



**68 + 70 Keymer Road, Hassocks,
West Sussex –**

**Archaeological Desk-Based
Assessment**

Planning Issues Ltd

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Ecus Ltd

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Executive Summary

Ecus Ltd was commissioned by Planning Issues in October 2023 to prepare an Archaeological Desk-Based Assessment (ADBA) to inform a forthcoming planning application for the redevelopment of 68 and 70 Keymer Road in Hassocks, West Sussex.

The Site is proposed for redevelopment with the demolition of existing buildings and the construction of a two and a half storey retirement living development, with associated access, landscaping, utilities and services.

This ADBA has concluded that any potential archaeological remains within the Site are likely to be related to post-medieval and twentieth century activity and would be of low to negligible heritage significance. Whilst the potential for stray finds associated with prehistoric activity cannot be discounted, due to the discovery of similar remains in the area, any flintwork remains would be of low heritage significance.

Although the Site is in close proximity to an Archaeological Notification Area (ANA) relating to the course of a Roman road, this ADBA has shown that the potential for archaeological remains relating to the road or Roman roadside activity is low. This is due to the results of previous archaeological investigations in the area suggesting the course of the road lies further to the north, also the Site has been subject to previous disturbance.

Whilst the archaeological resource is not considered a constraint to the planning application, the Local Planning Authority may request a programme of archaeological investigation due to the position of the Site close to, but outside of, the ANA. This ADBA would recommend a conditional programme of archaeological observation, monitoring and if required record (i.e., archaeological watching brief) if such work is required. This would need to be agreed with the Local Planning Authority and the scope and methodology outlined in a Written Scheme of Investigation.

This assessment has been commissioned to focus solely on the potential buried archaeological resource of the Site and therefore does not discuss the development proposals with regard setting and built heritage (including conservation areas).

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues in October 2023 to prepare an Archaeological Desk-Based Assessment (ADBA) to inform a planning application for retirement living development at 68 and 70 Keymer Road in Hassocks, West Sussex (hereafter the Site). The Site is centred on National Grid Co-ordinate 530958, 115388 (Figure 1).

1.2 The Site

1.2.1 The Site is located on the south side of Keymer Road (B2116) in the village and civil parish of Mid Sussex District of West Sussex. Hassocks is located 11 km north of Brighton.

1.2.2 The Site is rectangular in plan and measures 4,557 sqm in extent. The Site lies between c. 45-50 m above Ordnance Datum.

1.2.3 The Site currently comprises two large detached residential buildings (nos. 68 and 70; Plates 1-4), set back from the roadside beyond an area of amenity grass and hardstanding, the latter in use for car parking. The buildings are two to 2.5 storeys in height and constructed of brick. Gardens lie to the rear of these buildings (south west) and comprise amenity grass and mature vegetation. Mature vegetation is also present to the north east. Boundary treatments comprise brick walls as well as timber fencing.

1.2.4 The historic core of Hassocks is located over 400 m to the south east and the townscape surrounding the Site is characterised predominately by residential buildings. Opposite the Site on the northern side of Keymer Road is Hassocks Parish Centre and a Garden of Remembrance. Beyond this lies Adastra Park, a recreational ground.



Plate 1. 68 Keymer Road



Plate 2. Rear gardens of 68 Keymer Road



Plate 3. 70 Keymer Road



Plate 4. Rear gardens of 70 Keymer Road

1.3 Aims and Objectives

1.3.1 The purpose of this ADBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:

- An assessment of the potential for heritage assets to survive within the area of study;

- An assessment of significance of the known or predicted heritage assets; and
- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.

1.3.2 This assessment has been commissioned to focus solely on the potential buried archaeological resource of the Site and therefore does not discuss the redevelopment with regard setting and built heritage (including conservation areas).

1.4 Regulatory and Policy Context

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a); and
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b).
- Historic England’s *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers’ Guide* (2015c);
- Historic England’s Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019);
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists’ *Code of Conduct* (CIfA, 2022);
- The Chartered Institute for Archaeologists’ *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020a);
- The Chartered Institute for Archaeologists’ *Standard and Guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (2020b); and
- *Sussex Archaeological Standards*¹ (2019) published by Chichester District Council, East Sussex County Council, and West Sussex County Council.

2.2 Scope of Assessment

2.2.1 The initial step of ADDBA process is the identification of heritage assets likely to be affected by the redevelopment due to their presence within the Site. This is informed through a desk-based study and site visit.

2.2.2 The spatial scope of the assessment was defined by a 1 km study area around the Site to inform this ADDBA.

2.2.3 The following sources were consulted to form a baseline for the assessment of the significance of the Site:

¹ Available at: <file:///C:/Users/Emily.L.Taylor/Downloads/ar-sussex-archaeological-standards-2019-final-accessible-version-nov-2022.pdf>

- National heritage datasets including the National Heritage List for England (NHLE);
- West Sussex Historic Environment Record (WSHER). The size of the study area was agreed with them through email consultation;
- Hassocks Parish Council Neighbourhood Plan Evidence Base – Hassocks Parish Cultural Heritage²;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP) and Historic England;
- Historic England’s Aerial Archaeology Mapping Explorer;
- Historic mapping available online and OS mapping obtained for the purpose of this assessment;
- Environment Agency LiDAR data;
- Google Earth imagery;
- Crossfield Consulting Ground Investigation (GI) Report (2023):
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations;
- A site visit undertaken in October 2023. This was undertaken in clear dry weather conditions with a good level of visibility.

2.2.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

NHLE

2.2.5 No designated archaeological remains are recorded within the Site or study area.

2.2.6 Where relevant, to inform our understanding of the historic environment, further designated heritage assets (comprising Listed Buildings and Keymer and Hassocks Conservation Area) are referred to in Section 3. They are referred to by their NHLE entry but not reproduced on any figures in this ADBA.

WSHER Data

2.2.7 All of the spatial data held by the WSHER for the study area was requested, assessed and analysed as part of this assessment. A 500 m study area search was submitted to WSHER although through consultation it was agreed a 1 km study area would be utilised. Data was received on the 10.10.2023

² Available at: <https://www.hassocks-pc.gov.uk/nbhood-plan/hassocks-neighbourhood/>.

(WSCC HER Reference Number: 202324-052).

- 2.2.8 WSHER event data illustrated on Figure 2, listed in Appendix 2, and referred to, where relevant, in Section 3. These data records are referred to by their WSHER ref.
- 2.2.9 WSHER monument data is illustrated on Figure 3, listed in Appendix 2, and referred to in Section 3. For ease, this has been assigned an ID number.
- 2.2.10 WSHER Archaeological Notification Areas (ANAs) data is illustrated on Figure 4, listed in Appendix 2 and referred to in Section 3

Assumptions and Limitations

- 2.2.11 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by WSHER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.2.12 Archival material relating to the Site and study area was not consulted in person at the West Sussex Record Office. The online catalogue was reviewed and no further information which would inform our understanding of the Site was identified. Whilst there may be other material held in private collections, local repositories, and the National Archives, it was not possible to view these as part of the assessment. All Ordnance Survey (OS) mapping obtained as part of the assessment from Emapsite is provided in Appendix 3.
- 2.2.13 Due to the character of the Site, LiDAR imagery available from the Environment Agency was reviewed but was not reproduced for the purposes of this assessment. This is due to the extent of previous disturbance in the Site and its urban location.
- 2.2.14 No information relating to the Site was available via Historic England's Aerial Archaeology Mapping Explorer.
- 2.2.15 Online aerial photography was reviewed for this ADBA although photographs available online did not provide any information relevant to the Site and understanding the archaeological potential. It is not therefore discussed in any further detail.
- 2.2.16 A site visit was undertaken as part of this assessment. Sufficient access was afforded to the Site.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework (NPPF 2023) recommends that, in determining

applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 194).

2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

2.3.5 Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 203 of the NPPF.

Table 1. Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Buildings, landscapes or townscapes of such limited heritage significance it does not merit identification as a non-designated heritage asset. This is typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

3. Historic Environment Baseline

3.1 Introduction

3.1.1 The following section provides an outline assessment of the historic and archaeological baseline to understand the potential buried archaeological resource. It identifies known and potential heritage assets that may have the potential to be impacted by direct effects from the proposed redevelopment, compiled from sources listed in Section 2.

3.2 Geotechnical Investigations

3.2.1 The underlying geology of the Site is recorded on the British Geological Survey (BGS) as Folkestone Formation (sandstone), a sedimentary bedrock formed during the Cretaceous period between 126 and 100 million years ago. No superficial deposits are recorded (BGS 2023).

3.2.2 In 2023 Crossfield Consulting undertook GI investigations in the Site comprising a total of five boreholes and one dynamic probe (see Appendix 4 for locations and borehole logs). They identified the following geological model within the Site:

Topsoil

Topsoil was recorded during the previous ground investigations to a maximum depth of 0.40 m. The topsoil typically comprised of a slightly sandy gravelly clay with one occasion being a sandy clay.

Folkestone Formation

Beneath the topsoil, a weathered Folkestone Formation have been encountered, typically orangish brown comprising firm to stiff becoming stiff consistency, sandy gravelly clay and recorded to depths of between 0.20 m to 2.30 m. Beneath the highly weathered Folkestone Formation lie a less weathered, strata generally of dark grey stiff becoming very stiff consistency, silty clay and recorded to depths of between 1.38 m to base of holes at 5 m.

Recorded in one exploratory hole (DS 4) have been a fine to coarse lens/thin horizon of medium dense sand at a depth between 1.30 m to 1.38 m. Within DS 5 exploratory hole an extremely weak sandstone has been encountered at a depth of 4.89 m' (Crossfield Consulting 2023, p. 3).

3.3 Previous Archaeological Investigations

3.3.1 There are no previous archaeological investigations recorded within the Site or its immediate area on the WSHER.

3.3.2 The WSHER outlines nine previous archaeological investigations undertaken in the study area comprising (Figure 2):

- A watching brief (EWS1497) and historic building recording of nineteenth century outbuildings (EWS1535) undertaken in 2009 c. 460 m south east of the Site. The watching brief recovered a large assemblage of post-medieval artefacts, comprising pottery and glass, and small number of prehistoric worked flints. The only feature comprised a modern brick-built soak-away;
- An archaeological excavation and geophysical survey (EWS632) undertaken in 2004 c. 510 m south east of the Site. The excavation recorded prehistoric flintwork, medieval artefacts, an undetermined feature and a large prehistoric ditch;
- Geotechnical test pits and an archaeological evaluation was undertaken in 2004 c. 250 m north west of the Site (EWS868) which recorded no archaeological features or artefacts;
- An archaeological evaluation in 2012 c. 660 m west of the Site which recorded unstratified flintwork of Mesolithic/early Neolithic date, an undated ditch and post-medieval sand pit (EWS1194);
- A Desk-Based Assessment (DBAs; EWS1453) that informed evaluation (EWS1529) c. 340 m north east of the Site. The evaluation recorded modern activity, possible evidence for a former boundary and finds of nineteenth and twentieth century date; AND
- DBA, archaeological evaluation and excavation over c. 480 m north of the Site (EWS954 and EWS2129), which recorded evidence of prehistoric to modern date.

3.4 Historic and Archaeological Baseline

3.4.1 The following should be read in conjunction with Figure 3.

Prehistoric

3.4.2 Within the study area, data records on the WSHER relate to axes and flints which date from the Palaeolithic to Bronze Age periods (1-10 and 13). The majority of these were recorded on Parklands Road (5-8) c. 250 m south west of the Site. Within close proximity to the Site, c. 90 m to the south, an early Bronze Age axe was recovered at the interface of some shingle and concrete during trenching digging (9). No further details are known about its discovery.

3.4.3 Further evidence of early prehistoric activity relates to flintwork, and a large ditch recorded during investigations 510 m south east of the Site (14; EWS632) and evidence of settlement activity within the northern extent of the Site comprising possible Bronze Age roundhouses with associated pits (11-12) over c. 480 m north of the Site (EWS954 and EWS2129). Archaeological investigations in this area also discovered worked and burnt flint, a cremation in a Deverel Rimbury urn, ditches, postholes, pottery and charcoal deposits. The settlement was of mid to late Bronze Age date.

3.4.4 Metal working in this area is suggested to have commenced in the Bronze Age period and the remains of a Bronze Age fort are recorded in the wider landscape at Wolstonbury Hill, approximately 3 km to the south west.

Romano-British

3.4.5 There is no Roman activity recorded on the WSHER within the Site.

3.4.6 The area of Hassocks is suggested to have been a crossroads in the Roman period between routes running north/south and east/west. The closest of these to the Site comprise 'Greensand Way', a Roman road running east to west, c. 90 m north of the Site. Along its 25 mile course, the road survives as both buried and upstanding archaeological remains. A geophysical survey was carried out at the playing field in Aداstra Park, to identify a section of the road and a section of the road was exposed to the north east of Keymer (18). In a section in a drainage trench the metalling was 7 m wide and comprised flint of various sizes built up on a bed of flint and sandstone to form an agger. A trench excavated to 1.6 m recorded the metalling to 4 m wide. No roadside ditches or finds were recovered, and the road section was recorded 50 m north of the alignment recorded on the HER. Further investigations in this area recorded no traces of the road. The route of Greensand Way is identified an ANA by the Local Planning Authority (LPA); this is discussed in Section 3.4 below.

3.4.7 Within the study area, a second Roman road is recorded c. 830 m east of the Site (17). Running north to south through Mid Sussex, it is proposed to be roughly aligned with the A273 which is part of the London to Brighton Road.

3.4.8 Other evidence of Roman activity within the study area relates to settlement over c. 480 m north of the Site (EWS954 and EWS2129); 12, 15, 19-20). This comprises building remains and a possible Roman shrine, alongside enclosures, pits, field system, postholes, animal remains and artefactual evidence.

Early medieval and Medieval

3.4.9 There is no evidence of early medieval or medieval activity recorded on the WSHER in the Site.

3.4.10 Early medieval monument data records in the study area are limited to the Church of St Cosmas and St Damian (21) c. 520 m east of the Site. Although the extant church is largely of post-medieval date, elements of an earlier church of early medieval and medieval date survive within the building. The church is Grade II Listed (NHLE: 139037).

3.4.11 Further evidence of early medieval activity relates an ANA c. 550 m west of the Site (DWS8193) which records an early medieval cemetery. The ANA is discussed in further detail in Section 3.4

below.

3.4.12 Historically the Site formed part of the settlement of Keymer, an ancient parish which was latter merged into the extant Hassocks. Keymer is recorded in the Domesday Survey of 1086 as a settlement in the Hundred of Buttinghill. It had a recorded population of 50 households putting it in the largest 20% of settlements recorded. It was held by William of Vatteville and occupied by the tenant-in-chief William of Warenne. Meadow land is recorded alongside two mills and the Church of St Cosmas and St Damian (21). The parish church is located in the historic core of Keymer and settlement is suggested to have been centred on this building.

3.4.13 Medieval data records on the WHER relate to the site of the Keymer Fulling Mill c. 400 m north east of the Site (22) and medieval artefacts comprising pottery and a strap end recorded c. 510 m south east of the Site (14; EWS632).

Post-medieval and Twentieth Century

3.4.14 During the post-medieval period improvements in transport (notably the railway in the mid-nineteenth century) resulted in an increased housing development in the centre to cater for commuters and the development of this area as a tourist destination with access to the South Downs.

3.4.15 Post-medieval data records within the study area relate to former agricultural activity comprising mostly farmsteads and outfarms (23-26, 33 and 37-38), built form (21, 27-32), post-medieval finds (13, 36).

3.4.16 Both Hassocks and Keymer show evidence of growth in the twentieth century, with considerable residential development and expansion. Both residential buildings on the Site were built during this period. Twentieth century data records within the study area relate to finds recorded during archaeological investigations (15 and 36) and a war memorial (39) was built within the grounds of St Cosmas and St Damian Church

3.4.17 A watching brief that took place near Hassocks station did not record any archaeological features or finds (40).

3.4.18 The character and appearance of Hassocks is therefore defined by post-medieval, twentieth and twenty-first century development; the construction of the railway typified Victorian terraced houses, semi-detached houses and larger detached villas in the area and large modern housing development is located on the peripheries of the settlement area, at Clayton Mills and along London Road.

3.5 Archaeological Notification Areas

3.5.1 ANAs are areas where archaeological remains are known or have the high potential to exist. The purpose of the ANA is to identify where there is a likelihood of archaeological work being necessary when land development is planned. Identification of ANAs forms part of early warning system comprising an alert mapping based on data held within the WSHER. Their primary purpose is to trigger consultation with the LPA Archaeology Section and the WSHER.

3.5.2 ANAs within West Sussex have been identified an alert colour (amber or red) to denote the level of likelihood that archaeological remains may survive. This also informs the WSHER threshold guidance³ and provides advice regarding development and consultation with the LPA Archaeologist. The alert colour is either:

- Red – ‘*The area is a very sensitive area for Archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites*’; and
- Amber – ‘*The area is a sensitive area for Archaeology, where new building(s), ground excavation or landscaping may have adverse impact upon an archaeological site/sites, depending upon scale and exact location of development*’ (Wessex Sussex County Council n.d., p. 2).

3.5.3 Within their guidance, West Sussex County Council ‘*where there are no ANAs on the map, it should not be assumed that there are no heritage assets in these locations. Many less sensitive known heritage assets are not within ANAs*’ (2023).

3.5.4 The WSHER has identified five ANAs within the study area comprising:

- Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex (DWS8725) immediately north of the Site and c. 950 m to the north west (DWS8680). This comprises the route of the Roman roads and is evidenced by the results of archaeological investigations; the ANA has been assigned a red alert colour;
- Multi-Period Features, Hassocks (DWS8193), situated c. 550 m west of the Site. This comprises an area of prehistoric (Palaeolithic to Bronze Age), Romano-British, medieval and post-medieval features and finds. This ANA has a red alert colour assigned;
- Possible Bronze Age to Roman Occupation, Hassocks (DWS8608) located c. 900 m to the north of the Site. Archaeological investigations in this area revealed dispersed areas of Bronze Age to

³ Available at: https://www.westsussex.gov.uk/media/7590/her_thresholds_april2016.pdf.

Romano-British occupation with a number of phases of activity during these periods. This ANA has a red alert colour assigned; and

- The Church of St Cosmos and St Damian (DWS8642), situated in Keymer, c. 520 m east of the Site. This ANA has a red alert colour assigned.

3.5.5 These ANAs are illustrated on Figure 4.

3.5.6 The Site is located in very close proximity to the ANA related to the postulated line of the 'Greensand Way' Roman road which runs east to west, north of the Site, through Adastra Park. The Site lies outside of the ANA boundary.

3.6 Historic Mapping

3.6.1 Cartographic sources from the mid-nineteenth century (Figure 5) records the Site as part of a large plot, parcel 61, which is described in the accompanying Tithe Apportionment as house, gardens and buildings held by Edwin Thunder. A residential building is recorded outside of the Site boundary, in the eastern extent of the plot of land. No further detail is provided from the mapping.

3.6.2 OS mapping from the late nineteenth century records further detail about the plot of land in which the Site was located which formed part of the landscaped grounds associated with the residential building, labelled as Oaklands on the OS mapping, in the east. The Site is recorded in use as gardens transversed by a driveway orientated roughly east to west. The driveway connected Oaklands with Keymer Road and the associated lodge house in the north west. The grounds north and south of the driveway comprised trees and amenity grass. Footpaths through the gardens are recorded in the southern extent of the Site.

3.6.3 OS mapping from the late nineteenth to early twentieth century records changes in the landscaping of the grounds associated with Oaklands but no substantial impacts within the Site. By the 1930s the landscape along Keymer Road was developing, with the subdivision of former land plots for residential development. The land formerly associated with Oaklands had been subdivided to create Middle House (formerly Oaklands) and the eastern boundary of the Site. The former driveway appears to have been removed during this period.

3.6.4 By the mid-twentieth century OS mapping records substantial change within the Site with the construction of the extant residential buildings (68 and 70) and their associated gardens/grounds. OS mapping from the mid to late twentieth century records the Site in continued residential use, with the subdivision of gardens and development of outbuildings. No further change is recorded within the Site.

3.7 Summary of Previous Impact

3.7.1 The information above indicates that the Site has been subject to previous disturbance/truncation which would have been caused by:

- Agricultural and horticultural activity including planting and removal of trees, shrubs and hedges;
- Construction and use of the former driveway and footpaths providing access to/from Oaklands;
- Construction of the existing residential buildings;
- Levelling and terracing in relation to the construction of the buildings and surrounding gardens; and
- Services/utilities.

3.7.2 The extent of such disturbance is currently unknown but is considered to have been focused on the northern extent of the Site (i.e. the footprints of the existing buildings), with the southern extent of the Site subject to lesser impact.

3.8 Summary of Potential Heritage Constraints

3.8.1 The following provides a summary of known and potential buried archaeological constraints. Built form is not addressed in this ADDBA.

Designated

3.8.2 The assessment undertaken above has identified no designated archaeological remains that would be directly affected by the proposed redevelopment. The redevelopment would not directly impact upon any such remains located within the wider landscape.

3.8.3 This ADDBA has not identified the potential for archaeological remains which would be of schedulable quality within the Site.

Potential

3.8.4 Based on the historic environment baseline presented above, this ADDBA has concluded that the Site has:

- A low to moderate potential for archaeological remains of prehistoric date. While prehistoric activity has been recorded within proximity to the Site, it is likely that any remains have been disturbed by the construction and landscaping of the current residential buildings and gardens. Any remains would likely comprise stray finds comprising redeposited flintwork and be of low heritage significance;
- A low potential for Romano-British remains due to the Site's proximity to a section of the Roman road, 'Greensand Way'. This is discussed below;

- Negligible potential for early medieval remains due to the limited evidence of early medieval activity in the surrounding area. As early medieval remains are nationally rare, any remains would be of medium heritage significance depending on their character/state of preservation;
- Low potential for remains of medieval date associated with agricultural activity. Any such remains would be of at most low to negligible heritage significance;
- Moderate to high potential for remains relating to post-medieval activity and modern settlement and occupation. Any such remains of post-medieval date would be of at most low heritage interest. Twentieth century remains would not be of heritage interest.

3.8.5 The Site lies south of the ANA relating to the Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex (DWS8725). The Site does not lie directly within the ANA, but in close proximity to, and therefore this ADBA concludes that potential for unrecorded archaeological remains which contribute to the significance and interest of the ANA cannot be entirely discounted. Despite this, the potential for remains including road make-up, associated ditches and roadside features (i.e. field systems or burials) to be present in the Site is considered low. This is concluded for the following reasons:

- Limited evidence of the road, or associated activity, has been recorded within the surroundings;
- Where archaeological remains associated with the road survive, such remains were located 50 m north of the alignment recorded on the WSHER. It is therefore possible that the route is located further to the north, than recorded on the WSHER;
- Geotechnical test pits and an archaeological evaluation c. 250 m north west of the Site on the south side of Keymer Road in 2004 did not identify any archaeological features, finds or deposits or Roman date;
- The area closest to the ANA, the northern extent of the Site, is likely to have been the focus of the greatest disturbance with the southern extent of the Site, located away from the ANA, subject to lesser impact; and
- The results of recent GI work did not identify the presence of the road in the Site.

3.8.6 The significance of any Roman remains would be associated with their potential archaeological value as they could contribute to our understanding of Romano-British settlements, notably in the wider landscape north of the Site, and its relationship with the agricultural hinterland. As such, any remains would constitute non-designated heritage assets of low to medium significance depending on their character and rate of preservation.

3.8.7 Whilst the archaeological potential has been identified above, this must be considered in relation

to the extent of previous impact which the Site has been subject to (Section 3.6). These areas maybe unlikely to have comprised archaeological remains, if/where present, although the full extent of such impacts is currently unknown.

4. Statement of Impact

4.1 Introduction

4.1.1 This section sets out a description of the scheme and provides an assessment of impact with regards to the works undertaken.

4.2 Scheme Proposal

4.2.1 The proposed redevelopment of the Site comprises:

- Demolition of existing buildings and any preconstruction works;
- Construction of a retirement living development which will comprise a single building, which will be set back within the centre and southern extent of the Site. It will comprise a T-shaped footprint;
- Construction works associated with associated utilities and services;
- New vehicular access route via Keymer Road and road along the western boundary leading to an area of hardstanding, used for car parking, in the south west corner of the Site; and
- Landscaping and planting including amenity grass surrounding building and the retention of some of the existing vegetation.

4.3 Assessment of Redevelopment

4.3.1 Direct impacts associated with the redevelopment would primarily result from groundworks associated with construction. These comprise the following on-site activities:

- Pre-construction impacts associated with demolition and ground investigation works;
- Construction groundworks, including stripping and excavation associated with the foundations;
- Ground reduction/landscaping; and
- Excavation of new service trenches and drainage (including soakaways), as required.

4.3.2 At present, details regarding foundations and below ground excavations to facilitate this are unknown.

4.3.3 The abovementioned ground works and excavations in relation to the proposed redevelopment could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprint, resulting in the total or partial loss of significance of these assets.

4.3.4 As outlined above, any archaeological remains within the Site are very unlikely to comprise remains of the highest significance (i.e. equivalent to Scheduled Monuments). It is considered unlikely that

archaeological resource within the Site would represent a constraint to development, and therefore the potential archaeological resource within the Site would not require preservation *in situ*. Any such impacts could be appropriately mitigated through preservation by record.

4.3.5 This ADDBA has also concluded that there is a low potential for Roman remains, associated with either the road or roadside activity, based on the results of previous archaeological investigations undertaken in the area and the level of known ground disturbance within the area.

5. Conclusions

- 5.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposed redevelopment. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 5.1.2 This ADBA has concluded that any potential archaeological remains within the Site are likely to be related to post-medieval and twentieth century activity and would be of low to negligible heritage significance. Whilst the potential for stray finds associated with prehistoric activity cannot be discounted, due to the discovery of similar remains in the area, any flintwork remains would be of low heritage significance.
- 5.1.3 Whilst the Site lies within proximity to, but outside of the boundaries of, the Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex ANA, the Site is considered to hold a low potential for remains of Roman date due to the results of previous archaeological investigations suggesting the course of the road lies further to the north, and also the Site has been subject to previous disturbance.
- 5.1.4 This ADBA has concluded that the archaeological resource is not considered a constraint to the proposed redevelopment of the Site and no further work is required to inform the planning application. It is considered likely that the LPA Archaeologist may request a programme of archaeological investigation due to the position of the Site close to, but outside of, the APA. This ADBA would recommend a conditional programme of archaeological observation, monitoring and if required record (i.e., archaeological watching brief) if such work is required. This would need to be agreed with the LPA Archaeologist and the scope and methodology outlined in a Written Scheme of Investigation.
- 5.1.5 This assessment has been commissioned to focus solely on buried archaeology and therefore does not discuss the scheme concerning built heritage and indirect impacts upon other above ground designated heritage assets.

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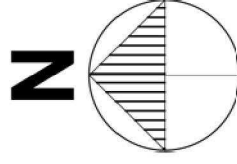
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Figures

KEY



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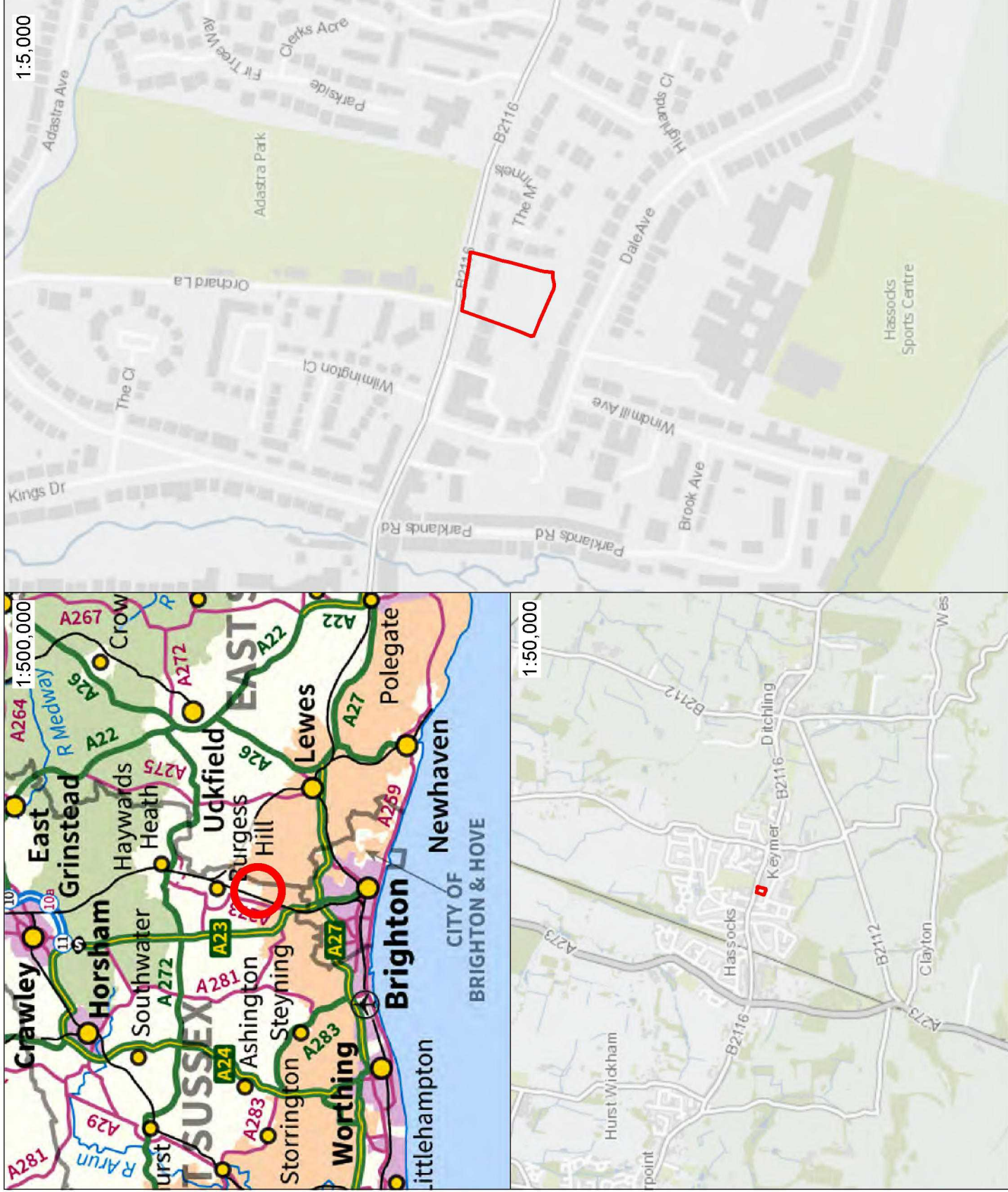


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68 + 70 Keymer Road, Hassocks,
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Figure 1: Site Location

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Site



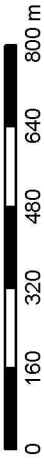
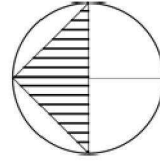
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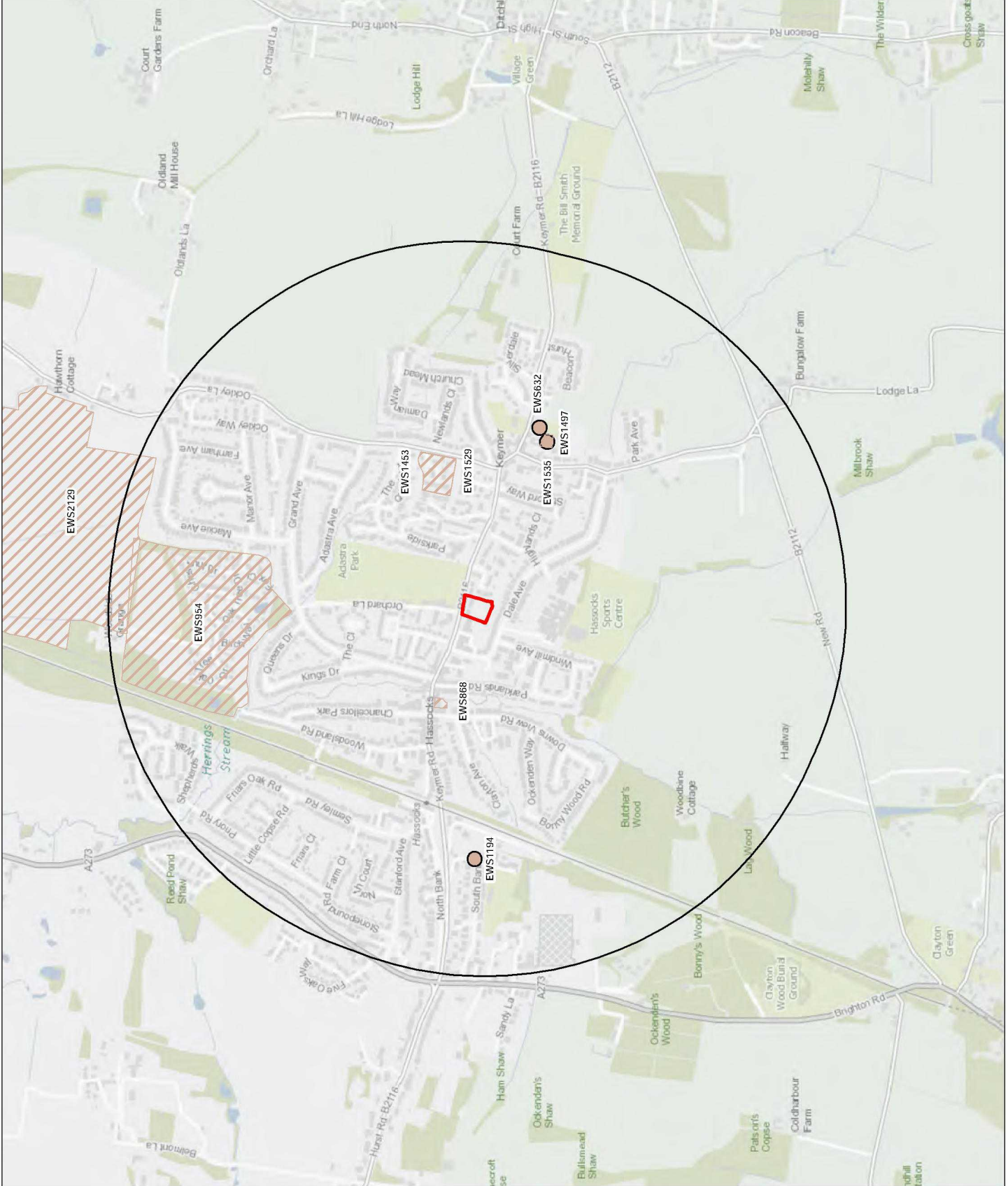


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Figure 2: WSHER Events Data
Records

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KEY

- Site
- Study Area

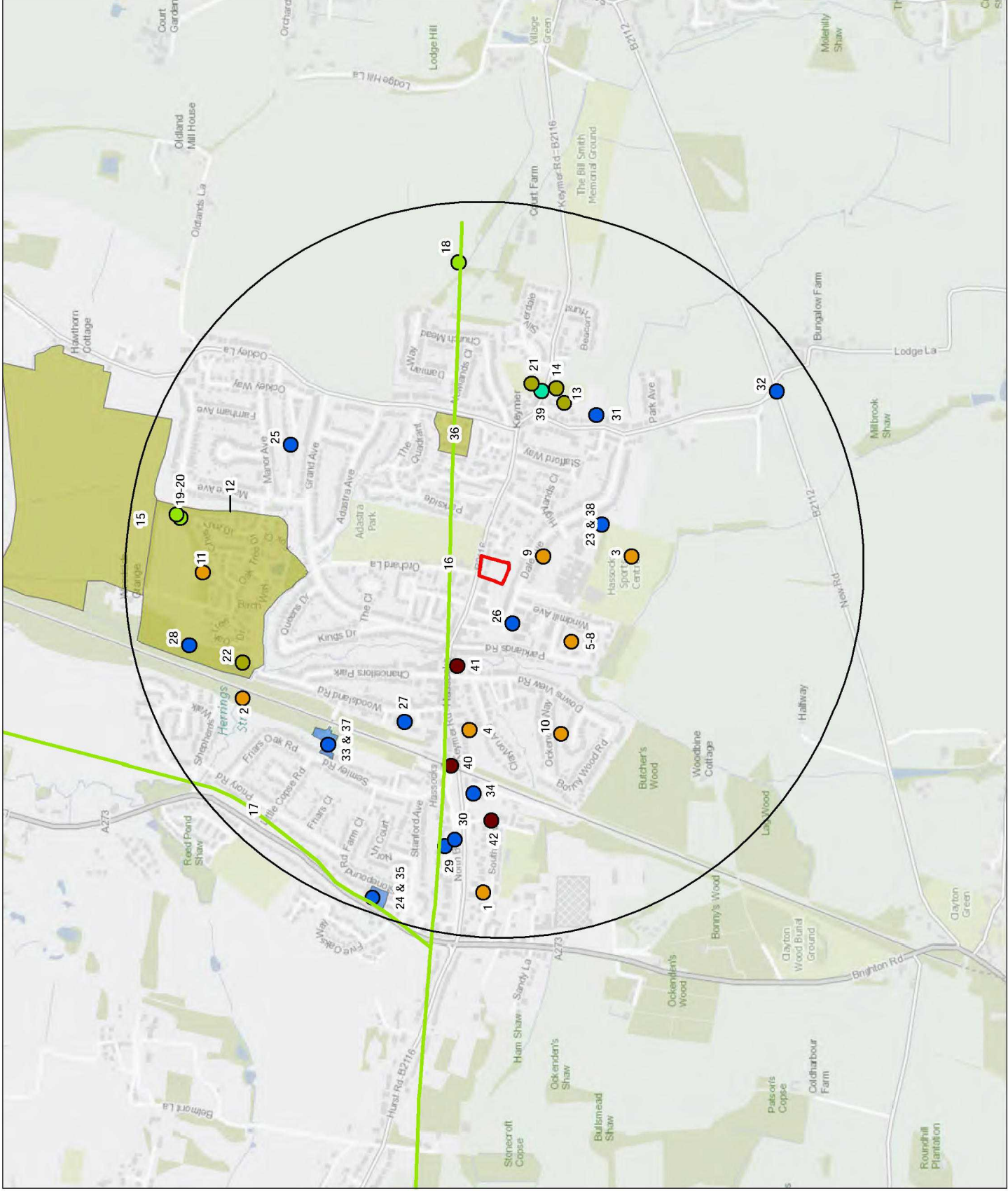
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- Prehistoric
- Romano-British
- Post-medieval
- Twentieth century
- Multi-period
- Undated

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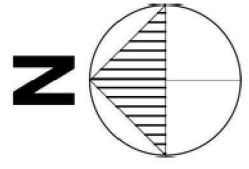


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 Figure 3: WSHER Monument Data
 Records by Period
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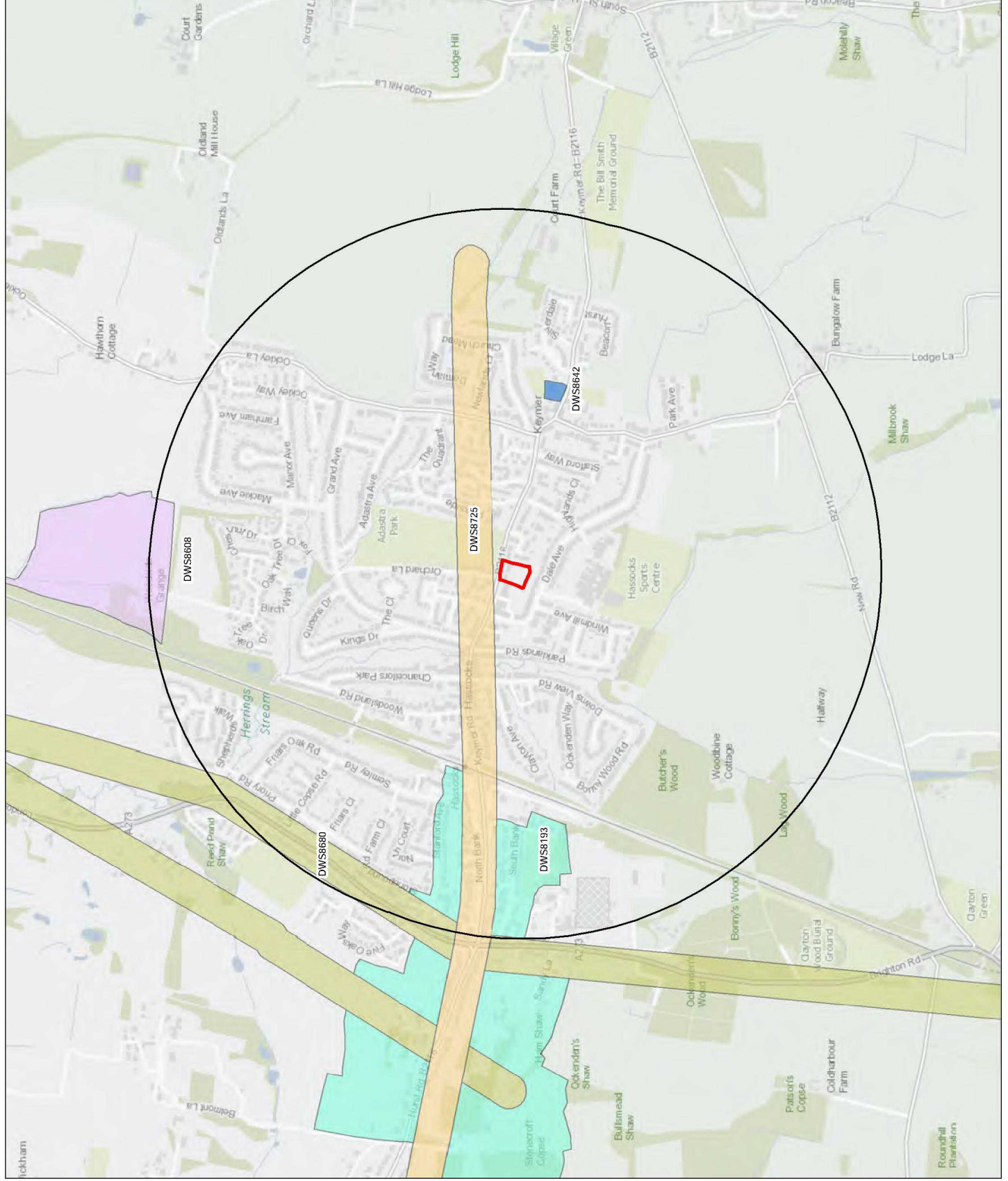


- KEY**
- Site
 - Study Area
 - Multi-Period Features, Hassocks
 - Possible Bronze Age to Romano-British Occupation, Hassocks
 - Route of the Roman Road through Mid Sussex
 - Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex
 - The Church of St Cosmas and St Damian, Keymer

WSHER data was obtained on 10.10.2023.
 WSSCC HER Reference Number: 202324-052



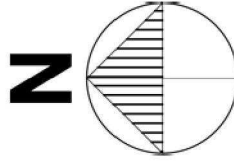
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 Figure 4: West Sussex Archaeological
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Figure 5: Extract from the Parish of
Keymer Tithe Map (1845)

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Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed redevelopment.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or

loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the administrative boundaries of Mid Sussex District Council Planning Authority and the South Downs National Park Authority.

Mid Sussex District Council outlined local planning policy in the Mid Sussex District Plan 2014-2031, adopted as the Development Plan Document in March 2018. Relevant policies within this document comprise Strategic Objective 2 and DP34: Listed Buildings and Other Heritage Assets.

South Downs National Park Authority set out local policy in the South Downs Local Plan and Policies Map 2014-2033 which covers the entire national park. The Site falls outside of the national park boundaries.

Hassocks Neighbourhood Plan 2014-2031 by Hassock Parish Council was made on June 2020. As part of the evidence base, several documents have been produced relating to the historic environment and these were reviewed for the purpose of this assessment.

Appendix 2: Gazetteers

Table 2. Figure 2 Data Records

WSHER ID	Description	Event Type	Easting	Northing
EWS1194	Weald Lawn Tennis Club, Hassocks - Evaluation	Evaluation and Environmental Works	530253	115395
EWS1535	Baldwins, Keymer - Historic Building Recording	Historic Building Recording	531433	115191
EWS632	Keymer Road	Geophysical Survey and Excavation	531473	115213
EWS1453	Land off Ockley Lane, Hassocks - Desk Based Assessment	Desk-Based Assessment	531345	115503
EWS1497	Baldwins, Keymer, Hassocks - Watching Brief	Watching Brief	531434	115191
EWS1529	Land adjacent to Stafford House, Hassocks - Evaluation	Archaeological Evaluation	531345	115502
EWS868	An Archaeological Evaluation on Land at 38, Keymer Road, Hassocks	Evaluation and Geotechnical Works	530693	115494
EWS954	Land West of Mackie Avenue, Hassocks, West Sussex	Desk-Based Assessment, Evaluation and Excavation	530920	116181
EWS2129	Land North of Clayton Mills, Hassocks - Evaluation	Evaluation	531208	116566

Table 3. Figure 3 Data Records

ID	Period	Name	WSHER ID	Easting	Northing
1	Prehistoric	Mesolithic flintwork - South Bank	MWS3807	530049	115419
2	Prehistoric	Hassocks Lake (Crossways Farm)	MWS4540	530599	116100
3	Prehistoric	Neolithic axe and Arrowhead - Keymer	MWS730	530999	114999
4	Prehistoric	Mesolithic implements - Hassocks	MWS731	530509	115460
5	Prehistoric	Mesolithic flints - Hassocks	MWS739	530760	115170
6	Prehistoric	Neolithic flints - Hassocks	MWS740	530760	115170
7	Prehistoric	Bronze Age flints - Hassocks	MWS741	530760	115170
8	Prehistoric	Palaeolithic axe - Hassocks	MWS742	530760	115170
9	Prehistoric	Early Bronze Age axe found at Hassocks	MWS7947	530999	115250
10	Prehistoric	Early Mesolithic and later flintwork from Hassocks	MWS7948	530499	115199
11	Prehistoric	Bronze Age Round House at Land West of Mackie Avenue	MWS8233	530954	116212
12	Prehistoric Romano-British	Land West of Mackie Avenue, Hassocks, West Sussex	MWS8232	530919	116181
13	Prehistoric Post-medieval	An Archaeological Investigations at Baldwins, Keymer	MWS12047	531434	115190
14	Prehistoric Medieval Undated	Keymer Road - assessment excavation	MWS7336	531473	115213
15	Prehistoric Twentieth century Undated	Land North of Clayton Mills, Hassocks - Evaluation	MWS15324	531208	116566
16	Romano-British	Roman Road - Greensand Way	MWS7476	530417	115531
17	Romano-British	Possible Roman Road (Vine's Line)	MWS7477	530412	116435
18	Romano-British	Barcombe Mills - Hardham Roman road	MWS3786	531829	115489
19	Romano-British	Roman Building at Land west of Mackie Avenue	MWS8234	531109	116276

ID	Period	Name	WSHER ID	Easting	Northing
20	Romano-British	Possible Roman Shrine at Land west of Mackie Avenue	MWS8235	531119	116286
21	Early medieval Medieval Post-medieval Twentieth century	Church of St Cosmas and St Damian, Keymer	MWS8086	531488	115283
22	Medieval Post-medieval	Site of Keymer Fulling Mill, Hassocks	MWS15446	530700	116100
23	Post-medieval	Site of Field Barn Historic Outfarm to the South of Keymer, Hassocks	MWS10513	531089	115085
24	Post-medieval	Hassocks Farm Historic Farmstead, Hassocks	MWS11190	530036	115732
25	Post-medieval	Site of Newland Farm Historic Farmstead, Hassocks	MWS12596	531316	115964
26	Post-medieval	Site of Historic Outfarm, Hassocks	MWS12898	530810	115336
27	Post-medieval	Ice House - Crown Point House	MWS3966	530531	115642
28	Post-medieval	Brickworks - Keymer	MWS5131	530750	116249
29	Post-medieval	Site of limekiln - Hassocks	MWS8557	530180	115527
30	Post-medieval	Hassocks Gate	MWS8559	530199	115499
31	Post-medieval	Keymer Lodge side-bar	MWS8562	531400	115099
32	Post-medieval	Toll gate - Hassocks	MWS8605	531465	114589
33	Post-medieval	Archway Dairy Farm Historic Farmstead, Hassocks	MWS9293	530469	115857
34	Post-medieval	Site of Keymer & Ditchling Gasworks, Hassocks	MWS15363	530330	115448
35	Post-medieval	Hassocks Farm Historic Farmstead, Hassocks	MWS11190	530033	115720
36	Post-medieval Twentieth Century Undated	Land adjacent to Stafford House, Hassocks - Evaluation	MWS12145	531345	115503
37	Post-medieval	Archway Dairy Farm Historic Farmstead, Hassocks	MWS9293	530476	115862
38	Post-medieval	Site of Field Barn Historic Outfarm to the South of Keymer, Hassocks	MWS10513	531087	115082
39	Modern	War Memorial within the grounds of St Cosmas and St Damian Church, Keymer, Hassocks	MWS14368	531466	115255
40	Undated	Archaeological Intervention - Station Approach, East, Hassocks	MWS4419	530409	115509
41	Undated	38 Keymer Road, Hassocks - Archaeological Evaluation	MWS9612	530691	115493
42	Undated	Weald Lawn Tennis Club, Hassocks - Evaluation	MWS10409	530253	115396

Table 4. West Sussex Archaeological Notification Areas (ANAs)

WSHER ID	Description	Easting	Northing
DWS8193	Multi-Period Features, Hassocks	529587	115538
DWS8608	Possible Bronze Age to Romano-British Occupation, Hassocks	531003	116558
DWS8642	The Church of St Cosmas and St Damian, Keymer	531481	115277
DWS8680	Route of the Roman Road through Mid Sussex	532478	124948
DWS8725	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	517199	115078

Appendix 3: OS Mapping

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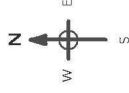
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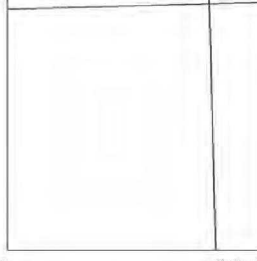
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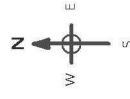
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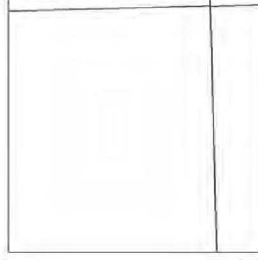


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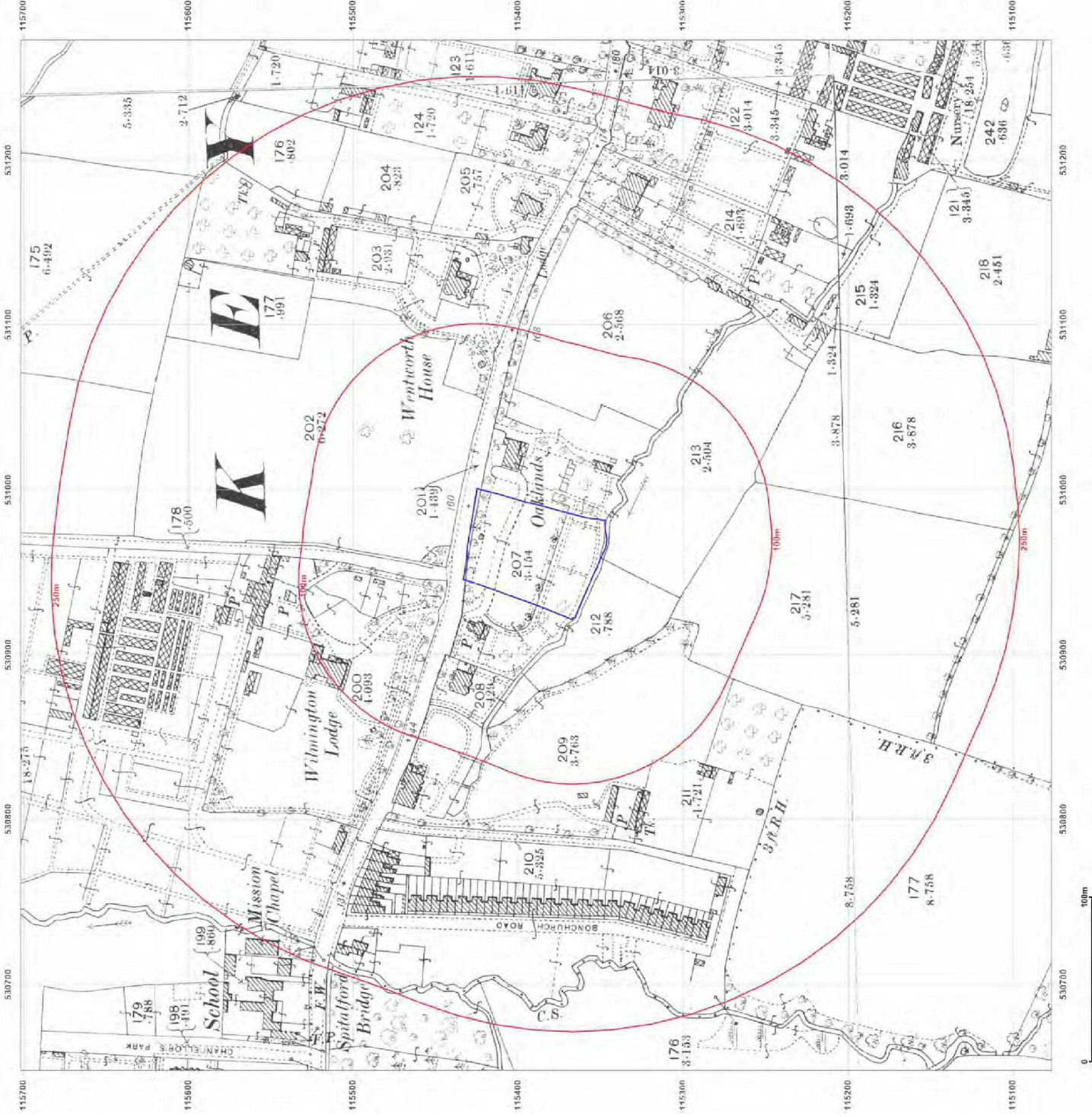


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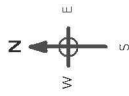
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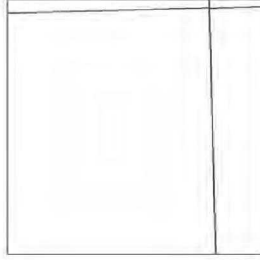
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Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A



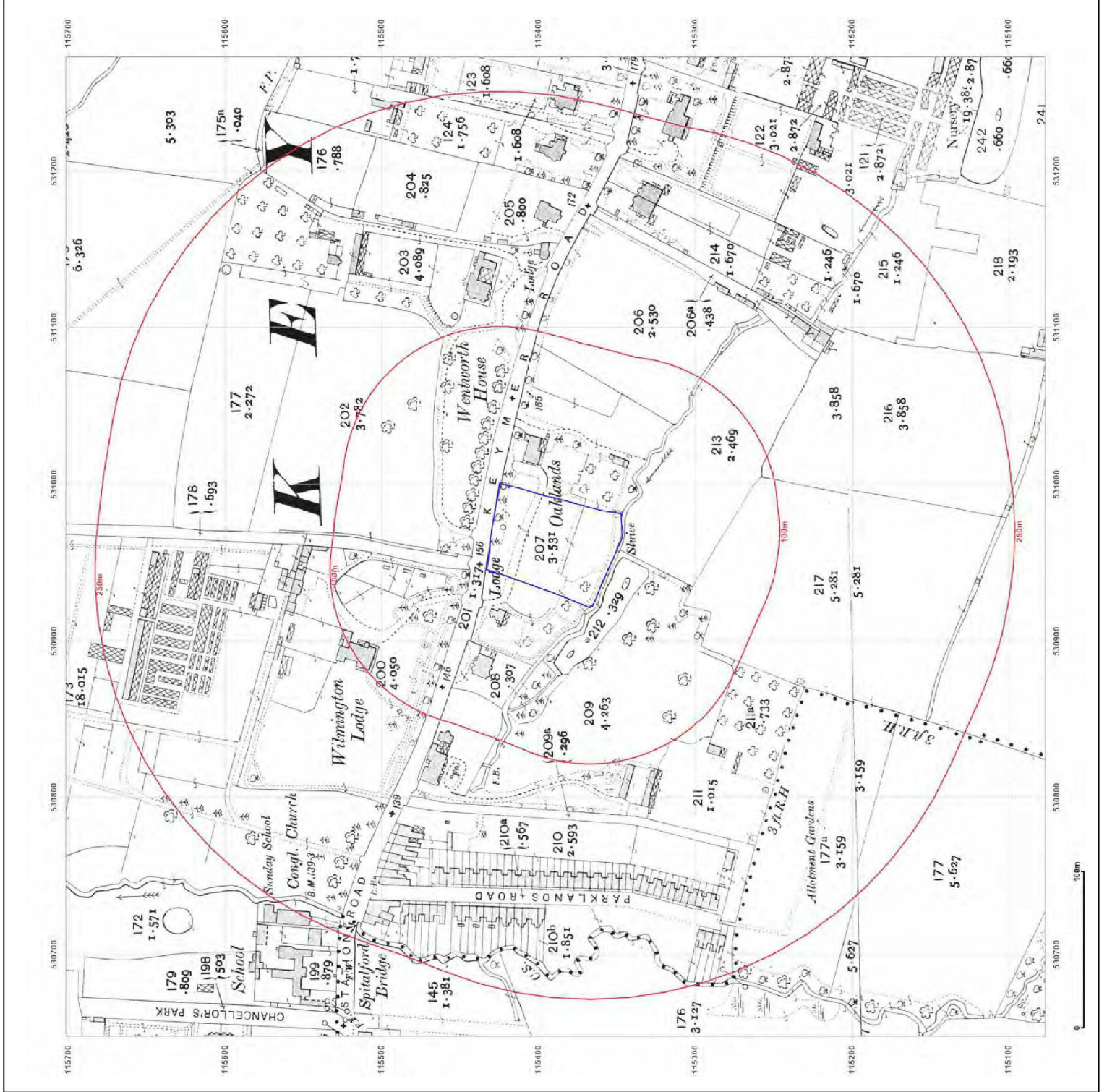
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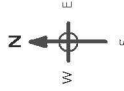
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Grid Ref: 530960, 115389

Map Name: County Series

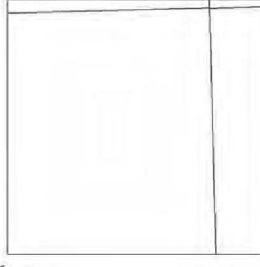
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Printed at: 1:2,500



Surveyed 1937
 Revised 1937
 Edition N/A
 Copyright N/A
 Levelling N/A



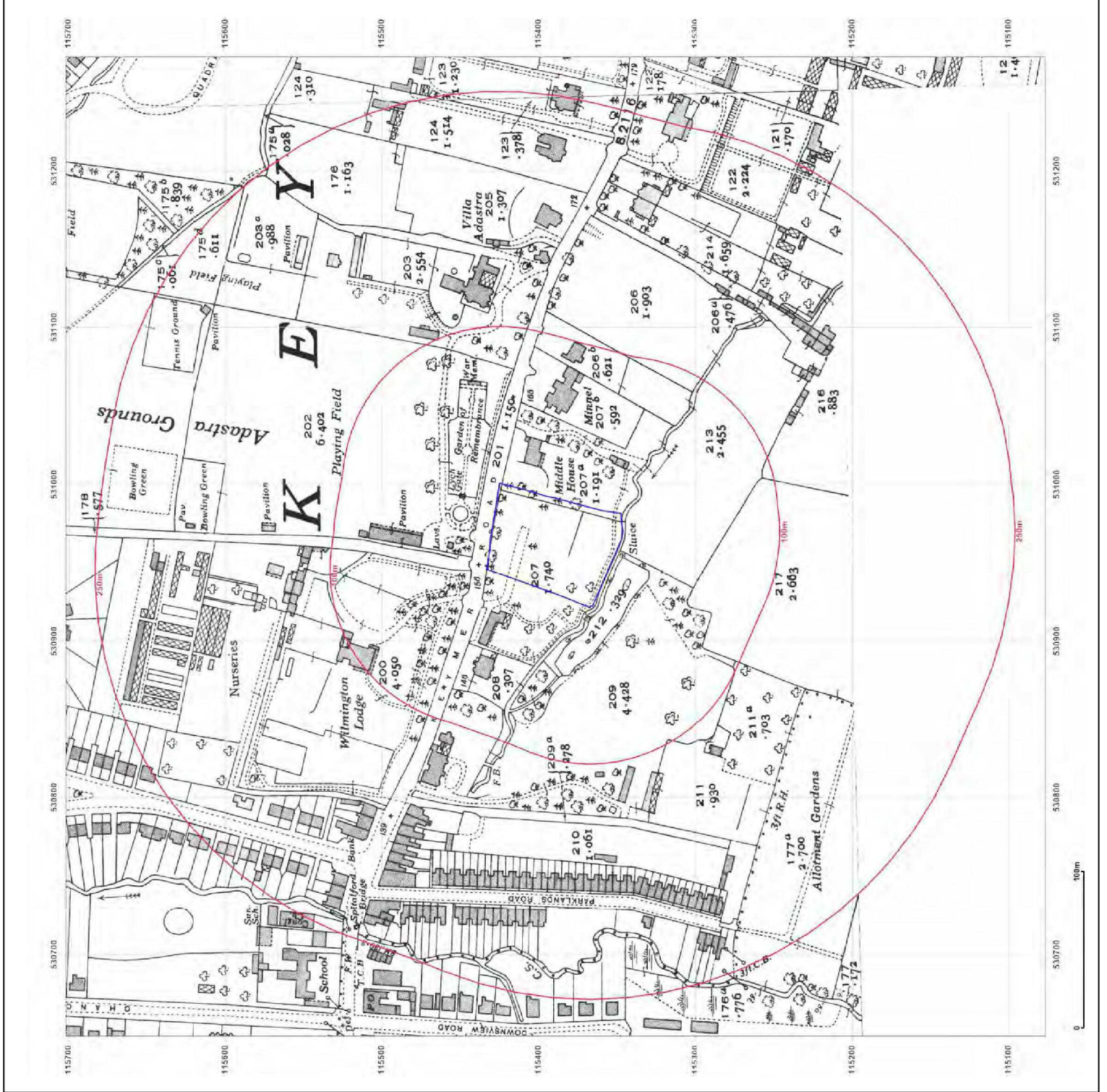
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 Revised 1937
 Edition N/A
 Copyright N/A
 Levelling N/A



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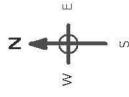
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Report Ref: EMS-901881_11151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1954-1959

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
Revised 1964
Edition N/A
Copyright N/A
Levelled 1952

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1959
Levelled 1952



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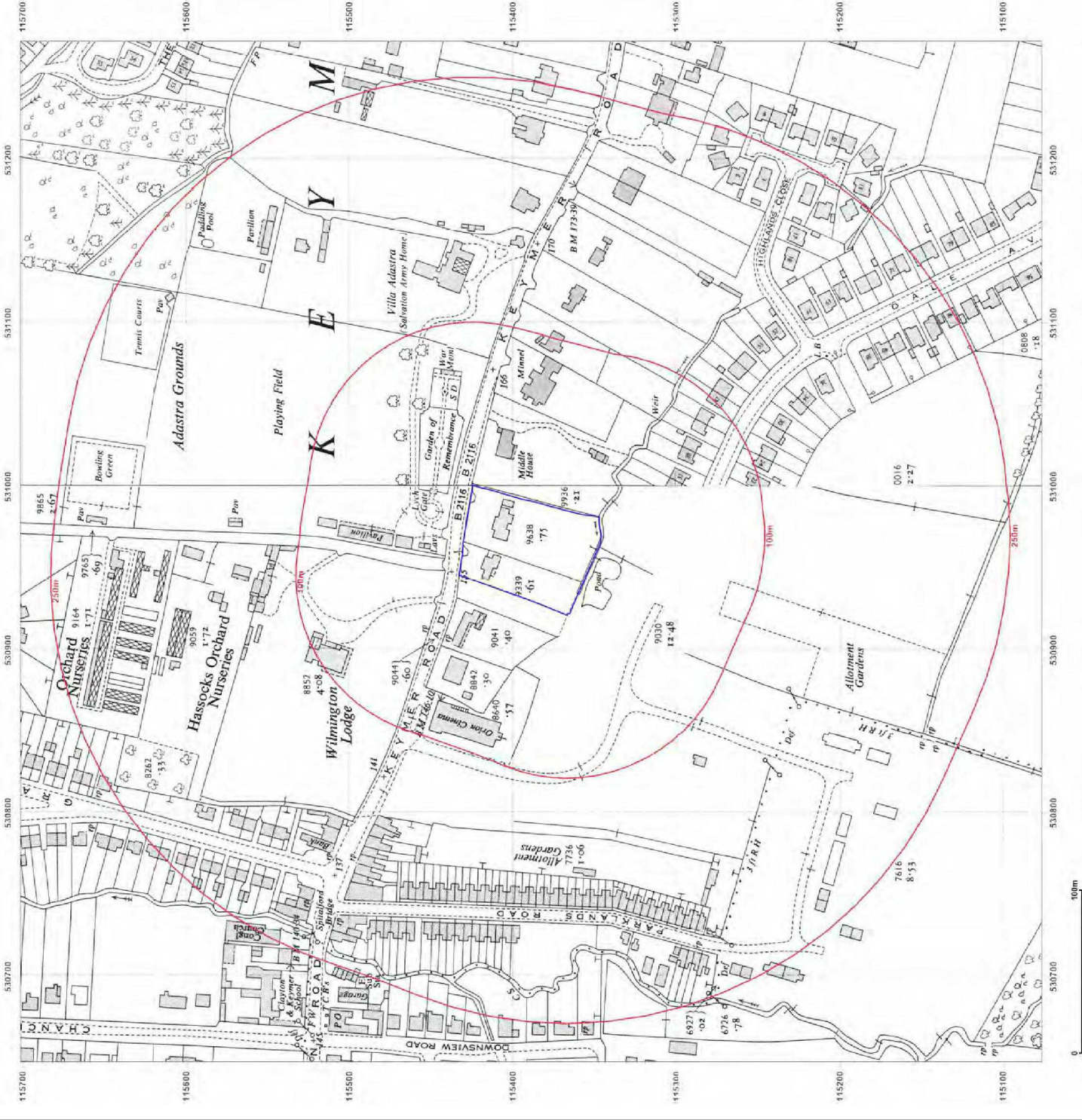


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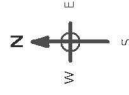
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Map Name: National Grid

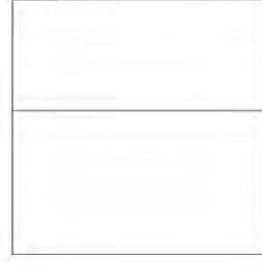
Map date: 1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1953
Revised 1953
Edition N/A
Copyright N/A
Levelled 1852



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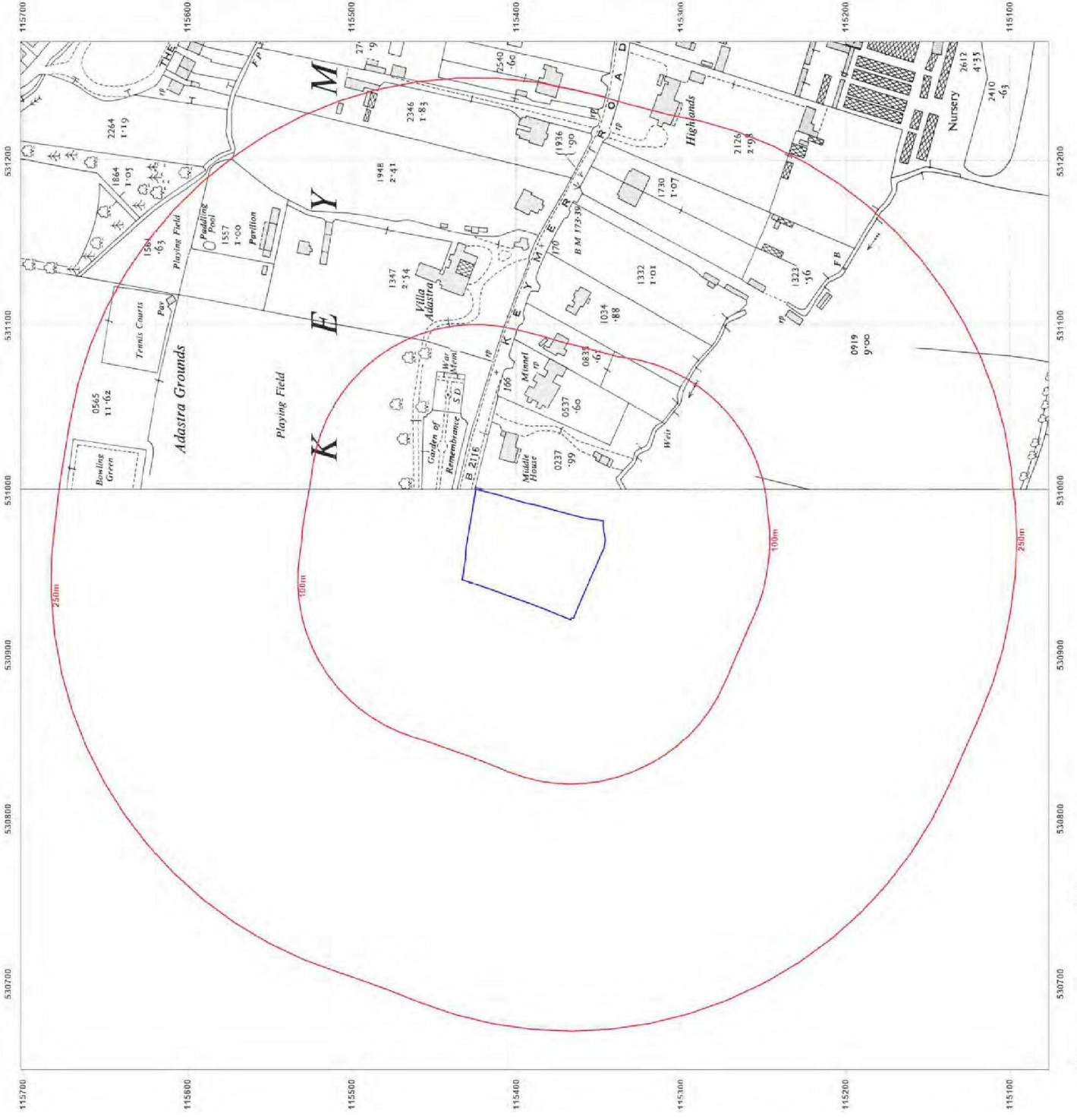


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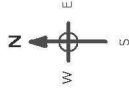
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Report Ref: EMS-901881_1151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1962

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1961
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled 1952



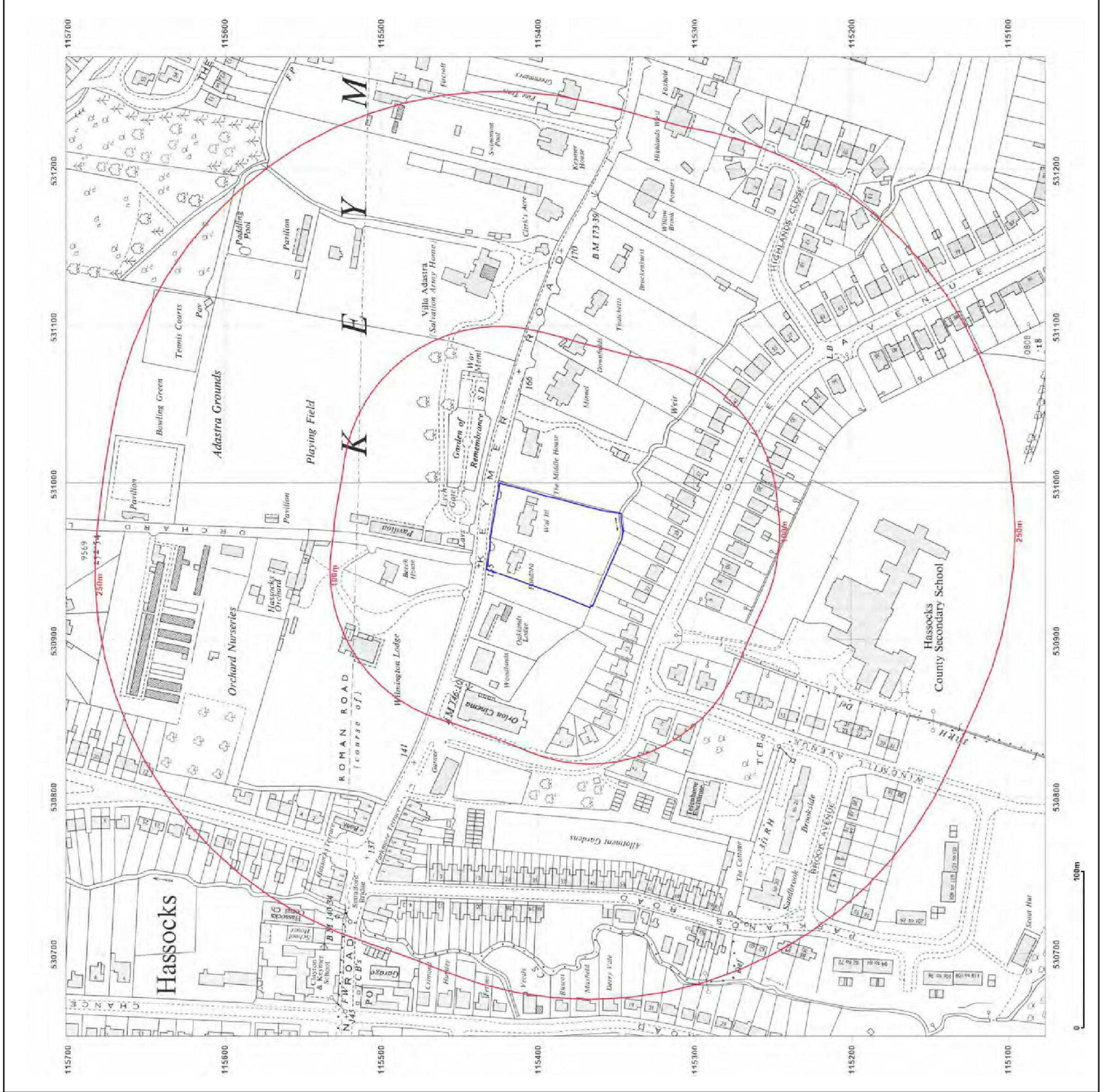
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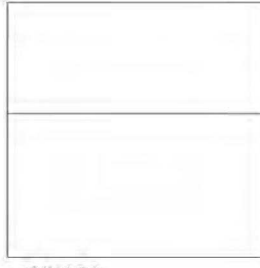
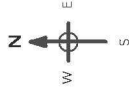
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Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



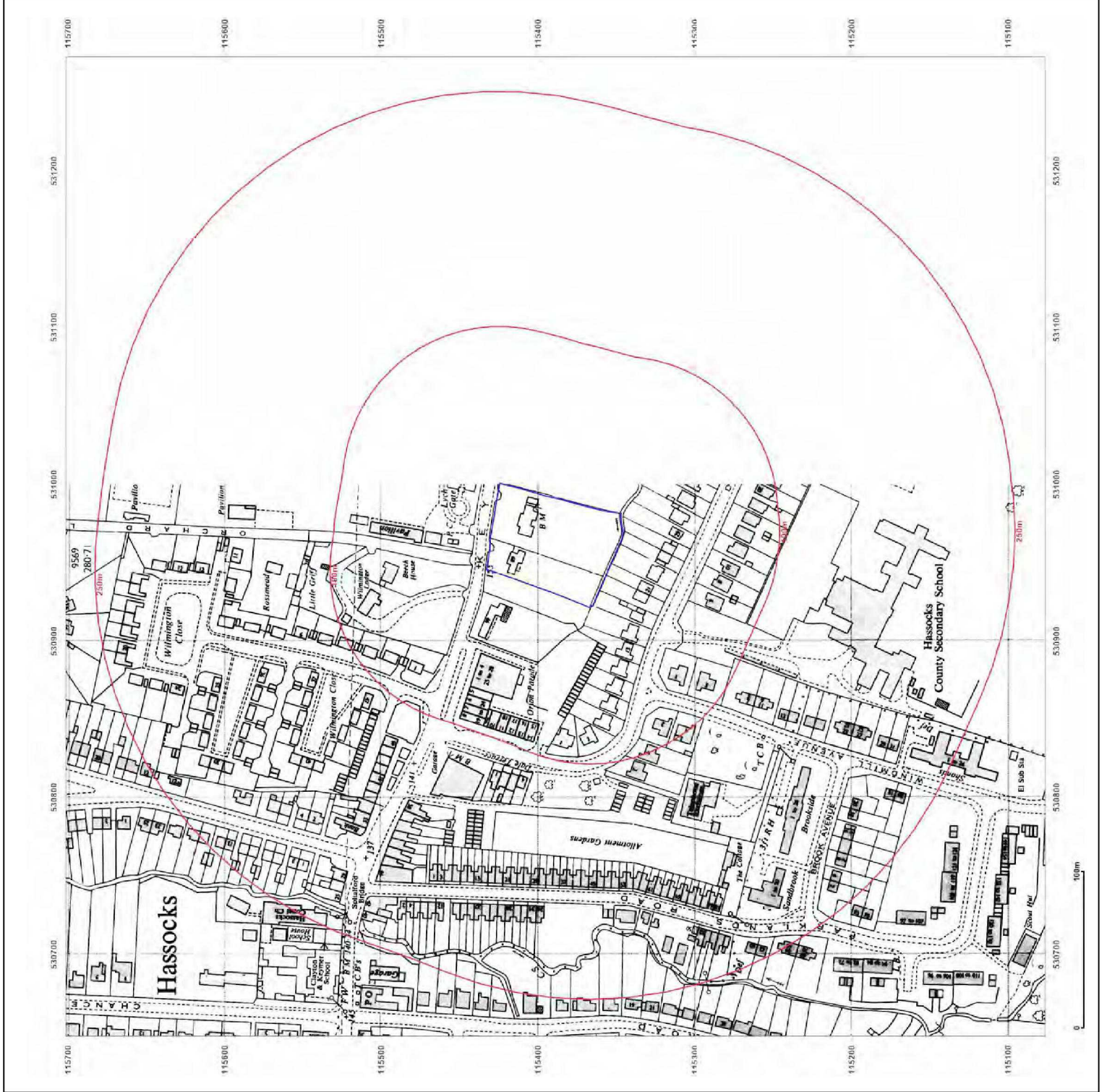
Surveyed N/A
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1967



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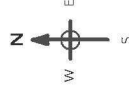
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Report Ref: EMS_901881_1151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1969
 Levelled 1967



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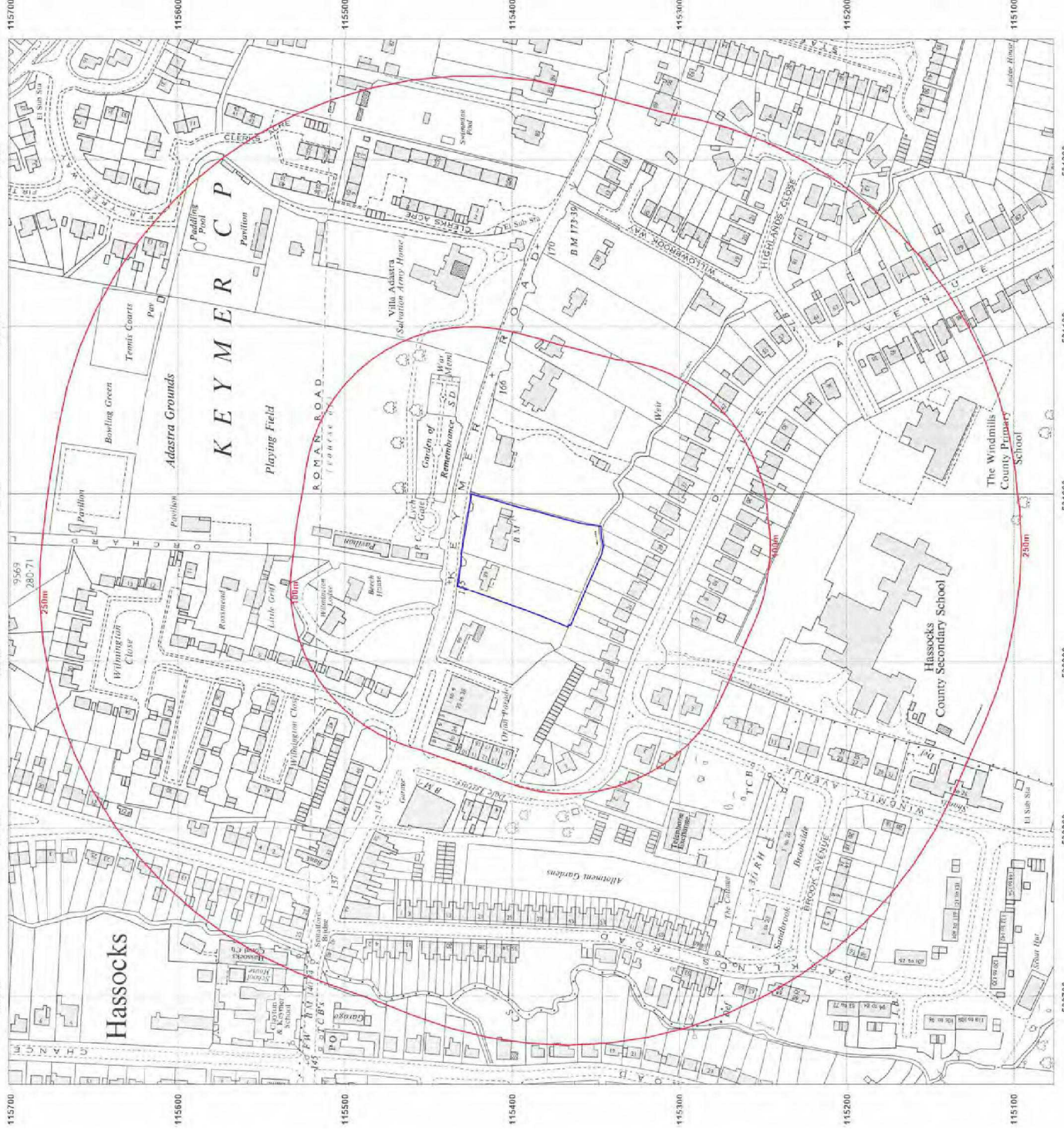


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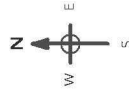
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Report Ref: EMS-901881_11151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1973-1975

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1973
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
Levelled N/A



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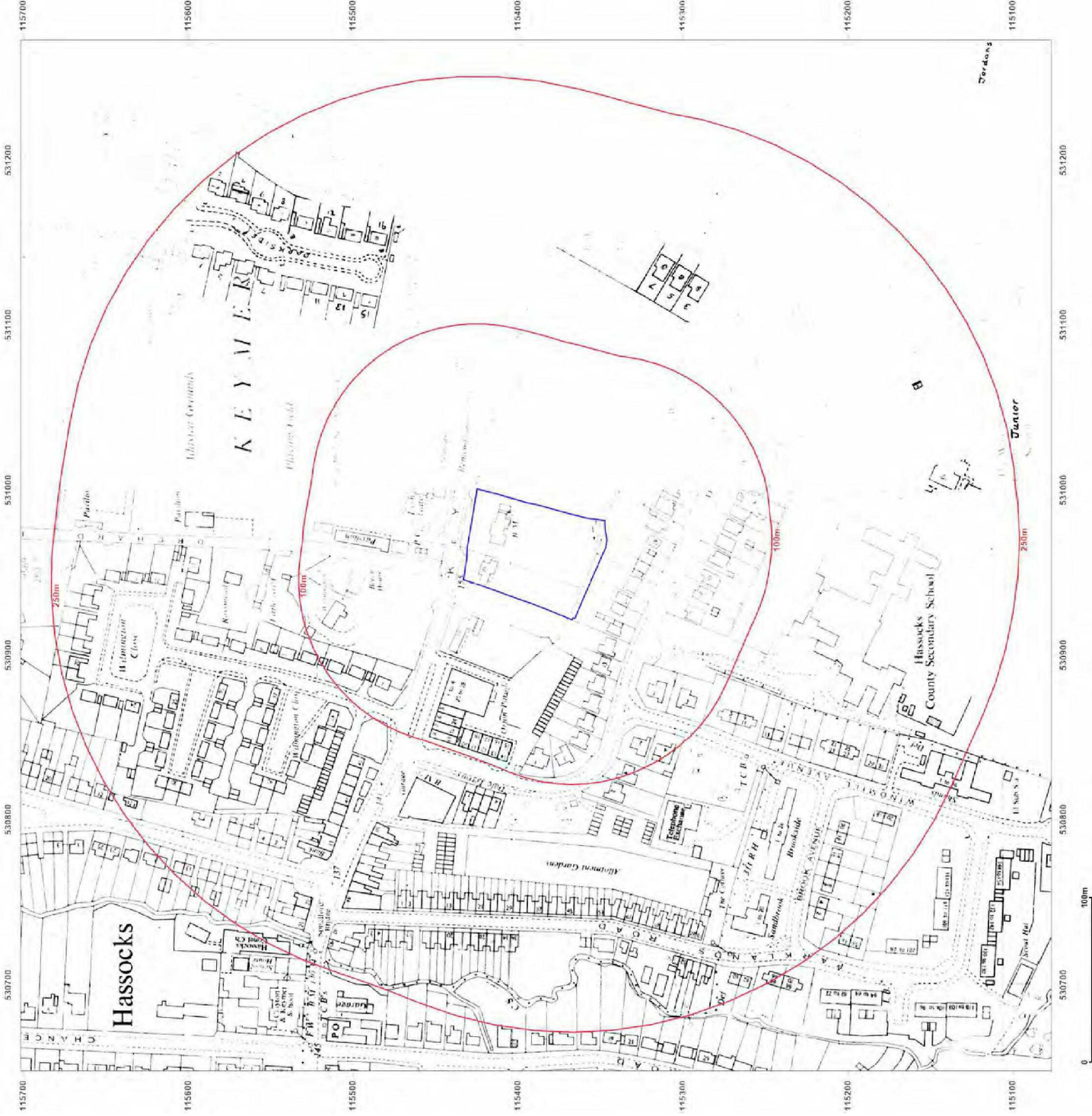


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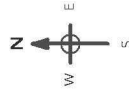
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Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1975-1979

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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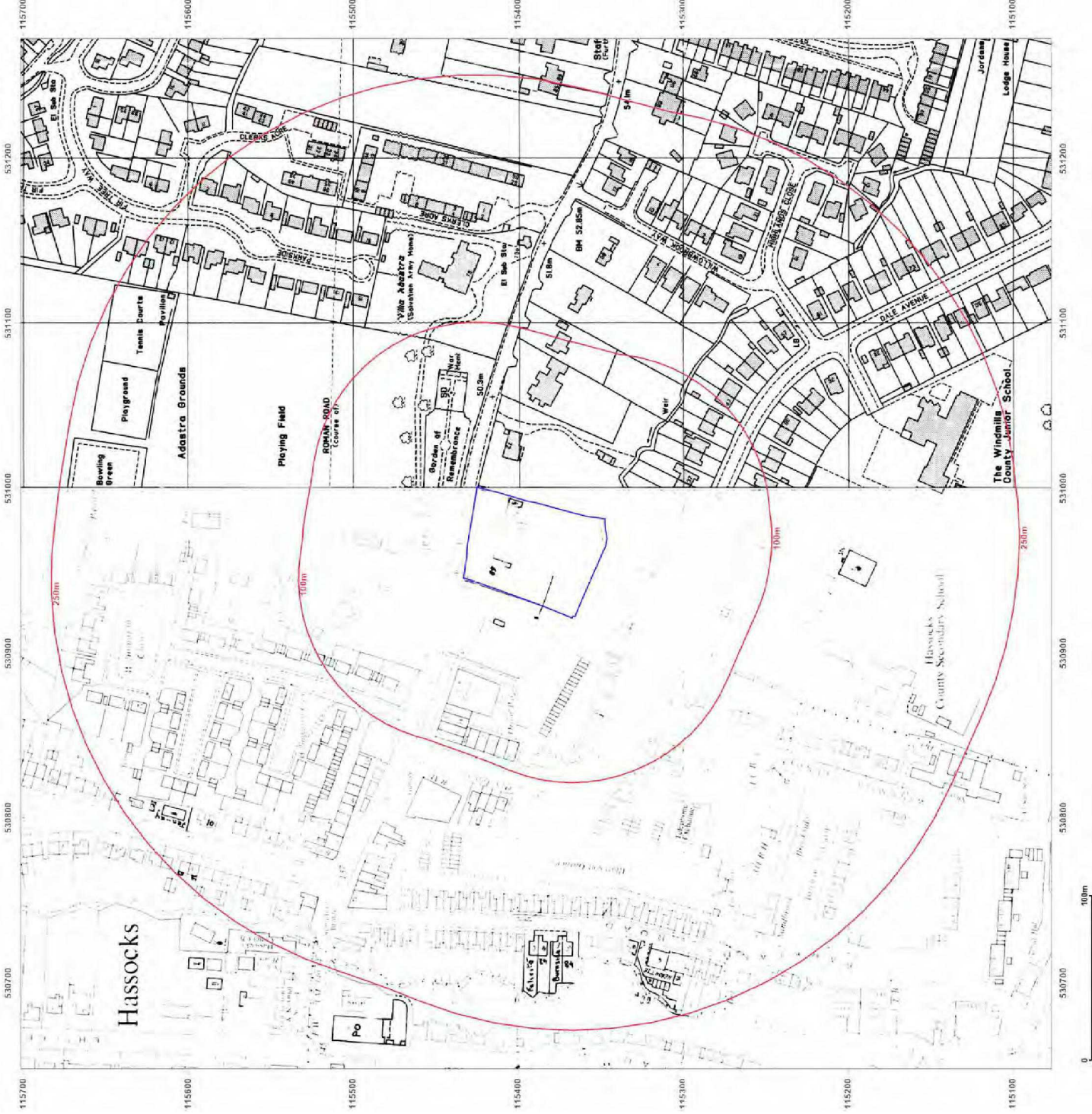


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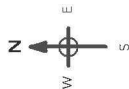
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Report Ref: EMS_901881_1151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1977
Revised 1977
Edition N/A
Copyright 1979
Levelled 1967



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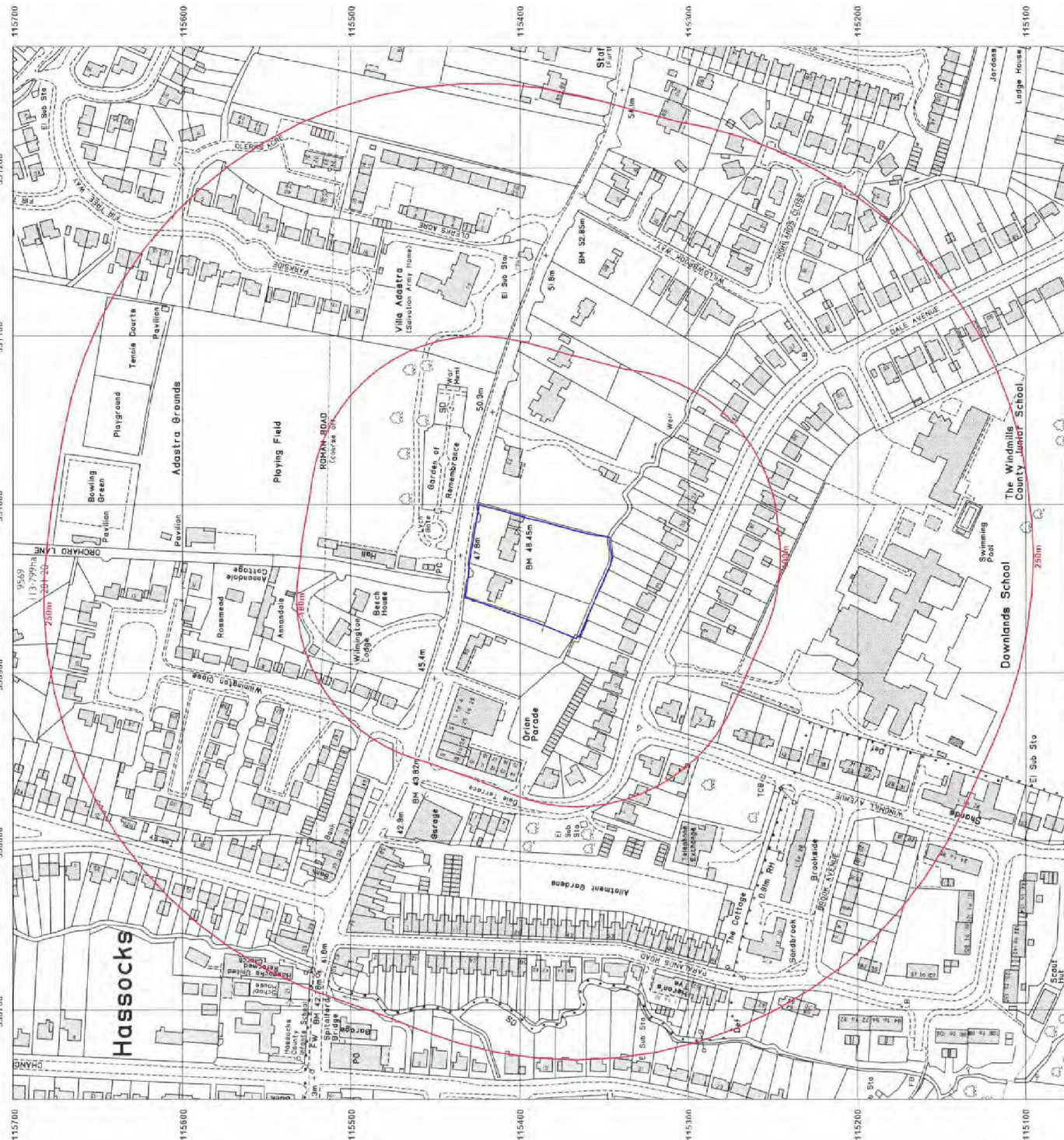


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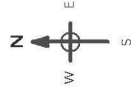
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Report Ref: EMS-901881_11151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1985

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Levelled 1987

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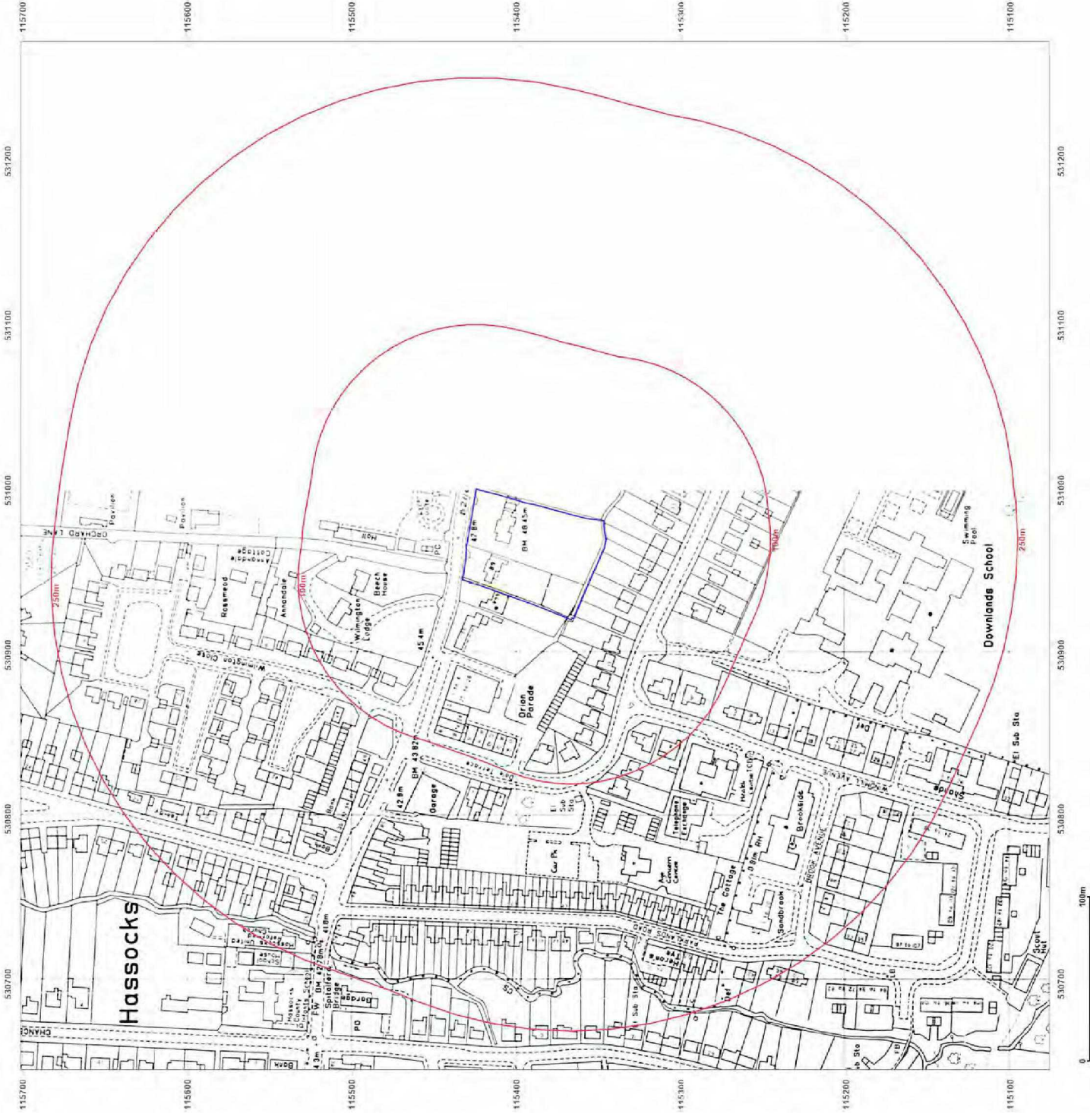


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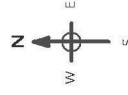
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Map Name: National Grid

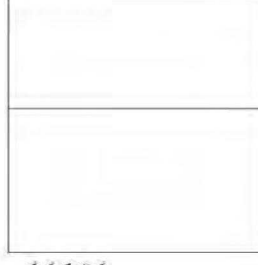
Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



Surveyed 1994
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Edition N/A
Copyright 1994
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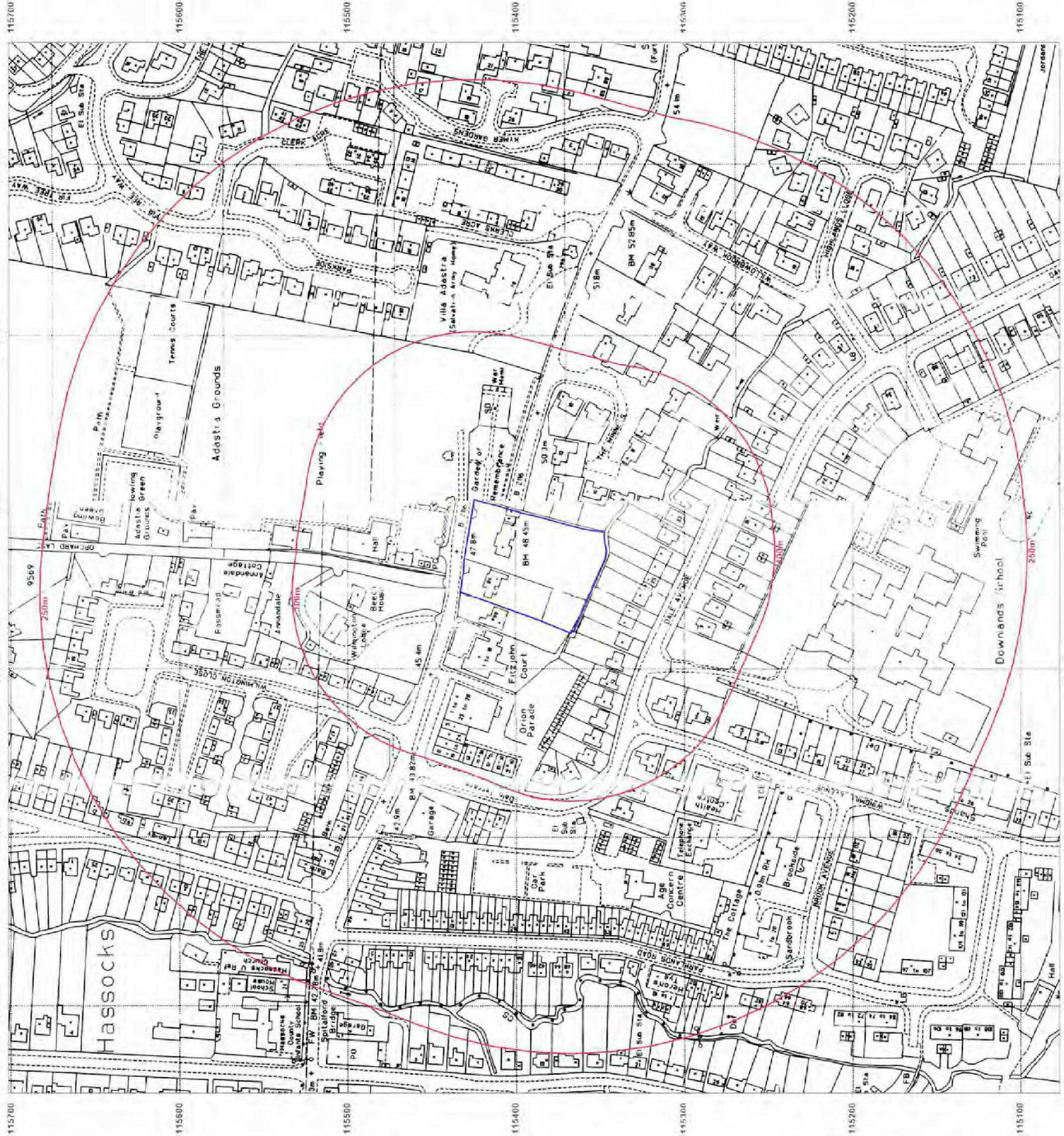


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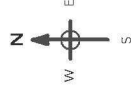
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Report Ref: EMS-901881_1151127
Grid Ref: 530960, 115389

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



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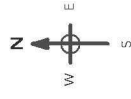
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Grid Ref: 530960, 115389

Map Name: County Series

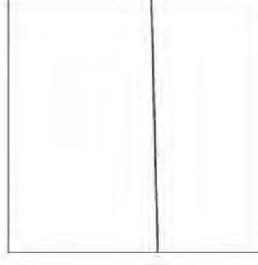
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Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1874
Edition N/A
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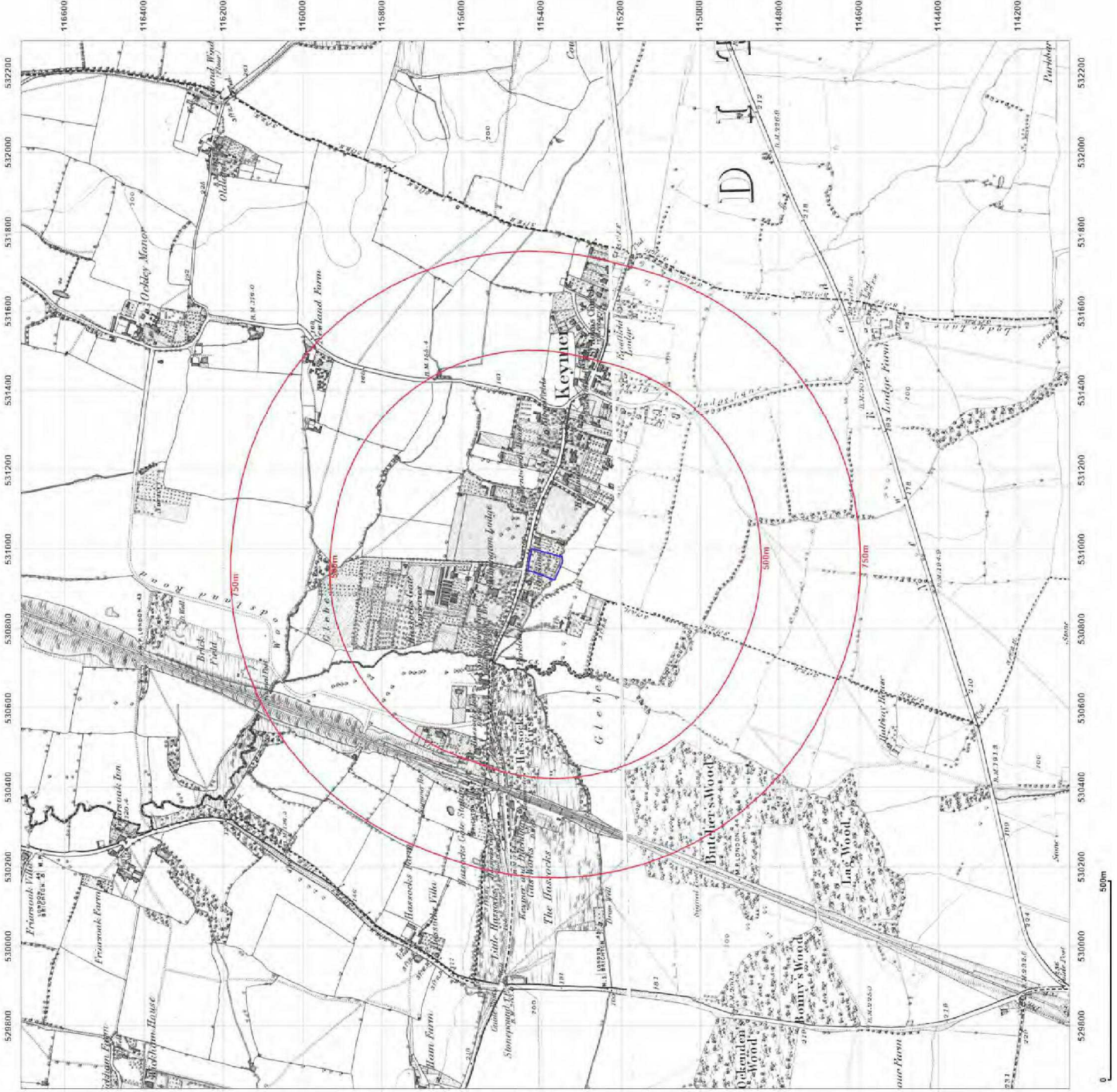


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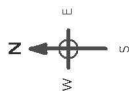
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Report Ref: EMS-901881_1151127
Grid Ref: 530960, 115389

Map Name: County Series

Map date: 1896-1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1896
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1897
 Edition N/A
 Copyright N/A
 Levelled N/A



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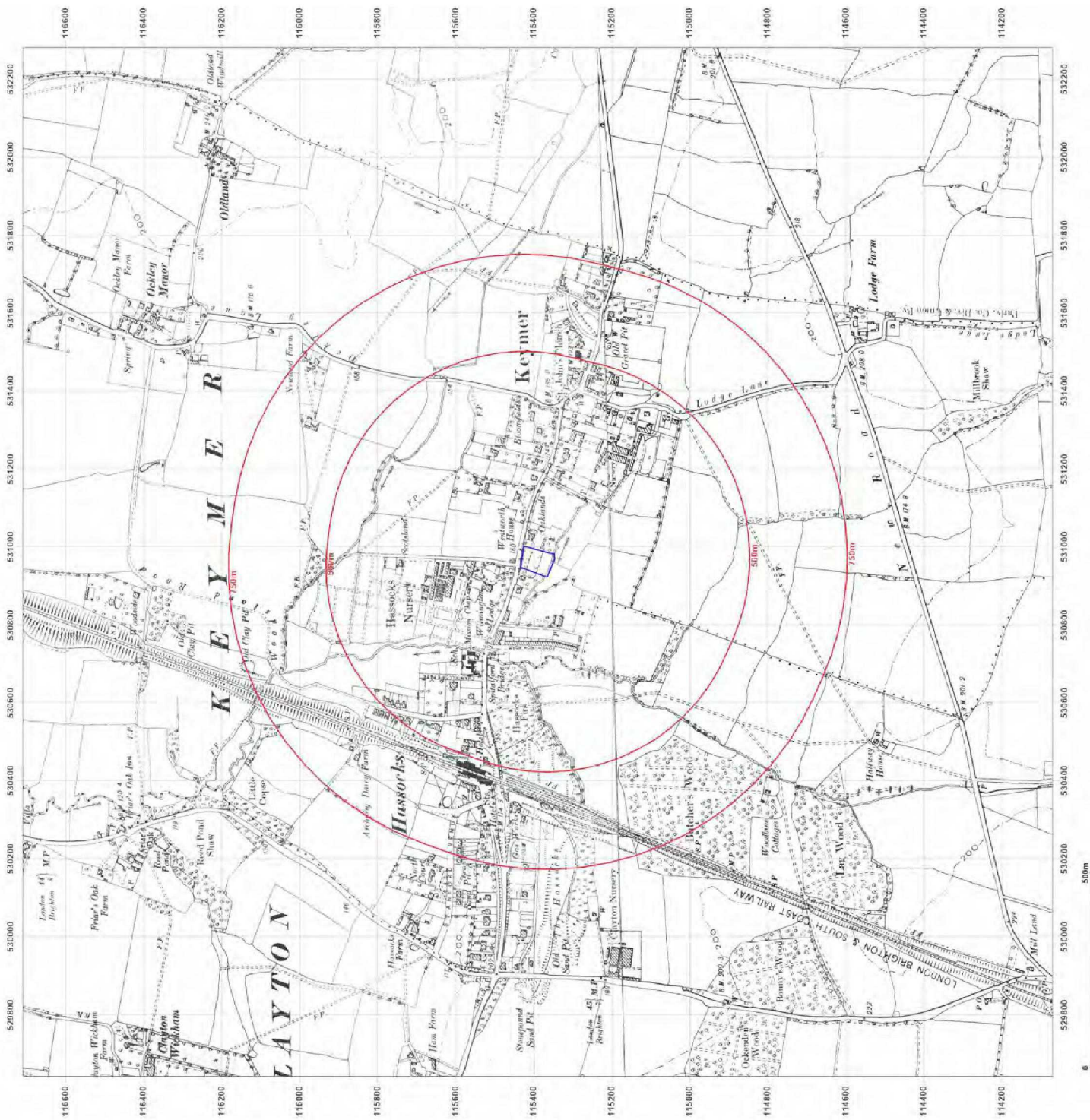


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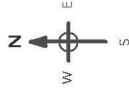
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Report Ref: EMS-901881_1151127
Grid Ref: 530960, 115389

Map Name: County Series
Map date: 1909
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



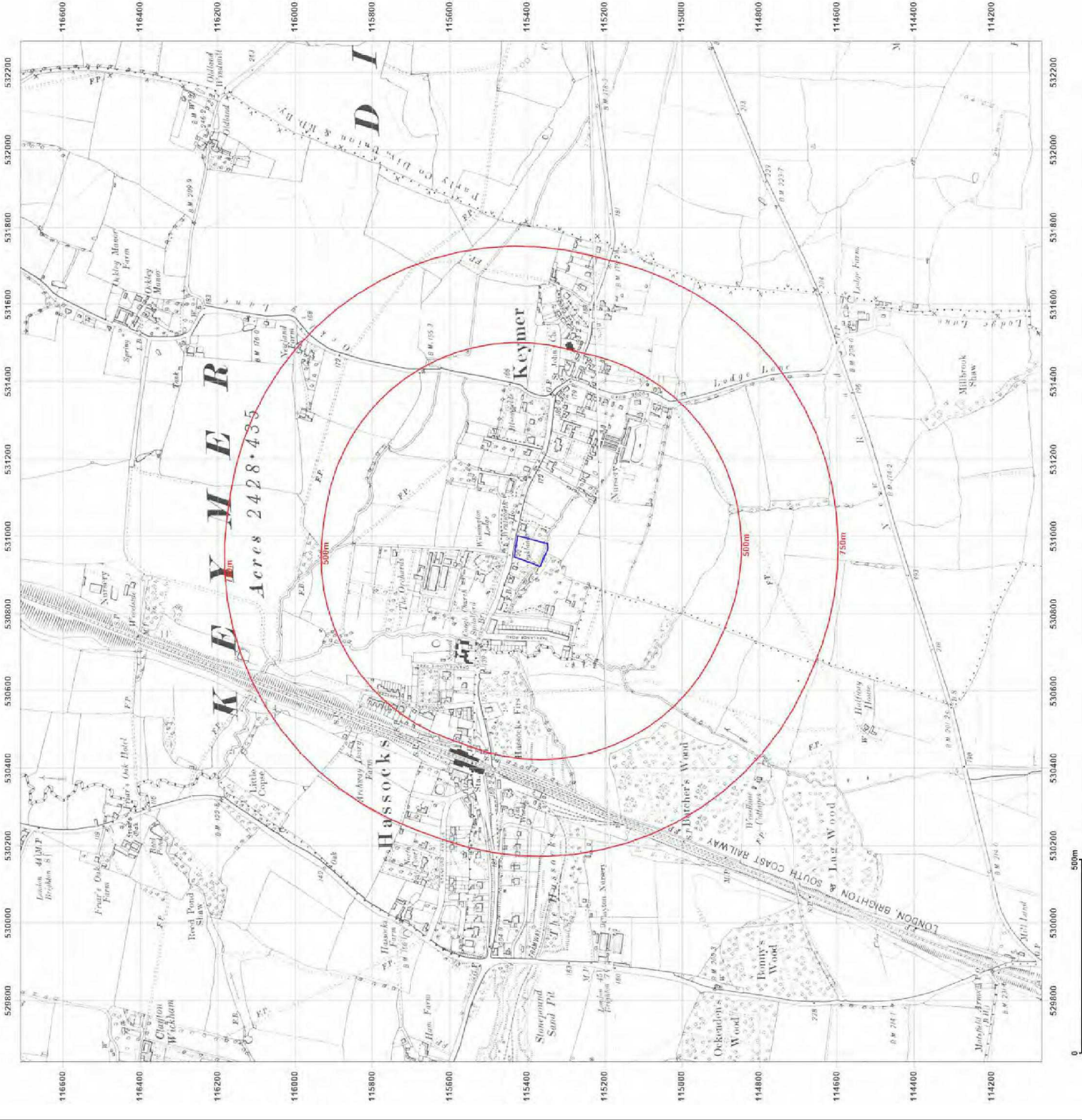
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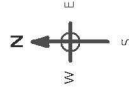
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Grid Ref: 530960, 115389

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
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Revised 1909
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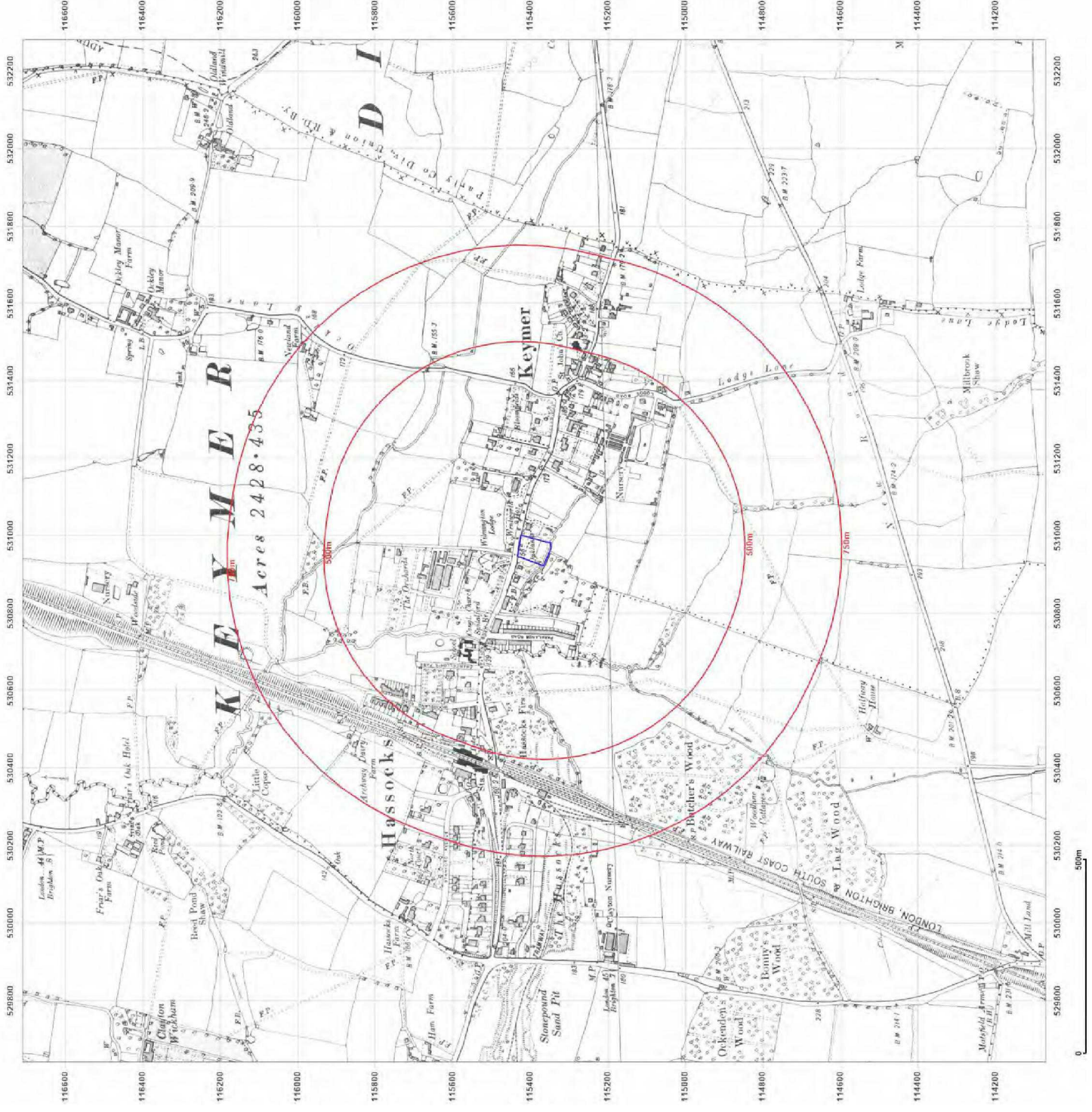


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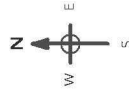
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Grid Ref: 530960, 115389

Map Name: County Series

Map date: 1949-1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1849
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A



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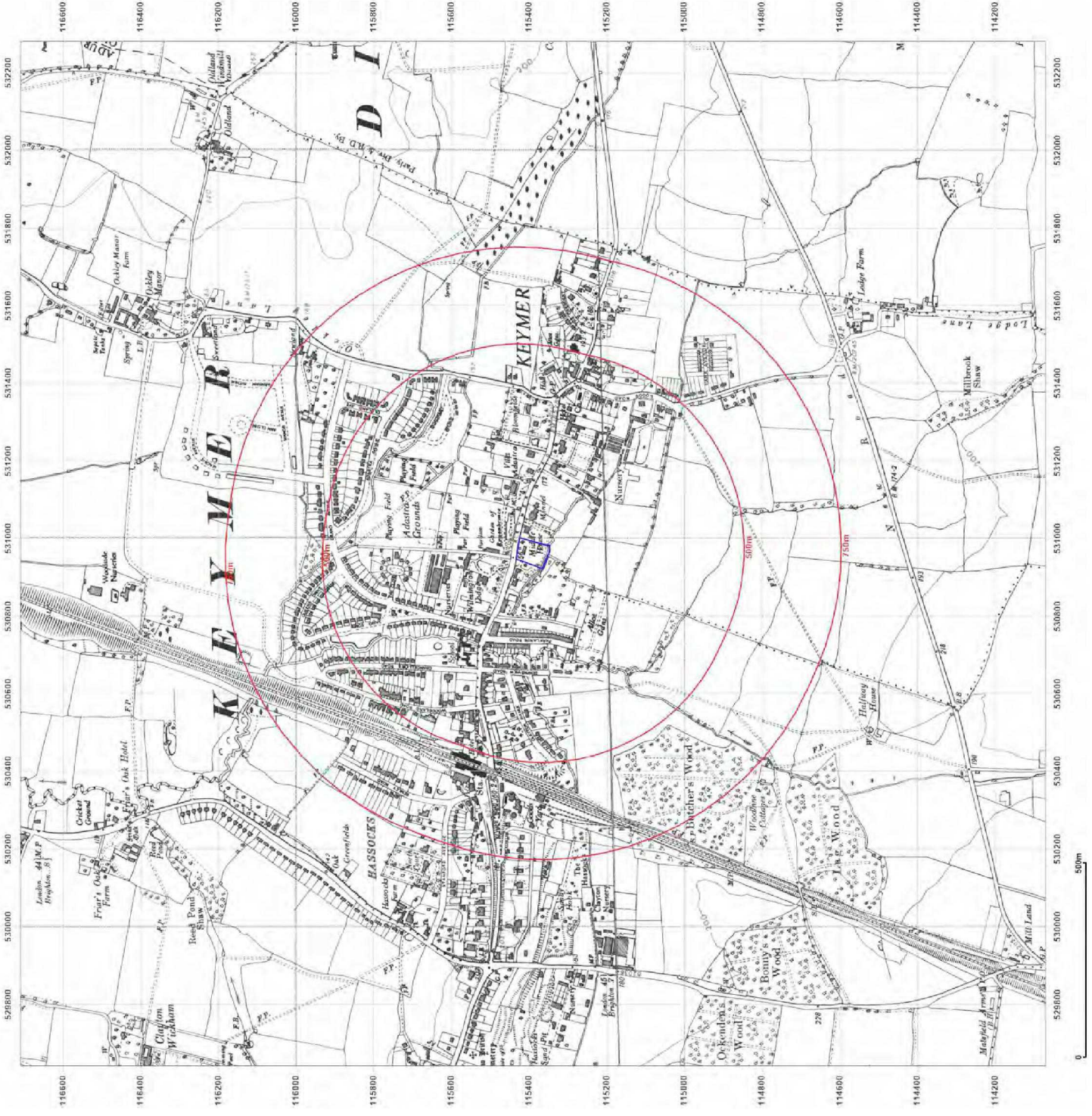


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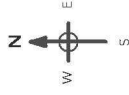
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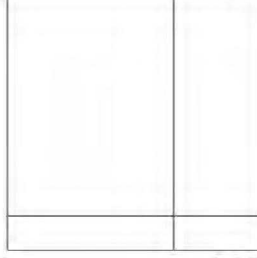
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Grid Ref: 530960, 115389

Map Name: Provisional
Map date: 1962-1963
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1962
Revised 1962
Edition N/A
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Levelled N/A

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Edition N/A
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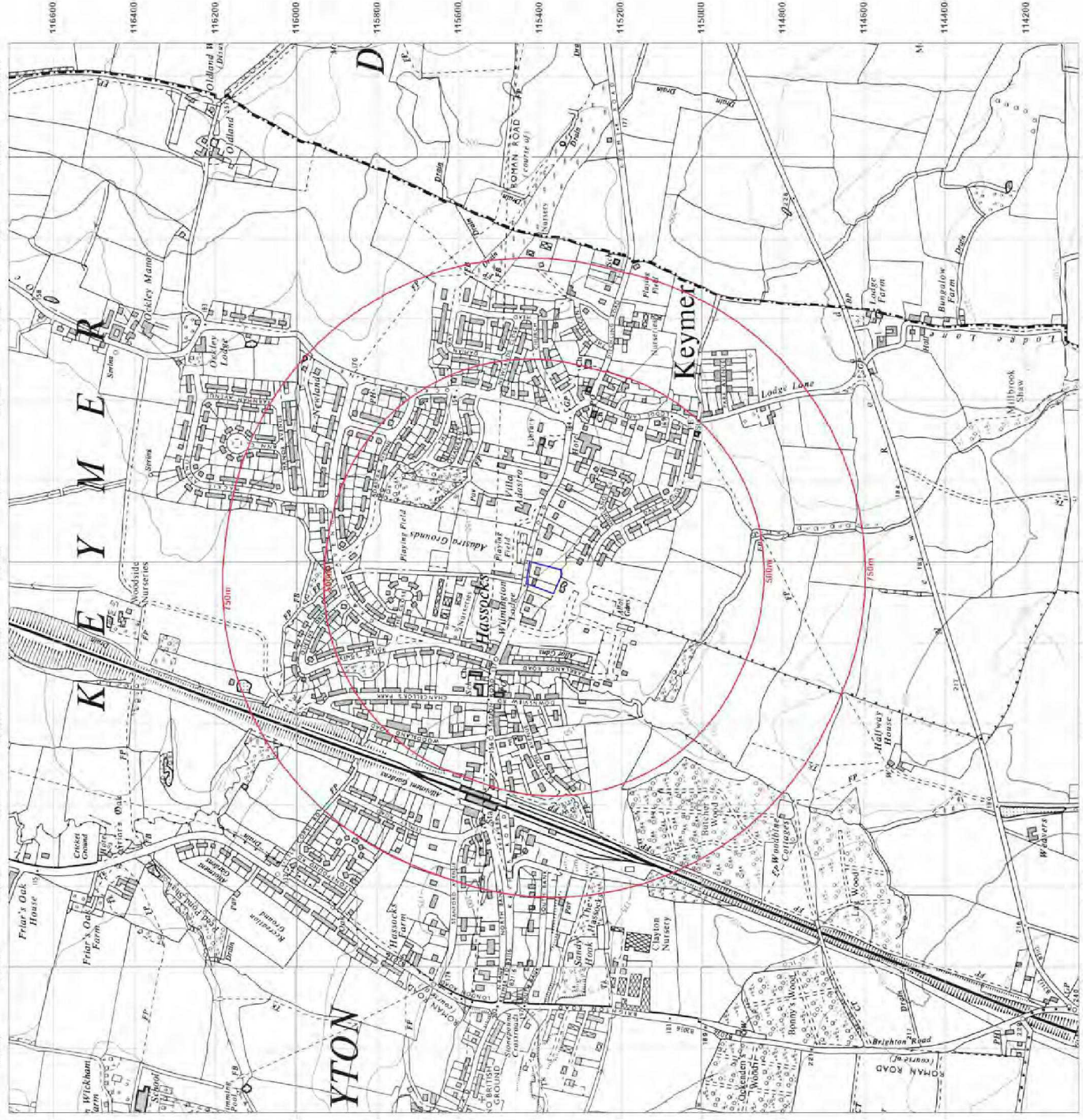


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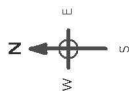
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Report Ref: EMS-901881_1151127
Grid Ref: 530960, 115389

Map Name: National Grid

Map date: 1974-1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1977
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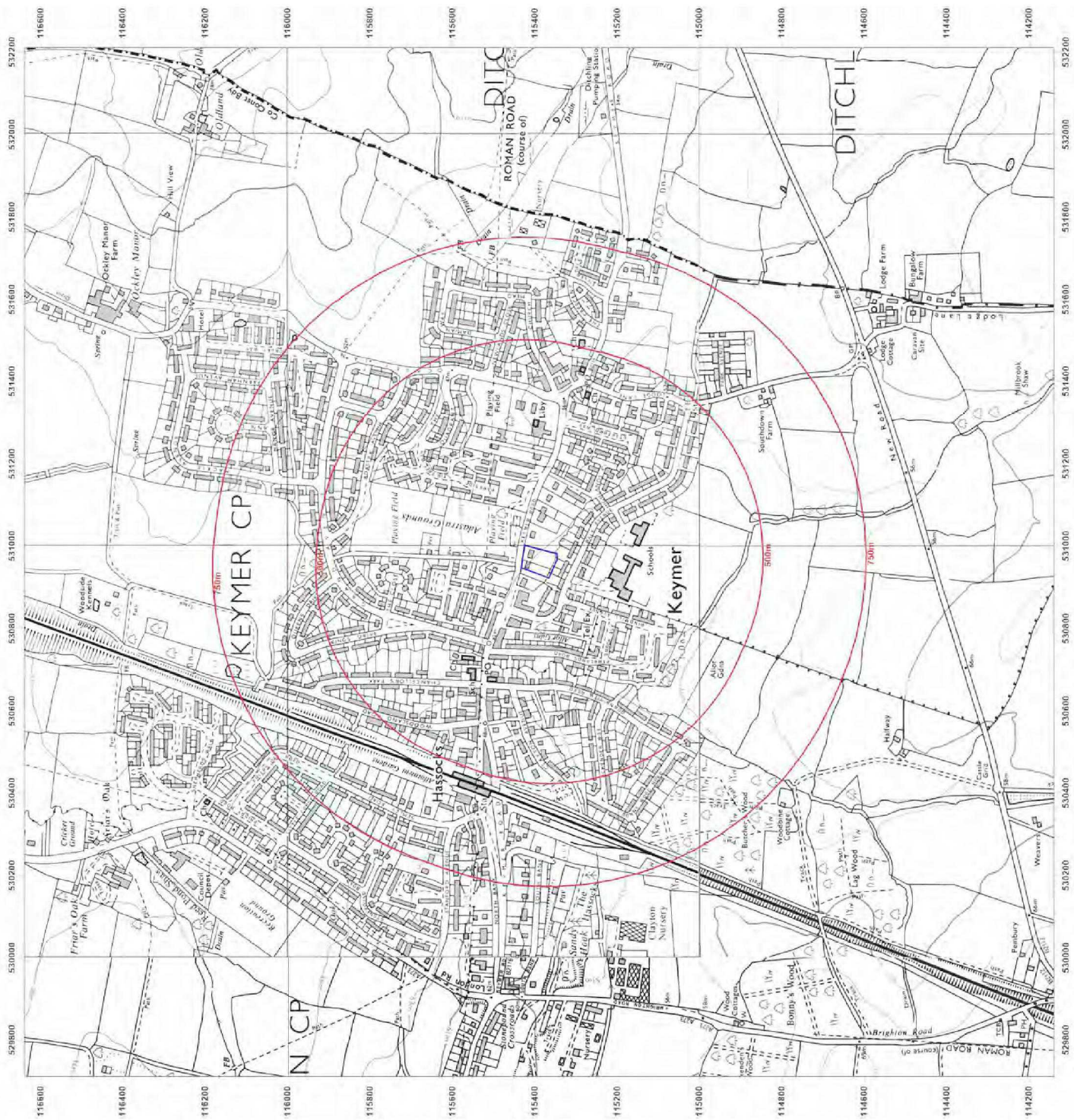


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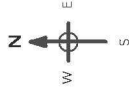
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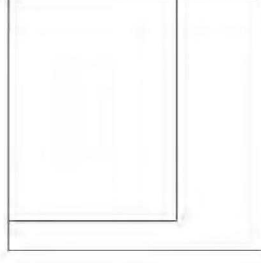
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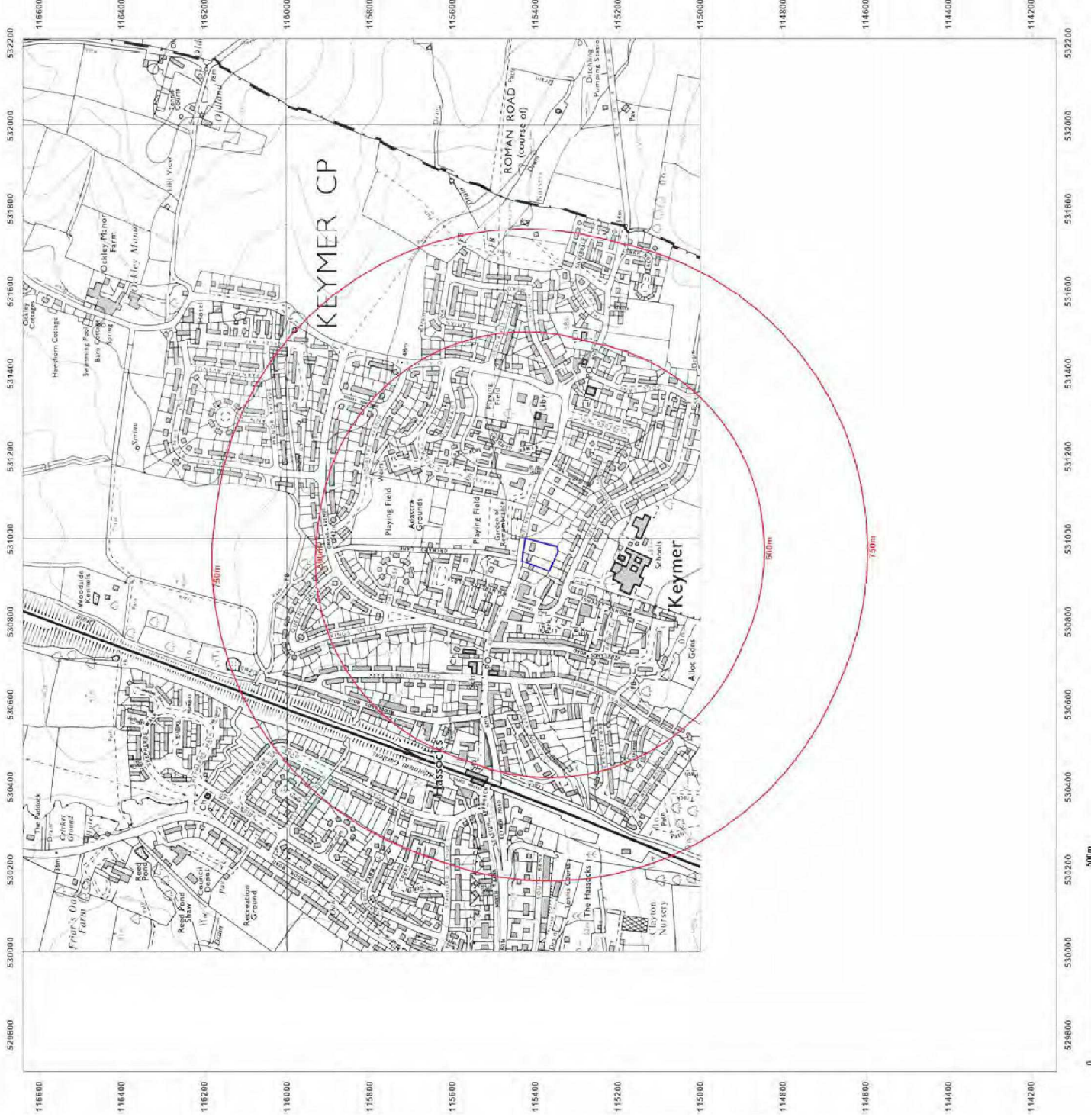


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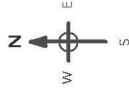
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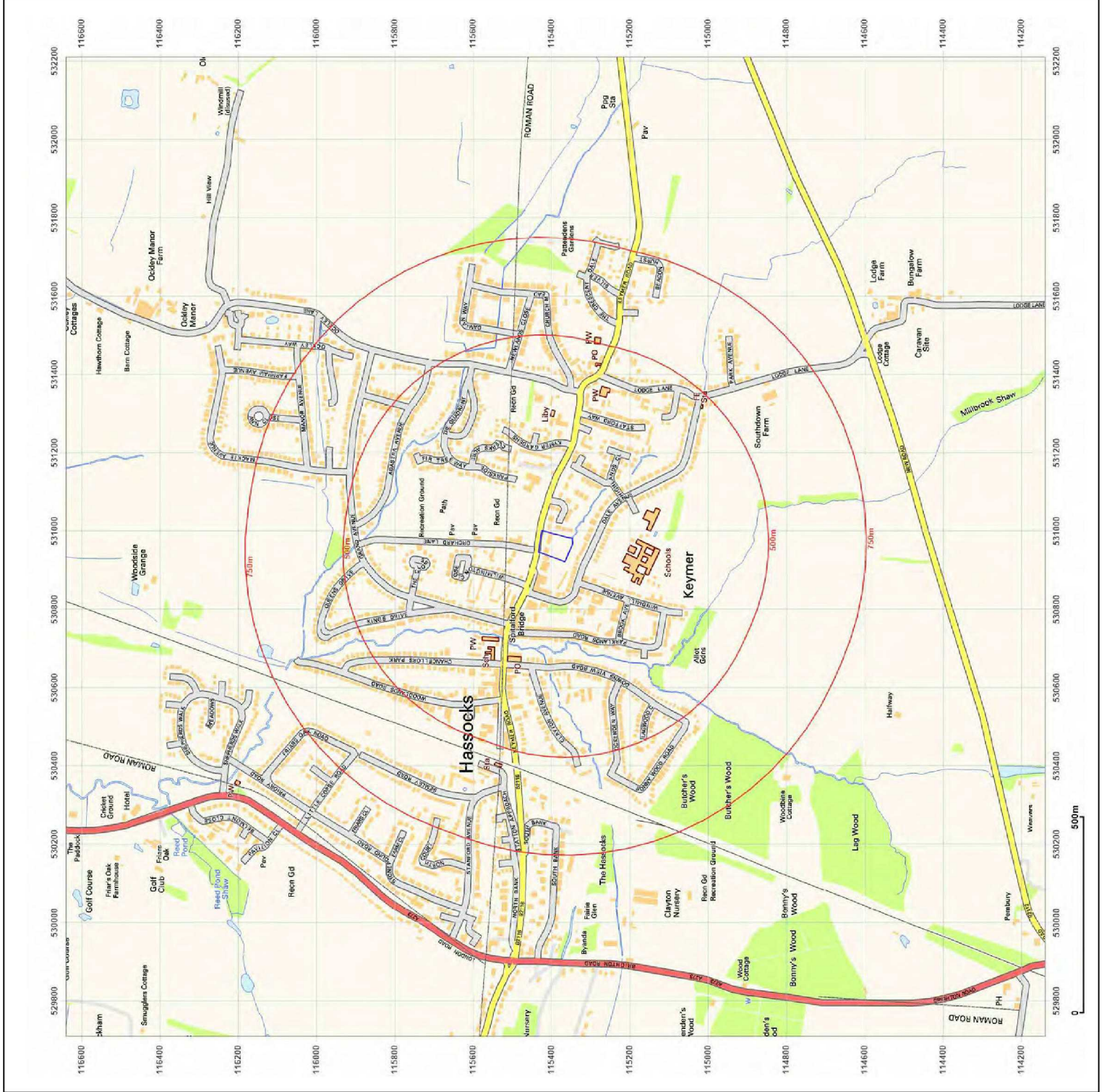
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 Production date: 20 October 2023

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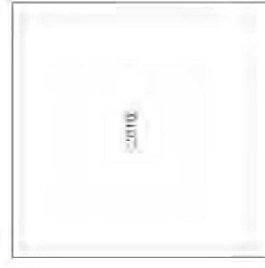
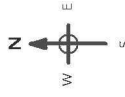
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Map date: 2010

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Production date: 20 October 2023

Map legend available at:

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Appendix 4: Borehole Locations and Logs

The following is reproduced from Crossfield Consulting 2023.

DYNAMIC SAMPLE RECORDS

KEY

Sampling

J	Disturbed Jar Sample
G	Jar Sample in Glass Container
g	Soil Sample in Glass Vial
W	Water Sample
IC	Nett sample recovery ratio (ratio of length of recovered sample to length of sample run)

In Situ Measurements









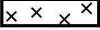





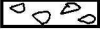
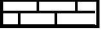

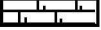




FVT	{	c_{fv}	Undrained Shear Strength (from hand vane shear vane test)
		c_{rv}	Undrained Remoulded Shear Strength (from hand vane shear vane test)
		c_{fv}^*	Hand Vane Shear Strength Test (on Category A: OS-TK/W soil sample recovered in window sampler)
		S	Standard Penetration Test (SPT: split spoon sampler)
		SPT(C)	SPT carried out with a 60° cone
		'N'	'N' Value from SPT test
		N_{10}	Dynamic Probe Test: Number of blows to drive 100 mm
DPH		N_{H10}	Dynamic Probe Test: Heavy (30 kg mass & 500 mm fall)
DPSH-A		N_{SHA10}	Dynamic Probe Test: Super-Heavy A (63.5 kg mass & 500 mm fall)
DPSH-B		N_{SHB10}	Dynamic Probe Test: Super-Heavy B (63.5 kg mass & 750 mm fall)
		$\frac{x}{y}$	x Blows per y Driving Distance (for non-standard SPT or DP driving distance)
		y mm	
		T	Torque (max) required to turn rods (unit: Nm, unless otherwise shown)

Notes:









- All measurement values on record sheets are uncorrected, unless otherwise indicated.
- For corrected test values, refer to report.
- Identification and classification of strata is based on the guidance published in the current edition of BS5930 together with BS EN ISO 14688-1:2002, BS EN ISO 14688-2:2004 and BS EN ISO 14689-1:2003
- Consistency (soft, firm, stiff etc) relates to a manual test/inspection on site (in compliance with BS EN ISO 14688-1:2002 Section 5.14).
- Undrained shear strength (low, medium, high etc) relates to in situ or laboratory test data and the associated assessed strength of a stratum (in compliance with BS EN ISO 14688-2:2004 Section 5.3 and Table 5).
- The density of coarse-grained soils is based on SPT N values (or equivalent Dynamic Probe test or CPT data) as outlined in BS5930 and BS EN ISO 14688-2:2004.
- Rock strength (weak, strong etc) is based on field identification (and/or strength test data), as outlined in BS EN ISO 14689-1:2003 Table 5.

BOREHOLE & DRILLHOLE RECORDS - LEGENDS KEY SHEET

Legend - Strata Encountered in Exploratory Hole

Soil	Rock		
	Sedimentary	Igneous	Metamorphic
 Made Ground	 Mudstone	 Fine-grained	 Fine-grained
 Clay	 Shale	 Medium-grained	 Medium-grained
 Silt	 Siltstone	 Coarse-grained	 Coarse-grained
 Sand	 Sandstone		
 Gravel	 Limestone		
 Peat/Topsoil	 Chalk		
 Organic Sand	 Coal		
 Organic Clay	 Conglomerate		

Legend - Backfill to Borehole and Standpipe Installations

Backfill	Installations
 Soil arisings	 Concrete Cover Over Standpipe
 Bentonite	 Plain Standpipe - Bentonite Surround
 Cement-based Grout	 Perforated Standpipe - Geotextile and Granular Filter Surround
 Gravel	 Perforated Standpipe End Geotextile and Granular Filter Surround

Notes:

1. A combination of the strata symbols are indicative of mixed soil types.
2. The response zone of a standpipe refers to the section of perforated pipe within a granular surround, where substances may freely enter the standpipe from the surrounding strata.

Dynamic Sample Record Sheet

Hole Ref. **DS 1**

Project: Keymer Road, Hassocks
Date: 04/08/2023

Sheet 1 of 1
Job No. CCL03662

Contractor LTS
Equipment Premier Compact 110
Method 0.0 m to 5.0 m dynamic sampling
Boring Diameter 100 mm

Ground Level. 48.21 m OD
Co-ordinates
Logged by: MW Logged on site during drilling operations
Checked by: *JW*

Sample Depth	Sample or Test	Casing Depth	Water Depth	Test Value	Description	Depth	Legend	Backfill	Level O.D.
0.20	JGg				Brown slightly sandy slightly gravelly organic CLAY with frequent rootlets. Sand is fine to coarse. Gravel is angular fine to medium of flint. (TOPSOIL)	0.40			47.81
0.70	J				Firm becoming firm to stiff consistency orangish brown mottled light grey slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular fine to medium of flint. (FOLKESTONE FORMATION)				
1.00-1.45	SPT(C)			N=9	... 1.20m Becoming silty.				
1.30	J				... 1.50 m Becomes firm to stiff and stiff consistency				
1.70	J				... 1.90 m Becomes stiff				
2.00-2.45	SPT(C)			N=17		2.20			46.01
2.50	J				Stiff becoming very stiff consistency dark grey mottled brown slightly gravelly silty CLAY. Gravel is angular fine to medium of flint. (FOLKESTONE FORMATION)				
3.00-3.45	SPT(C)			N=22	... 3.10 m Becomes dark grey and no gravel present.				
3.60	J								
4.00-4.425	SPT(C)			N=50 275mm	End of exploratory hole	4.00			44.21

Core Recovery		Groundwater				Additional Tests		
Depth	Recovery	Hole Depth	Strike Depth	Water Depth	Observations	Test type	Test Depth	Test Value
0.00-1.20	n/a							
1.20-2.00	100%							
2.00-3.00	100%							
3.00-4.00	100%							

Remarks
Hand dug pit to 1.20 m.
Further progress below 4 m precluded by very dense strata.

Notes
1. All logging and sampling in accordance with BS 5930:2015+A1:2020
2. The depths to strata change are approximate only
3. Symbols and abbreviations are explained on the accompanying key
4. All linear dimensions are in metres unless otherwise stated
5. Undrained shear strength test value given in kN/m²

Dynamic Sample Record Sheet

Hole Ref. **DS 2**

Project: Keymer Road, Hassocks
Date: 04/08/2023

Sheet 1 of 1
Job No. CCL03662

Contractor LTS
Equipment Premier Compact 110
Method 0.0 m to 5.0 m dynamic sampling
Boring Diameter 100 mm

Ground Level. 46.80 m OD
Co-ordinates
Logged by: MW Logged on site during drilling operations
Checked by: *JW*

Sample Depth	Sample or Test	Casing Depth	Water Depth	Test Value	Description	Depth	Legend	Backfill	Level O.D.
0.25	JGg				Brown slightly sandy organic CLAY with frequent rootlets. Sand is fine to medium. (TOPSOIL) ... 0.15 m a root with a 2 cm diameter.	0.30			46.50
0.70	J				Firm becoming firm to stiff consistency brown slightly sandy slightly gravelly CLAY with rare rootlets. Sand is fine to medium. Gravel is angular fine to medium of flint. (FOLKESTONE FORMATION)				
1.00-1.45	SPT(C)			N=12					
1.90	J				Firm and firm to stiff consistency orangish brown light grey slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular fine to medium of flint. (FOLKESTONE FORMATION) ... 2.00 m Becomes silty.	1.80			45.00
2.00-2.45	SPT(C)			N=8*					
2.50	J				Firm becoming very stiff dark grey slightly sandy silty CLAY. Sand is fine to medium. (FOLKESTONE FORMATION)	2.30			44.50
3.00-3.45	SPT(C)			N=25					
4.00-4.45	SPT(C)			N=26					
4.90	J				End of exploratory hole	5.00			41.80
5.00-5.45	SPT(C)			N=42					

Core Recovery		Groundwater				Additional Tests		
Depth	Recovery	Hole Depth	Strike Depth	Water Depth	Observations	Test type	Test Depth	Test Value
0.00-1.00	100%	2.00	2.00	-	Trace/damp strata			
1.00-2.00	60%							
2.00-3.00	100%							
3.00-4.00	100%							
4.00-5.00	80%							

Remarks * Probable anomalous test value due to boring disturbance Damp strata 2.0 - 2.3 m	Notes 1. All logging and sampling in accordance with BS 5930:2015+A1:2020 2. The depths to strata change are approximate only 3. Symbols and abbreviations are explained on the accompanying key 4. All linear dimensions are in metres unless otherwise stated 5. Undrained shear strength test value given in kN/m ²
--	---

Dynamic Sample Record Sheet

Hole Ref. **DS 3**

Project: Keymer Road, Hassocks
Date: 04/08/2023

Sheet 1 of 1
Job No. CCL03662

Contractor LTS
Equipment Premier Compact 110
Method 0.0 m to 5.0 m dynamic sampling
Boring Diameter 100 mm

Ground Level. 45.50 m OD
Co-ordinates
Logged by: MW Logged on site during drilling operations
Checked by: *JW*

Sample Depth	Sample or Test	Casing Depth	Water Depth	Test Value	Description	Depth	Legend	Backfill	Level O.D.
0.10	JGg				Dark brown slightly sandy slightly gravelly CLAY with frequent rootlets. Sand is fine to coarse. Gravel is angular fine to medium of flint. (TOPSOIL)	0.20			45.30
0.60	J				Stiff consistency brown slightly sandy slightly gravelly CLAY with occasional rootlets. Sand is fine to medium. Gravel is angular fine to medium of flint.				44.60
1.00-1.45	SPT(C)			N=13	Firm to stiff and stiff consistency orangish brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is angular fine to medium of flint.	1.10			44.40
1.05	J								
1.30	J				Firm to stiff consistency light brown mottled grey sandy silty CLAY. Sand is (FOLKESTONE FORMATION)				
2.00-2.45	SPT(C)			N=20	Stiff consistency dark grey silty CLAY. (FOLKESTONE FORMATION)	2.06			43.44
2.40	J					2.50			43.00
					Light brown mottled grey silty SAND. Sand is fine to medium. (FOLKESTONE FORMATION)	2.68			42.82
3.00-3.45	SPT(C)			N=28	Stiff to very stiff consistency dark grey CLAY with pockets/thin hori: (FOLKESTONE FORMATION)				
4.00-4.45	SPT(C)			N=27					
4.60	J								
5.00-5.45	SPT(C)			N=32	End of exploratory hole	5.00			40.50

Core Recovery		Groundwater				Additional Tests		
Depth	Recovery	Hole Depth	Strike Depth	Water Depth	Observations	Test type	Test Depth	Test Value
0.00-1.00	100%	1.10	1.10	-	1.1 to 2.0 trace/damp strata			
1.00-2.00	95%							
2.00-3.00	100%							
3.00-4.00	100%							
4.00-5.00	100%							

Remarks

Notes

- All logging and sampling in accordance with BS 5930:2015+A1:2020
- The depths to strata change are approximate only
- Symbols and abbreviations are explained on the accompanying key
- All linear dimensions are in metres unless otherwise stated
- Undrained shear strength test value given in kN/m²

Dynamic Sample Record Sheet

Hole Ref. **DS 4**

Project: Keymer Road, Hassocks
Date: 04/08/2023

Sheet 1 of 1
Job No. CCL03662

Contractor LTS
Equipment Premier Compact 110
Method 0.0 m to 5.0 m dynamic sampling
Boring Diameter 100 mm

Ground Level. 47.00 m OD
Co-ordinates
Logged by: MW Logged on site during drilling operations
Checked by: *JW*

Sample Depth	Sample or Test	Casing Depth	Water Depth	Test Value	Description	Depth	Legend	Backfill	Level O.D.		
0.30	JGg				Dark brown slightly sandy slightly gravelly CLAY with frequent rootlets. Sand is fine to coarse. Gravel is angular fine to medium of flint. (TOPSOIL)	0.35			46.65		
0.50	J				Stiff consistency orangish brown mottled light grey slightly sandy slightly gravelly CLAY with occasional rootlets. Sand is fine to coarse. Gravel is angular fine to coarse of flint. (FOLKESTONE FORMATION)						
1.00-1.45	SPT(C)			N=13							
1.00	J					1.30					45.70
1.20	J					1.38					45.62
1.35	J				Medium dense orangish brown fine to coarse SAND. (FOLKESTONE FORMATION)						
1.80	J				Stiff to very stiff consistency dark grey mottled brown silty CLAY. (FOLKESTONE FORMATION)						
2.00-2.33	SPT(C)			N=50 180mm	End of exploratory hole	2.00					45.00

Core Recovery		Groundwater				Additional Tests		
Depth	Recovery	Hole Depth	Strike Depth	Water Depth	Observations	Test type	Test Depth	Test Value
0.00-1.00	100%	1.30	1.30	-	Trace/damp strata			
1.00-2.00	95%							

Remarks
Further progress below 2.0 m precluded by very dense/high strength strata

Notes
1. All logging and sampling in accordance with BS 5930:2015+A1:2020
2. The depths to strata change are approximate only
3. Symbols and abbreviations are explained on the accompanying key
4. All linear dimensions are in metres unless otherwise stated
5. Undrained shear strength test value given in kN/m²

Dynamic Sample Record Sheet

Hole Ref. **DS 5**

Project: Keymer Road, Hassocks
Date: 04/08/2023

Sheet 1 of 1
Job No. CCL03662

Contractor LTS
Equipment Premier Compact 110
Method 0.0 m to 5.0 m dynamic sampling
Boring Diameter 100 mm

Ground Level. 46.05 m OD
Co-ordinates
Logged by: MW Logged on site during drilling operations
Checked by: *JH*

Sample Depth	Sample or Test	Casing Depth	Water Depth	Test Value	Description	Depth	Legend	Backfill	Level O.D.
0.3	JGg				Light brown slightly sandy slightly gravelly organic CLAY with frequent rootlets. Sand is fine to medium. Gravel is angular fine to medium of sandstone and siltstone. (TOPSOIL)	0.40			45.65
0.8	JGg				Stiff consistency becoming firm orangish brown mottled light grey slightly sandy slightly gravelly CLAY with rare rootlets. Sand is fine to coarse. Gravel is angular fine to medium of flint. (FOLKESTONE FORMATION)				
1.00-1.45	SPT(C)			N=7					
1.5	J				... 1.40 m to 1.65 m Becomes firm to stiff consistency ... 1.65 m Becomes stiff consistency				
2.00-2.45	SPT(C)			N=18		2.30			43.75
2.5	J				Stiff becoming very stiff consistency dark grey silty CLAY. (FOLKESTONE FORMATION)				
3.00-3.45	SPT(C)			N=20					
3.5	J								
4.00-4.45	SPT(C)			N=24					
4.50	J					4.89			41.16
4.90-5.05	SPT(C)			N=50 85mm	Extremely weak light grey SANDSTONE. Recovered as fine to medium gravelly sand (FOLKESTONE FORMATION)	4.90			41.15
End of exploratory hole						4.90			41.15

Core Recovery		Groundwater				Additional Tests		
Depth	Recovery	Hole Depth	Strike Depth	Water Depth	Observations	Test type	Test Depth	Test Value
0.00-1.00	100%	4.90 m	4.90 m	4.90 m				
1.00-2.00	90%							
2.00-3.00	100%							
3.00-4.00	95%							
4.00-4.90	100%							

Remarks
Further progress below 4.9 m precluded by strength of rock strata

Notes
1. All logging and sampling in accordance with BS 5930:2015+A1:2020
2. The depths to strata change are approximate only
3. Symbols and abbreviations are explained on the accompanying key
4. All linear dimensions are in metres unless otherwise stated
5. Undrained shear strength test value given in kN/m²

Project: Keymer Road, Hassocks

Sheet: 1 of 1

Date: 04/08/2023

Job No. CCL03662

Contractor: LTS

Equipment: Premier Compact 110

Ground Level. 47.00 m OD

Method: Dynamic Probing

Co-ordinates:

Probing Specification: DPSH

Plotted by: MW

Checked by: *JH*

Depth (m)	Blow Count	Blow Count Plot	Depth	Legend	Level O.D.
0.0 - 0.1	3				
0.1 - 0.2	5				
0.2 - 0.3	8				
0.3 - 0.4	7				
0.4 - 0.5	6				
0.5 - 0.6	6				
0.6 - 0.7	7				
0.7 - 0.8	6				
0.8 - 0.9	7				
0.9 - 1.0	5				
1.0 - 1.1	6				
1.1 - 1.2	4				
1.2 - 1.3	4				
1.3 - 1.4	4				
1.4 - 1.5	3				
1.5 - 1.6	2				
1.6 - 1.7	3				
1.7 - 1.8	3				
1.8 - 1.9	4				
1.9 - 2.0	5				
2.0 - 2.1	7				
2.1 - 2.2	15				
2.2 - 2.3	19				
2.3 - 2.4	25				
2.4 - 2.5	25				
2.5 - 2.6	29				
2.6 - 2.7	39				
2.7 - 2.8	50		2.80		47.00
2.8 - 2.9					
2.9 - 3.0					
3.0 - 3.1					
3.1 - 3.2					
3.2 - 3.3					
3.3 - 3.4					
3.4 - 3.5					
3.5 - 3.6					
3.6 - 3.7					
3.7 - 3.8					
3.8 - 3.9					
3.9 - 4.0					
4.0 - 4.1					
4.1 - 4.2					
4.2 - 4.3					
4.3 - 4.4					
4.4 - 4.5					
4.5 - 4.6					
4.6 - 4.7					
4.7 - 4.8					
4.8 - 4.9					
4.9 - 5.0					

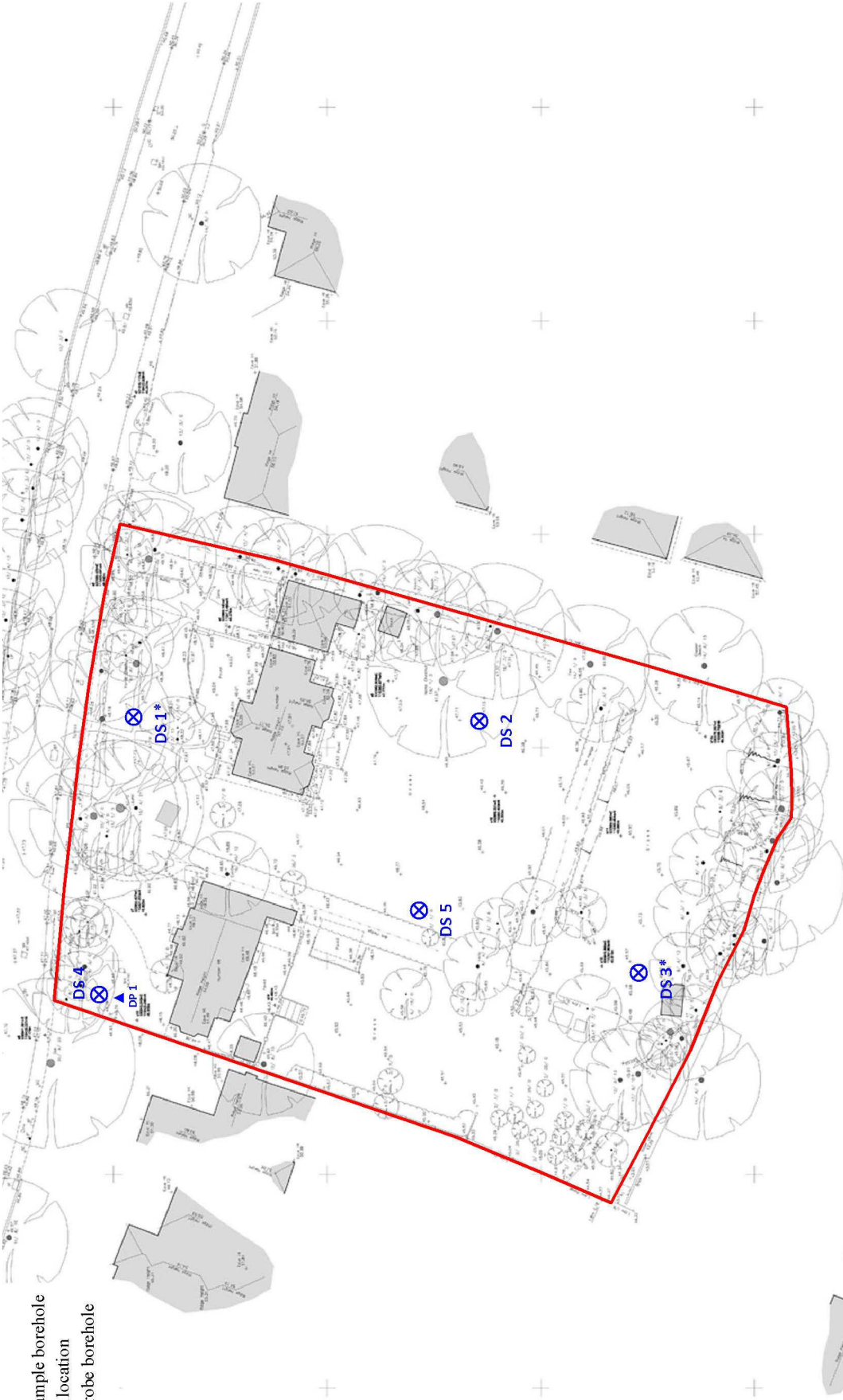
Remarks

Dynamic Probe conducted 1 m southwest of DS4.
Soil type/strata boundaries estimated from DS4
Further progress below 2.8 m precluded by very dense/high strength strata

Notes

1. Strata interpretations and depths to strata change are approximate only and are based on correlation with borehole/trial pit records for the site
2. Symbols and abbreviations are explained on the accompanying key
3. All linear dimensions are in metres unless otherwise stated
4. Dynamic probing undertaken in accordance with BS EN 22476-2:2005

FIGURE I-1



- Legend:
- ⊗ Dynamic sample borehole
 - * Installation location
 - ▲ Dynamic probe borehole

EXPLORATORY HOLE LOCATION PLAN
Scale 1:500

Reproduced from Drawing No. SU 01 by D&J Surveys Ltd dated July 2023

