (*sic*) side of Bordehill Ln (41).
- 10.4 The projected line of a Roman Road also crosses the Site (26).
- 10.5 The current design excludes housing development within the area occupied by the brickfield on Sugworth Road (42), which will be left as a green space with trees. No details were available regarding potential impacts of landscaping and / or safeguarding measures relating to public use (or other) of this landscape.
- 10.6 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any buried archaeological deposits present on the Site:
 - Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
 - Excavation of service trenches;
 - Construction of access roads and car parking areas;
 - Landscaping;
 - Tree planting for landscape mitigation.
 - Landscaping and / or safeguarding measures in the reserved area of the former brickfield on Sugworth Road (42).

11.0 CONCLUSIONS

- The Site has a hypothetical moderate to high potential for archaeological deposits of late prehistoric and Romano-British date (including a Roman Road), a low to moderate potential for deposits of medieval date, and a high potential for deposits of post-medieval date (brickmaking), based on known heritage assets and discoveries elsewhere in the wider Study Area including fields immediately adjacent;
- The Site has been exposed to localised truncation from quarrying and brickworks and arable cultivation elsewhere across the Site, but fieldwork on adjacent arable fields, together with LiDAR images and geophysical survey has indicated the likely survival of archaeological deposits below the ploughzone;
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site.

12.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 12.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Mid Sussex District Council) and their archaeological advisors.
- 12.2 This study has shown that the Site has a moderate to high potential for archaeological remains based on evidence from elsewhere in the Study Area, the projected line of a Roman Road, and evidence provided by geophysical survey (SUMO 2020). Trial trench evaluation targeting anomalies identified by the geophysical survey and suggested by LiDAR, and the remaining impacted areas of the Site to an agreed sample size, would help to establish with a greater degree of certainty the presence or absence of any sub-surface archaeological deposits. Trial trenching would provide a relatively economical method for establishing the character, dating, and degree of preservation of deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This phase of works can be carried out under condition attached to any planning consent.
- 12.3 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Fairfax Acquisitions Ltd
Rachel Salter, HER Officer, West Sussex County Council

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Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Fig. 1)
 (Designated heritage assets are in **bold**)

No	HER No	Eastings	Northings	Description	Period
Listed Buildings					
1	DWS7495	533250	125432	WICKHAM FARMHOUSE. Building on site mentioned in 1279. Late C16 lobby entrance house of fine quality with early C17 parlour wing added to south, later C17 extension to west with late C19 alterations and further extension of c1960 to rear. Shown on the 1638 map. Grade II* Listed Building	C16
2	DWS7125 MWS4028	533381	125519	SUNTE HOUSE. Large House. L-shaped building of 1700 having 2 principal elevations with C18 service wing to north east and C19 extension to north west in similar style. Grade II* Listed Building	Post medieval
3	DWS6737	532984	125190	THE MILL HOUSE. The rear range is a mid to late C15, the front range is C18 altered c1920. Grade II Listed Building	Medieval
4	DWS7112	532970	125212	THE BARN. Mid to late C15 barn converted to house in 1980s. Grade II Listed Building	Medieval
5	DWS7694	531621	125594	BARN 100 METRES SOUTH EAST OF HANLYE HOUSE. C16 reclad and extended in C19. Grade II Listed Building	Post medieval
6	DWS6703	531551	125618	HANLYE HOUSE. Former farmhouse, now house. Late C16 or early C17, timber framed building restored and enlarged. Grade II Listed Building	Post medieval
7	DWS6964 MWS8345	532224	126549	BORDE HILL PLACE. Large house of which the west front was built by Stephen Board in 1598. Grade II Listed Building	Post medieval
8	DWS7113	532905	124958	BARN ADJOINING HARLAND FARMHOUSE TO NORTH. Late C16 or early C17 altered in C19. Grade II Listed Building	Post medieval
9	DWS7114	532544	126984	NALDRED COTTAGES OR NOS 65 AND 66 ON THE BORDEHILL ESTATE. One building. C17 or earlier. Grade II Listed Building	Post medieval 17th century
10	DWS7542	533009	126680	COPYHOLD HOLLOW. The original portion is C17 or earlier. Grade II Listed Building	Post medieval c 17 th century
11	DWS7671	532887	124982	HARLANDS FARMHOUSE. Late C16 or early C17 altered in C19. Grade II Listed Building	Post medieval 17th century

No	HER No	Eastings	Northings	Description	Period
12	DWS7693	531843	125518	GRAVELYE. Former farmhouse, now house. Late C16 altered C19 and C20. Grade II Listed Building	Post medieval 17th century
13	DWS6743	533611	125316	GANDER COTTAGE. House, originally farmhouse, later lodge. In appearance a C17 lobby entrance house, refaced and extended by one bay in C19 but owner says it dates from C14. Grade II Listed Building	Post medieval 17th century
14	DWS6965	532426	126871	NALDRED FARMHOUSE. L-shaped C17 or earlier. Grade II Listed Building	Post medieval 17th century
15	DWS7189	532732	126223	SUGWORTH FARMHOUSE. C17 or earlier. Grade II Listed Building	Post medieval 17th century
16	DWS6738	532920	124960	CART SHED ADJOINING BARN AT HARLANDS FARMHOUSE. Probably late C18. Grade II Listed Building	Post medieval 18th century
17	DWS7497	533408	125555	GARDEN WALL TO NORTH EAST OF SUNTE HOUSE. C18 red brick wall in random bond with some patches of sandstone. Grade II Listed Building	Post medieval 18th century
18	DWS7675	533406	125558	GARDEN BUILDING, WITHIN WALLED GARDEN, TO THE EAST OF SUNTE HOUSE. Garden building. C18 1 storey lean-to built on to side of garden wall. Grade II Listed Building	Post medieval 18th century
19	DWS6744	532436	125749	SOUTH LODGE TO BORDE HILL INCLUDING GATE PIERS AND WALL. Lodge. c1890. Grade II Listed Building	Post medieval 19th century
20	DWS7190	532466	126567	IVY COTTAGE (NO 39 BORDE HILL ESTATE). Early C19. Grade II Listed Building	Post medieval 19th century
Registered Park and Garden					
21	DWS391 MWS3721	531990	126585	BORDE HILL. A late C19 to mid C20 plantsman's and collector's garden, laid out by Colonel Stephenson Clarke, set within early C20 park with mid C19 origins. Grade II* Listed	Post medieval
Archaeological Notification Areas					
22	DWS8632	532264	125607	Bronze Age, Iron Age and Roman Settlement Activity, Penland Farm, Haywards Heath. Trial trench evaluation identified a series of features, including a double ditched enclosure. Mid Sussex 025. Red.	Bronze Age-Roman
23	DWS8709	531985	126537	Borde Hill Registered Park and Garden, Ansty and Staplefield. Mid Sussex 037. Red.	Post medieval

No	HER No	Eastings	Northings	Description	Period
24	DWS8638	533400	126834	Ouse Valley Railway Earthworks, Lindfield and Lindfield Rural. Earthworks defining the route of the Ouse Valley Railway. Commissioned in 1864 but work was abandoned in 1868. Mid Sussex 031. Red	Post medieval
25	DWS9078	533261	125764	Area of Iron Age and Roman Industrial Activity, Haywards Heath. Archaeological evaluation identifying features indicating an iron-smelting furnace of Iron Age / Roman date with associated rake-out pit and posthole, a possible post-medieval cart track and a linear feature of post-medieval date. Mid Sussex 052. Amber	Late Iron Age / Roman
26	DWS8680	532479	124948	Route of the Roman Road through Mid Sussex. Evidenced by excavations along sections Mid Sussex 036. Amber	Roman
Non designated heritage assets					
27	MWS3826	533700	125700	Flintwork at Haywards Heath. A tranchet axe and other flints discovered within a garden were reported to the Research Committee of the Sussex Archaeological Society.	Mesolithic
28	MWS11725 EWS1395	532360	125470	Land at Penlands Farm, Haywards Heath - Archaeological Investigations. Activity dated to the Bronze Age, Iron Age and Roman periods was found. Also, features associated with medieval agricultural activity in the central part of the site, dating to AD 1075 – AD 1250. A probable post-medieval trackway, field boundary and field system dated to the 18th century or earlier.	Multi-period Site
29	MWS12937	533316	125794	Land at Birchen Lane, Haywards Heath - Evaluation. Five archaeological features were identified including an iron-smelting furnace of Iron Age / Roman date with associated rake-out pit and posthole, a possible post-medieval cart track and a linear feature of post-medieval date.	Iron Age / Roman
30	MWS7490 MWS12985	533241	125424	Wickham Farm Historic Farmstead, Haywards Heath. Dating to the medieval period. A medieval dispersed cluster farmstead.	Medieval
31	MWS10836	531799	125563	Gravelye (Gravely Farm) Historic Farmstead, Haywards Heath. Historic	Medieval

No	HER No	Eastings	Northings	Description	Period
				Farmstead dating to the medieval period. A medieval dispersed multi-yard farmstead.	
32	MWS11170	531500	125600	Hanly Farm Historic Farmstead, Haywards Heath. Historic Farmstead dating to the medieval period. A medieval dispersed multi-yard farmstead.	Medieval
33	MWS11183	532900	124900	Harlands Farm Historic Farmstead, Haywards Heath. Historic Farmstead dating to the medieval period.	Medieval
34	MWS12435	532430	126870	Naldred Farm Historic Farmstead, Ansty and Staplefield. Dating to the medieval - only the Farmhouse survives.	Medieval
35	MWS12946	532974	125207	The Barn (Mill House) Historic Farmstead, Haywards heath. Dating to the medieval period.	Medieval
36	MWS770	533049	125007	Watermill site (Bridger's Mill) - Haywards Heath. Mill shown on map of 1795. Demolished in 1968 and little remains today apart from a culvert.	Post medieval
37	MWS3352	533430	127465	Horsted Keynes - Haywards Heath railway. Opened in 1883. Closed in 1963.	Post medieval
38	MWS3353	533607	126928	Ouse Valley railway. See 24.	Post medieval
39	MWS3614	532540	124920	Archaeological Evaluation - Haywards Heath College. Two 20 x 1 m trenches were dug by machine across the putative Roman Road 150 (London-Portslade). No features or finds were revealed.	
40	MWS4907	533300	125000	Brickfield on S. side of College Rd. Marked only on the map of 1899.	Post medieval
41	MWS4908	532600	125800	Brickfield on W. (sic) side of Bordehill Ln. Marked only on the map of 1899.	Post medieval
42	MWS4909	532600	126000	Brickfield on Sugworth Rd (sic). Marked on the map of 1899 and still in existence in 1938.	Post medieval
43	MWS7488	532897	124960	Mr. Thomas Pelhams House and Lande. Location of a 17th C house shown on the 1638 map.	Post medieval
44	MWS7489	532987	125191	Mr. Bishes House and Lande. Location of a 17th C House. as shown on the 1638 map. Parts of the original house are still in place.	Post medieval
45	MWS7491	533612	125315	John Peckhams House. Location of a 17th C House shown on the 1638 map. Part of the original house is still in place.	Post medieval

No	HER No	Eastings	Northings	Description	Period
46	MWS7492	533738	125379	Thomas Brays House. Location of a 17th C house shown on the 1638 map.	Post medieval
47	MWS8183	532600	125640	Limekiln - Haywards Heath. Lime kiln shown on 1st Ed OS map but not there by 2nd Ed.	Post medieval
48	MWS9920	533009	126693	Copyhold Farm Historic Farmstead, Ardingly. Historic Farmstead dating to the 19th century - only the Farmhouse survives.	Post medieval
49	MWS10425	533522	126081	Fatting Hovel Historic Outfarm, Lindfield Rural. Historic Outfarm dating to the 19th century.	Post medieval
50	MWS11494	533370	126620	Highgrove Cottage Historic Farmstead, Lindfield Rural. Historic Farmstead dating to the 19th century.	Post medieval
51	MWS12261	531456	126139	Lullings Farm Historic Farmstead, Ansty and Staplefield. Historic Farmstead dating to the 19th century. Has suffered partial loss.	Post medieval
52	MWS12559	532946	126916	Site of New Barn North of Copyhold Farm Historic Outfarm, Ardingly. Historic Outfarm dating to the 19th century. Totally demolished/lost.	Post medieval
53	MWS12853	533774	125457	Site of Outfarm adjacent to Smallsgreen Cross, Lindfield. Historic Farmstead dating to the 19th century - the Farmstead has been totally demolished/lost.	Post medieval
54	MWS13302	532304	125534	Penland Farm Historic Farmstead, Haywards Heath. Historic Farmstead dating to the 19th century. It is in an isolated location and is extant (no apparent alteration).	Post medieval
55	MWS13686	532755	126255	Sugworth Farm Historic Farmstead, Ansty and Staplefield. Historic Farmstead dating to the 19th century. Has suffered partial loss	Post medieval
56	MWS14137	532083	126442	Site of Yard South West of Borde Hill, Ansty and Staplefield. Historic Farmstead dating to the 19th century - totally demolished/lost.	Post medieval
57	MWS7153	532500	125700	ANTI AIRCRAFT BATTERY WWII. Anti Aircraft - The Kentish Gun Belt - Penland Farm. WWII Light anti-aircraft site (operation diver).	Modern
58	MWS7175	533300	126800	ANTI AIRCRAFT BATTERY WWII. Anti Aircraft - The Kentish Gun Belt -	Modern

No	HER No	Eastings	Northings	Description	Period
				Wickham Wood. WWII Light anti-aircraft site (operation diver).	
59	MWS14994	533409	125386	Archaeological evaluation at Sunte House, Haywards Heath, in advance of residential development identified three undated pits with small quantities of struck flint. Samples identified wood charcoal but no charred plant macrofossils.	Undated

PLATES



Plate 1: The Site, aerial view (@ Google Earth 2020)



Plate 2: The Site - occupying the slope opposite - viewed from near Sugworth Farm, looking south



Plate 3: Collapsed bridge across the stream bounding the Site to the north



Plate 4: View towards the north-west corner of the former quarry and brickwork



Plate 5: Looking north-east across the quarry



Plate 6: Looking south-west from the quarry across the western field



Plate 7: Quarry cut forming the southern boundary of the brickworks enclosure, looking south



Plate 8: Quarry cut forming the southern boundary of the brickworks enclosure, looking east



Plate 9: Wide L-shaped cut in north-east of the brickworks enclosure (north-south)



Plate 10: Rectangular platform in north-east corner of brickworks enclosure



Plate 11: Remains of pipe and wooden structure at base of L-shaped cut



Plate 12: Central field, looking south-east



Plate 13: Looking from the central field towards Sugworth Farm



Plate 14: Looking towards the south-west corner of the Site



Plate 15: South Lodge to Borde Hill, looking west



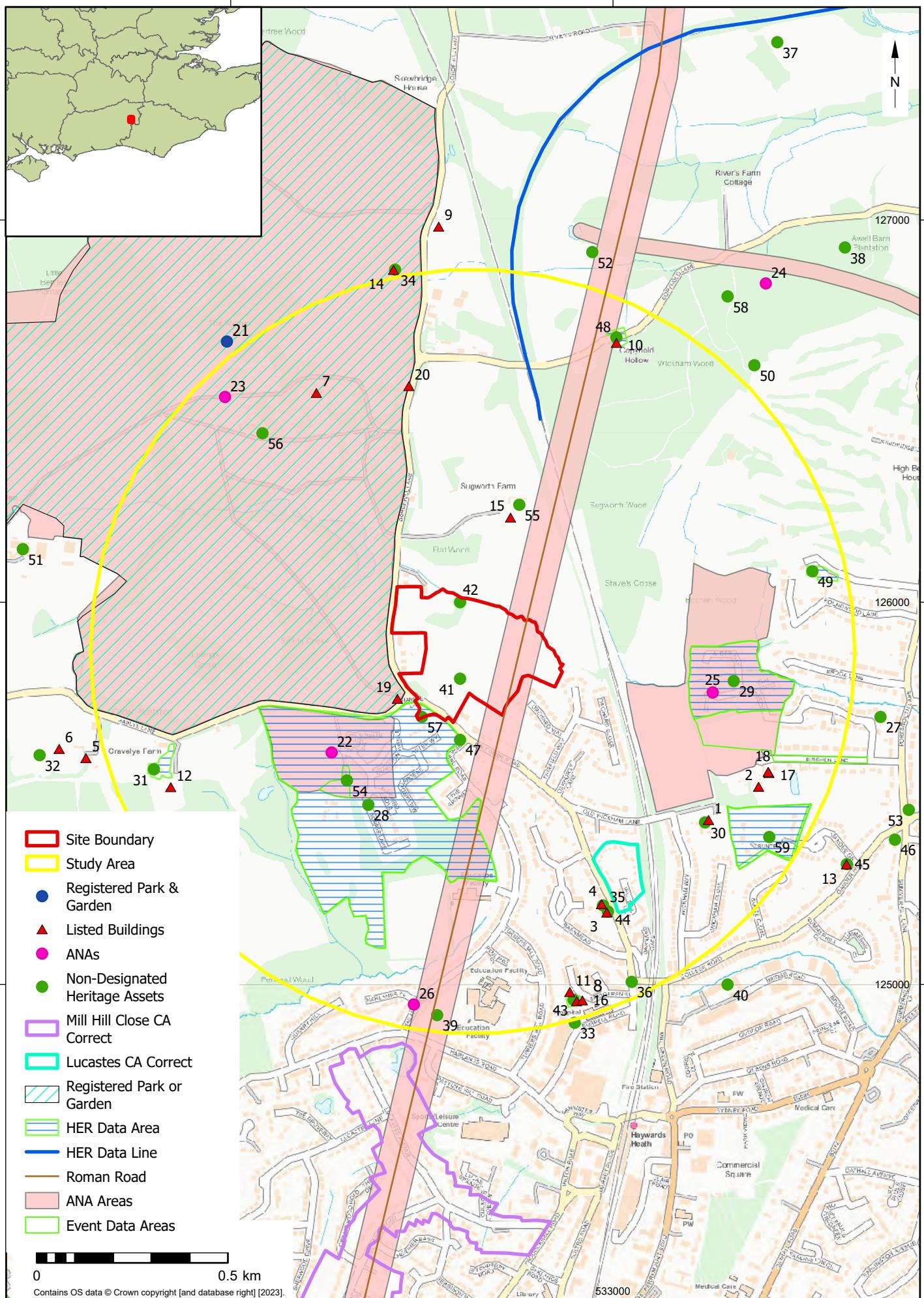
Plate 16: The eastern field looking north-east towards Sugworth Farm

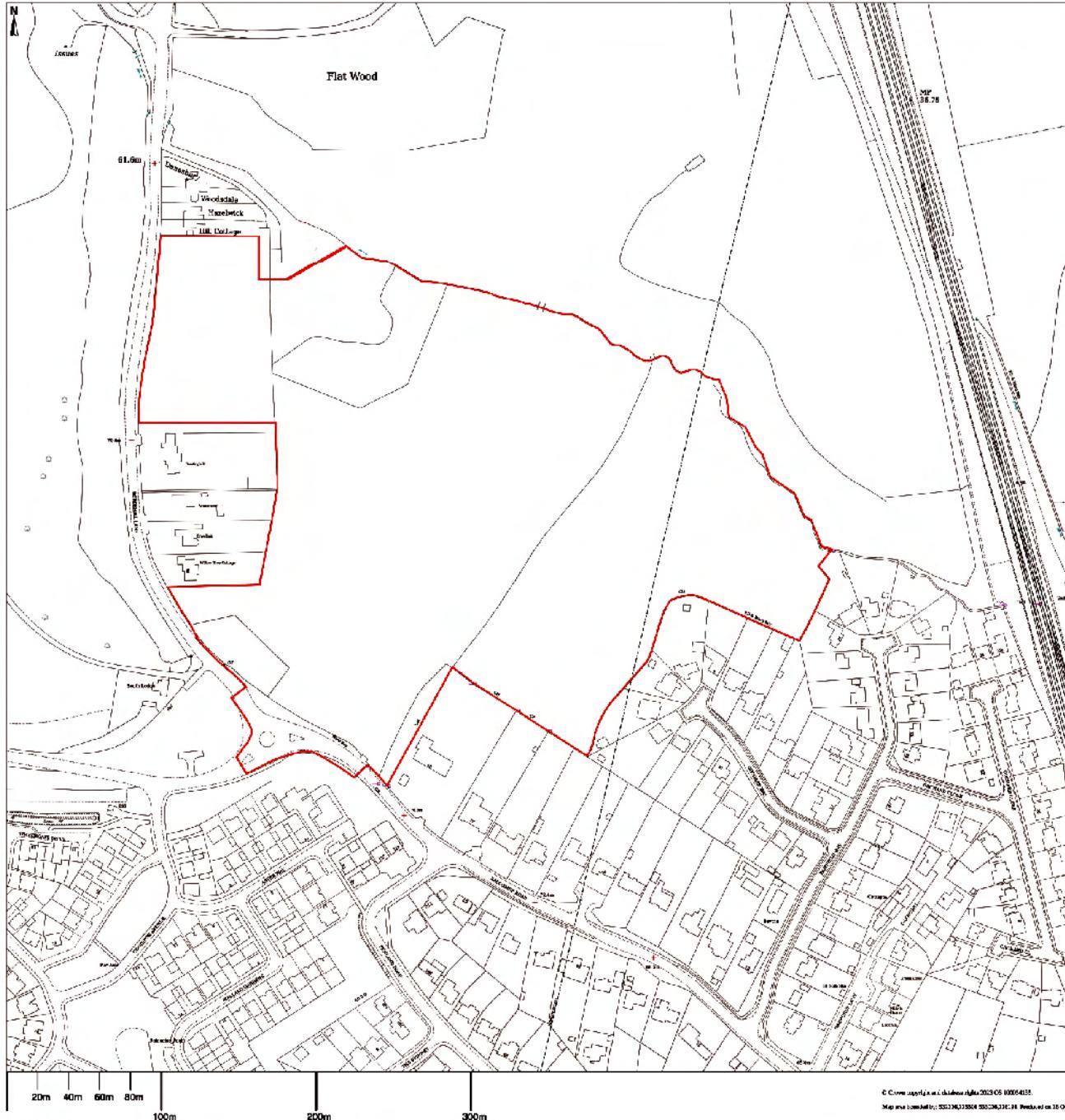


Plate 17: Looking north-west from the south-east corner of the Site



Plate 18: Western field, looking north





Fairfax

FAR TAX ACQUISITIONS LTD

project:
Land North of:
BALCOMBE ROAD,
HAYWARDS HEATH

title:

LOCATION PLAN

date: Nov '25 scale: 1:1250 @ A1

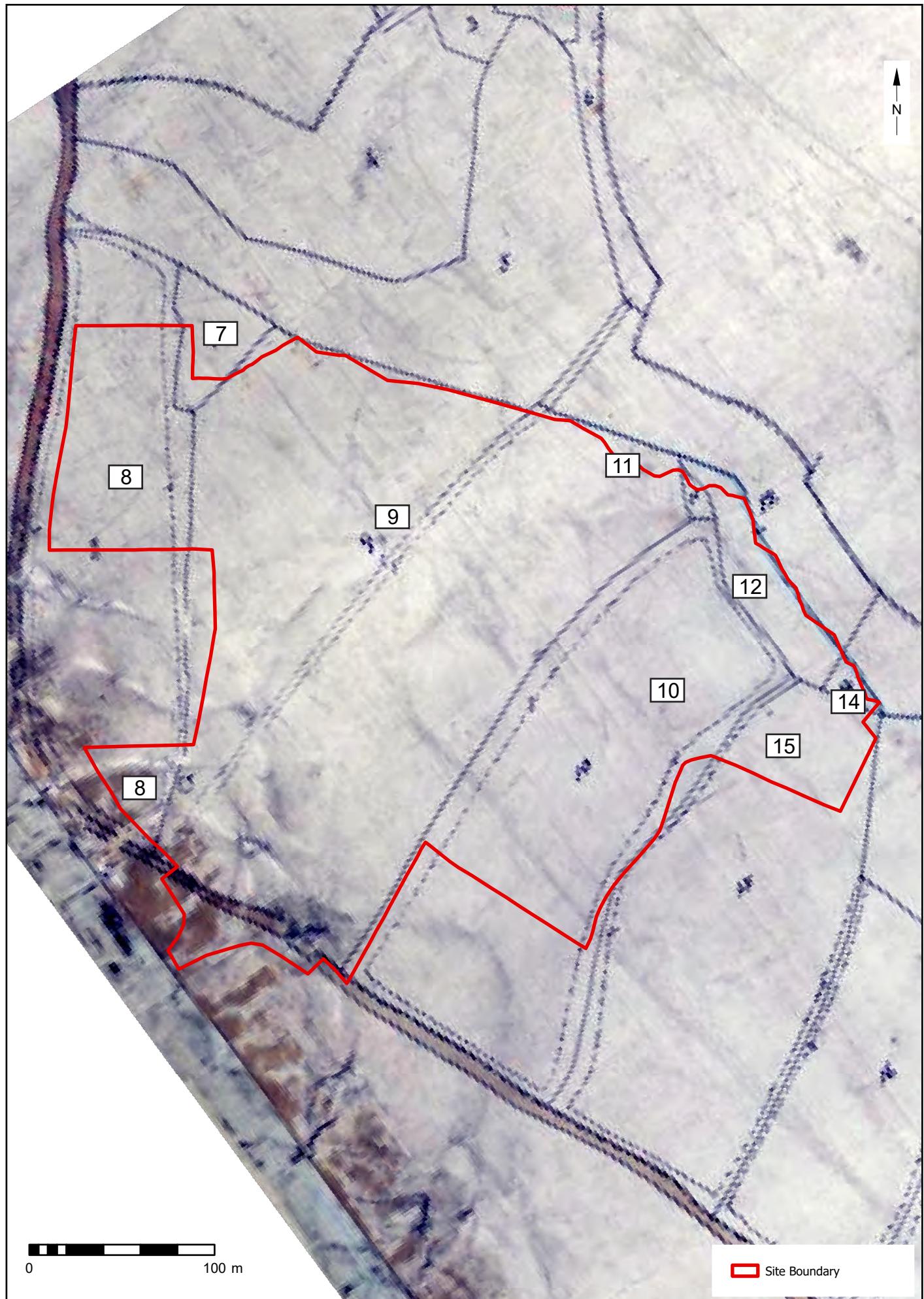
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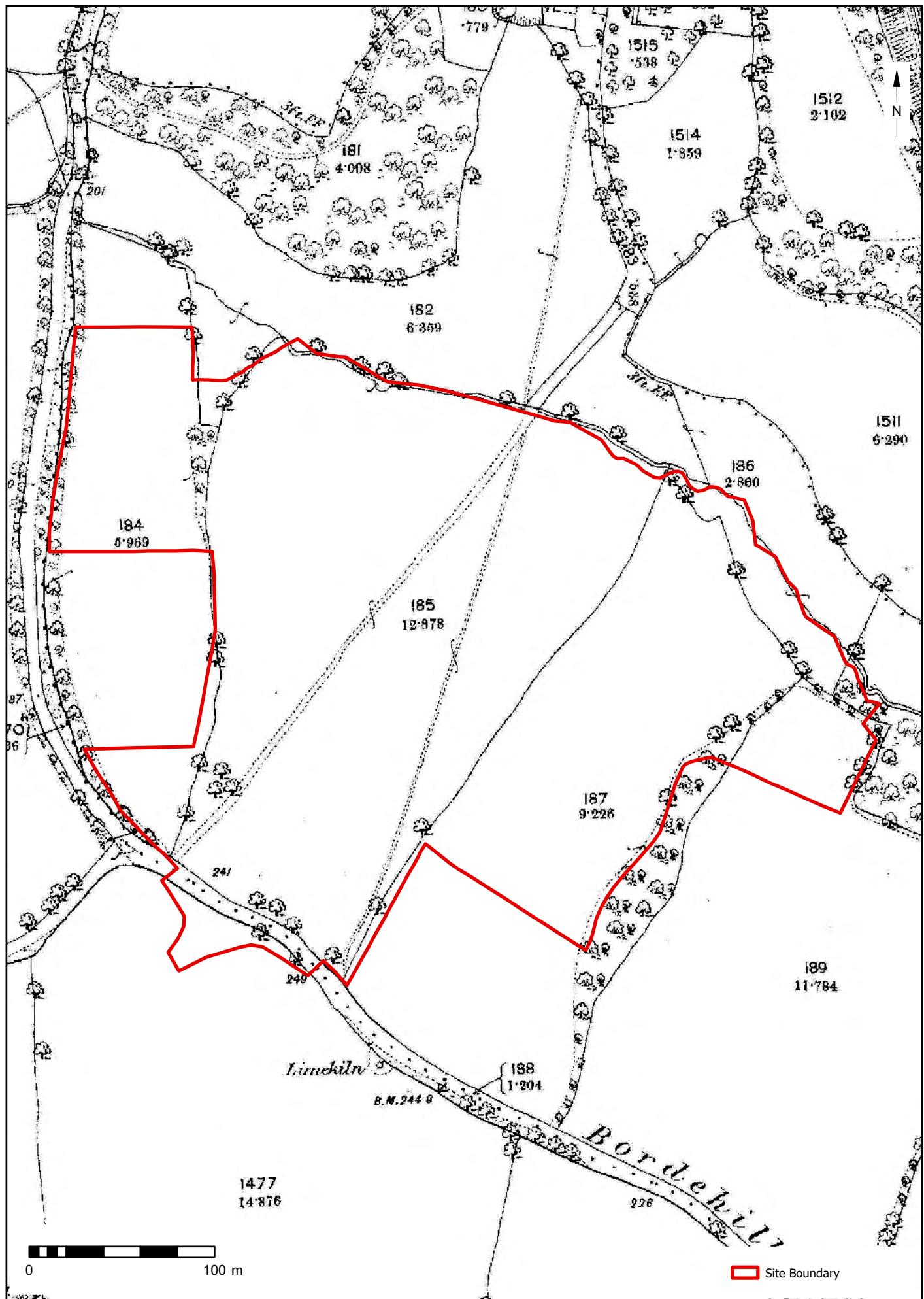
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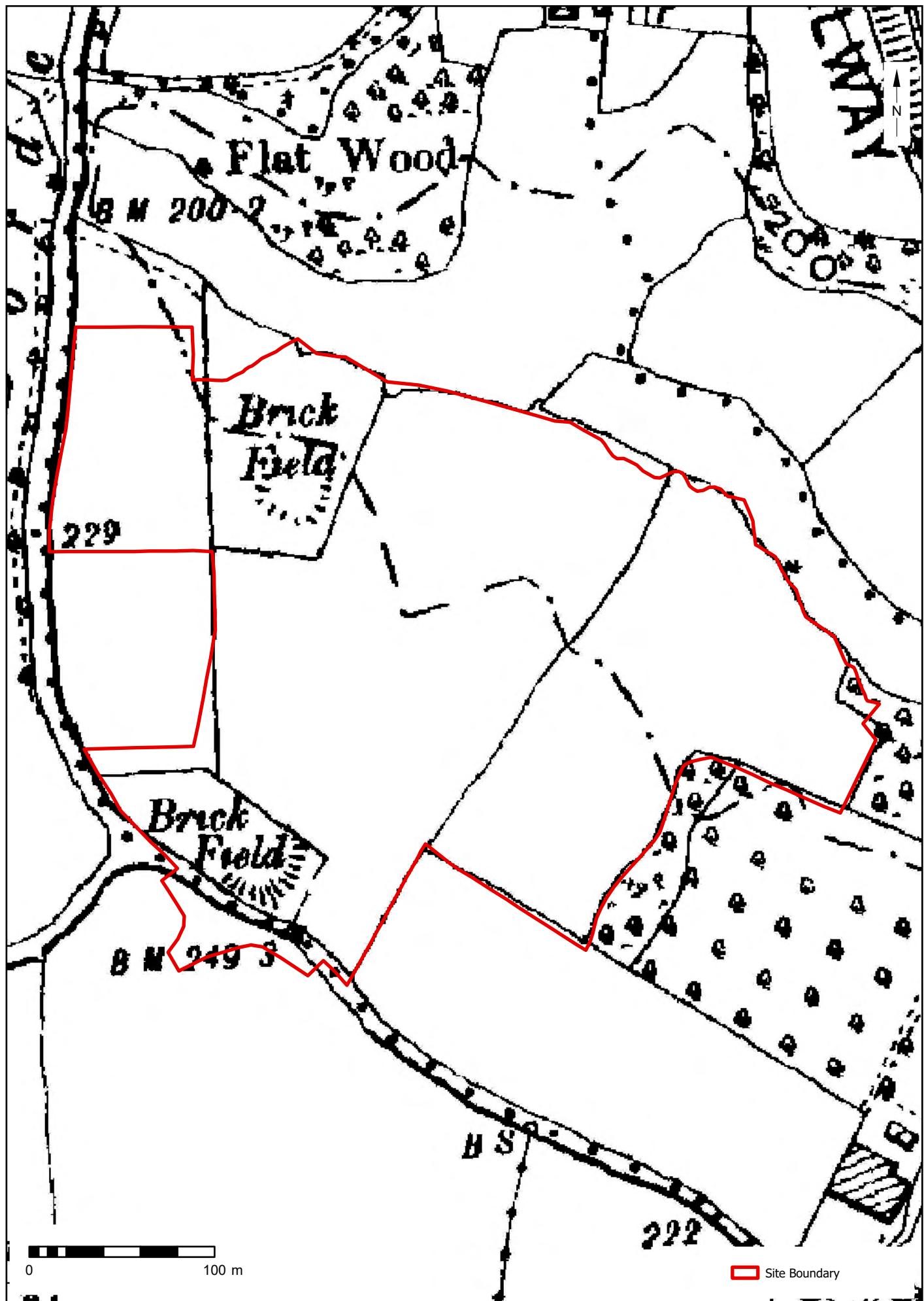
CHARTERED SURVEYOR
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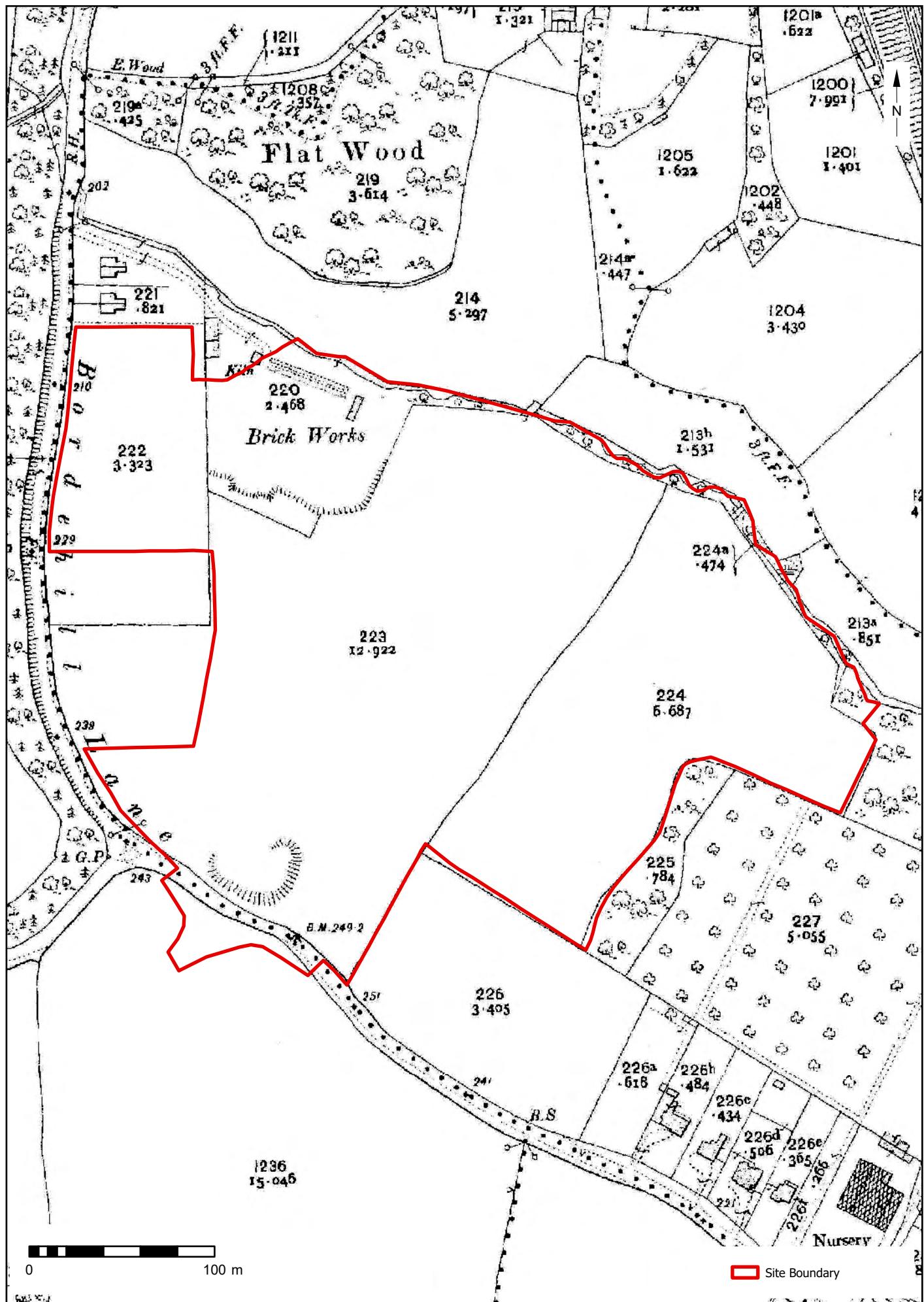
Fig. 2

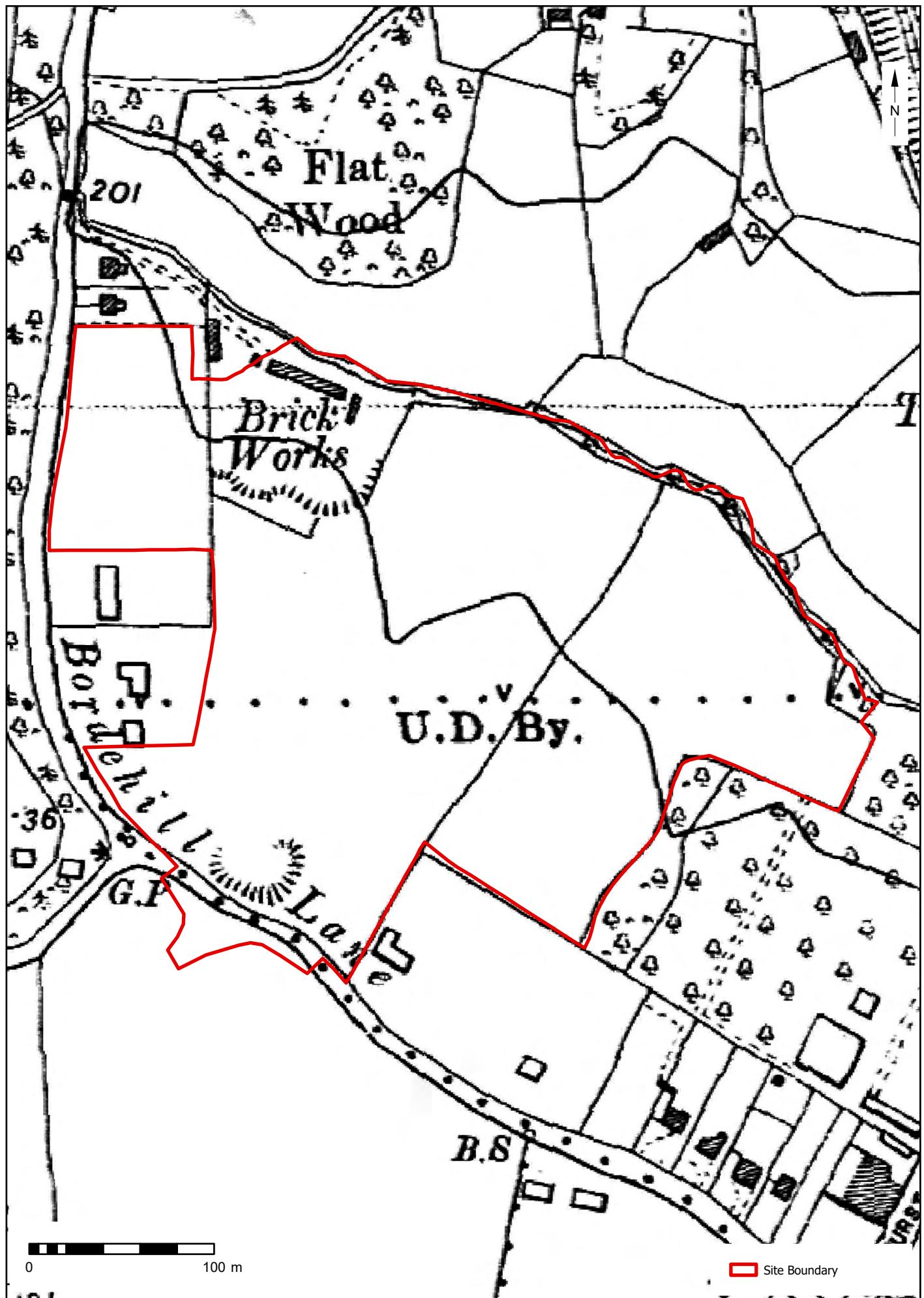


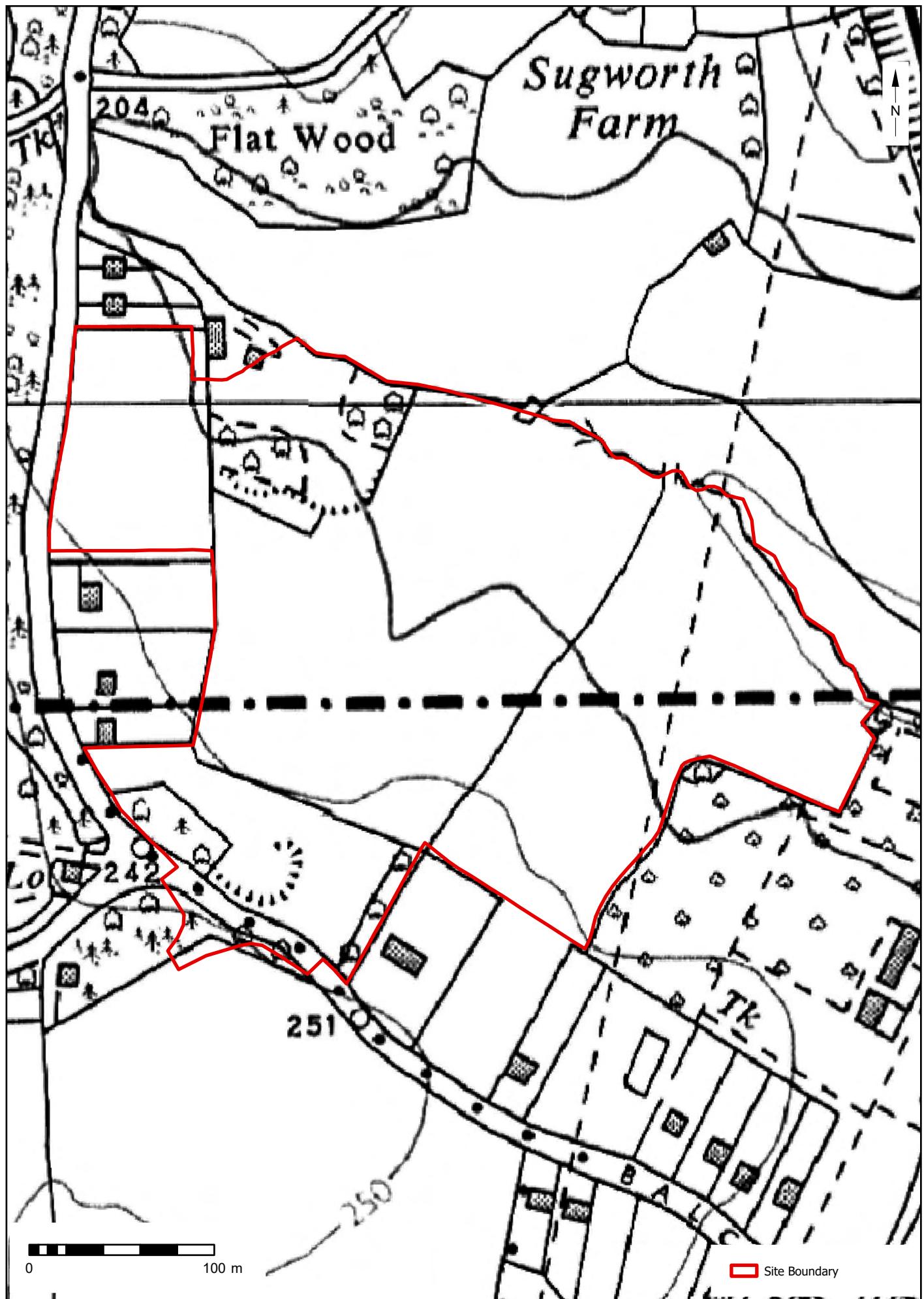


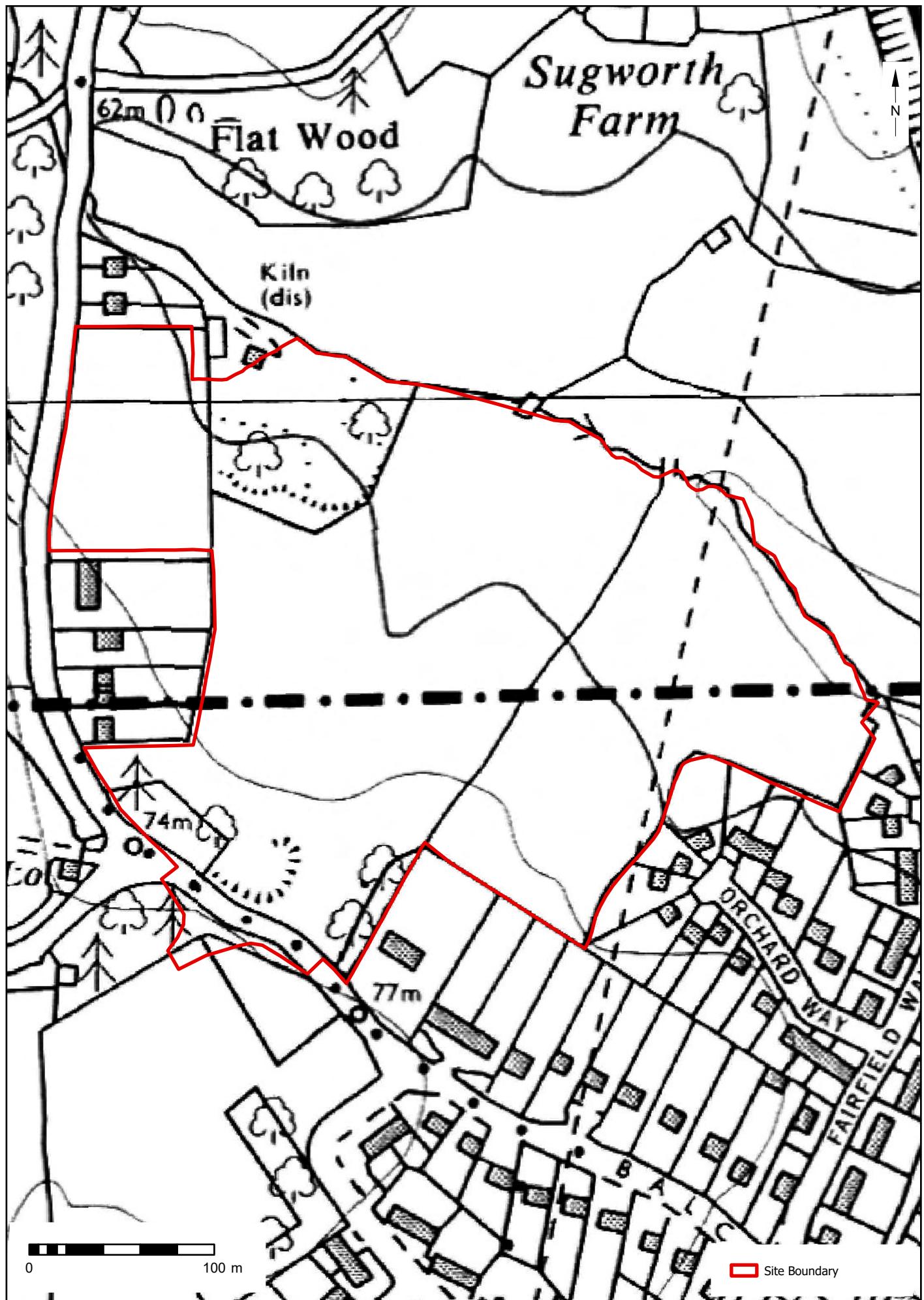


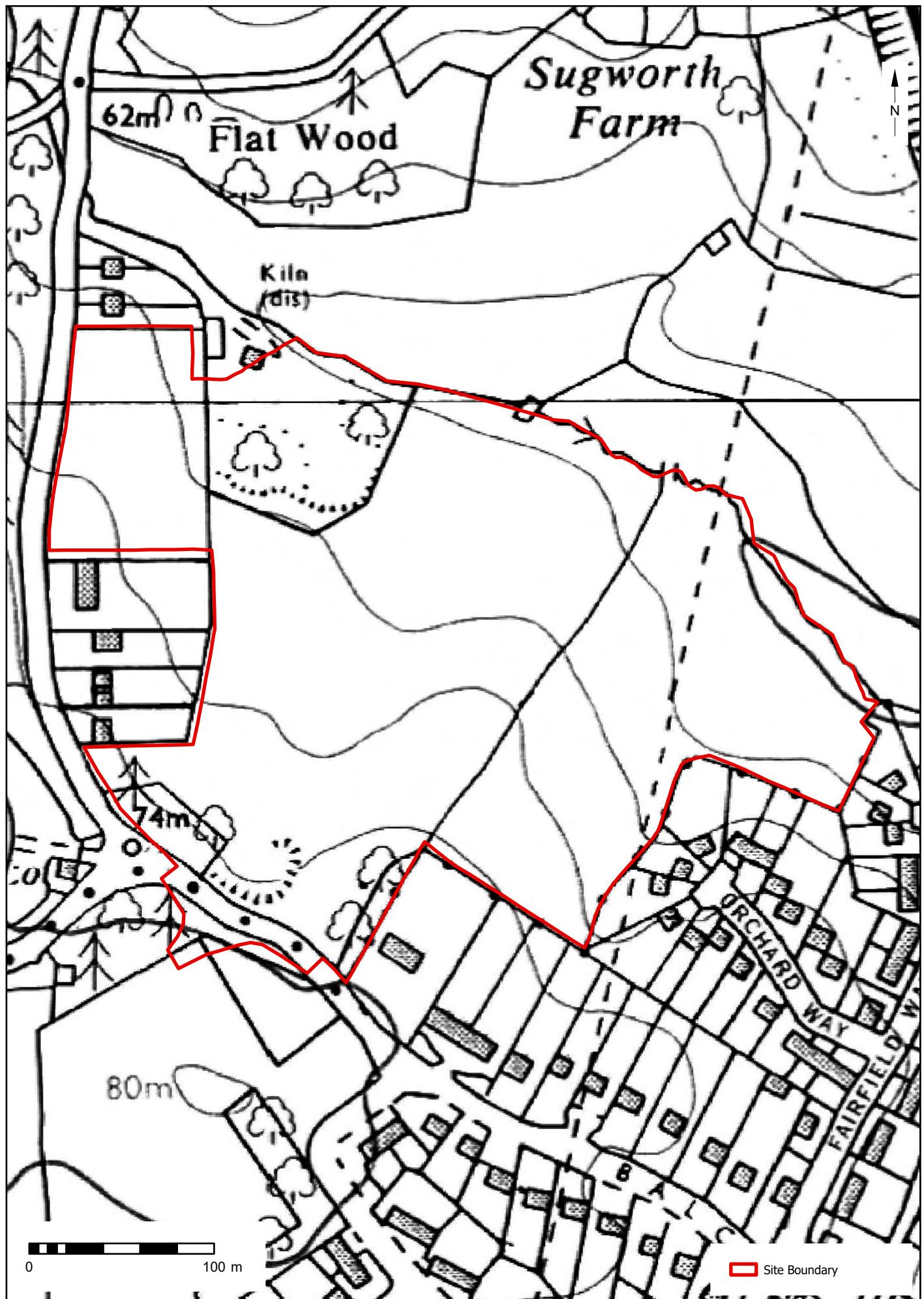


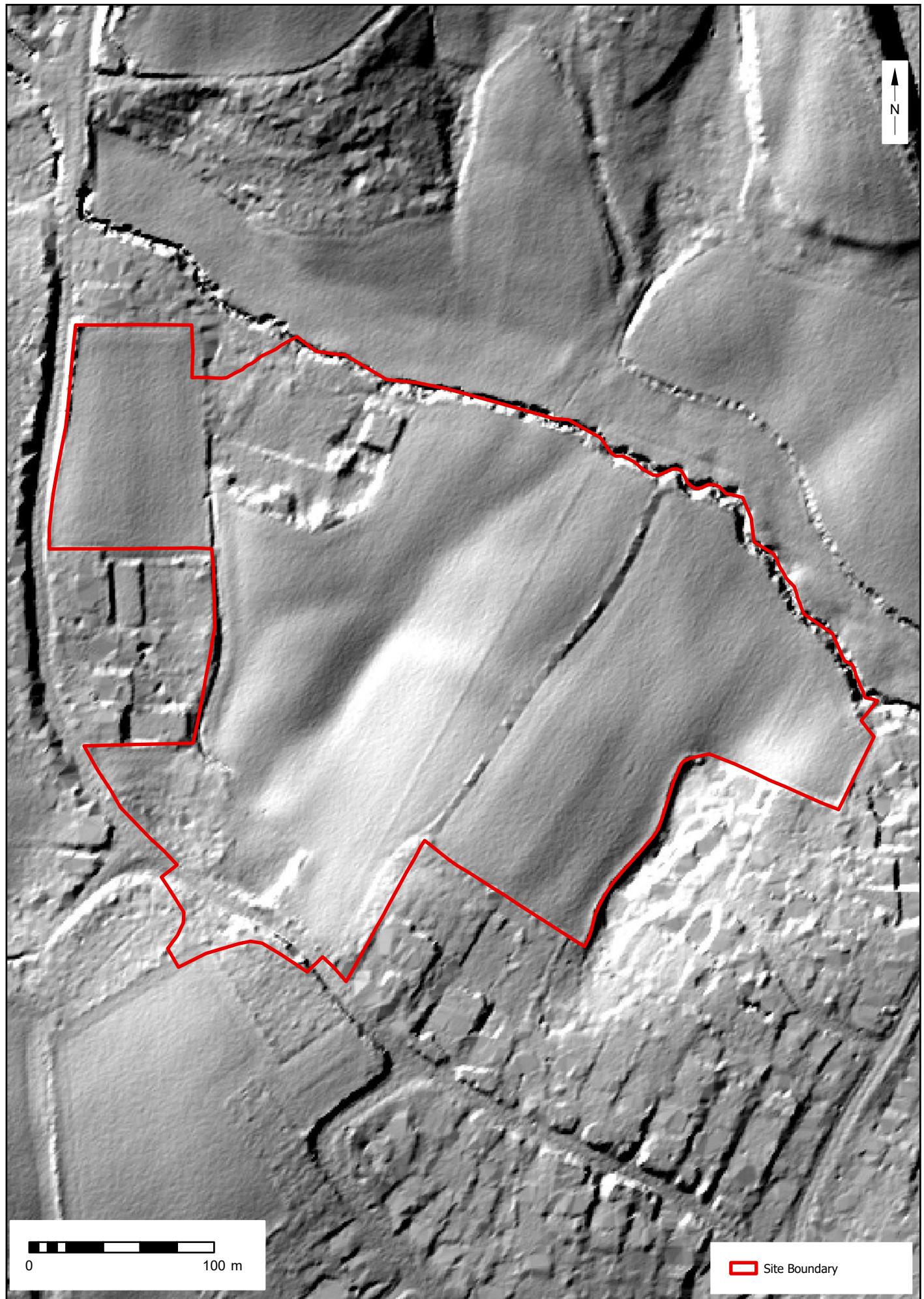
















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