

Lullings Cottage, Balcombe, West Sussex
Archaeological Desk-Based Assessment
January 2024

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Report

Archaeological Desk-Based Assessment

Site

Lullings Cottage, Balcombe, West Sussex

Clients

Tim Musker

Date

January 2024

Planning Authority

Mid-Sussex District Council

Site Centred At

532826, 130393

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Report Status

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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 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post Medieval	1486 – 1901 AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at Lullings Cottage, Balcombe, West Sussex. It has been researched and prepared by Orion Heritage on behalf of Will Gamble Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference 532826, 130393.

The assessment has been prepared to support detailed planning application for demolition of the existing building stock and the construction of a contemporary low-rise residential building. A separate Heritage Statement has been prepared by Orion Heritage.

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 site (including past impacts), there is considered to be low potential for archaeological remains of all periods with the area of the proposed development.

On this basis it is considered that groundworks associated with the proposed development will result in no impact on below-ground non-designated archaeological remains. No further works are recommended to inform the planning application or as a condition of planning in relation to archaeology.

There are no designated archaeological assets within the study site or 1km study area. 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 at Lullings Cottage, Balcombe, West Sussex. It has been researched and prepared by Orion Heritage on behalf of Will Gamble Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference 532826, 130393.
- 1.2 The assessment has been prepared to support detailed planning application for demolition of the existing building stock and the construction of a contemporary low-rise residential building. A separate Heritage Statement has been prepared by Orion Heritage.
- 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 the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of archaeological 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.

Location, Topography and Geology

- 1.5 The study site is sub-rectangular in form and measures 2500m² in size. Lullings Cottage is located within a sub-rectangular plot surrounded by dense vegetation. The study site includes the detached two bedroom Victorian Cottage, associated garden and detached workshop/storage outbuilding. The cottage is approached by a long private entrance drive from the north. To the east of the cottage is a large sub-rectangular pasture field which abuts Little and Little Westbrook Wood. Grade II listed Lullings lies c. 35m west of Lullings Cottage.
- 1.6 Lullings Cottage and neighbouring properties are located on an area of high ground, c. 106m OD which forms the ridge of the east-facing valley of the Ardingly Reservoir. Two large fields to the east of the cottage form part of the study site. The topography slopes gently within these fields, with a more pronounced slope to the east of the study site. A topographic survey of the cottage and immediate environs has been produced (Enka Surveys 2022).
- 1.7 The solid geology of the study site comprises Cuckfield Stone Beds (Sandstone, Calcareous) under the cottage site and Lower Grinstead Clay (Mudstone) under the adjacent fields.

2.0 Aims, Objectives & Methodology

- 2.1 The principal aim of this desk-based assessment is to identify potential significant environmental effects to the historic environment, which might result from the proposed development. The assessment will identify and evaluate the nature and likelihood of the impacts of the proposed development on archaeological and heritage assets against clearly defined criteria.
- 2.2 The 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; and
 - Make recommendations for further work, if necessary.
- 2.3 The results of the 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.
- 2.4 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2021*) 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 [revised edition], 2015);
 - Code of Conduct (ClfA [revised edition] 2022); and
 - Standard and Guidance for Historic Environment Desk-Based Assessment (ClfA [revised edition] 2020).
 - Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)
 - Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017 [second edition])
- 2.5 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.”*
- 2.6 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 ClfA. 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.”

Study Areas

- 2.7 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 and experience of potential significant direct and indirect effects likely to arise from the Proposed Development:
- Archaeological study area: a 1km radius from the centre of the study site 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.

Baseline Data Collection

- 2.8 The following data sources will be used in the compilation of the baseline data:
- West Sussex Historic Environment Record (WSHER);
 - National Heritage List for England (NHLE);
 - The National Archives (TNA);
 - The British Library (BL); and
 - Published/unpublished sources.
- 2.9 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. Lidar data, in particular, Digital Terrain Models (DTM), are routinely used for heritage purposes as this model shows the ground surface with buildings and trees filtered out to create a ‘bare earth’ effect in which topographic features of archaeological origin can be detected. The Environment Agency collected Lidar data that covers the study site at 2m resolution in 2001 and 1km in 2020 and as part of the National LIDAR Programme at 1m in 2021. These data were processed using the Relief Visualisation Toolkit (RVT) version 1.3 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

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), entitled 'Conserving and Enhancing the Historic Environment' (DLUHC, December 2023). 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 200 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 209 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-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.13 Paragraph 18a-009 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.14 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.
- 3.15 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.”*
- 3.16 The key test in NPPF paragraphs 205-208 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 whether a proposal might cause 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.

- 3.17 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 199-202) apply.
- 3.18 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.19 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.
- 3.20 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."
- 3.21 Paragraph 202 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, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.*
- Examples of heritage benefits may include:*
- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - reducing or removing risks to a heritage asset; and
 - securing the optimum viable use of a heritage asset in support of its long-term conservation."
- 3.22 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

3.23 The Mid Sussex District Plan 2014-2031 (Adopted March 2018) is the relevant development plan. The development plan contains the following relevant policies including Policy DP 34 Listed Buildings and Other Heritage Assets, and Policy DP16: High Weald Area of Outstanding Natural Beauty.

3.24 The relevant part of Policy DP34 states:

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.

3.25 The relevant part of Policy DP16 states:

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination. Evidence Base: The High Weald AONB Management Plan.

Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- *the identified landscape features or components of natural beauty and to their setting;*
- *the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.26 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 six-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; and
 - 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)

- 3.27 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.
- 3.28 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.
- 3.29 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; and
 5. Making and documenting the decision and monitoring outcomes.
- 3.30 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1 The location of heritage assets mentioned in the text are shown in Figures 2 and 3.
- 4.2 The study site does not fall within or adjacent to an Archaeological Notification Area. A single Archaeological Notification Area is recorded within the 1km study area: Wakehurst Place Registered Park and Garden, Ardingly (WSHER DWS8719; not illustrated), c. 665m north-west of the study site.
- 4.3 The study site forms part of a wider HLC polygon for West Hill Farm, a post-medieval large farmstead (WSHER HWS8340; not illustrated).
- 4.4 The WSHER records no finds or features within the study site, the following is recorded adjacent to the study site:
- Westhill Farm Historic (medieval) Farmstead, Ardingly (WSHER MWS12979).

Previous archaeological investigations

- 4.5 The WHER records no archaeological investigations within the study site. A single event is recorded within the 1km study area: a part excavation of a Mesolithic rock shelter in 1929-34 at Tilgate Woods, c. 470m north-east of the existing cottage.

Prehistoric

- 4.6 There are no Historic Environment Records of prehistoric date identified within or adjacent to the study site.
- 4.7 The earliest archaeological evidence within the 1km study area dates to the Mesolithic period. A Mesolithic rock shelter in Tilgate Wood, c. 470m north-east of the existing cottage, was excavated in 1929-1934. The investigations recovered c. 800 flints (77 of them artefacts) from an area in front of the shelter. The finds included cores, core dressings, scrapers, flakes, points and microliths, including two possible Neolithic flints. The shelter measures 3m in length and 1m in depth beneath the sloping rock overhang.
- 4.8 The WSHER records the recovery of a few flint implements from the Wakehurst Estate. The flint artefacts are recorded as generally prehistoric rather than a specific period range. The recovery of the flint artefacts pre-date the occupancy of the estate by the Royal Botanic Gardens.

Romano-British

- 4.9 There are no Historic Environment Records of Roman date within or adjacent to the study site. The WSHER records a single Roman find or feature within the 1km study area: the site of an alleged Roman road (WSHER MWS795). The projected line is reported to connect Ardindley to Balcombe in a roughly north south orientation, following the line of Shell Lane up to Hook Wood. The HER entry records that there is no evidence of Roman work anywhere along this line. The study site lies c. 300m west of Shell Lane / the projected Roman road.

Saxon and Early Medieval

- 4.10 Balcombe is not recorded as a pre-conquest manor in 1086. The closest early medieval settlement recorded in 1066 is Horsted which is recorded c. 4.4km south-west of the study site (www.OpenDomesday.org).

Medieval

- 4.11 Westhill Farm is recorded as a Historic Farmstead dating to the medieval period by the 'Historic Farmsteads and Landscape Character in West Sussex' Project (WSHER MWS12979). It is recorded as, 'a medieval three-sided L-plan loose courtyard farmstead with a detached farmhouse set away from the yard. It is a loose farmstead cluster and has suffered partial loss (less than 50% loss)' (Forum Heritage Services, 2006; WSHER MWS12979). The listing description for Lullings and the Victoria County History also records the original portion as a 15th century timber-framed building (NHLE 1025790; Salzman 1940, 127-132).
- 4.12 The earliest documentary source, title deeds held at West Sussex, date to 1458 (WSRO Add Mss 33937-33951). Original records also indicate that prior to being names 'Westhill', the house was called 'Clevers', possibly through a link to a Thomas Clever of Ardingly, named in a quitclaim of 1497 (ESRO SLR/7/1) (Wessex Archaeology 2021, 4).
- 4.13 Although there are no medieval cartographic sources, the above suggests that the medieval structures were broadly located on the farmstead as recorded in the 19th century. In the 19th century the study site formed part of the agricultural lands associated with the farmstead.

Post-medieval / Modern

- 4.14 The WSHER records a number of post-medieval farmsteads within the 1km study area. This includes Lullings Farm (WSHER MWS12262) c. 400m north of the Lullings Cottage site, which is recorded in the 1874 Ordnance Survey (1:10,560, not illustrated). Lullings Farm was demolished between 1899 and 1912 (1:10,560, not illustrated). Between 1910 (Figure 8) and 1957 (Figure 9) 'West Hill Farm' is recorded as 'Lullings' which may be associated with the aforementioned farmstead to the north. The other farmsteads are Pearments Farm (WSHER MWS13281), Tillinghurst Farm (WSHER MWS13775), Forest Farm (WSHER MWS10610), which indicate a dispersed historic settlement pattern.
- 4.15 The 1808 Ordnance Survey (Figure 5) records the complex of farm buildings at West Hill. The farm complex comprises four individual buildings, with the study site falling to the north and east, although the scale does not allow a very accurate reading.
- 4.16 The 1840 Ardingley Tithe Map (Figure 6) records the house, buildings and yard of West Hil Farm as owned and occupied by William Newham. The site of Lullings Cottage and the adjoining field within the study site fall within plot 520, Stable Mead meadow, also owned and occupied by William Newham.
- 4.17 This layout remains unchanged in the 1874 Ordnance Survey (Figure 7), with the site of Lullings Cottage located within the large agricultural field adjacent to the farm complex. A footpath is noted through the area of the cottage in the 1874 Ordnance Survey (Figure 7). The site of the ancillary structure / workshop is located within an area of woodland north of the farm complex. The agricultural land to the east of the cottage is formed by two smaller parcels, delineated by a tree-lined field boundary.
- 4.18 Ordnance Survey mapping records the construction of Lulling Cottage between 1897 (Figure 7) and 1910 (Figure 8). The ancillary structure / workshop dates to the same period. A smaller ancillary structure to the west was constructed between 1910 (Figure 8) and 1957 (Figure 9). The 1957 Ordnance Survey records a change

to the boundary plot around Lullings Cottage and layout to the roads around Lullings to the west.

- 4.19 No changes are noted in the 1987-1990 Ordnance Survey (Figure 10). Between 1987-1990 (Figure 10) and 2000 (Figure 11) the two fields have been combined to form a single field.
- 4.20 The WSHER records WWII graffiti at Ardingly Reservoir, c.890m west of the study site (WSHER MWS15141).

Lidar and Aerial Photography Assessment

- 4.21 Google Earth provides readily available satellite imagery between 1985 and 2021. The 1985 image does not cover the study site so the earliest clear image dates to 2001. These images record no additional changes to that recorded on cartographic sources.
- 4.22 LiDAR assessment of the study site revealed no anomalies of archaeological origin. The historic field boundary which was lost between between 1990 and 2000 is clearly visible as an east-west linear ditch.

Past Impacts, Summary of Archaeological Potential and Assessment of Significance

- 4.23 The available evidence has been assessed to determine the nature and extent of any previous impacts upon potential below-ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 4.24 Past impacts include the construction of Lullings Cottage and associated hard landscaping. The area around the cottage is covered by thick vegetation which may also have affected below-ground conditions.
- 4.25 Below ground remains associated with the extant, late 19th / early 20th century, Lullings Cottage are considered to be of negligible archaeological value.
- 4.26 The study site forms part of the agricultural lands of medieval to post-medieval West Hill Farm / Lullings. A careful review of all historic sources suggests the study site was agricultural in character; no evidence of significant occupation associated with the original farmstead has been identified within the study site. Taking into further account the effect of late 19th / early 20th century construction activities associated with the Lullings Cottage, the potential for significant archaeological remains of all dates within the area of proposed development is considered negligible.

Potential Impacts on Designated Archaeological Assets

- 4.27 There are no designated archaeological assets within the study site or 1km study area. The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

5.0 Proposed Development Proposed Development and Predicted Impact on Designated and Non-Designated Archaeology

The Proposed Development

- 5.1 The proposed development comprises the demolition of Lullings Cottage, together with several outbuildings. It is proposed to construct a new dwelling set slightly further to the east of the heritage asset.
- 5.2 The proposed building is single storey therefore has a larger footprint than the existing cottage. It remains within its allocated garden area, and does not intrude upon the agricultural land beyond.

Potential Archaeological Impacts and Mitigation Measures

- 5.3 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 site (including past impacts), there is considered to be low potential for archaeological remains of all periods.
- 5.4 On this basis it is considered that groundworks associated with the proposed development will result in no harm to below ground non-designated remains. No further works are recommended to inform the planning application or as a condition of planning in relation to archaeology.

Potential Impacts on Designated Archaeological Assets

- 5.5 There are no designated heritage assets within the study site or 1km study area. The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers land at Lullings Cottage, Balcombe, West Sussex. It has been researched and prepared by Orion Heritage on behalf of Will Gamble Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference 532826, 130393.
- 6.2 The assessment has been prepared to support detailed planning application for demolition of the existing building stock and the construction of a contemporary low-rise residential building. A separate Heritage Statement has been prepared by Orion Heritage.
- 6.3 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 site (including past impacts), there is considered to be low potential for archaeological remains of all periods with the area of the proposed development.
- 6.4 On this basis it is considered that groundworks associated with the proposed development will result in no harm to below-ground non-designated archaeological remains. No further works are recommended to inform the planning application or as a condition of planning in relation to archaeology.
- 6.5 There are no designated archaeological assets within the study site or 1km study area. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

Sources

General

British Library
 The National Archives
 West Sussex Historic Environment Record
 West Sussex Records Office (WSRO)
 East Sussex Record Office (ESRO)

Cartographic

1808 East Grinstead Ordnance Survey Drawing
 1840 Ardingley Tithe Map
 1874 OS Map 1:2,500
 1897 OS Map 1: 2,500
 1910 OS Map 1: 2,500
 1957 OS Map 1:2,500
 1987-1990 OS Map 1:2,500
 2000 OS Map 1:10,000
 2021 OS Map 1:10,000

Websites

Archaeological Data Service – www.ads.ahds.ac.uk
 British Geological Society Geology of Britain Viewer –
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
 Historic England National Heritage List for England –
<https://www.historicengland.org.uk/listing/the-list/>
 Heritage Gateway – www.heritagegateway.org.uk
 MAGIC – www.magic.gov.uk
 PastScape – www.pastscape.org.uk
 Open Domesday - <https://opendomesday.org/>

Published Sources

DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS
 Department of Communities and Local Government. 2021. Planning Practice Guidance
 Department for Communities and Local Government. 2021. National Planning Policy Framework DCLG
 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
 Salzman, L. F. ed. "Ardingly" in A History of the County of Sussex: Volume 7, the Rape of Lewes, London, 1940, pp. 127-132.
 Wessex Archaeology 2021 *Heritage Statement on the Kitchen Chimney in Lullings, West Hill, Ardingly, West Sussex, RH17 6QY*

Lidar

Lidar data were downloaded from the Environment Agency website in October 2022 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
TQ33SW	2021	1

APPENDIX A – GAZATTEERS

GAZATTEER 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 was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record (September 2022). 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 PREFREF / ORION REF.	NAME	MONUMENT TYPE	PERIOD
MWS4268	MESOLITHIC ROCK SHELTER - TILGATE WOOD	LITHIC WORKING SITE	MESOLITHIC
MWS800	FLINT IMPLEMENTS - WAKEHURST	FINDSPOT	PREHISTORIC
MWS795	ALLEGED ROMAN ROAD - WEST HILL	ROAD	ROMAN
MWS10184	EDMOND'S FARM HISTORIC FARMSTEAD, BALCOMBE	FARMSTEAD; U SHAPE PLAN	MEDIEVAL
MWS12979	WESTHILL FARM HISTORIC FARMSTEAD, ARDINGLY	FARMSTEAD	MEDIEVAL
MWS12262	SITE OF LULLINGS FARM HISTORIC FARMSTEAD, ARDINGLY	FARMSTEAD	POST- MEDIEVAL
MWS13281	PEARMENTS FARM HISTORIC FARMSTEAD, BALCOMBE	FARMSTEAD	POST- MEDIEVAL
MWS13775	TILLINGHURST FARM HISTORIC FARMSTEAD, ARDINGLY	FARMSTEAD	POST- MEDIEVAL
MWS10610	FOREST FARM HISTORIC FARMSTEAD, BALCOMBE	FARMSTEAD	POST- MEDIEVAL
MWS15141	WORLD WAR II GRAFFETI AT ARDINGLY RESERVOIR, BALCOMBE	GRAFFITI	MODERN

GAZATTEER OF ARCHAEOLOGICAL EVENTS (Figure 3)

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

Abbreviations:

WSHER: West Sussex Historic Environments Record

EVUID: West Sussex Historic Environments Record event identification reference number

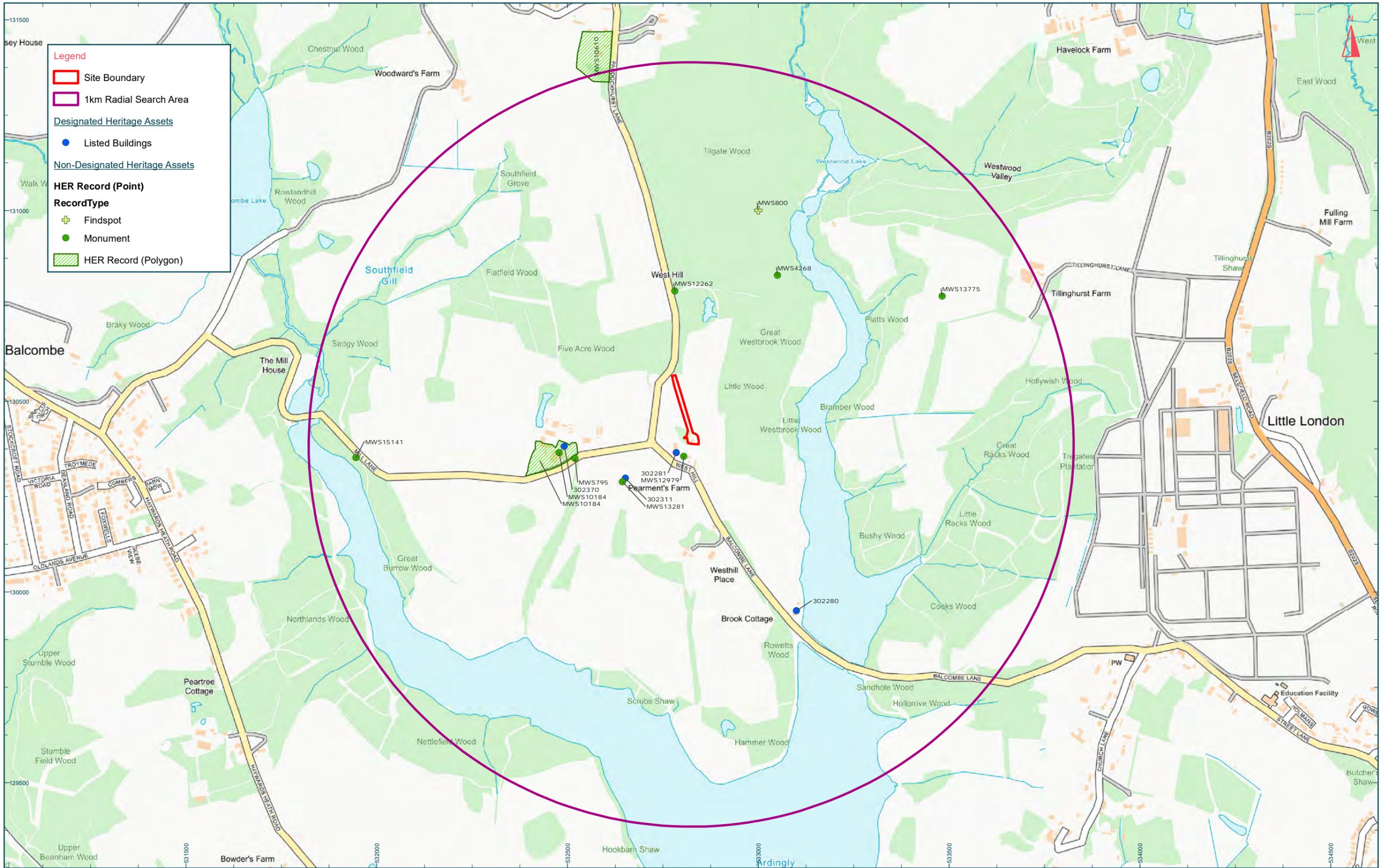
WSHER EVUID	NAME
EWS369	PART EXCAV, HOLLAND M, 1929-34



Title:
Figure 1: Site Location
Address:
Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:10,000





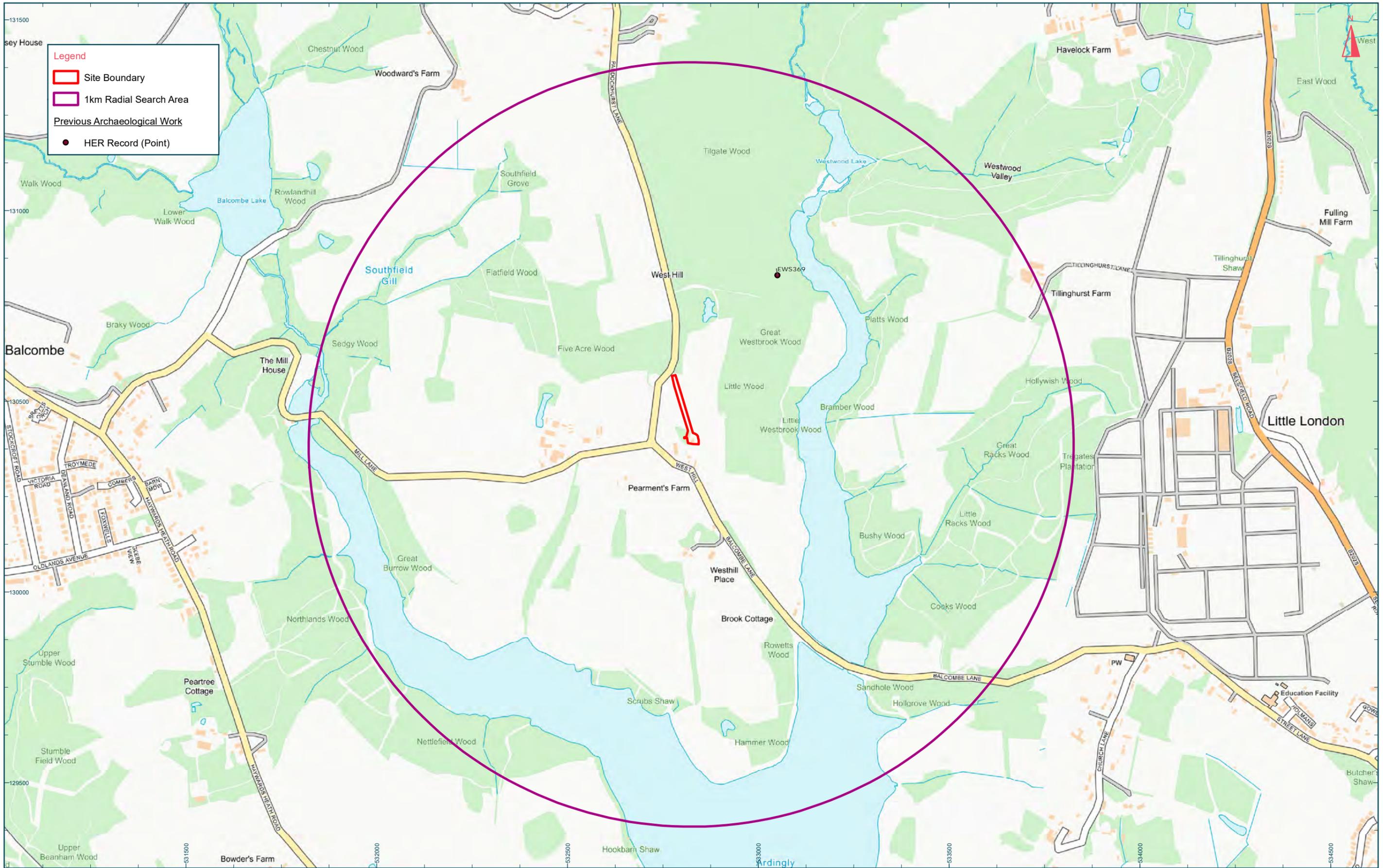
Title:
Figure 2: HER Data Plot – Monuments and Listed Building data

Address:
Lullings Cottage, Balcombe, West Sussex

Scale at A3: 1:9,000

0 300m





Title:
Figure 3: HER Data Plot – Event data

Address:
Lullings Cottage, Balcombe, West Sussex

Scale at A3: 1:9,000

0 300m



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Licence No: 100056706. Data contained in this material was obtained on (date)



Legend

 Approximate Site Location



Title:
Figure 4: 1808 East Grinstead Ordnance Survey Drawing
Address:
Lullings Cottage, Balcombe, West Sussex

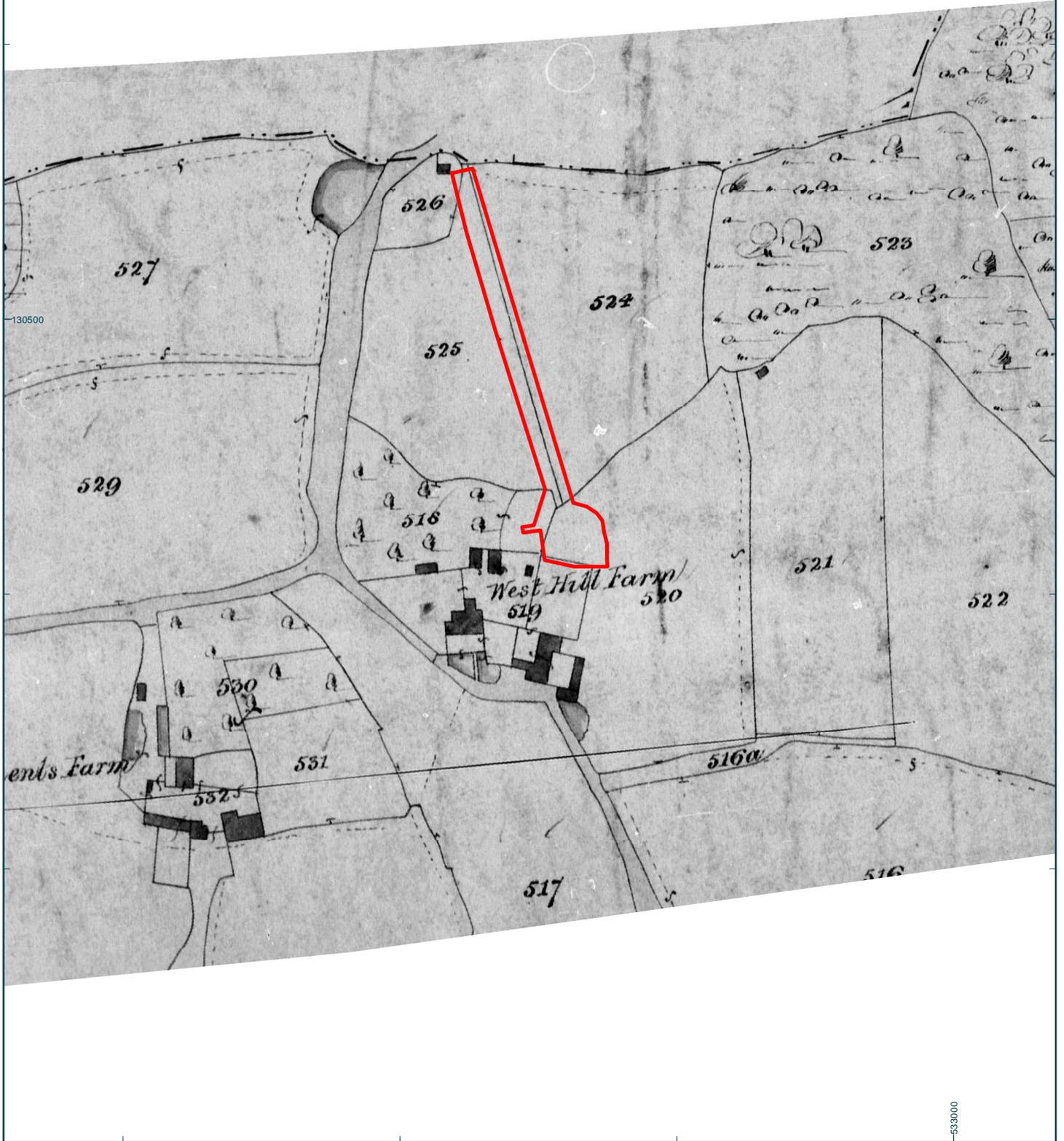
Not To Scale:
Illustrative Only





Legend

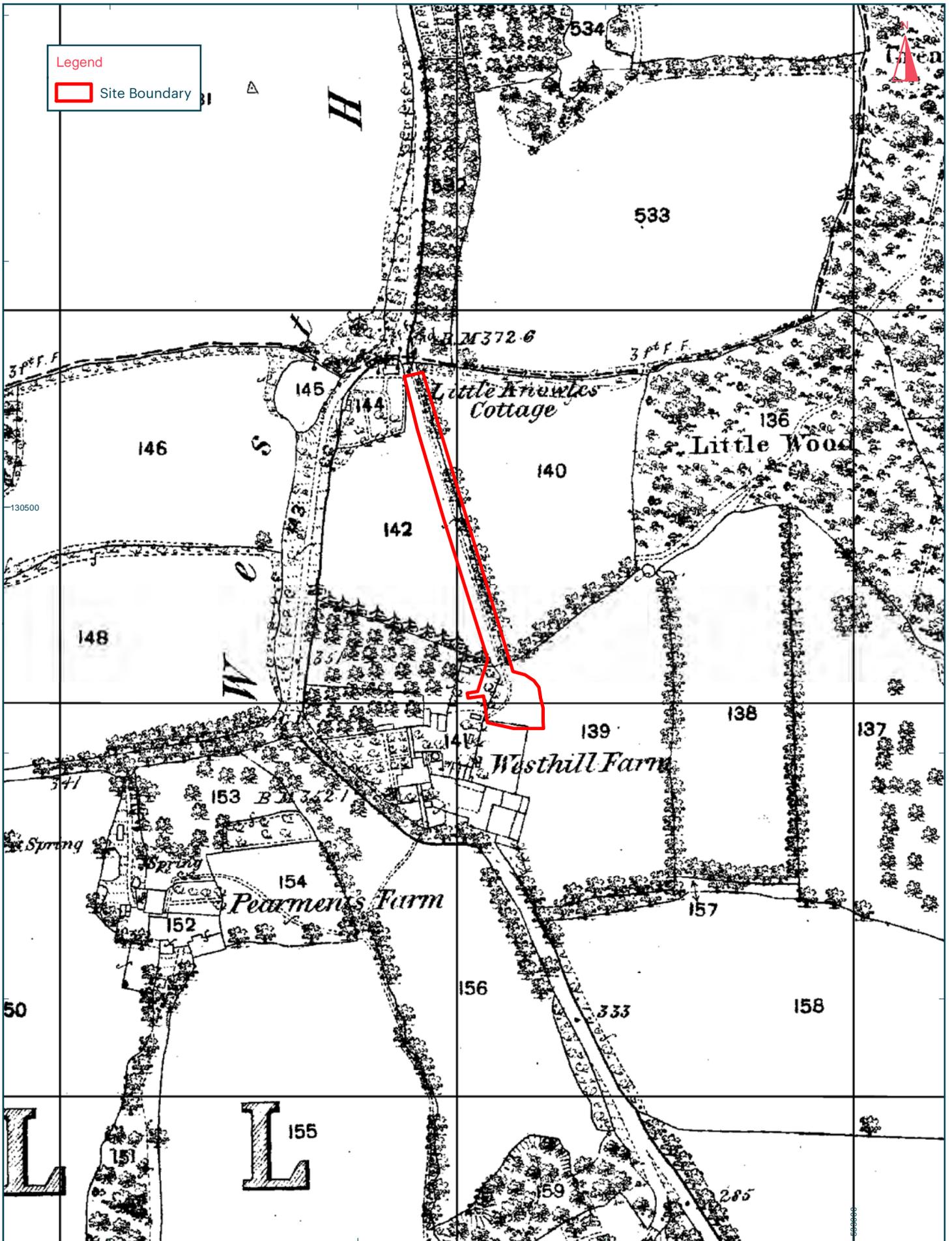
 Site Boundary



Title:
Figure 5: 1840 Ardingley Tithe Map
Address:
Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:2,500





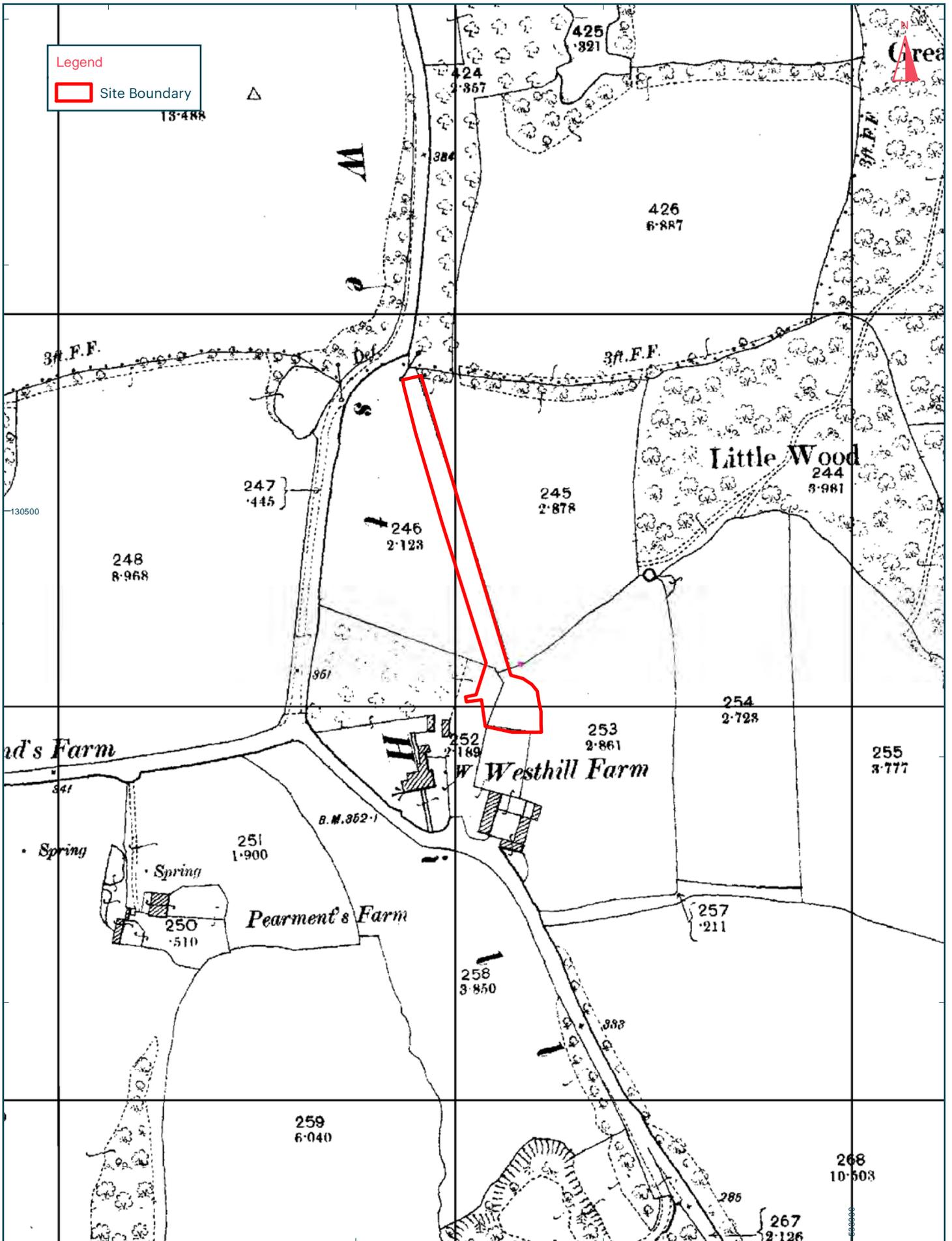
Legend

Site Boundary

Title:
Figure 6: 1874 OS Map 1:2,500

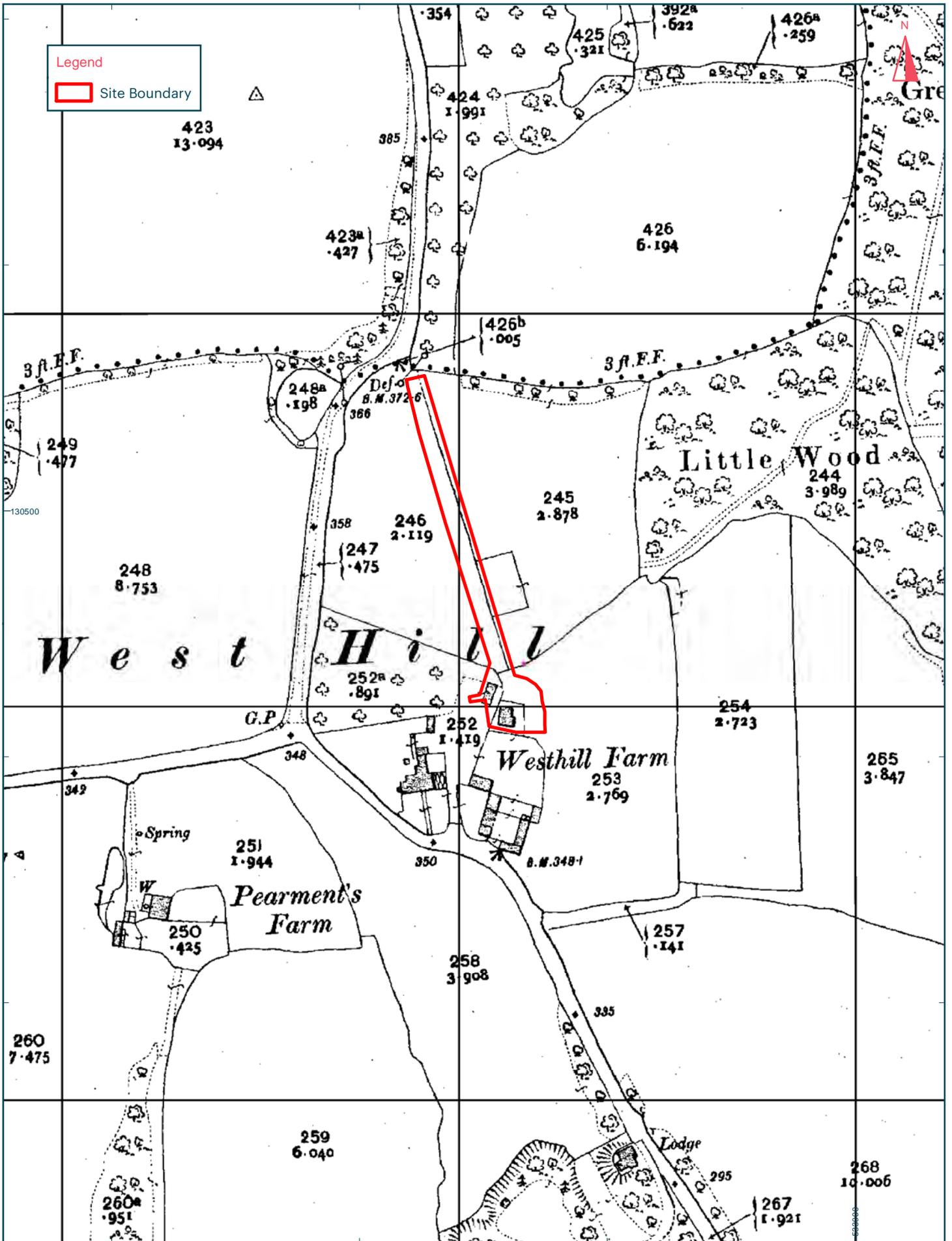
Address:
Lullings Cottage, Balcombe, West Sussex





<p>Title: Figure 7: 1897 OS Map 1: 2,500</p> <p>Address: Lullings Cottage, Balcombe, West Sussex</p>	<p>Scale at A4: 1:2,500</p>	
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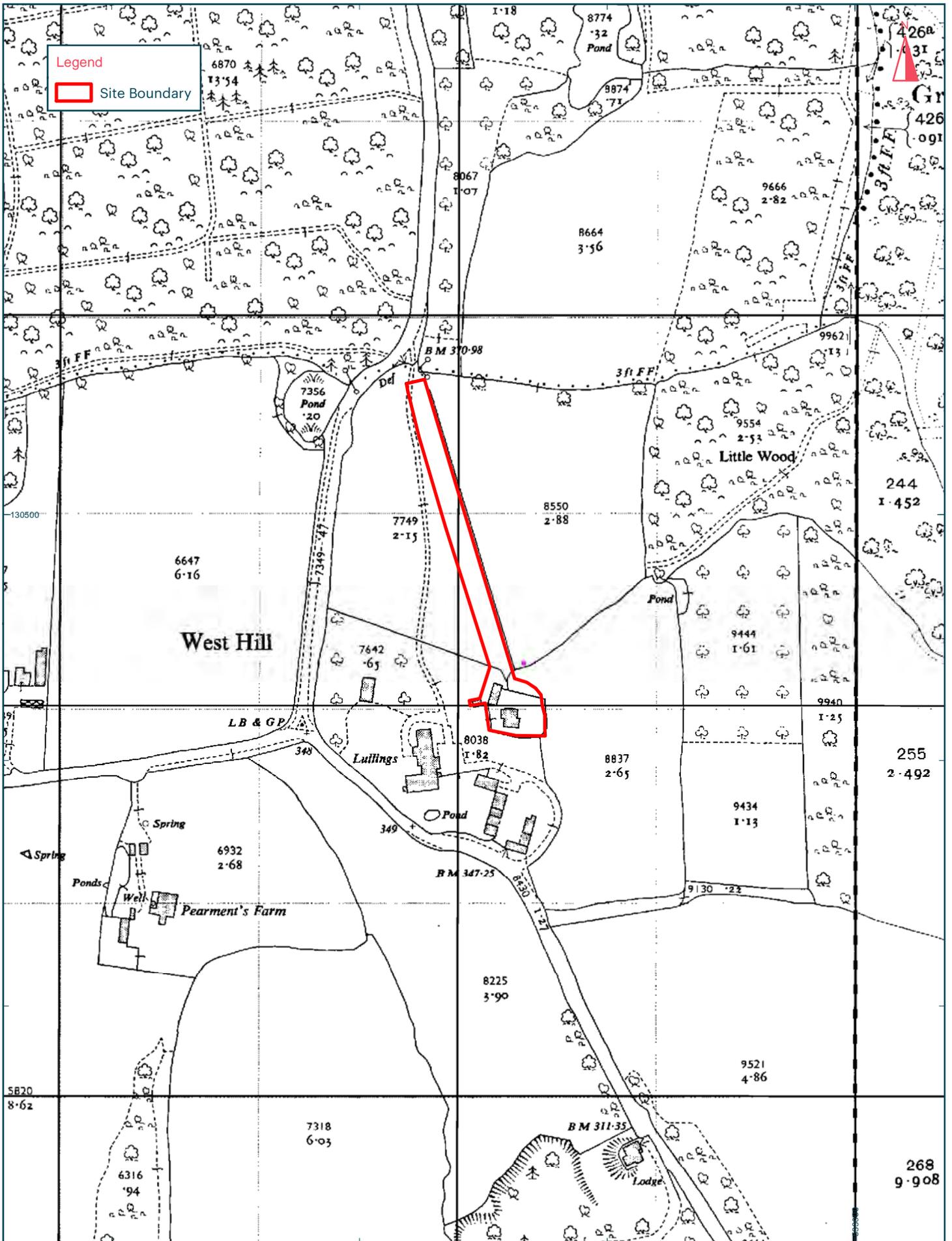
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Title:
 Figure 8: 1910 OS Map 1:2,500
Address:
 Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:2,500

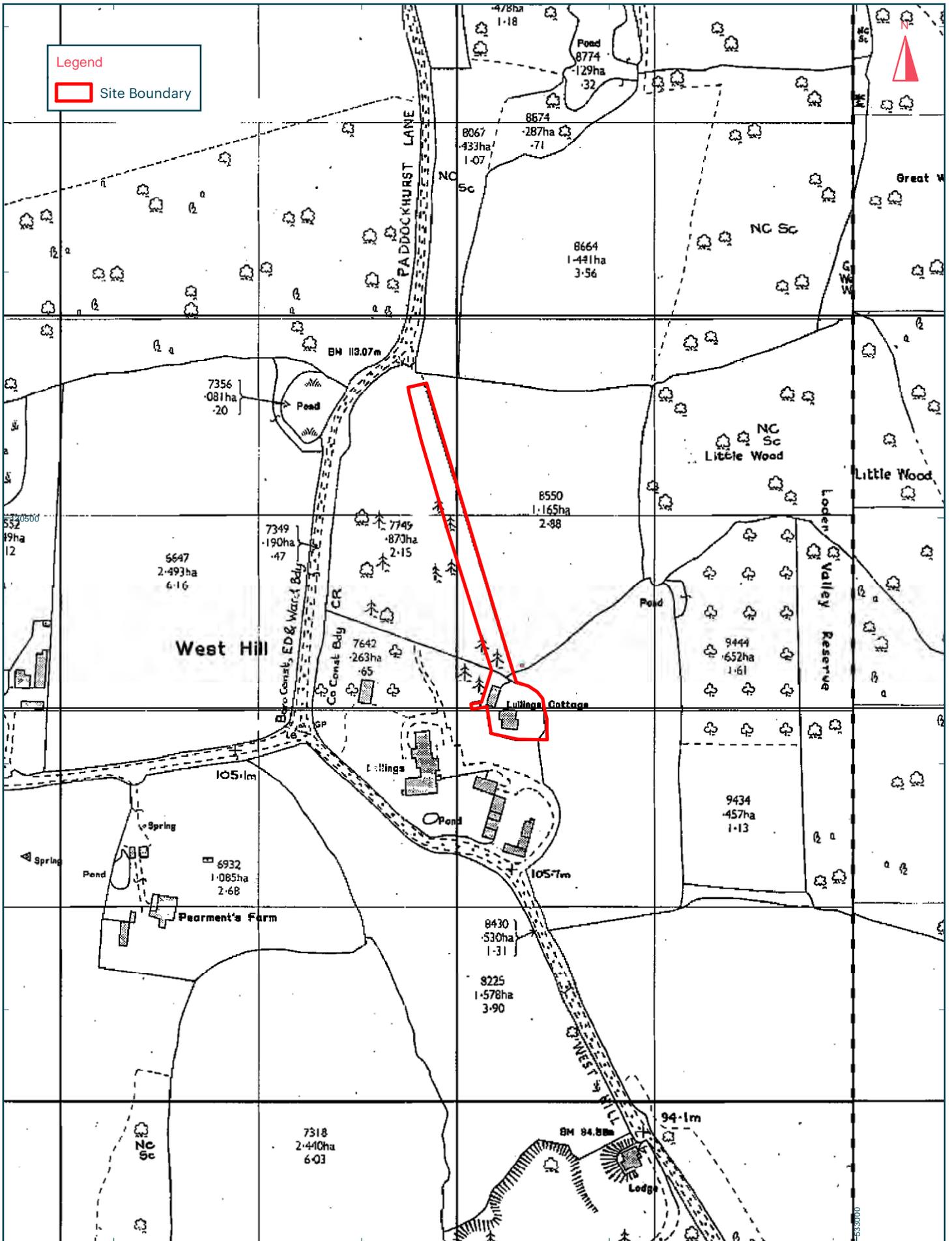




Title:
 Figure 9: 1957 OS Map 1:2,500
Address:
 Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:2,500

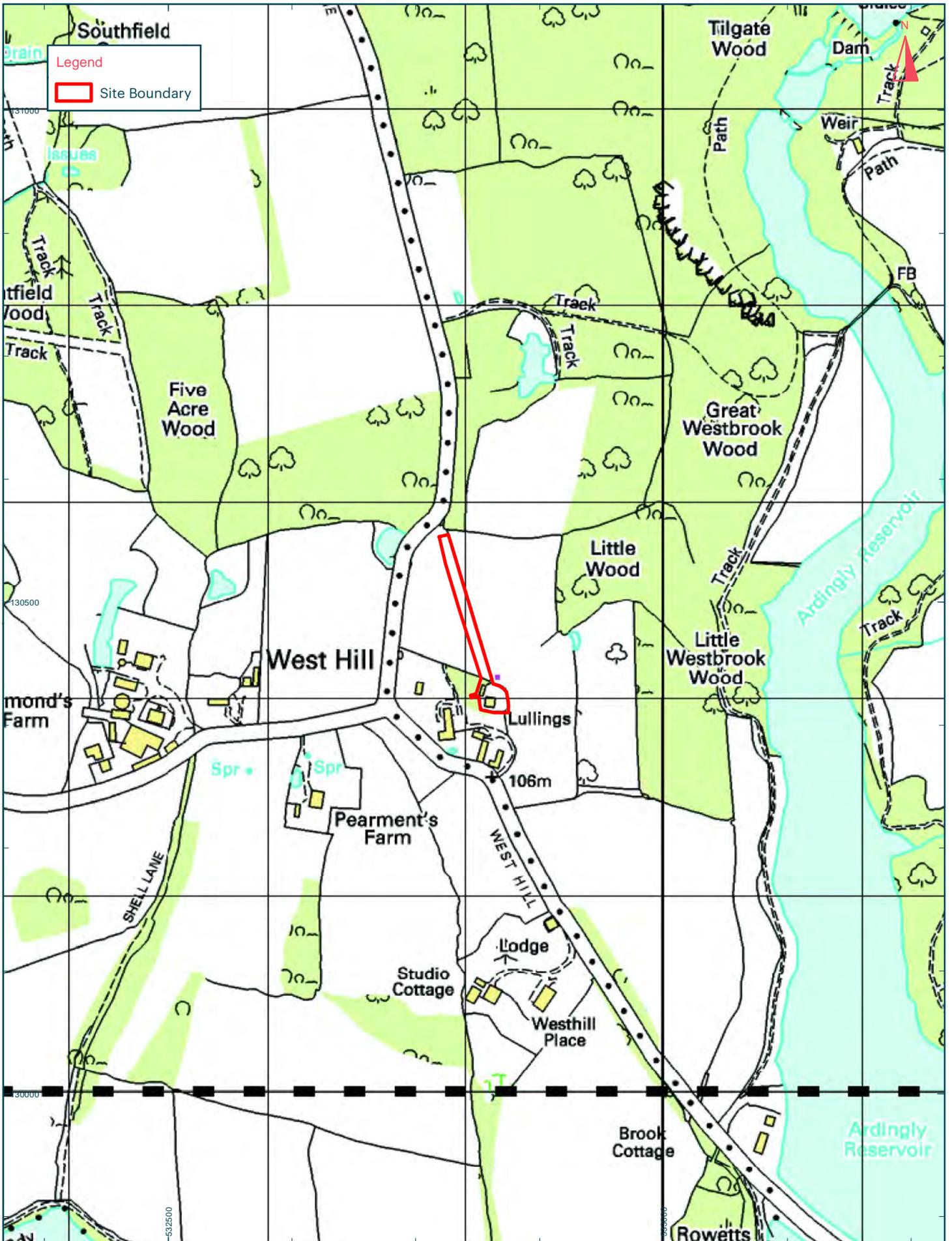




Title:
 Figure 10: 1987-1990 OS Map 1:2,500
Address:
 Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:2,500



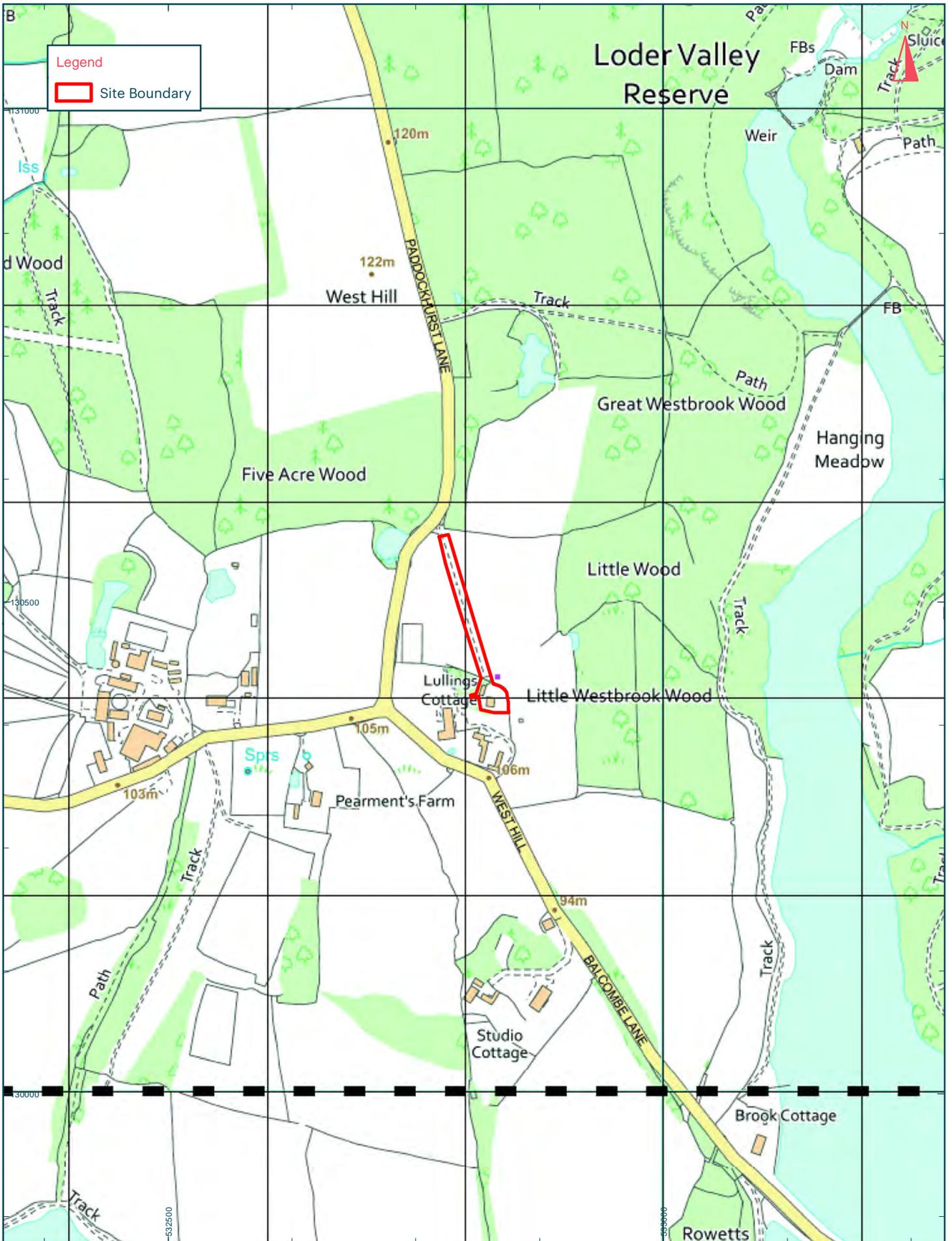


Title:
Figure 11: 2000 OS Map 1:10,000

Address:
Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:5,000





Title:
 Figure 12: 2021 OS Map 1:10,000
Address:
 Lullings Cottage, Balcombe, West Sussex

Scale at A4: 1:5,000

