

Imberhorne Farm, East Grinstead
Archaeological Desk Based Assessment
September 2023

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Report

Archaeological Desk-Based Assessment

Site

Imberhorne Farm, East Grinstead

Client

Welbeck Strategic Land

Date

September 2023

Planning Authority

Mid-Sussex District Council

Site Centred At

TQ 37198 38672

Prepared By

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Approved by

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Report Status

Final

Orion Ref

PN1099/2

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Timescales Used in This Report

Prehistoric

Palaeolithic	850,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

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

Executive Summary

This archaeological desk based assessment considers land at Imberhorne Farm, East Grinstead, West Sussex (Fig. 1). The proposed development comprises a residential scheme and open space. The site is located at grid reference TQ 37198 38672. The site is hereafter referred to as the study site.

Based on the East Sussex HER data, the site has a generalised potential for prehistoric, Roman and Medieval remains. However, the geophysical surveys of the site do not indicate the presence of archaeological remains of significance. Geophysical survey does not reveal all archaeological features and consequently, there could as yet unrecorded remains present. However, based on the available evidence, any such remains are unlikely to be of more than local significance.

Should as yet unrecorded remains be present within the site, the proposed development would impact upon them. However, it is clear from the available evidence, including that from archaeological surveys of the study site and the surrounding area, that any remains likely to be present within the study site would not be of such significance as to preclude development. It is recognised that these remains are likely to be of some interest, however their loss could be mitigated, provided suitable steps are taken to determine the nature and significance of any remains present, and mitigate any impacts as appropriate. This could be achieved by a programme of archaeological investigation and recording work as a condition of outline planning permission.

1.0 Introduction

- 1.1 This archaeological desk based assessment considers land at Imberhorne Farm, East Grinstead, West Sussex (Fig. 1). The proposed development comprises a residential scheme and open space. The site is located at grid reference TQ 37198 38672. The site is hereinafter referred to as the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (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 heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. 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.
- 1.3 The study area used in this assessment is 1km radius from the approximate centre of the study site (Fig. 1 & 2).
- 1.4 The underlying geology of the site is Upper Tunbridge Wells Sand. The site is on a north facing slope dropping from c. 115m aOD at the southern boundary to c. 95m aOD at its northern boundary.
- 1.5 The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider 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.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of this desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

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

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2023) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

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

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

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

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

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and enclosure maps and apportionments held at the Record Office for East Sussex;
- Examination of material currently held in the Leicestershire Historic Environment Record for a 1km search radius;

- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of LiDAR and aerial photography for the study site. 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 this data available for public use through their online portal. 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. The Environment Agency collected LiDAR data that covers the study site and its 1km search radius in 2022.

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. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 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 194 states that planning decisions should be based on the significance of the heritage asset and that 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 *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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.6 *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.
- 3.7 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 3.8 *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.
- 3.9 *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.

- 3.10 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

- 3.11 Paragraph 18a-002 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.

- 3.12 Paragraph 18a-013 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.

- 3.13 The NPPG 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.

- 3.14 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.”

- 3.15 The key test in NPPF paragraphs 199-20 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is

the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."

- 3.16 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 NPPG outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). 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 should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."

- 3.17 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

- 3.18 The Mid Sussex District Plan 2014 – 2031, Adopted March 2018 has the following saved policy relating to archaeological remains:

DP34: Listed Buildings and Other Heritage Assets

Listed Buildings Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *Athorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and

quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

Guidance

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

3.19 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

3.20 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.

3.21 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.

3.22 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals.
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets;
5. Making and documenting the decision and monitoring outcomes

3.23 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 Historical Background

4.1 The locations of sites mentioned in the text are shown on Figs. 1 & 2.

Non-Designated Heritage Assets

Prehistoric

- 4.2 The study site and the immediately surrounding area have been subject to a number of field investigations, mostly comprising fieldwalking and metal detecting surveys (HER ESW955-ESW962). These have recovered a number of finds from the Prehistoric period. These include Neolithic and Mesolithic flint scatters indicating possible flint working and occupation sites, found during the fieldwalking at Gullege Farm (HER MWS3448 and MWS4167). Both of these sites are situated just to the west of the study site, in the vicinity of Gullege Farm.
- 4.3 Further afield there is less evidence, with records limited to a Bronze Age axe head recovered as a chance find, approximately 400m to the northeast of the study site (HER MSW6832).
- 4.4 There is clear evidence of some form of early Prehistoric remains being present within the immediate vicinity of the study site, which is confirmed by the presence of the flint artefacts recovered by the fieldwalking surveys undertaken. While none are recorded within the study site, the extent of survey within the study site is not as extensive as that undertaken within the fields to the west, and so the absence of remains cannot be confirmed on present evidence. This, together with the study site's proximity to a watercourse to the north would suggest that it is possible that finds from this period are present within the study site. However the extent of these remains and their state of preservation cannot be determined on present evidence, although it is clear that some considerable plough-damage will have taken place.

Roman

- 4.5 The fieldwalking and metal detecting surveys of the study site recovered some Roman finds, among the other finds recovered. A piece of Roman slag was recovered in the northernmost of the fieldwalking areas undertaken approximately 200m to the northwest of the study site (HER MSW8273). While this comprises the only find of Roman date from the survey of this fairly large area (see figure 2 for extent), it is nonetheless interesting given the proximity of an undated bloomery recorded by the HER in the northernmost tip of the study site (HER MSW7624).
- 4.6 A Roman coin and Roman pottery was found by fieldwalking 200m to the west of the study site (see HER MSW8274), and another possible Roman coin was recovered in the north-eastern corner of the study site (HER MSW8279).
- 4.7 While the Roman remains recovered within the study site are relatively limited compared to those recovered from other periods, the presence of Roman slag 200m to the north of the study site, close to the location of a potential bloomer (HER MSW8273 and MSW7624), as well as a bloomer site observed within area MWS8279, in the northeast of the study site where a Roman coin was recovered, may be of interest. Roman iron working is known in the wider area, with iron working sites found near watercourses at Ridge Hill

Manor, c. 2.7km to the south of the study site, and at Great Cansiron 7km to the east (Straker 1928 and Tebbutt 1972 respectively). Furthermore, the alignment of a Roman Road is projected as running roughly north-south 250m to the west of the study site (The Rural Settlement of Roman Britain online viewer).

- 4.8 Therefore while there is no evidence of extensive Roman occupation from the investigations undertaken to date within the study site, the presence of remains of interest cannot be entirely discounted.

Early Medieval

- 4.9 The fieldwalking undertaken 200m to the west of the study site recovered a number of finds indicative of a multi-period settlement site (HER MSW8273). During this survey, finds were recovered which indicated that an Early Medieval building was present. This is of interest, as the extent to which East Grinstead has origins in the early Medieval period is not understood, although it is thought that it has origins in the late Saxon period (Harris 2005).
- 4.10 On present evidence, the presence of known settlement from this period to the west would suggest that the study site is likely to have been situated in rural hinterland during this period. While some associated peripheral activity in the westernmost part of the study site cannot be entirely discounted, it is likely that any remains in the rest of the study site would comprise agricultural remains of limited significance.

Medieval

- 4.11 The study site contains evidence of Medieval remains. A cropmark of a potential Medieval building is recorded to the south of Gullege Farm (HER MSW4035), and fieldwalking and metal detecting surveys just to the south of the cropmark recovered a considerable quantity of coins and pottery of Medieval date (HER MSW8275). Furthermore, the cottages at Imberhorne Farm are recorded as being of Medieval origin (HER MSW8087). In addition, an Edward the IV silver penny was recovered during a metal detecting survey in the north of the study site (HER MSW8279).
- 4.12 Fieldwalking undertaken to the west of the study site (in a field just to the north of Gullege Farm) recovered pottery and tiles suggestive of a building being situated in the vicinity, including glazed tiles indicating a potential building of high status (HER MSW8274). Other finds include a number of coins recovered within the study site and other chance finds recovered during the fieldwalking and metal detecting investigations.
- 4.13 Based on the available evidence it is clear that the study site has potential to contain remains of interest from this period, in particular close to the extant farmsteads at Gullege and Imberhorne Farm, which seem to have been foci for small settlement since the Medieval period.

Post-Medieval

- 4.14 During this period assessment is aided by historic mapping, which can aid in the interpretation of HER data. The earliest map which shows the study site in any detail is the 1842 Tithe map (Fig 3). This shows the study site as comprising a number of enclosed

fields. The farmsteads at Gullege and Imberhorne can be clearly seen, as can the small “outfarm” recorded in HER, 200m to the west of the study site (MSW12858).

- 4.15 The OS Maps from 1878 through 1913 show the gradual consolidation of the enclosed fields, and the presence of the small “outfarm” is no longer clear (see Figs 4, 5 and 6). Little has changed within the study site by the mid-20th century, as can be seen in an aerial photograph from 1947 (Fig 6), however to the north the expanding residential settlement at Felbridge can be seen.
- 4.16 In the later 20th century the last of the smaller field boundaries have been removed, while more modern residential settlement is established to the north and east (see Figs 7, 8 and 9), and by the end of the 20th century the small Avenue Wood to the north of the study site has been removed and the study site and the surrounding area can be seen in their current configuration (Fig 10).
- 4.17 HER data from this period largely relates to the continued use of the farmsteads at Gullege and Imberhorne, such as a record for a well (HER MSW8276) and a midden deposit of 20th century material (HER MSW8277) at Imberhorne cottages. Other finds include Post-Medieval coins located by metal-detecting to the north of Imberhorne cottages (HER MSW6838 and MSW8279). Areas of bloomer slag were also noted close to the Post-Medieval finds in HER MSW8279 in the northeast of the study site, which may be of interest, given the evidence of metal working from other periods within the study site.
- 4.18 Based on the available evidence, it is clear that the study site has potential for remains of some interest to be present. Most of this is likely to be concentrated around the existing farmsteads at Gullege and Imberhorne, more isolated remains elsewhere. Elements of higher interest would comprise those which could be associated with earlier activity in HER MSW8273 and MSW8274, and evidence of metal working, although given the distance of these from the study site, strong associations for any remains within the study site seem unlikely.

Undated

- 4.19 The only undated record of relevance to the present study is the site of a bloomery, situated 200m to the northwest of the study site (HER MSW7624). The HER record provides no detail of its date, and it is not possible to determine this accurately given the presence of slag from potential Roman, Medieval and Post-Medieval date nearby.

Geophysical Survey

- 4.20 There were two phased of geophysical survey undertaken of the site. The phase 1 works were undertaken by Magnitude Surveys in 2018 and comprised the majority of the developable area excluding the most western parcel of the developable area which was unavailable for survey at the time, and also an area to the west of Imberhorne Farm which is now outside the red line of the proposed development. The results of this survey primarily reflect agricultural activity and natural variations. The agricultural classification includes former field boundaries, field drainage systems and ploughing trends.
- 4.21 The second phase of geophysical survey was undertaken by Sumo in 2022. This comprised the western most parcel of the developable area and the SANG. The results of this survey comprised a few uncertain responses along with a range of anomalies reflecting former boundaries and different agricultural elements, including ploughing and land drains. A

former building and pond have resulted in small areas of magnetic disturbance. Variations in the bedrock and superficial deposits are visible as broad areas of amorphous magnetic responses.

Summary of potential and assessment of significance

- 4.22 It is clear from evidence in the HER, fieldwalking, metal detecting and geophysical survey investigations undertaken, that the study site has potential to contain prehistoric and Roman and Medieval remains. Should such remains be present, they are considered to be of no more than local significance. Therefore, it is considered that the remains likely to be present within the study site are not of such significance as to preclude development. However, they would require a programme of archaeological works to determine their nature and extent, and also to mitigate any development effects and realise the research interest of the remains as appropriate.

5.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 5.1 The site comprises a number of arable fields. A waterway forms the northern boundary of the study site.

The Proposed Development

- 5.2 The proposed development comprises a residential development, primary school, care community, local centre, allotments and a SANG.

Potential Archaeological Impacts

- 5.3 Based on the HER data, the site has a generalised potential for prehistoric, Roman and Medieval remains. However, the geophysical surveys of the site do not indicate the presence of archaeological remains of significance. Geophysical survey does not reveal all archaeological features and consequently, there could as yet unrecorded remains present. However, based on the available evidence, any such remains are unlikely to be of more than local significance.
- 5.4 Should as yet unrecorded remains be present within the site, the proposed development would impact upon them. However, it is clear from the available evidence, including that from archaeological surveys of the study site and the surrounding area, that any remains likely to be present within the study site would not be of such significance as to preclude development. It is recognised that these remains are likely to be of some interest, however their loss could be mitigated, provided suitable steps are taken to determine the nature and significance of any remains present, and mitigate any impacts as appropriate. This could be achieved by a programme of archaeological investigation and recording work as a condition of outline planning permission.

6.0 Summary and Conclusions

- 6.1 This assessment considers the potential effects to buried archaeological heritage assets by the proposed development of land at Imberhorne Farm, East Grinstead, West Sussex (see Fig. 1).
- 6.2 Based on the HER data, the site has a generalised potential for prehistoric, Roman and Medieval remains. However, the geophysical surveys of the site do not indicate the presence of archaeological remains of significance. Geophysical survey does not reveal all archaeological features and consequently, there could as yet unrecorded remains present. However, based on the available evidence, any such remains are unlikely to be of more than local significance.
- 6.3 Should as yet unrecorded remains be present within the site, the proposed development would impact upon them. However, it is clear from the available evidence, including that from archaeological surveys of the study site and the surrounding area, that any remains likely to be present within the study site would not be of such significance as to preclude development. It is recognised that these remains are likely to be of some interest, however their loss could be mitigated, provided suitable steps are taken to determine the nature and significance of any remains present, and mitigate any impacts as appropriate. This could be achieved by a programme of archaeological investigation and recording work as a condition of outline planning permission.

Sources

General

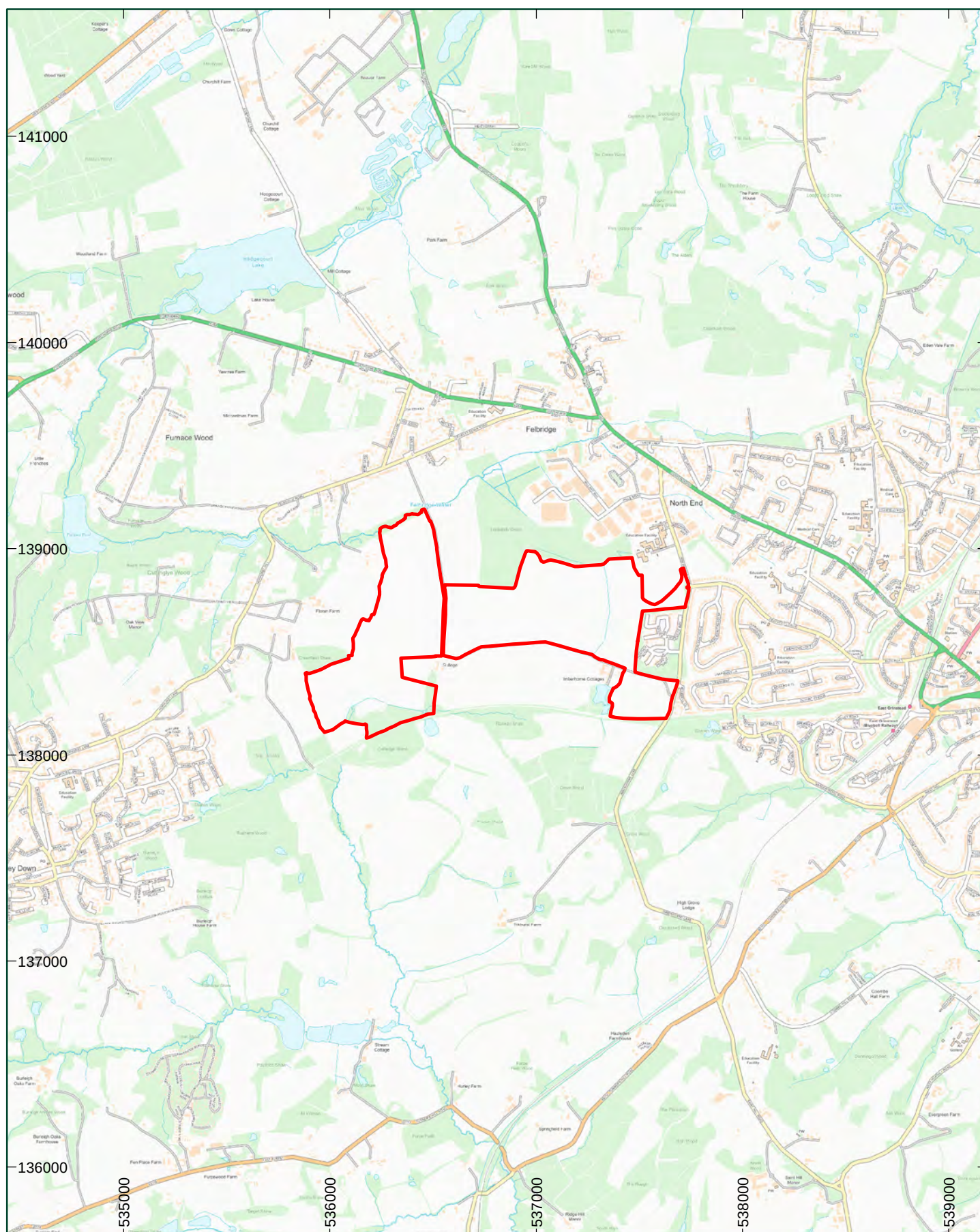
National Heritage List for England (NHLE)
 British Library
 Historic England Archive
 National Archive
 Pastscape
 West Sussex Historic Environment Record
 West Sussex Record Office

Cartographic

1842	East Grinstead Tithe Map
1872	OS 1:10,560 Scale Map
1878 - 1879	OS 1:10,560 Scale Map
1899	OS 1:10,560 Scale Map
1899	OS 1:10,560 Scale Map
1911 - 1913	OS 1:10,560 Scale Map
1912 - 1913	OS 1:10,560 Scale Map
1913	OS 1:10,560 Scale Map
1914	OS 1:10,560 Scale Map
1929	OS 1:10,560 Scale Map
1932	OS 1:10,560 Scale Map
1938 - 1951	OS 1:10,560 Scale Map
1947	OS 1:10,560 Scale Map
1963	OS 1:10,000 Scale Map
1978	OS 1:10,000 Scale Map
1999	OS 1:10,000 Scale Map
2006	OS 1:10,000 Scale Map
2016	OS 1:10,000 Scale Map

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 Tebbutt, C. F. (1972) A Roman bloomery at Great Cansiron, Near Holtye, Sussex, Sussex Archaeological
 Collections 110 , 10-13'



Legend



1:25,000 at A4

0 500m



Title:

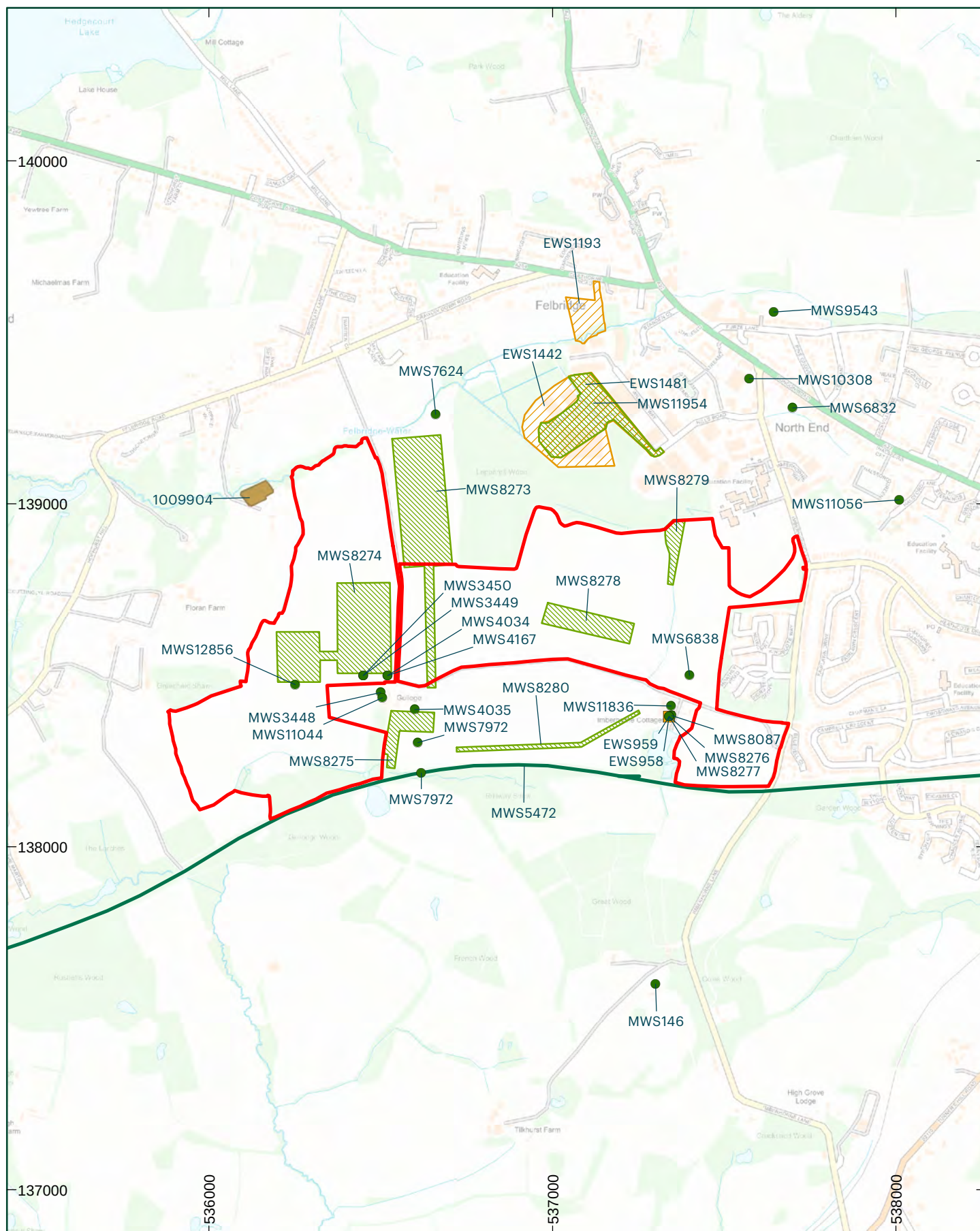
Fig. 1: Site Location

Address:

East Grinstead



orion.



Legend

- Site Boundary
- Monument Point
- Monument Polyline
- Monument Polygon
- Event Polygon
- Scheduled Monument

1:14,000 at A4

0 425m

Title:

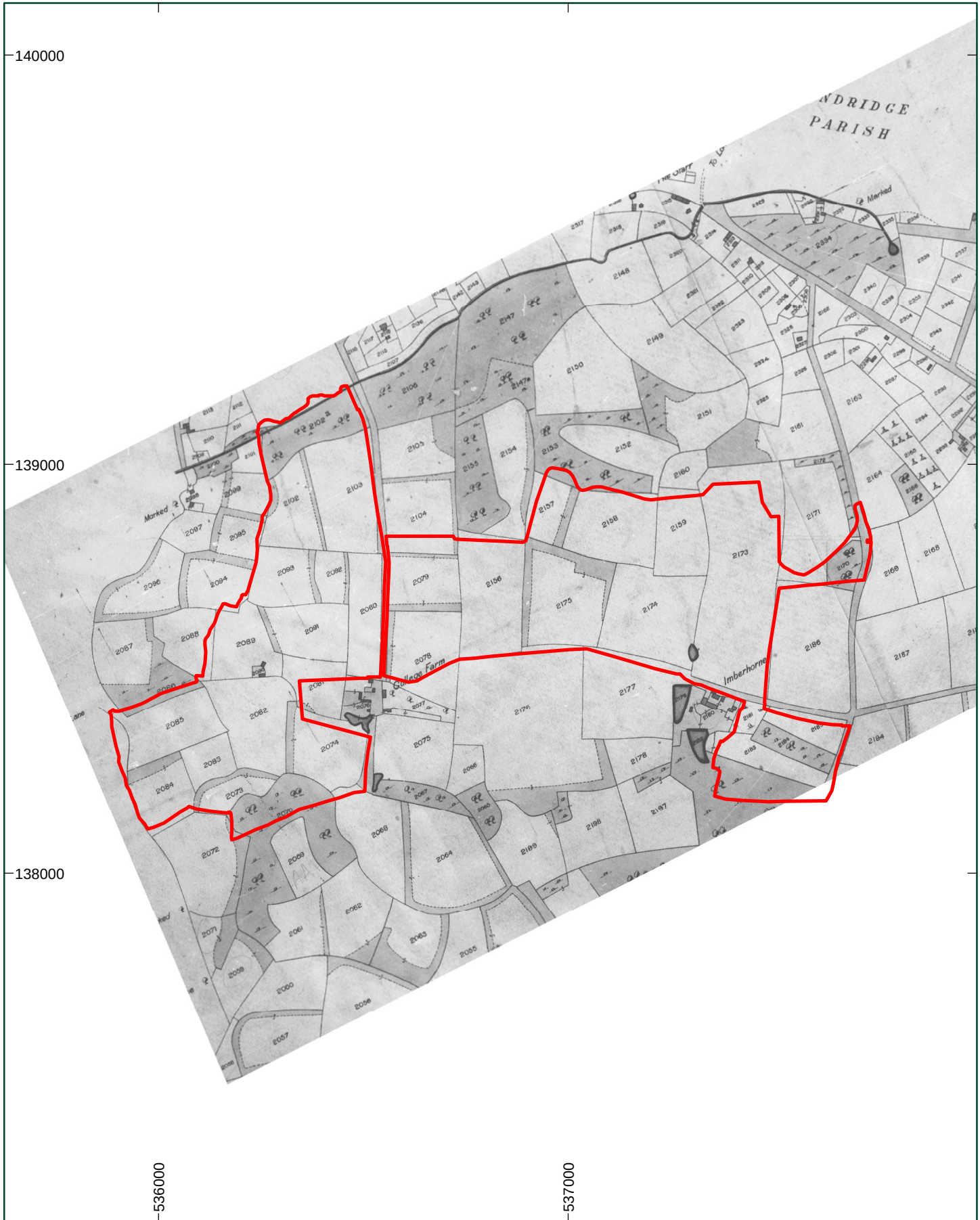
Fig. 2: Location of HER records in relation to study site

Address:

East Grinstead



orion.



Legend

 Site Boundary

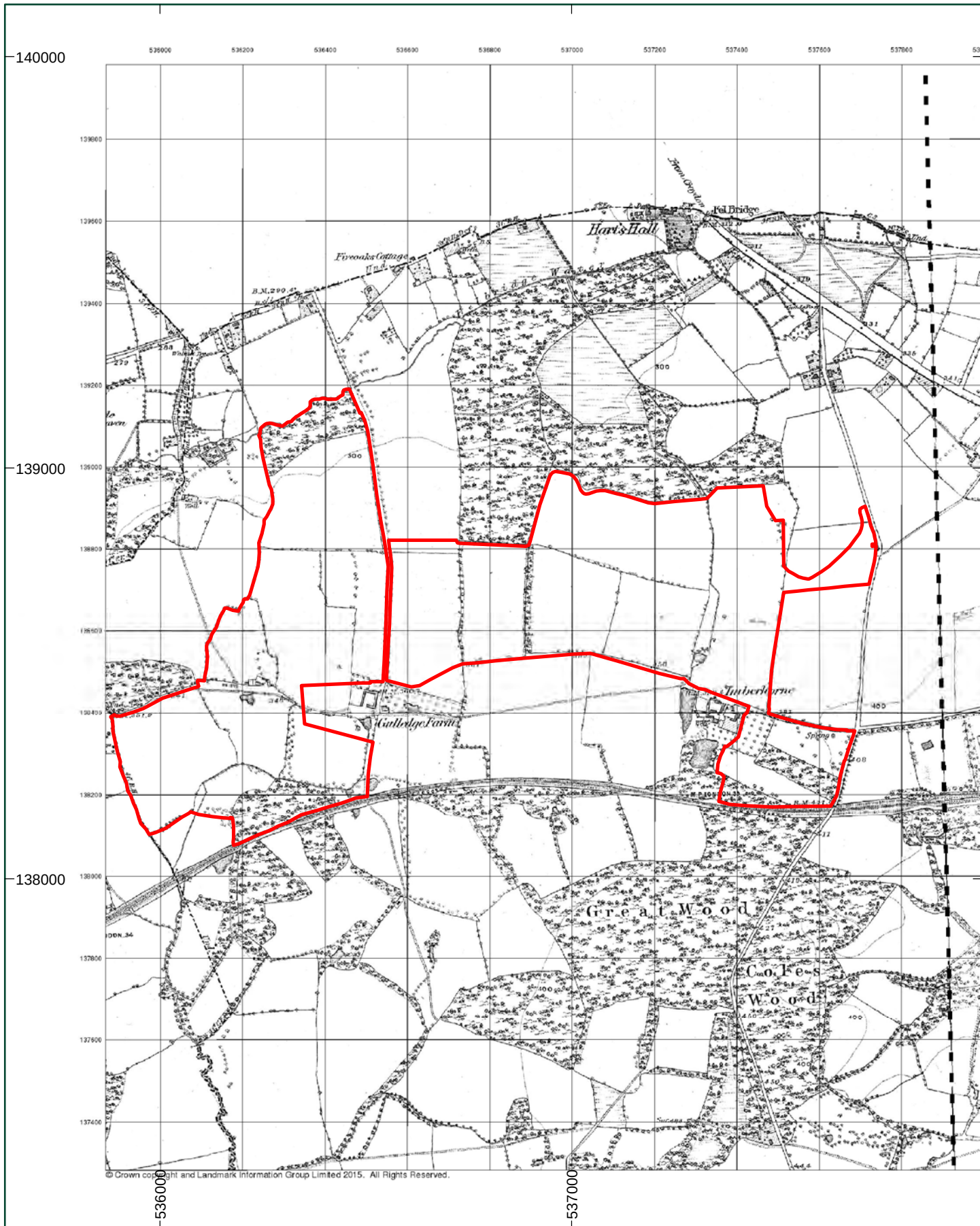
1:12,500 at A4

0 250m

Title:
Fig. 3: 1842 Tithe Map
Address:
East Grinstead



orion.



Legend

 Site Boundary

1:12,500 at A4

0 250m

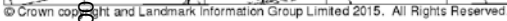


Title:
Fig. 4: 1878-1879 OS
Address:
East Grinstead



orion.

-138000

 Site Boundary

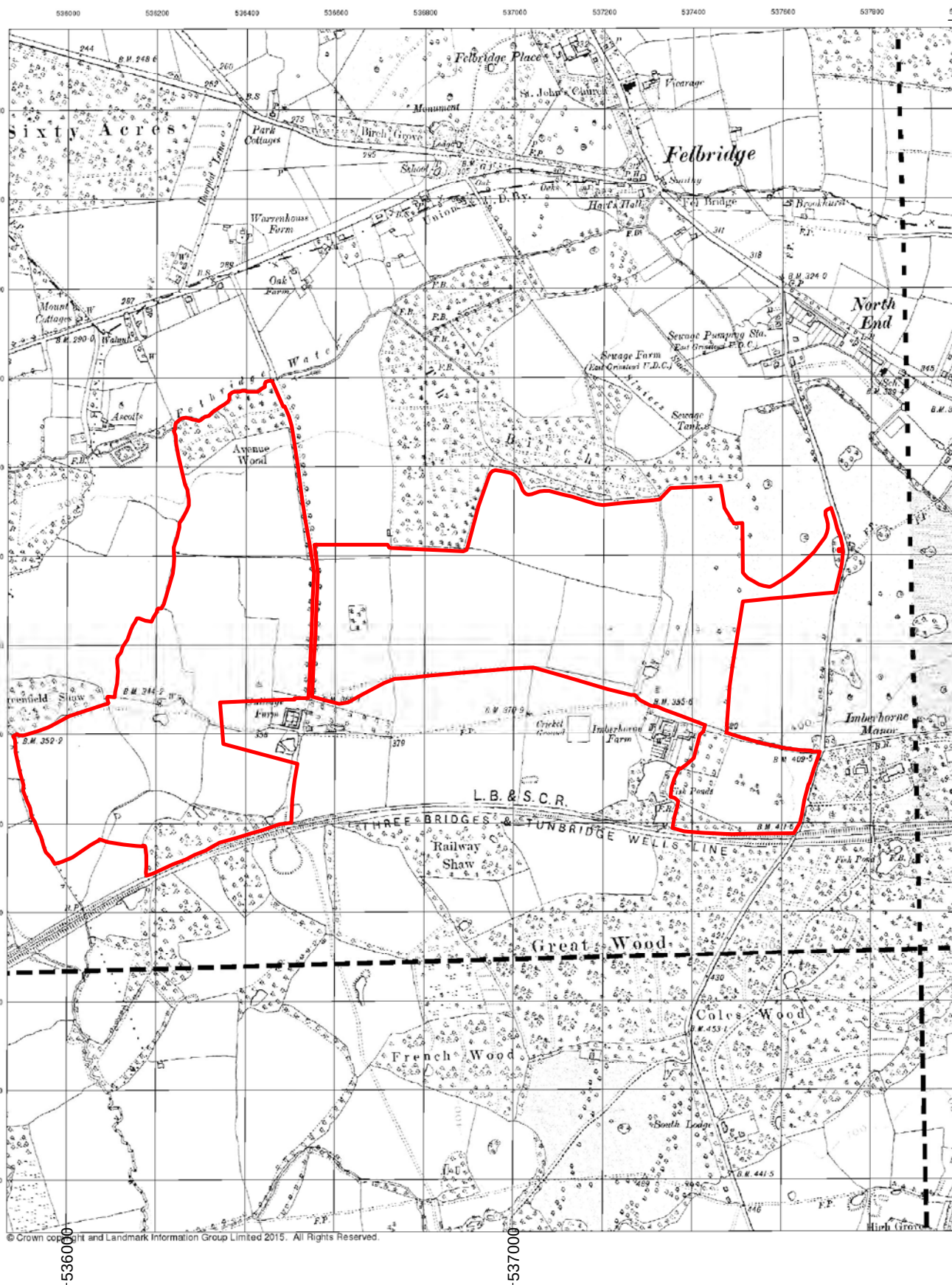
0 250m



140000

139000

138000



Legend

Site Boundary

1:12,500 at A4

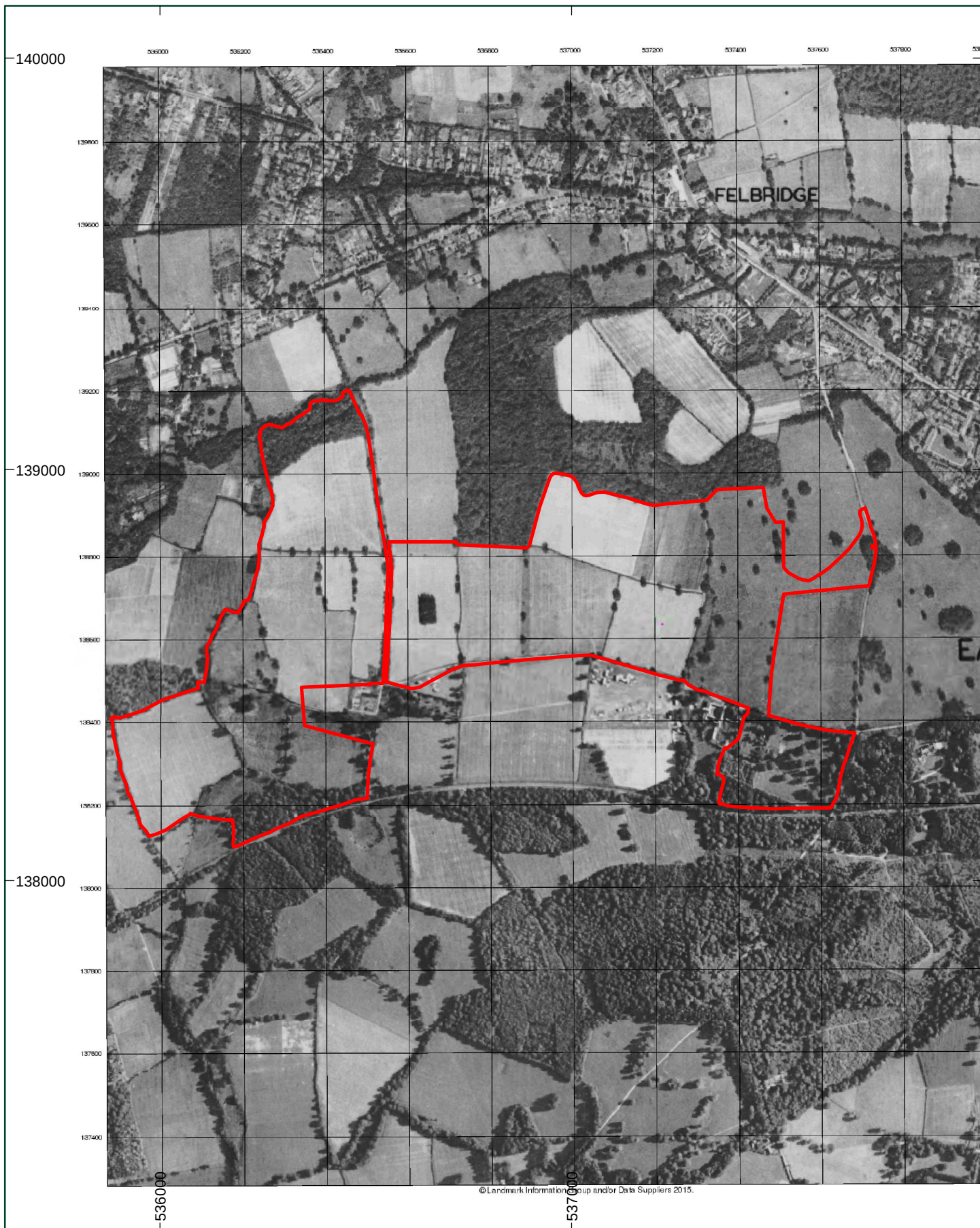
0 250m



Title:
Fig. 6: 1911-1913 OS
Address:
East Grinstead



orion.



Legend

 Site Boundary

1:12,500 at A4

0 250m



Title:
Fig. 7: 1947 Aerial Photograph
Address:
East Grinstead

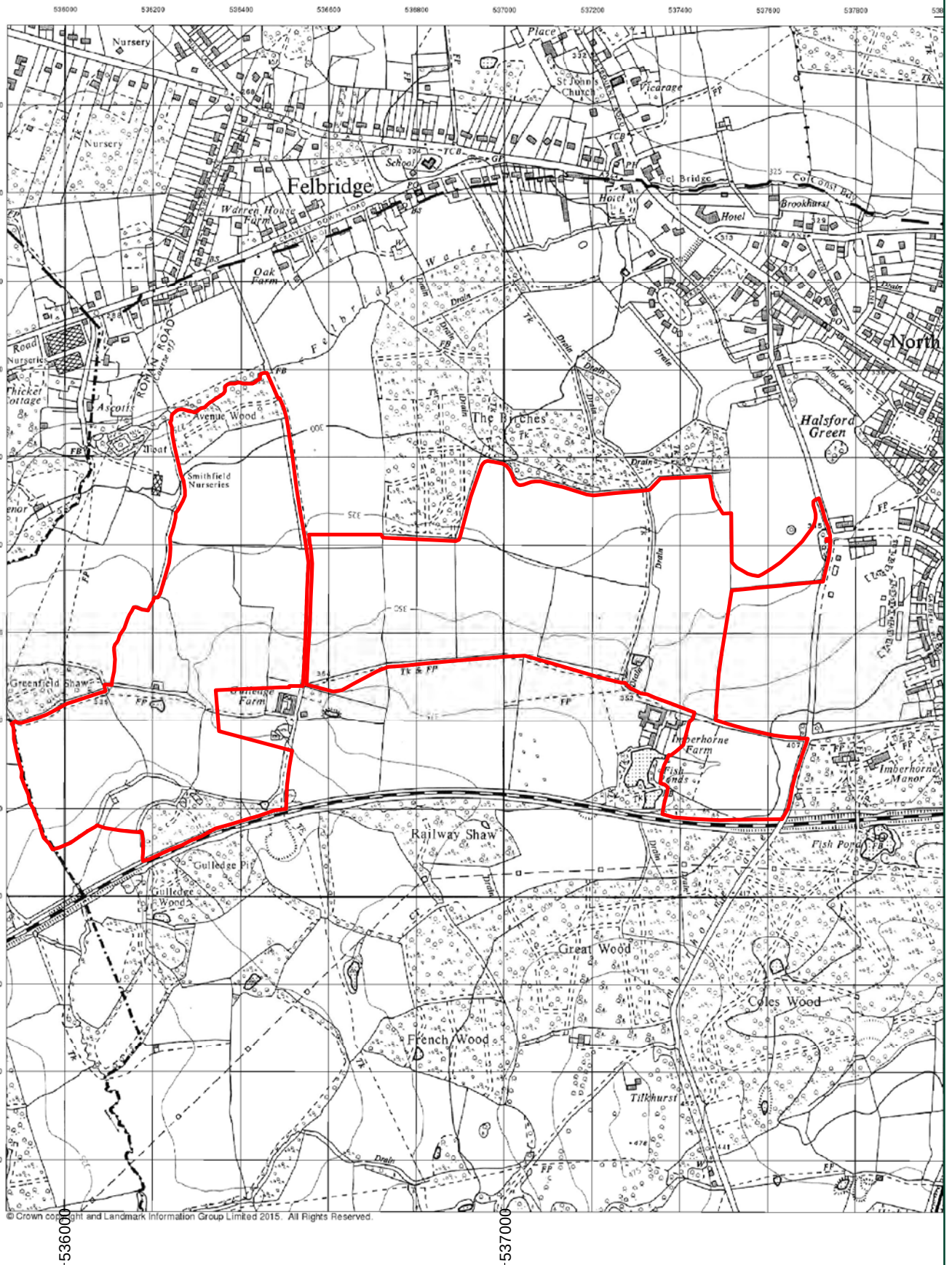


orion.

140000

139000

138000



Legend

 Site Boundary

1:12,500 at A4

0 250m

Title:
Fig. 8: 1963 OS
Address:
East Grinstead

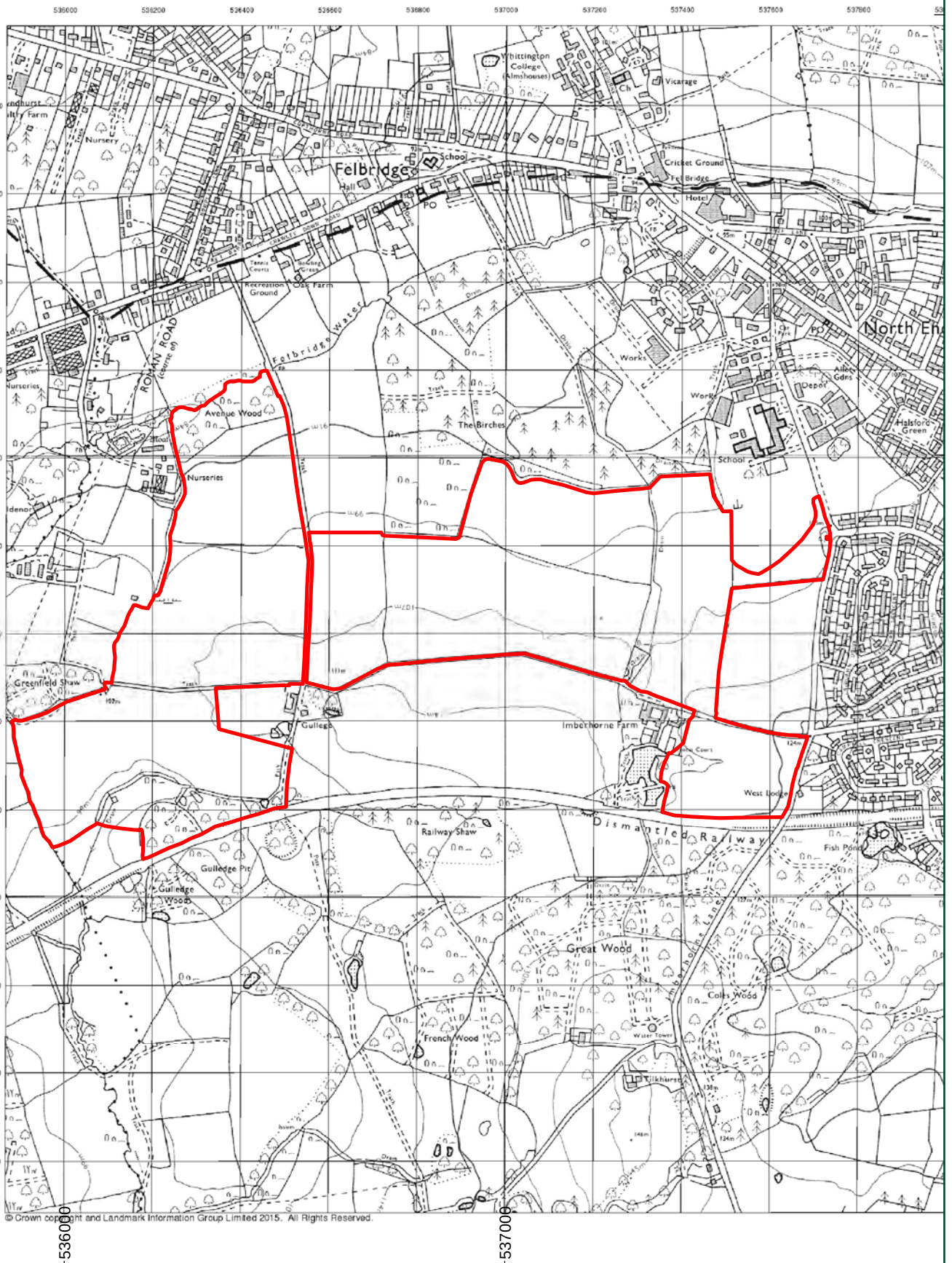


orion.

140000

139000

138000



Legend

 Site Boundary

1:12,500 at A4

0 250m

Title:
Fig. 9: 1978 OS
Address:
East Grinstead

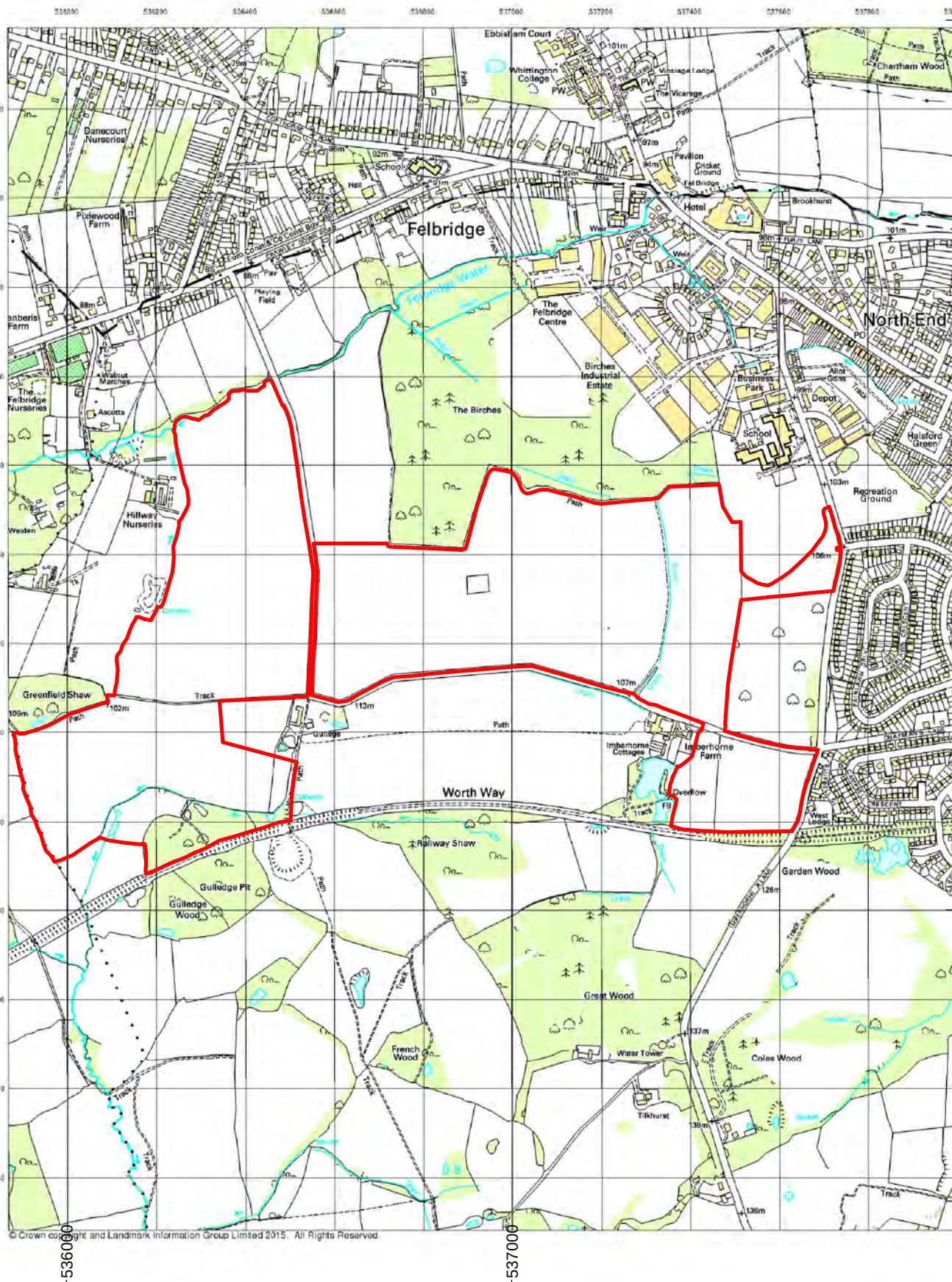


orion.

140000

139000

138000



Legend

Site Boundary

1:12,500 at A4

0 250m

Title:
Fig. 10: 1999 OS
Address:
East Grinstead



orion.

140000

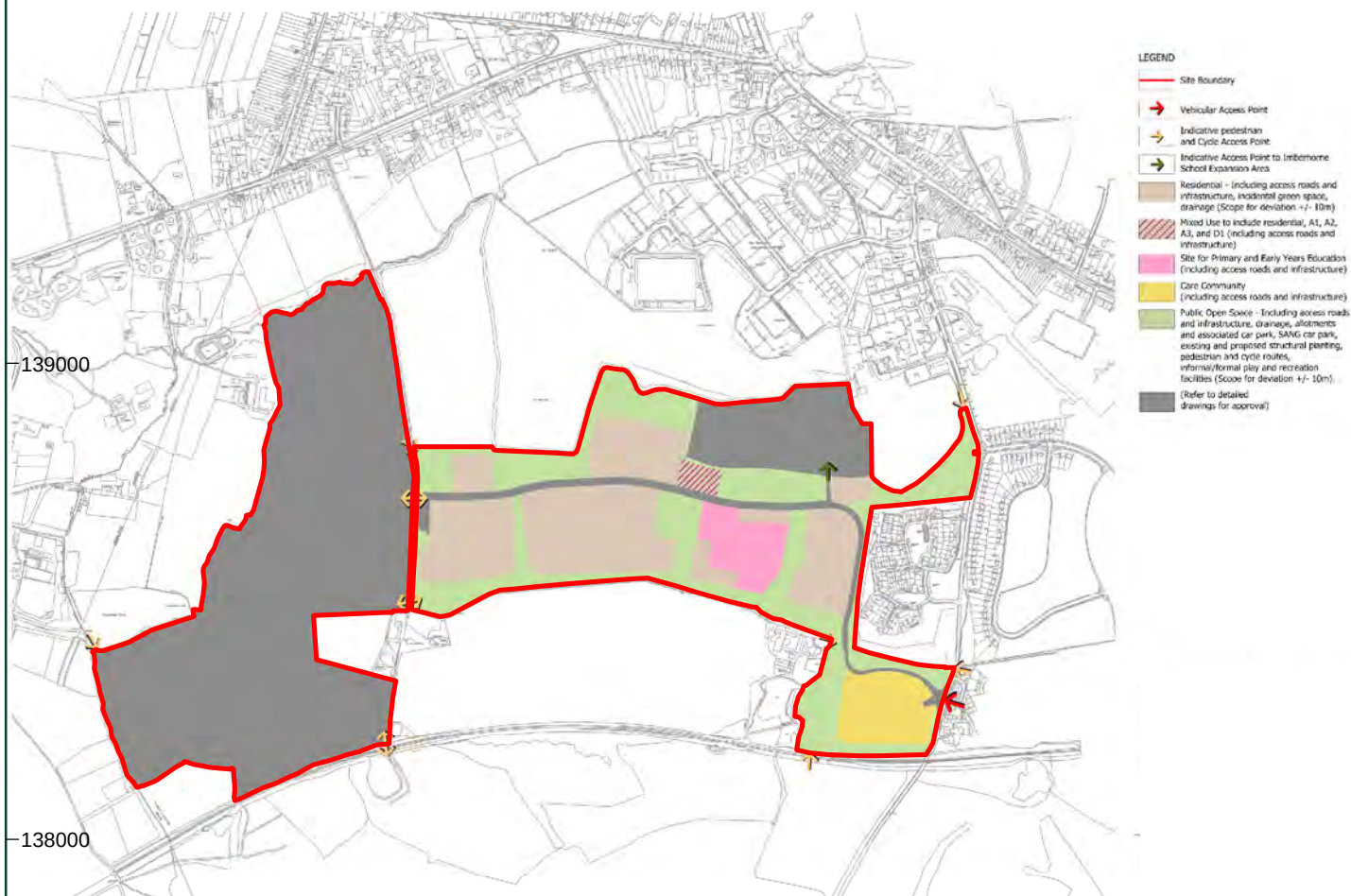
139000

138000

536000

537000

538000



Legend

 Site Boundary

1:15,000 at A4

0 500m

Title:
Fig. 11: Proposed Masterplan
Address:
East Grinstead



orion.