

Archaeological Desk Based Assessment

Land at Sayers Common, West Sussex

Project Reference
794-PLN-HER-00892

Version 2

Date 23/01/2026

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Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Draft for comment	Stephen White	Sally Dicks	Sally Dicks	December 2025
2	Final	Stephen White	Sally Dicks	Sally Dicks	January 2026

Approval for issue

Sally Dicks

23 January 2026

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Executive Summary

This archaeological assessment has been prepared by Tetra Tech Consulting Services Ltd on behalf of Wates Developments Ltd and the Licensed Trade Charity (LTC).

The subject of this assessment is the site at Land at Sayers Common, West Sussex. The entire site covers an area c.14.41ha in extent (the school site with the spine road is 3.11ha; the school site on its own is 2.63ha) and is centred at NGR TQ 26467 18794

In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Historic Wreck or Historic Battlefield sites have been identified within the study area.

The nearest Scheduled Monument is a Romano-British villa at Randolph's Farm located over 3.7km south of the study site.

The proposed development will not impact any designated archaeological assets.

The site does not lie within an Archaeological Notification Area as defined by Mid Sussex District Council.

The few past archaeological investigations undertaken in the vicinity of the study site have identified only limited archaeological evidence of low (local) significance.

Based on current evidence, the study site is considered to have a high potential for the remains of 19th century farm buildings of low (local) significance and for evidence related to Post-Medieval and modern archaeological activity of low/no (Local/Negligible) significance. A low/uncertain archaeological potential is identified for all other periods.

In view of the size of the study site it is anticipated that the archaeological advisor to the local planning authority will require archaeological mitigation in advance of development. In the first instance a programme of archaeological trial trench evaluation will be required, focussed within the areas of proposed impact, with further works depending upon the results of evaluation.

As remains of national significance are not anticipated at the study site, this work can be secured to the granting of consent, by the inclusion of a standard archaeological planning condition. Initial consultation with Place Services, as archaeological advisors to the local planning authority, confirmed agreement with the approach.

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1 Introduction & Scope of Study

- 1.1 This below ground archaeological desk-based assessment has been prepared by Sally Dicks, Director and updated by Stephen White, Associate Director and edited by Sally Dicks, Director of Tetra Tech Consulting Services Ltd on behalf of Wates Developments Limited and the Licensed Trade Charity (LTC).
- 1.2 The subject of this assessment, referred to as the site or study site, is land at Sayers Common, West Sussex (Fig 1). The study site currently comprises an LVS School and grounds accessed from London Road. The entire site covers an area c.14.41ha in extent (the school site with the spine road is 3.11ha; the school site on its own is 2.63ha) and is centred at NGR TQ 26467 18794.
- 1.3 In terms of relevant nationally designated heritage assets, as defined below in Section 2 and as shown on Figure 2a, no World Heritage sites, Historic Wreck or Historic Battlefield sites have been identified either within the study site itself, or within the vicinity of the study site. The nearest Scheduled Monument is a Romano-British villa at Randolph's Farm (Scheduled Monument Ref: 1014948) located over 3.7km south of the study site.
- 1.4 The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.
- 1.5 Wates Developments Limited and the Licensed Trade Charity (LTC) have commissioned Tetra Tech Consulting Services Ltd to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified. The impact of development on built heritage assets will be considered in a separate Built Heritage Statement.
- 1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.7 This desk-based assessment comprises an examination of evidence held on the West Sussex Historic Environment Record (HER), and other sources, particularly the results of previous archaeological work from within the vicinity of the study site. The report also includes the results of a comprehensive map regression exercise together with a review of relevant secondary historical sources.
- 1.8 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

Scope of Study

- 1.9 To compile the baseline assessment, the following actions have been undertaken:
 - A search of the West Sussex Historic Environment Records (HER) database for archaeological sites, and other heritage assets, recorded within a 1,000m radius of a central National Grid Reference (search undertaken December 2025).
 - An examination of national and local planning policies in relation to archaeological assets.
 - A map regression exercise looking at the cartographic evidence for the Site.
 - An examination of available topographical evidence.

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- An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site.
- A review of the results of archaeological field work undertaken within the vicinity of the Site.
- An assessment of existing impact on the Site.
- An assessment of relevant published and unpublished sources.
- A review of Research Agendas and Frameworks in relation to archaeological assets.

1.10 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

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.

1.11 The "definition" of an assessment is given as:

Desk-based assessment is 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.

1.12 This desk-based assessment comprises an examination of evidence on the West Sussex HER and other sources, together with the results of a historic map regression exercise.

1.13 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

- Chartered Institute for Archaeologists (2020) *Standard and guidance for historic environment desk-based assessment*
- Chichester District Council, East Sussex County Council & West Sussex County Council (2019) *Sussex Archaeological Standards*
- Historic England (2015a) *Management of Research Projects in the Historic Environment*
- Historic England (2015b) *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*
- Historic England (2015c) *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*

Limitations

- 1.14 A degree of uncertainty is attached to any archaeological desk-based assessment where sufficient invasive archaeological fieldwork has not previously been undertaken within a study site - as the prevalent nature of the archaeological resource is that it is buried and therefore not visible.
- 1.15 This desk-based assessment represents a generally theoretical modelling of archaeological potential. The quality of the baseline data sources can affect the accuracy of the assessment for the following reasons:
- The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery.
 - A lack of dating evidence for sites.
 - Documentary sources are rare before the medieval period, and many historic documents are inherently biased.
 - The extent of truncation caused by previous development impacts and landscaping works cannot always be fully ascertained.
- 1.16 This means it can be difficult to accurately predict the presence, survival and likely importance of below ground archaeological assets, and the likely impact (and resultant effects) of development upon such assets.
- 1.17 This report addresses below ground archaeology only and is not an assessment of Built Heritage matters.

2 Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment 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 that heritage makes to our knowledge and understanding of the past.
- 2.5 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. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, 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 review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* 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,

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artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPF reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 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

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

DP34: Listed Buildings and Other Heritage Assets

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.

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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.

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

POLICY B18

SITES OF ARCHAEOLOGICAL INTEREST AND THEIR SETTINGS WILL BE PROTECTED AND ENHANCED WHERE POSSIBLE. IN PARTICULAR, THE FABRIC AND SETTING OF SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES SHOULD BE PRESERVED INTACT.

DEVELOPMENT PROPOSALS OR CHANGES OF USE OR MANAGEMENT WHICH WOULD HAVE A DETRIMENTAL IMPACT ON SITES OF ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS WILL NOT NORMALLY BE PERMITTED. AN EXCEPTION MAY BE MADE ONLY WHERE THE BENEFITS OF THE PROPOSAL (WHICH CANNOT REASONABLY BE LOCATED ELSEWHERE) ARE SO GREAT AS TO OUTWEIGH THE POSSIBLE EFFECTS ON THE ARCHAEOLOGICAL IMPORTANCE OF THE SITE.

WHERE IT APPEARS THAT A PROPOSED DEVELOPMENT MAY AFFECT THE ARCHAEOLOGICAL OR HISTORIC INTEREST OF A KNOWN OR POTENTIAL SITE OF ARCHAEOLOGICAL IMPORTANCE, THE APPLICANT WILL BE REQUIRED TO CARRY OUT AN ARCHAEOLOGICAL ASSESSMENT AND FIELD EVALUATION. A STATEMENT OF THE FINDINGS WILL BE REQUIRED TO ACCOMPANY THE PLANNING APPLICATION. THERE WILL BE PREFERENCE FOR PRESERVATION IN-SITU IN PREFERENCE TO EXCAVATION RECORDING AND PUBLICATION OF FINDINGS.

WHERE APPROVED DEVELOPMENT WILL AFFECT A SITE OF ARCHAEOLOGICAL INTEREST, THE DEVELOPER WILL BE REQUIRED EITHER BY AGREEMENT OR BY CONDITIONS OF PLANNING PERMISSION TO HAVE UNDERTAKEN A FULL INVESTIGATION AND RECORDING BY EXCAVATION AND THE PUBLICATION OF FINDINGS.

- 2.16 The Mid Sussex District Plan 2021 – 2039 was submitted for Examination on 8th July 2024. The site has been allocated under *Policy DPSC7: Land south of LVS Hassocks, London Road*.
- 2.17 There are no designated archaeological assets on or close to the study site.
- 2.18 The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.
- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 Geology & Topography

Geology

- 3.1 The British Geological Survey Online (BGS 2025) shows the bedrock geology of the study site as being comprised mostly of Weald Clay Formation (Mudstone). These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea). Several east-to-west running bands of Weald Clay Formation (Sandstone) are observed across the site as well.
- 3.2 Superficial geological deposits are only recorded in the north-westernmost part of site, consisting of River Terrace Deposits, 3 (Adur)-Sand and gravel. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).
- 3.3 There is currently no site-specific geotechnical data for the site.

Topography

- 3.4 No natural water courses are present within the study site. The study site lies c.1.5km to the south of the River Adur.
- 3.5 The study site lies on south-facing slope that falls from c.24m Above Ordnance Datum (AOD) at its highest point along the northern boundary to its lowest point at c.16m (AOD) along the southern boundary.

4 Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km buffer around the study site (Fig. 2a), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study Area from the 18th Century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.
- 4.4 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites are located within the study area.
- 4.5 The nearest Scheduled Monument is a Romano-British villa at Randolph's Farm located over 3.7km south of the study site.
- 4.6 There are two Archaeological Notification Areas (ANA) located within the study area. The Medieval moated site at Hickstead Place includes evidence of Roman or Anglo-Saxon burial and lies c.1km to the north of the study site (ANA Ref. DWS8616). The second ANA is Moat Barn, Twineham where traces of a wall were found indicating the previous existence of a substantial building c. 500m to the north-west of the study site (ANA Ref. DWS8615).
- 4.7 The available Historic Landscape Characterisation data (Fig. 2b) illustrates the study site as comprising Fieldsapes and Formal Parkland. The extant 19th century farm complex within the study site is identified as Formal Parkland.

- 4.8 The available LiDAR (Light Detecting and Ranging) Data is shown on Figure 3. The LiDAR data indicates a degree of below ground impact across the study site as a result of agricultural cultivation, with areas of more severe impact including the levelled sports pitches and ponds. No features of immediately apparent archaeological interest pre-dating the 19th century are indicated as being present within the study site, though sections of historic hedgerow and below ground evidence of past land division are anticipated to be present.

Previous archaeological work

- 4.9 Past archaeological investigations within the study area are shown as 'Event Data' on Figure 2a.
- 4.10 There is a general lack of past archaeological investigation within the study area. As a result, any conclusions on the archaeological potential of the study site remain somewhat uncertain.
- 4.11 An archaeological evaluation carried out on land west of Dunlop Close, Sayers Common, immediately south of the study site did not record any archaeological features. Four pieces of worked flint, comprising three undated flakes and a piece of irregular flint waste, was recovered from the subsoil (EWS1950, TQ 26593 18374).
- 4.12 The event records EWS2140, EWS2168 and ESW1213 relate to archaeological desk-based assessments undertaken within the study area. The desk study for The Old Brickworks (RPS 2022: EWS2140) identified a low archaeological potential for all periods and that quarrying across the bulk of the site will have removed any archaeological potential predating the 19th/20th century. The desk study for Land at Sayers Common (RPS 2021: EWS2168) identified a high potential for evidence of Medieval and Post-Medieval farmstead occupation and cultivation and an uncertain archaeological potential for all other past periods of human activity. The assessment for Land off Dunlop Close, Sayers Common (ASE 2012: ESW 1213) identified a low potential for archaeological deposits.
- 4.13 The event record EWS1448 relates to a building recording exercise undertaken at the Aymers and Sayers, Sayers building, c.250m to the south of the study site.

Prehistoric

- 4.14 As mentioned above, an archaeological evaluation carried out on land west of Dunlop Close recorded four pieces of undated worked flint of probable prehistoric date (MWS14983, TQ 26563 18390).
- 4.15 A scatter of Mesolithic flintwork, including flakes, an axe thinning flake, blades, a side scraper, retouched flakes, a core rejuvenation flake and fire-cracked flints are recorded c.600m to the south-east of the study site (MWS3764, TQ 2701 1783).
- 4.16 A macehead, recorded as being found in 1908 at Newhouse Farm, Hurstpierpoint, c.500m to the south-east of the study site has been dated to the Early Bronze Age (MWS1246, TQ 270 180).
- 4.17 These limited finds reflect the fact that there has been little systematic archaeological surveying within the study area and few examples of intrusive archaeological investigation. Given the dearth of past archaeological investigation across the study area the specific archaeological potential of the study site for evidence of prehistoric activity is low/uncertain.

Roman

- 4.18 The HER record for the Medieval moated site at Hickstead Place (Archaeological Notification Area: DWS8616) includes a reference to Roman or Anglo-Saxon burials.
- 4.19 No other potential evidence for Roman settlement or activity has been identified within the study area.

4.20 Based on the available information the study site is identified as having a low/uncertain archaeological potential for evidence of Roman period activity. In this period the Weald is known to have been densely forested, punctuated by scattered clusters of farmsteads.

4.21 The lack of presently recorded evidence for this period is most likely a result of the fact that few systematic archaeological investigations have taken place in the study area.

Anglo-Saxon and Medieval

4.22 The Domesday Survey of 1086 AD records settlements at Morley (two households) in the west, Benefeld (seventeen households) to the north and Husrstpierpoint (fifty-one households) to the south-east. The study site is likely to have come into agricultural use in the Anglo-Saxon period and remained under cultivation throughout the Medieval period as part of the agricultural hinterland to these settlements.

4.23 The remains of a rectangular moat are recorded at Moat Barn, Twineham c.500m north-west of the study site (HER Ref: MWS881, TQ 2623 1956). Traces of a wall were found, as well as Medieval roof tile fragments, indicating that the site was most likely a Medieval moated homestead. The site is identified as an Archaeological Notification Area.

4.24 The surrounding area was most likely characterised by scattered farmsteads during the Medieval period and the study site itself most likely lay within common land from which the settlement name 'Sayers Common' would later be derived. Later cartographic maps show (Figure 4: 1795 Gardener & Gream) no settlement or farmsteads within the study site. Therefore, a low archaeological potential is identified for Anglo-Saxon and Medieval settlement evidence within the study site

Post Medieval & Modern (including map regression exercise)

4.25 The study area can be characterised as a landscape comprising scattered farmsteads during the post-medieval period. A number of these farmsteads are recorded on the HER, although none are relevant to the study site.

4.26 Many of the records shown on Figure 2a relate to farmsteads of predominantly 19th Century origin, identified from historic mapping sources. Many of these farmsteads are now partially or wholly demolished. These records illustrate the intensification of cultivation across the landscape in the period, reflecting wider trends of population growth and technological change (MWS8774, MWS9138, MWS9398, MWS9501, MWS9887, MWS9890, MWS10207, MWS10809, MWS10811, MWS11408, MWS11795, MWS11902, MWS12041, MWS12399, MWS12594, MWS12595, MWS13218, MWS13243, MWS13299, MWS13416, MWS13680, MWS13682, MWS13960).

4.27 The HER records the site of a historic farmstead known as Kingsland at the centre of the study site. The farmstead was identified by the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Kingsland is a 19th century T-Plan loose courtyard farmstead with a detached farmstead set away from the yard. It is in an isolated location and has reportedly suffered partial loss (less than 50% loss) (MWS11888, TQ 26509 18792).

4.28 The HER records a brick and tile works, shown on historic Ordnance Survey mapping, c.300m to the south of the study site (MWS5141, TQ 2644 1825).

4.29 For the post-medieval period, cartographic sources are useful in understanding the past land uses and phases of built development within the study site and vicinity.

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- 4.30 The 1795 Gardner & Gream Map (Fig. 4) illustrates the study site as being comprised of irregular enclosed fields at this time. No buildings are shown within the study site boundary. There are several farmsteads shown in the vicinity including Stuckles Farm to the west.
- 4.31 The 1798 Ordnance Survey Drawing (Fig. 5) illustrates the construction of a farm within the study site. Little other change is shown in the vicinity. The farm appears to be in the location of Kingsland Farm recorded on later maps.
- 4.32 The 1813 Ordnance Survey (Fig. 6) shows little change to the study site, although this map does not show field boundaries.
- 4.33 The 1841 Tithe Map, Hurstpierpoint Parish (Fig. 7) illustrates the study site in detail. A large circular pond is shown to the west of the main farmhouse along with a second, more oval-shaped pond further to the west. The Tithe Apportionment records the study site occupying several plots as detailed below:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
655	William Sharpe	William Sharpe	Upper Six Acres	Pasture
709	James Vallance	James Vallance	Kingsland Farm	House and Garden
710	James Vallance	James Vallance	Acres	Pasture
711	James Vallance	James Vallance	Five Acres	Arable
712	James Vallance	James Vallance	Stable Plat	Arable
716	James Vallance	James Vallance	Plot	Pasture
718	James Vallance	James Vallance	Five Acres	Arable
719	James Vallance	James Vallance	Orchard	Orchard
721	James Vallance	James Vallance	Great Leg	Pasture
722	James Vallance	James Vallance	House Field	Pasture
723	James Vallance	James Vallance	Three Acres	Pasture
724	James Vallance	James Vallance	Walesy Place	Pasture
725	James Vallance	James Vallance	Road Field	Pasture

- 4.34 The 1899 Ordnance Survey map (Fig. 8) names the farm within the study site as Kingsland. The farm buildings are shown laid out around a central courtyard. Formal gardens and ponds appear to be laid out to the west and south-west of the farm.
- 4.35 There is little notable change within the study site or vicinity on the 1912 Ordnance Survey Map (Fig. 9). The map shows a Lodge fronting London Road to the east of the study site.
- 4.36 By 1938 (see Fig. 10: 1938 OS) London Road had been widened and a new Lodge had been built on the north side of the access to the farm. In the wider vicinity, there is a slight but notable increase in built development, with a proliferation of labourer's cottages and small farmsteads.
- 4.37 The 1963 Ordnance Survey (Fig. 11) shows the eastern part of the study site being used as a horticultural nursery named Kingsland Nurseries. A further limited, but notable general increase in the built area at Sayers Common.
- 4.38 During the late 1970s the farmstead and surrounding fields, known as Kingsland, were acquired by the Priory of Our Lady who had moved from their previous residence in Haywards Heath. A number of the farm outbuildings were demolished, and new priory buildings were constructed around the large circular pond to the west and north-west of the former farmhouse. The two-storey priory building contained cells, community rooms, refectory, library, infirmary, kitchen and laundry. In addition, a c.17m high cone-shaped church was built on the site. The layout of the priory buildings

is illustrated in an article in the 1978 ARUP Journal (ARUP Journal 1978 Series 2) (see Appendix 1).

4.39 In 2007 the site was put up for sale and in 2010 the priory complex was acquired by LVS Hassocks to accommodate a residential school for those diagnosed with Asperger's, Autism and other related conditions.

4.40 The 2009 aerial photograph (Google Earth Image 2009: Fig. 13) shows the layout of the former priory buildings. The access to the school from London Road appears to have been relocated to the south of the two properties fronting London Road. No further notable change is shown on the aerial photograph of 2023 (Google Earth Image 2023: Fig.15).

4.41 The map regression exercise demonstrates that the study site has a high potential to contain the remains of 19th century farm buildings and for evidence of post-medieval and modern agricultural/horticultural activity.

Assessment of Significance (Designated Assets)

4.42 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.43 There are no World Heritage sites, Historic Wreck or Historic Battlefield sites have been identified either within the study site itself, or within the vicinity of the study site. The nearest Scheduled Monument is Romano-British villa at Randolph's Farm (Scheduled Monument Ref: 1014948) located over 3.7km south of the study site.

Assessment of Significance (Non-Designated Assets)

4.44 The study site is not located within an Archaeological Notification Area as defined by Mid Sussex District Council.

4.45 As a result of the limited extent of previous archaeological investigation within the Study Area, the archaeological potential of the study site is somewhat uncertain for all periods pre-dating the 19th century.

4.46 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period	Identified archaeological potential	Identified archaeological significance
Prehistoric	Low/Uncertain	Low (Local)
Roman	Low/Uncertain	Low (Local)
Anglo-Saxon	Low/Uncertain	Low (Local)
Medieval	Low/Uncertain	Low (Local)
Post medieval	High for evidence of agricultural/horticultural activity	Low/None (Local/Negligible)
Modern	High for evidence of 19 th farmstead occupation and agricultural/horticultural activity	Low (Local)

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

Site Conditions

- 5.1 The study site is currently occupied by a number of single storey and two-storey former farm and priory buildings, sports pitches and landscaped grounds currently being used as an LVS School. The entire site covers an area c.14.41ha in extent (the school site with the spine road is 3.11ha; the school site on its own is 2.63ha) and is centred at NGR TQ 26467 18794
- 5.2 The construction of the priory buildings in the late 1970s will have severely impacted below ground archaeological horizons.
- 5.3 The excavation of ponds in the 19th century will have removed the archaeological potential from localised parts of the study site.
- 5.4 The cut and fill construction of the large sports pitch to the south of the school buildings will have removed the archaeological potential from at least the northern half of the pitch. Archaeological horizons within the southern half are likely to survive beneath depths of fill material.
- 5.5 Ploughing and horticultural activity within the study site will have caused a degree of widespread below ground disturbance.
- 5.6 Beyond areas containing built development, sports pitches and ponds the potential for archaeological survival pre-dating the 19th century is considered to be moderate to good.

Proposed Development

- 5.7 The proposed development will comprise a hybrid application for separate and severable elements comprising:
- Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and:
- Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and
 - Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.
- 5.8 The Coloured Sketch Layout Plan (Figure 15) shows a proposed layout for the development. Below ground works for this are anticipated to consist of new strip foundations, service runs, new road access and associated landscaping.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.9 No designated archaeological assets are located within the study site or study area. The study site does not contribute to the significance of any designated archaeological asset, and no such assets are considered to have the potential to be impacted by the proposed development.

Review of Potential Development Impacts on Non-Designated Assets

- 5.10 Based on current evidence, this assessment has identified a high potential for the remains of 19th century farm buildings of low (local) significance and for evidence of post-medieval and modern agricultural/horticultural activity with a level of significance defined as “low/none (local/negligible)”. A low/uncertain archaeological potential is identified for all other periods.
- 5.11 Proposals comprise the construction of a residential development.
- 5.12 The proposed development has the potential to impact below ground archaeological remains of local significance through excavations for new strip foundations, service runs, new road access and associated landscaping.

6 Summary & Conclusions

- 6.1 Land at Sayers Common, West Sussex has been assessed for its below ground archaeological potential.
- 6.1 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Historic Wreck or Historic Battlefield study sites have been identified within the study site, or within the vicinity of the study site.
- 6.2 The nearest Scheduled Monument is a Romano-British villa at Randolph's Farm located over 3.7km south of the study site.
- 6.3 The proposed development will not impact any designated archaeological assets.
- 6.4 The site does not lie within an Archaeological Notification Area as defined by Mid Sussex District Council.
- 6.5 The few past archaeological investigations undertaken in the vicinity of the study site have identified only limited archaeological evidence of low (local) significance.
- 6.6 Based on current evidence, a high potential is identified for the remains of 19th century farm buildings and evidence related to post-medieval and modern archaeological activity. A low/uncertain archaeological potential is identified for all other periods.
- 6.7 In view of the size of the study site it is anticipated that the archaeological advisor to the local planning authority will require mitigation in advance of development. In the first instance a programme of archaeological trial trench evaluation will be required, focussed within the areas of proposed impact, with further works depending upon the results of evaluation.
- 6.8 As remains of national significance are not anticipated at the study site, this work can be secured to the granting of consent, by the inclusion of a standard archaeological planning condition. Initial consultation with Place Services, as archaeological advisors to the local planning authority, confirmed agreement with the approach.
- 6.9 19th century farm buildings and 20th century priory buildings are located within the study site. The significance of these non-designated heritage assets will be considered in a separate Built Heritage Statement.

Sources Consulted

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Domesday Online – <http://www.domesdaybook.co.uk/>

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Cartographic

1724 Budgen Map

1795 Gardner & Gream

1798 Ordnance Survey Drawing

1813 Ordnance Survey Old Series

1838 Tithe Map, Albourne Parish

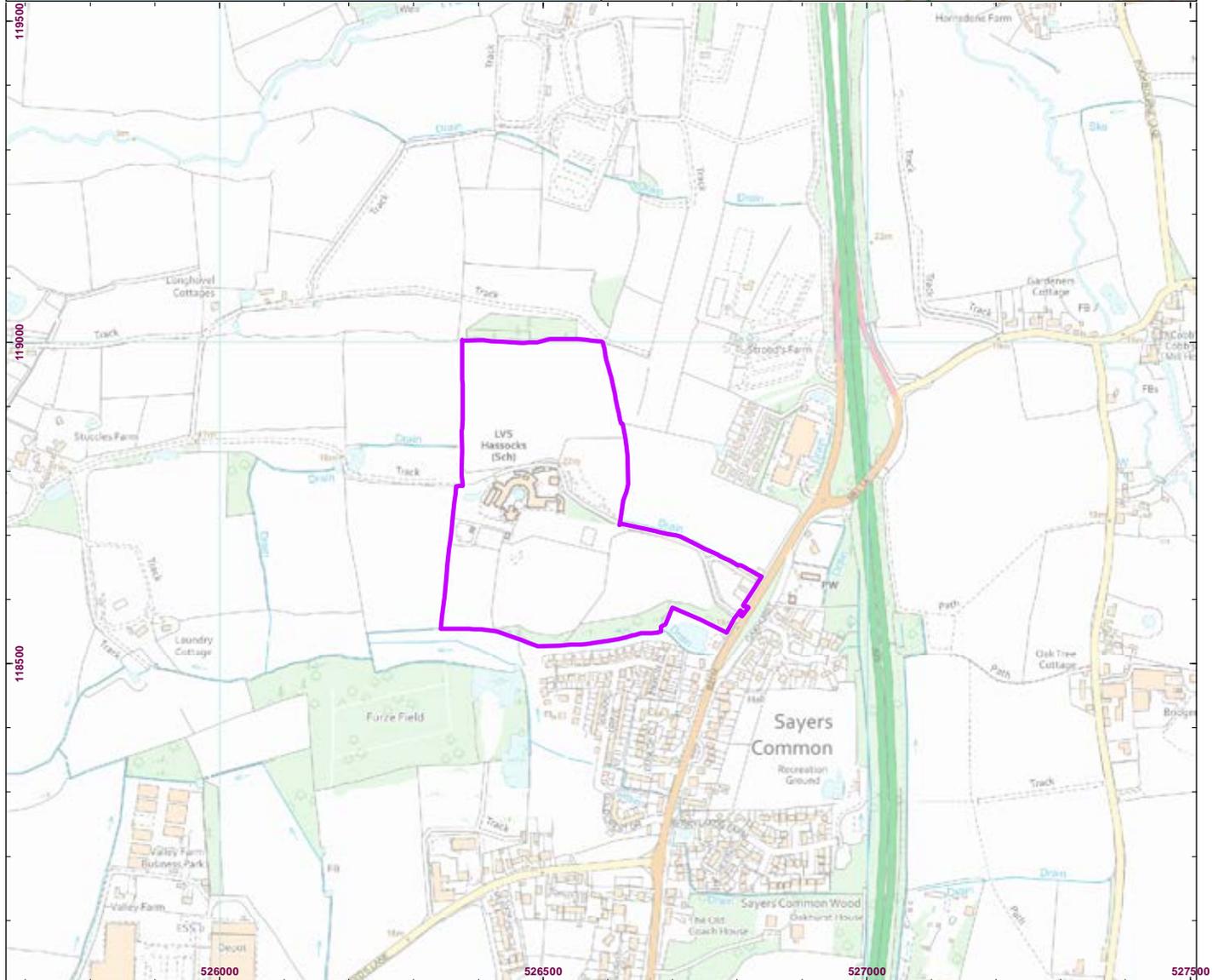
1841 Tithe Map, Hurstpierpoint Parish

1879, 1899, 1912, 1952 Ordnance Survey Map

2009, 2013, 2023 Aerial Photography (Google Earth Image)

Figures

Plates



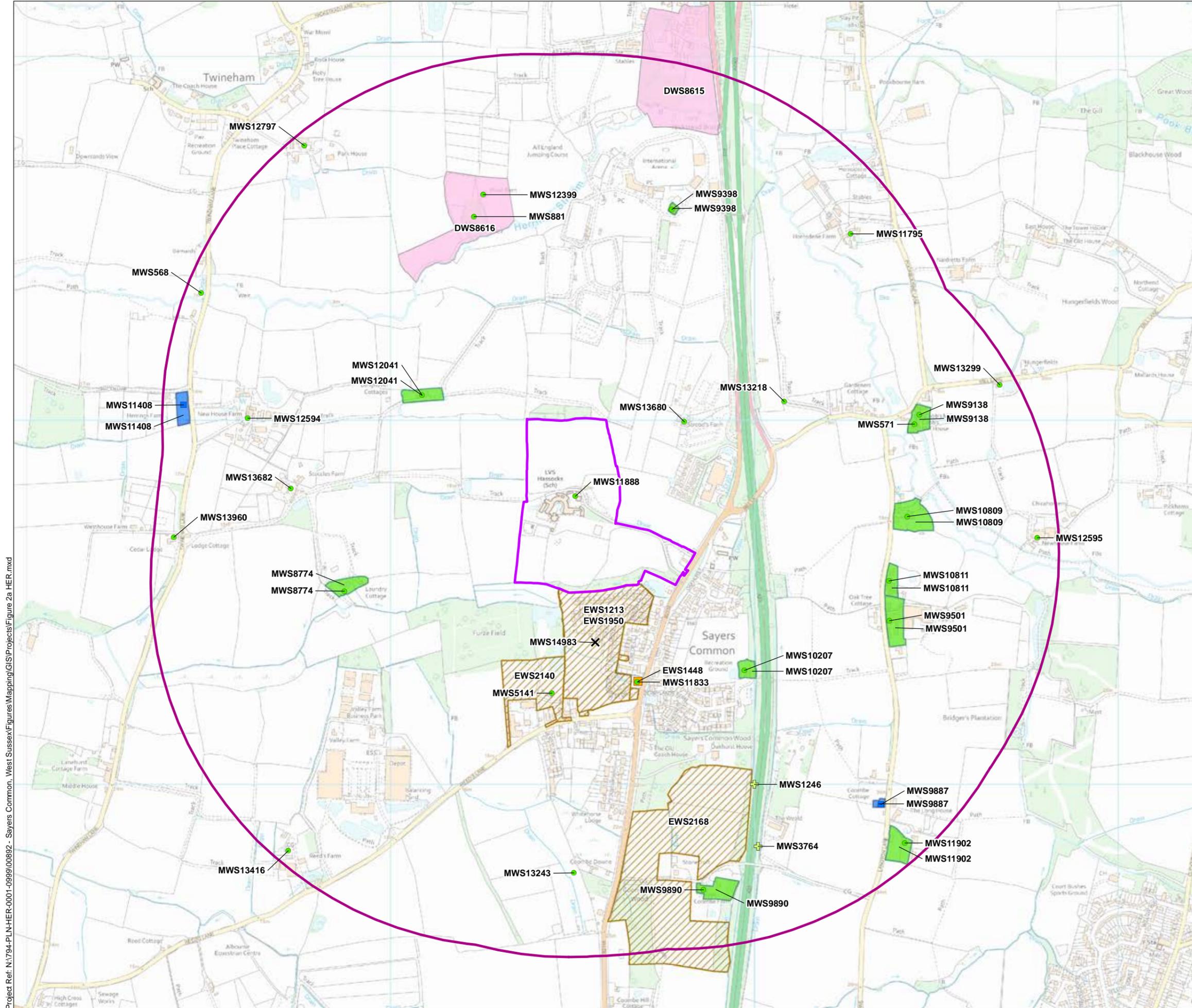
 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

-  Site Boundary
-  1 km Search Area

Non-designated Heritage Assets:

HER Data Points

-  Monument
-  Building
-  Findspot
-  Negative Evidence

HER Data Polygons

-  Monument
-  Building
-  Archaeological Notification Areas

Previous Archaeological Work:

-  HER Event Points
-  HER Event Polygons

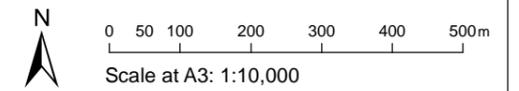


Figure 2a

HER Data Plot (data from West Sussex HER)

Project Ref: N1794-PLN-HER-0001-0999/00892 - Sayers Common, West Sussex Figures/Mapping/GIS/Projects/figure 2a HER.mxd



Legend

Site Boundary

LiDAR DATA

Source: Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured: 20/01/2020

Processing: Multi-direction Hillshade overlaid on simple Local Relief Model

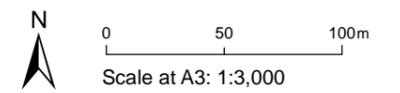
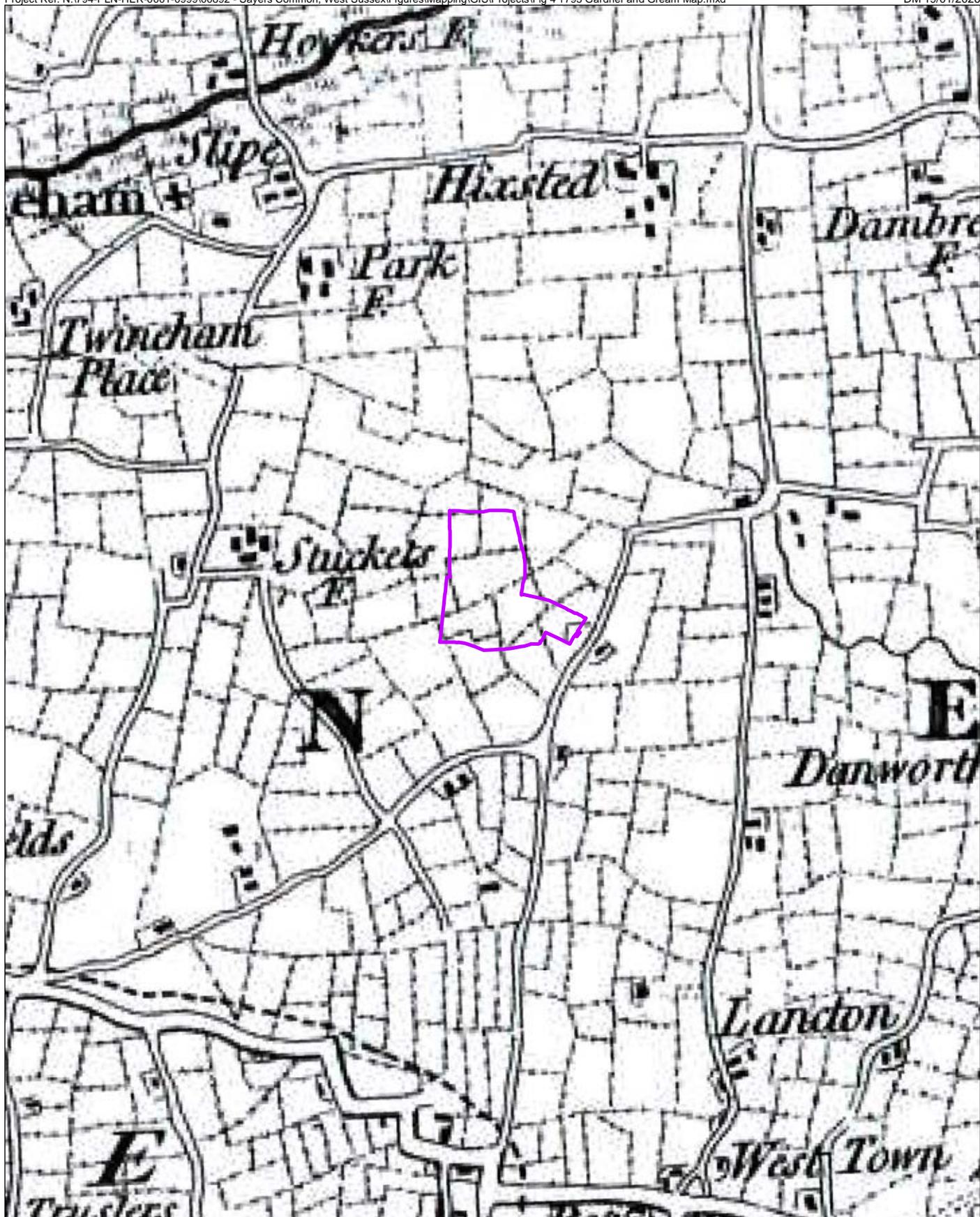


Figure 3

LiDAR Plot



 Site Boundary

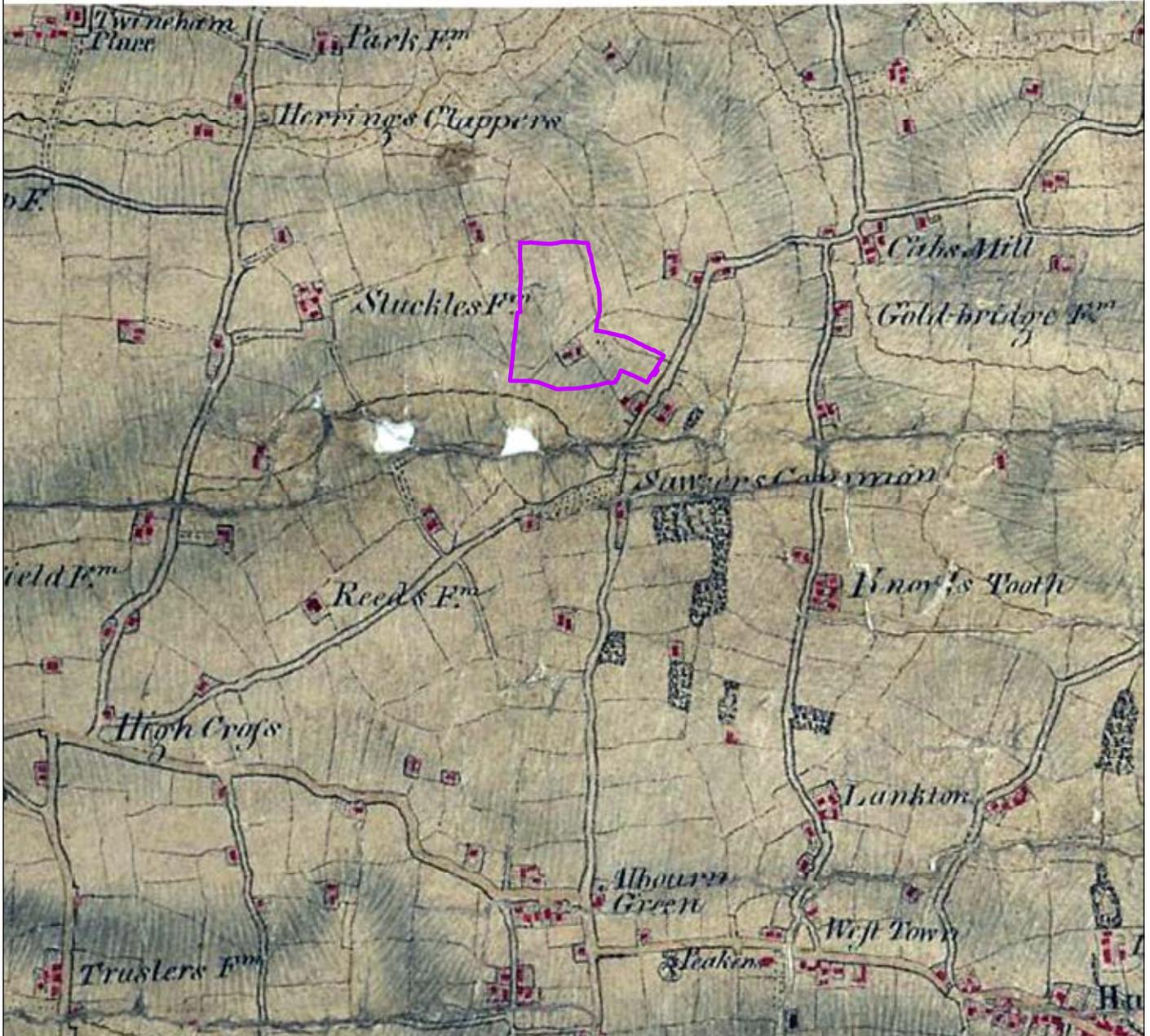


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Figure 4

1795 Gardner and Gream Map



 Site Boundary

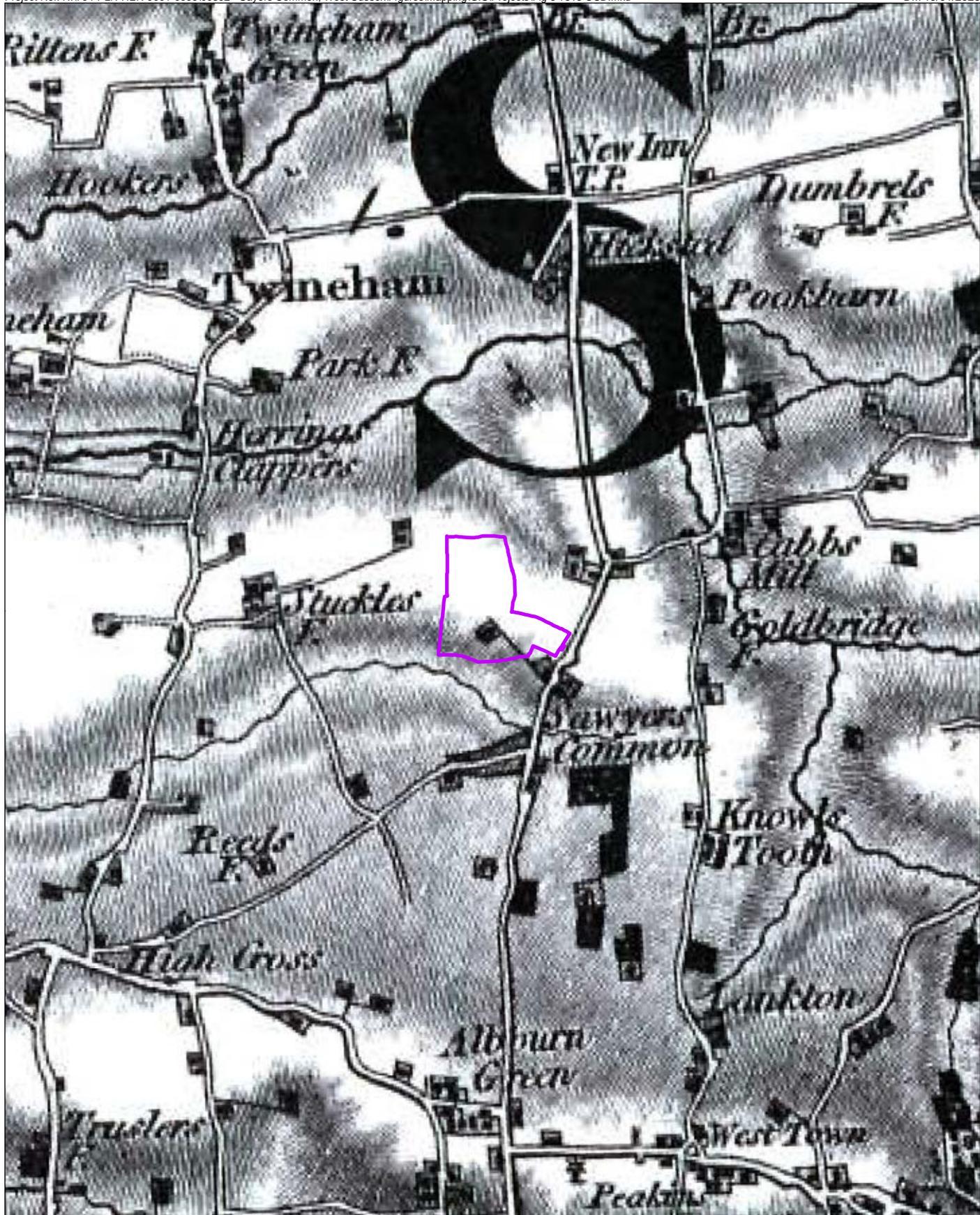


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Scale at A4: 1:20,000



Figure 5

1798 Ordnance Survey Drawing



 Site Boundary



0 200 400 600m
Scale at A4: 1:20,000



Figure 6

1813 Ordnance Survey Old Series



 Site Boundary

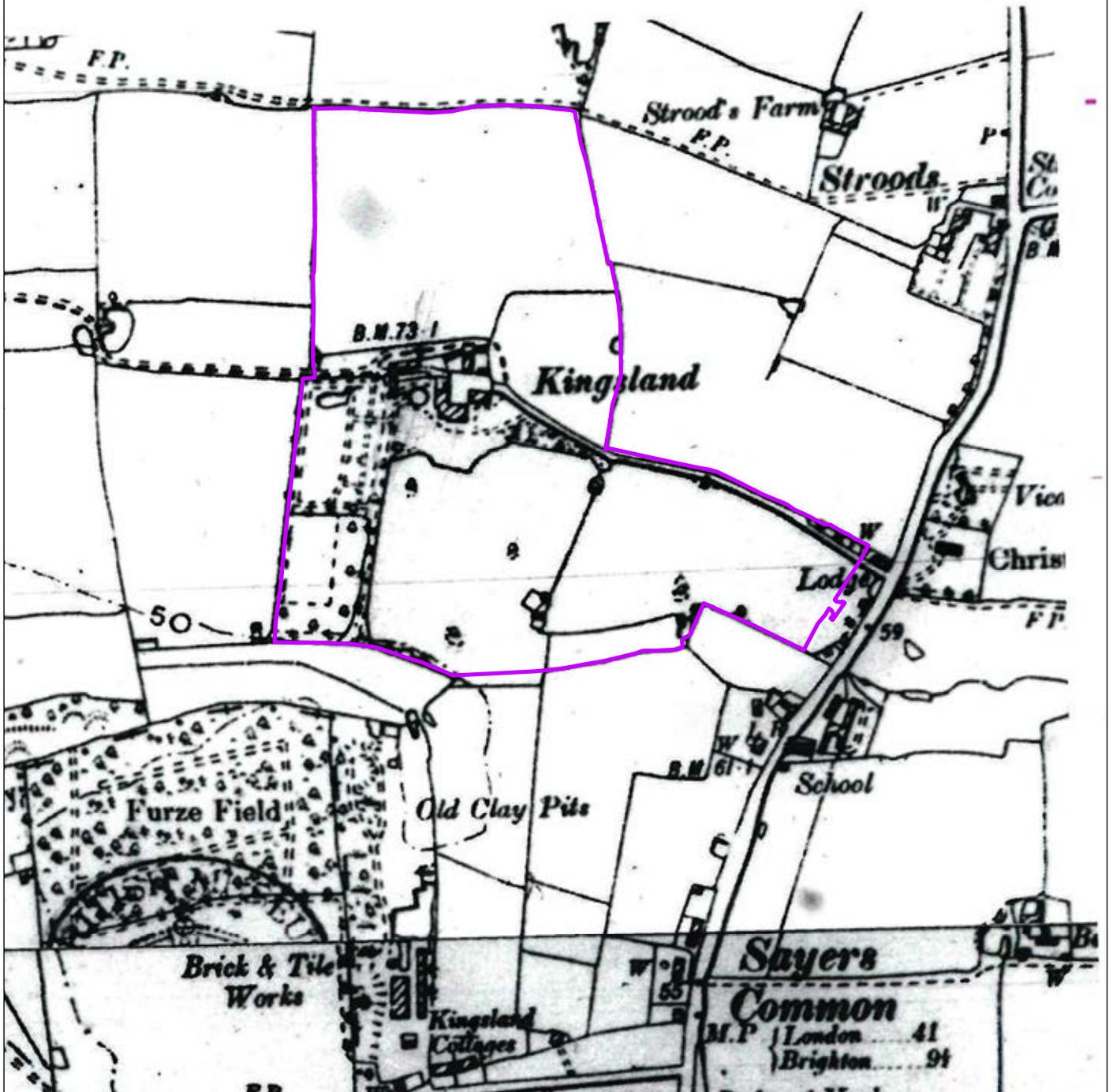


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Scale at A4: 1:5,000



Figure 7

1842 Hurstpierpoint Tithe Map



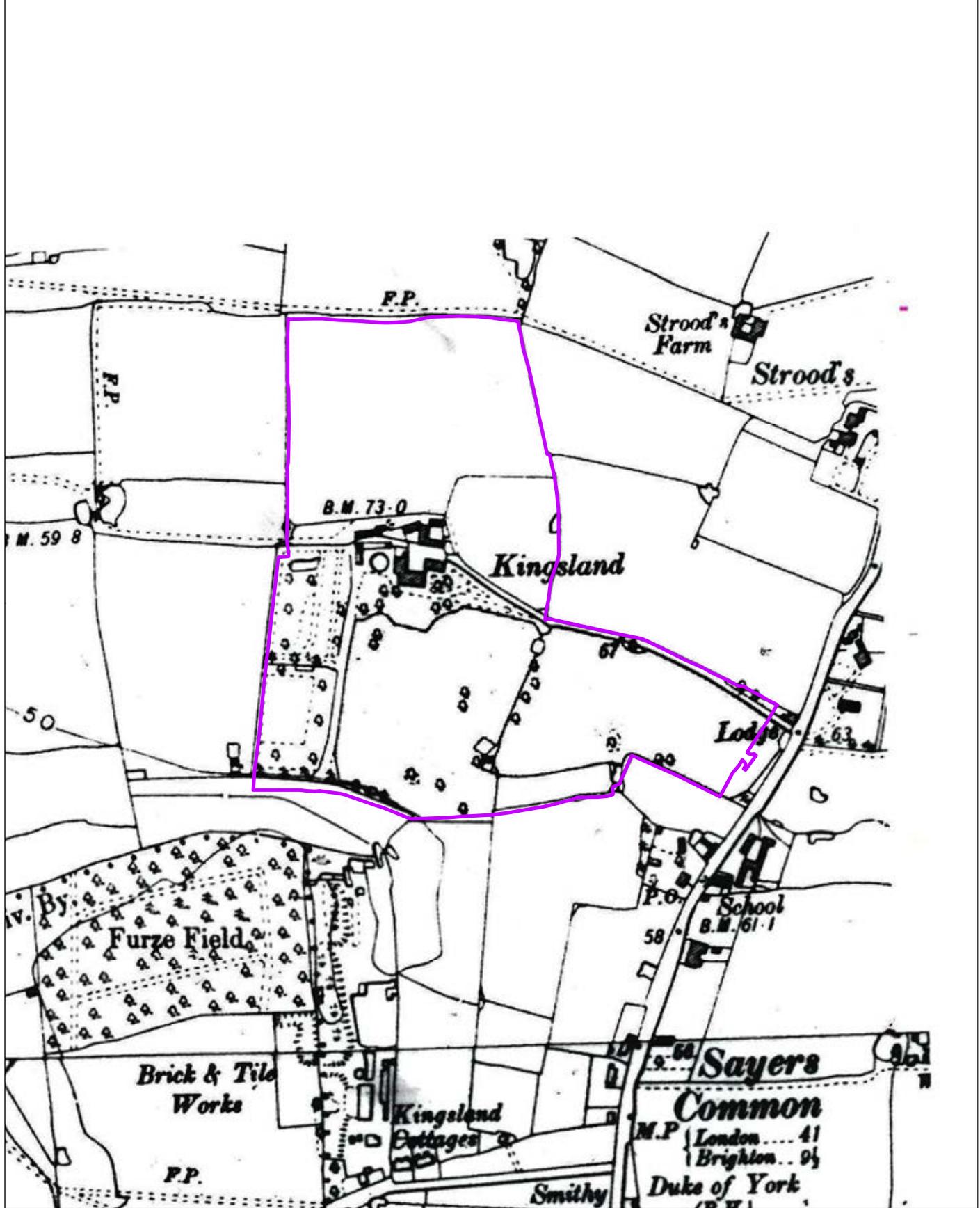
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Scale at A4: 1:5,000



Figure 8
1899 Ordnance Survey



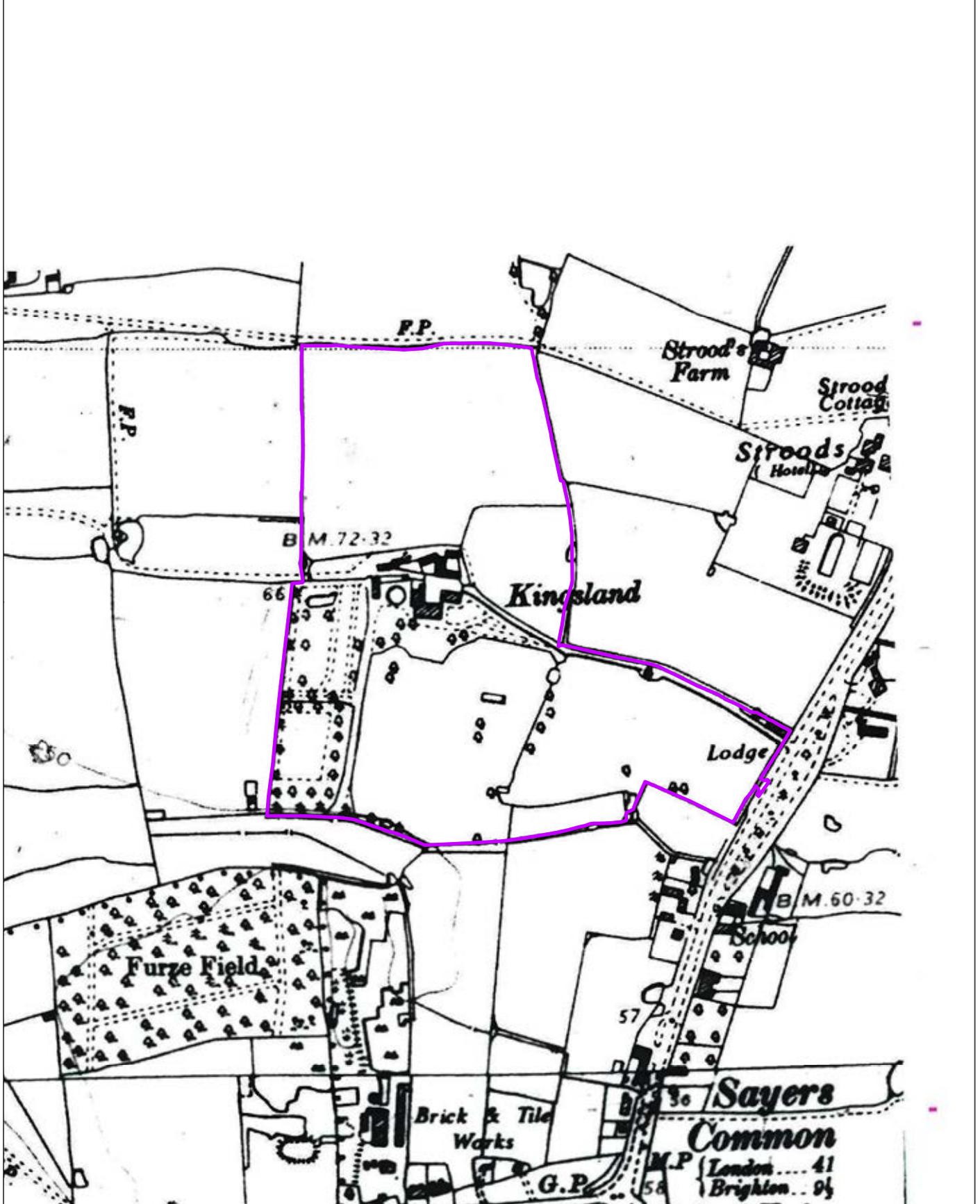
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Figure 9
1912 Ordnance Survey



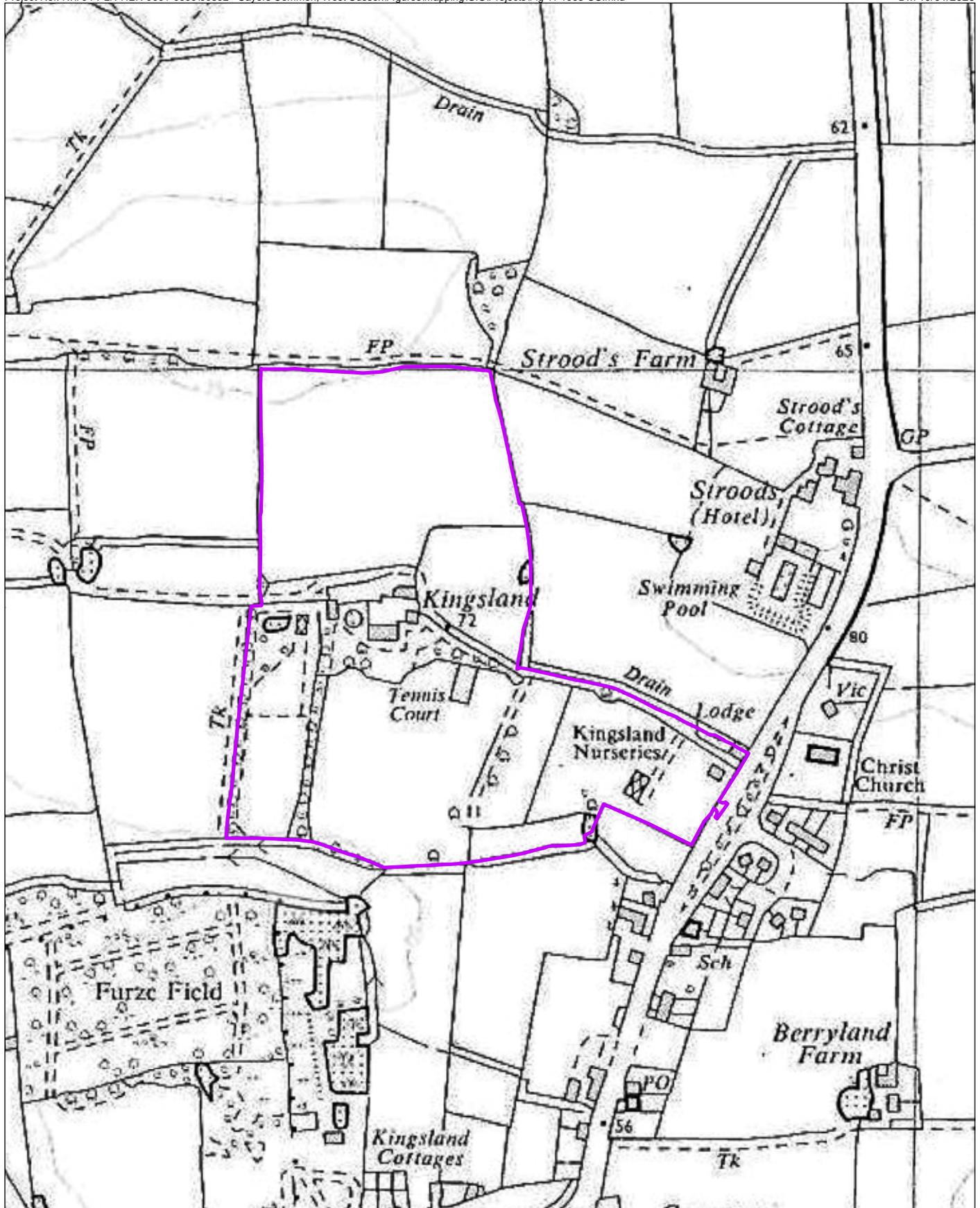
 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 10
1938 Ordnance Survey



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 11

1963 Ordnance Survey



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 12
2009 Google Earth Image



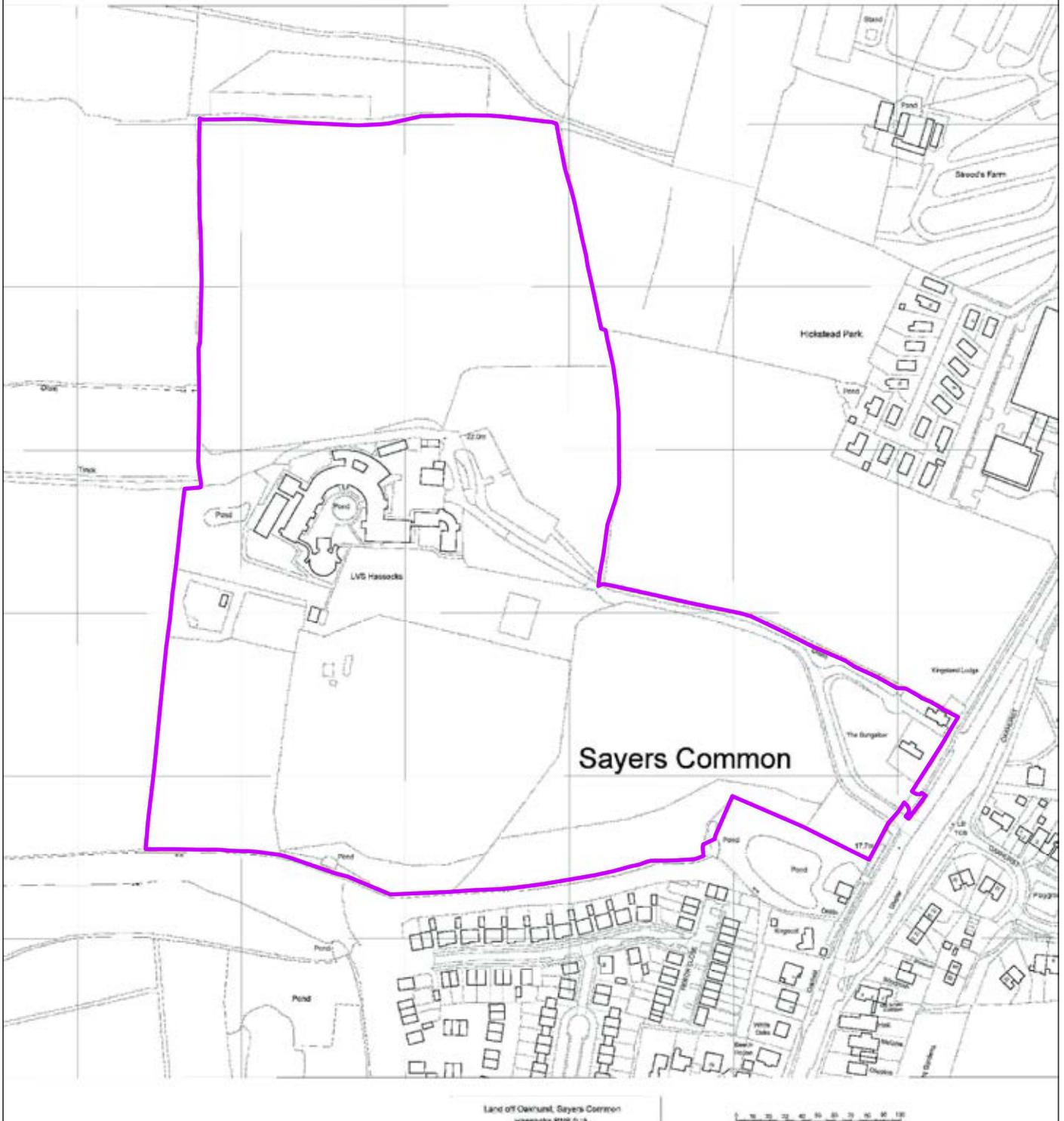
 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 13
2023 Google Earth Image



 Site Boundary



0 30 60 90m
Scale at A4: 1:3,500



Figure 14

Site as Existing

Appendices

Appendix 1 HER Data Gazetteer

HER Data Points

MonUID	RecordType	Name	MonType
MWS10207	MON	Site of Berryland (?) Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; L SHAPE PLAN
MWS10809	MON	Goldbridge Cottage Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS10811	MON	Goldbridge House Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; U SHAPE PLAN
MWS11408	BLD	Herrings Farm Historic Farmstead, Twineham	FARMHOUSE; FARMSTEAD
MWS11795	MON	Horns Farm, Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS11833	MON	Aymers and Sayers, Sayers Common - Heritage Statement	BUILDING; WORKERS COTTAGE; CHIMNEY STACK
MWS11888	MON	Kingsland Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS11902	MON	Knowls Tooth Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; U SHAPE PLAN
MWS12041	MON	Longhovel Cottages Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS12399	MON	Moat Barn Historic Outfarm, Twineham	OUTFARM
MWS1246	FS	Bronze Age macehead - Newhouse Farm	FINDSPOT
MWS12594	MON	Newhouse Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS12595	MON	Newhouse Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS12797	MON	Park Farm Historic Farmstead, Twineham	FARMSTEAD
MWS13218	MON	Site of Historic Outfarm West of Cobbs Mill, Hurstpierpoint and Sayers Common	OUTFARM
MWS13243	MON	Oxpasture Barn Historic Outfarm, Albourne	OUTFARM
MWS13299	MON	Pellings Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS13416	MON	Reeds Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS13680	MON	Stoods Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS13682	MON	Stuckholds Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS13960	MON	Westhouse Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS3764	FS	Mesolithic flintwork - Coombe Farm	FINDSPOT
MWS5141	MON	Brick and Tile Works, Hurstpierpoint and Sayers Common	BRICKWORKS; BRICKWORKS
MWS568	MON	Herrings Bridge, Twineham	BRIDGE
MWS571	MON	Cobb's Mill, Hurstpierpoint and Sayers Common	WATERMILL
MWS8774	MON	Site of Cobbs Barn Historic Outfarm, Hurstpierpoint and Sayers Common	FARMSTEAD; L SHAPE PLAN
MWS881	MON	Moat Barn, Twineham	MOAT; OCCUPATION SITE
MWS9138	MON	Cobbs Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS9398	MON	Berrylands Barn Historic Outfarm, Hurstpierpoint	OUTFARM; L SHAPE PLAN
MWS9501	MON	Bridgers Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; U SHAPE PLAN
MWS9887	BLD	Coombe Cottage Historic Farmstead, Hurstpierpoint and Sayers Common	FARMHOUSE; FARMSTEAD; L SHAPE PLAN
MWS9890	MON	Coombe Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; L SHAPE PLAN
MWS14983	NEG	Land off Dunlop Close, Sayers Common - Evaluation	Negative Evidence

HER Data Polygons

MonUID	RecordType	Name	MonType
MWS11408	BLD	Herrings Farm Historic Farmstead, Twineham	FARMHOUSE; FARMSTEAD
MWS11902	MON	Knowls Tooth Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; U SHAPE PLAN
MWS12041	MON	Longhovel Cottages Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS8774	MON	Site of Cobbs Barn Historic Outfarm, Hurstpierpoint and Sayers Common	FARMSTEAD; L SHAPE PLAN
MWS9138	MON	Cobbs Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS9398	MON	Berrylands Barn Historic Outfarm, Hurstpierpoint	OUTFARM; L SHAPE PLAN
MWS9501	MON	Bridgers Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; U SHAPE PLAN
MWS9887	BLD	Coombe Cottage Historic Farmstead, Hurstpierpoint and Sayers Common	FARMHOUSE; FARMSTEAD; L SHAPE PLAN
MWS9890	MON	Coombe Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; L SHAPE PLAN
MWS10207	MON	Site of Berryland (?) Farm Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; L SHAPE PLAN
MWS10809	MON	Goldbridge Cottage Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD
MWS10811	MON	Goldbridge House Historic Farmstead, Hurstpierpoint and Sayers Common	FARMSTEAD; U SHAPE PLAN

Archaeological Notification Areas

DesigUID	Name
DWS8615	Roman or Anglo-Saxon Cremation Burial and Medieval Occupation, Hickstead, Twineham
DWS8616	Medieval Moated Site, Hickstead, Twineham

HER Event Points

EvUID	RecordType	Name
EWS1448	EVS	Aymers and Sayers, Sayers Common - Heritage Statement

HER Event Polygons

EvUID	RecordType	Name
EWS1213	DBA	Land off Dunlop Close, Sayers Common - Desk Based Assessment
EWS1950	EVT	Land off Dunlop Close, Sayers Common - Evaluation
EWS2140	DBA	The Old Brickworks, Hurstpierpoint and Sayers Common - Desk-Based Assessment
EWS2168	DBA	Land at Sayers Common, Hurstpierpoint and Sayers Common

Appendix 2 ARUP Journal 1978 Series 2 Priory of Our Lady by Charles Milloy

Our Lady's Priory

Charles Milloy

Background

The Priory of Our Lady of Good Counsel belongs, rather surprisingly, to a monastic order stemming from the English Convent in Bruges, Belgium. As a result of the Reformation, English girls were prevented from becoming nuns and, in 1609, a group of English women went to Belgium and founded a monastery in Louvain. In 1629, they founded another House in Bruges. In 1886 another branch of the order was established, back in England at last, at Haywards Heath. It is an order primarily orientated to a monastic life and, in the past, to education. At Haywards Heath the sisters purchased a large manor house on the outskirts of what was then a small Sussex village. They opened a school which functioned until 1972.

During the 20th century Haywards Heath expanded, surrounded the Priory, and various other factors led to the need for a change of role and location, so when the sisters were offered a good price for their existing premises, the means to make the change became available. After prolonged searching, a large country house called Kingsland, near the village of Sayers Common was bought.

Surrounded by a few acres of secluded farmland, it is set back from the main London-Brighton trunk road. Near the house is an artificial pond in the old garden. The lay-out of the new priory is based upon the existing house and the pond, starting off as an extension of the former and then curving round the latter and back to the house to complete the full circle.

With their new building the life of the community will change. Instead of teaching, the sisters provide conference centre facilities for groups of different types, nationalities and religions which help to finance the day-to-day running of the community. To accommodate the visitors, part of the project is a guest wing to be built to the east of Kingsland.

Building concept

The new buildings are made up of three distinct sections, the monastic arc, the church and the guest wing. The monastic arc is designed to preserve the secluded life of the Community, being divided into private areas for the sisters' exclusive use and communal areas shared by both religious and secular users. The Narthex, where both worlds meet and can communicate freely, is reached directly from the main entrance. This is the main hall with high ceilings and wide spans where the structure of substantial laminated timber beams and timber cruciform-shaped columns form the basis of the architecture and immediately impress upon the visitor the religious nature of the building. The entire building is designed with all roof pitches, sloping structure, etc., at 40 degrees to the horizontal.

The Narthex continues onto a balcony overlooking the secular refectory where the secular guests will eat and converse. From the refectory there is access by means of a covered walkway to the church.

The area used by the nuns lies to the right of the main entrance, the only part of this section which is shared with the secular users being the library. This area is composed of living quarters built in a cellular structure with the offices and infirmary arranged to fit into the main grid system. Silence is preserved in the dormitory cell area apart from essential communications. Separating the blocks are

staircases areas which are intended to be less formal and where more spontaneous conversation is allowed. At these locations on the ground floor are situated small alcoves with seats for the purpose of reading and contemplation.

On the ground floor at the entrance to the dormitory cell block is the infirmary. The external cloisters deliberately encircle the cells to provide a silent mantle around the dormitory area.

The architects, Michael Blee Whittaker Partnership, spent considerable time identifying the primary functions of the community's life and as accurately as possible, have attempted to embody these themes into the building lay-out. To assist the planning, a questionnaire was filled in by the sisters in which they were able to state their requirements for the new building.

The architectural themes are:

- (1) The breaking of bread – the refectory
- (2) Prayer and worship – the church
- (3) Community life – the community room where the sisters can live as a family.

The architects' aim has been to create an atmosphere which complements the philosophy of the order so that simplicity and austerity are maintained and encouraged, without detracting from the quality of the building. The community participates in the world outside and so the building must be outward looking, whilst at the same time being a refuge and maintaining privacy for the occupants.

The architecture, structure and services are coordinated to give an insight into the building's composition and only the more unsightly elements of the services have been covered up.

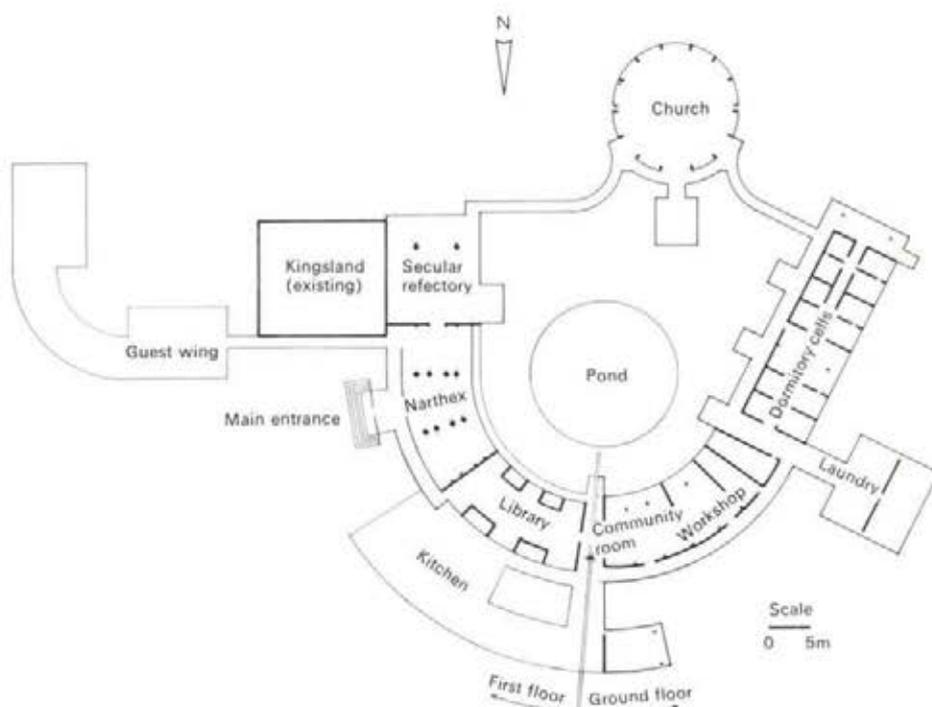


Fig. 1
Our Lady's Priory: plan



Fig. 2
Architects' drawing (Courtesy of Michael Blee Whittaker Partnership)

Fig. 3
The fairfaced blockwork in the interior
(Photo: Harry Sowden)



Fig. 4
Detail of blockwork (Photo: Harry Sowden)

Geotechnics

The site investigation revealed a thick stratum of weald clay which is highly weathered near the surface, with the water table approximately 2m below the latter. The crosswall construction logically led to strip footings at a depth of 1.5 m, at an allowable bearing pressure of 150 kN/m².

The superstructure

In keeping with the architectural concept it was decided to use fair-faced concrete blocks to form the main load-bearing walls, two storeys in height, and the final type chosen was an etched *Forticrete* block. To maintain the uninterrupted perimeter cloisters, fair-faced concrete corbels cantilever out from the ends of the crosswalls. Where the room lay-out did not permit the crosswall, this was replaced by a concrete column on grid and the corbel extended into a beam. The first floor slab is a conventional concrete slab with the fair-faced walls continuing up above it to support the roof.

The roof support system is almost completely exposed. Main, glued, laminated beams span between the crosswalls, with occasional vertical posts and sloping members giving stability and equalizing the load between the four main beams. This system enables all the beams to be of equal depth and fortunately the spans were such that the beam depths could be kept at a block height without producing unsightly beam widths. The torsional problems of beams curved in plan was solved by marginally increasing the beam width in the curved plan areas.

Most of the spans are approximately 3 m but these are increased in the open Narthex and the refectory. The solution here was to provide cruciform timber columns and larger beams propped by timber struts from the columns.

Church

The drawing of the original scheme shows the skew conoid church and the two smaller conoids of the chapter house and the oratory. The church solution was an ingenious system of main laminated ribs stabilized by four skins of tongue and groove boarding laid in alternate directions to provide adequate shear stiffness. Regrettably, this solution had to be abandoned on cost grounds and, although several attempts were made to devise steel/timber composite structures capable of achieving the shape needed for liturgical functions, none satisfied the financial restraints. A much simplified straight conoid was found to be the only economic solution. The final solution was to keep the timber ribs but replace the stressed skin with horizontal purlins framing into the ribs to provide the stiffness. Tapered timbers attached to the purlins create a circular exterior from the multi-faceted interior.

Services

The building is not air-conditioned nor mechanically ventilated. There is a central boiler house containing two oil-fired boilers for the central heating and hot water. Most of the trunking is accommodated in the in the false ceiling, passing from there down through the voids in the *Forticrete* block walls to serve the ground and first floor rooms. The blocks were carefully cut to take the junction boxes.



Fig. 5
The curved laminated timber beams in the library (Photo: Harry Sowden)



Fig. 6
The Priory from the Church (Photo: Harry Sowden)

Fig. 7
The Priory from the new cemetery (Photo: Harry Sowden)



Progress

The structure of the monastic arc and the guest wing were completed this winter and the services installation and the finishing trades are under way. The final problems of the church design have now been overcome and its construction will start this summer.

Credits

Architect:
Michael Blee Whittaker Partnership
Mechanical & electrical engineers:
Hamdon Electrical Ltd.
Main contractor:
W. C. Hilton and Sons

