

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land south of Green Road, Wivelsfield Green

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Land south of Green Road,
Wivelsfield Green
Version 4
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EXECUTIVE SUMMARY

- This archaeological desk-based assessment has been prepared by RPS Consulting Ltd for Taylor Wimpey Strategic Land in support of a future planning application for development of land south of Green Road, Wivelsfield Green.
- The assessment provides a review of the site's below-ground archaeological potential and addresses the information requirements of national, regional and local planning policy.
- In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to, the study site.
- The site is not located within an Archaeological Notification Area as defined locally by the East Sussex HER.
- The historic bridleway route that bisects the site will be maintained within the development proposals.
- The sole recorded find on the HER from within the site is a Romano-British copper alloy brooch retrieved by metal detection.
- Based on current evidence, a generally low archaeological potential can be ascribed to the study site for all past periods of human activity. A localised raised potential can be identified at two locations of mapped late-18th/19th century cottages at the northwest and northeast site boundaries.
- Any remains that might be present can be considered likely to be of overall local and no more than regional significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).
- In view of this, the development proposals are considered unlikely to have such a widespread or significant negative archaeological impact that would result in unacceptable harm to the archaeological resource of the site.
- The potential impact of development could be appropriately mitigated through a programme of archaeological investigation and recording undertaken in advance of construction, if so required by the Local Planning Authority.

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Figure 11: 1973-1976 Ordnance Survey Map (1:10,000)

Figure 12: 2004 Google earth Image

Figure 13: 2022 Google Earth Image

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below-ground archaeological desk-based assessment has been researched and prepared by RPS Heritage on behalf of Taylor Wimpey Strategic Land.
- 1.2 The subject of this assessment, also known as the study site, is land south of Green Road, Wivelsfield Green. The site is centred at TQ 34860 19900 (Fig. 1) within the administrative area of Lewes District.
- 1.3 Taylor Wimpey Strategic Land has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 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 October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the East Sussex Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise and geophysical survey.
- 1.6 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.

Limitations

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

2 PLANNING BACKGROUND AND 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 revised in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 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 of the contribution that heritage makes towards 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 planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to 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 identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting of a heritage asset* 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 NPPG 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

Lewes District

- 2.14 The Lewes District Local Plan Part 1 Core Strategy 2010-2030 was adopted in May 2016 and contains the following policy relating to the historic environment:

CORE POLICY 11 – BUILT AND HISTORIC ENVIRONMENT AND HIGH-QUALITY DESIGN

THE LOCAL PLANNING AUTHORITY WILL SEEK TO SECURE HIGH QUALITY DESIGN IN ALL NEW DEVELOPMENT IN ORDER TO ASSIST IN CREATING SUSTAINABLE PLACES AND COMMUNITIES. THIS WILL BE ACHIEVED BY ENSURING THAT THE DESIGN OF DEVELOPMENT:

- RESPECTS AND, WHERE APPROPRIATE, POSITIVELY CONTRIBUTES TO THE CHARACTER AND DISTINCTIVENESS OF THE DISTRICT'S UNIQUE BUILT AND NATURAL HERITAGE; ...**

...THE LOCAL PLANNING AUTHORITY WILL SAFEGUARD HISTORIC ASSETS, INCLUDING SCHEDULED ANCIENT MONUMENTS, LISTED BUILDINGS (BOTH STATUTORY AND LOCALLY LISTED), REGISTERED PARKS AND GARDENS, THE LEWES BATTLEFIELD (1264), AND ARCHAEOLOGICAL REMAINS. PROPOSALS WHICH CONSERVE OR ENHANCE THE HISTORIC ENVIRONMENT, INCLUDING THE SENSITIVE USE OF HISTORIC ASSETS THROUGH REGENERATION, WILL BE ENCOURAGED AND SUPPORTED.

THE LOCAL PLANNING AUTHORITY WILL SEEK OPPORTUNITIES TO ENHANCE THE CHARACTER AND APPEARANCE OF DESIGNATED CONSERVATION AREAS, IN ACCORDANCE WITH THE CONSERVATION AREA CHARACTER APPRAISALS.

- 2.15 The Lewes District Local Plan Part 2 (Site Allocations and Development Management Policies) was adopted 24th February 2020. Policy relevant to historic environment in the District is as follows:

Policy DM33: Heritage Assets

Development affecting a heritage asset will only be permitted where the proposal would make a positive contribution to conserving or enhancing the significance of the heritage asset, taking account of its character, appearance and setting.

All development proposals that affect a heritage asset or its setting will be required to submit supporting information proportionate to the significance of the asset, including:

- (a) an assessment of the archaeological, architectural, historic or other significance of the affected asset, including any contribution made by its setting;
- (b) an assessment of the impact of the proposed development on the significance of the asset or its setting;
- (c) a statement of justification for the proposed development, together with details of any measures proposed to avoid, minimise or mitigate any harm to the significance of the asset.

Where the loss of the whole or part of a heritage asset can be justified, the Council will seek, by a legal agreement and/or condition, to ensure that the new development will proceed within a reasonable timescale after the loss has occurred.

- 2.16 Parts of the Site fall within the Ditchling, Streat and Westmeston Neighbourhood Development Plan (April 2018) which contains one policy relating to Heritage Matters: **Policy CONS 3: Protect heritage assets** – which states that proposals for development which affect heritage assets, whether designated or non-designated, will be considered under the provisions of the NPPF.

Relevant National and Local Designations

- 2.17 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.18 In terms of relevant local designations, the study site is not located in an Archaeological Notification Area as defined by East Sussex HER.
- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The underlying geology of the site is shown by the British Geological Survey (BGS Online 2023) as Weald Clay formation mudstone. There are no superficial deposits recorded.
- 3.2 Geotechnical investigations carried out across the northern half of the site in May 2005, in the form of 6 test pits, revealed topsoil with a depth of 0.3m in five of the test pits. The exception was a test pit to the southeast which contained made ground to a depth of 0.4m. Below the topsoil/made ground was Weald Clay, visible to the limits of all six test pits (maximum depth 3.4m).

Topography

- 3.3 The study site generally slopes downwards towards the northwest, from a high-point of approximately 65m above Ordnance Datum (aOD) at the southern boundary to a low-point of approximately 41m aOD at the northwest boundary.
- 3.4 A narrow stream flows east/west along the western half of the site between Green Lane and Eastern Road.

4 ARCHAEOLOGICAL AND 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 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	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 study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1.25km radius of the study site (Fig. 2), also referred to as the study area, held on the East Sussex Historic Environment Record (HER). Relevant assets are identified in the following text by their HER references (eg MES7328) which are also shown in Figure 2. In addition, an historic map regression exercise charting the development of the study area from the 18th century onwards until the present day has been undertaken.
- 4.3 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.4 The HER has no record of previous invasive archaeological fieldwork on the study site.
- 4.5 In 1997 a metal detectorist recovered a Romano-British copper alloy brooch from within the site, in proximity to the northwest boundary (MES7328, NGR: TQ 34654 19943).

Early Prehistoric – Palaeolithic & Mesolithic

- 4.6 No finds of Palaeolithic material are recorded within a 1km radius of the study site.

- 4.7 The sole Mesolithic evidence derives from monitoring during the construction of the Ditchling to Wivelsfield Green reinforcement water main in 1993, where a spread of Mesolithic flintwork was recorded along a 120m length of pipeline centred near Old Barn; ~800m southeast of the site (MES7399, TQ 35339 19350).
- 4.8 The presence of Early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The underlying geology is not considered conducive to the survival of Palaeolithic artefacts and the very limited Mesolithic evidence in the study area indicates a low potential can be ascribed to the site for remains from these periods.

Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.9 The HER records possible worked flint and signs of burning beyond the northern site boundary off Green Road, encountered during digging of a gas main in 2010 (MES 16692, TQ 3506 2003). This may derive from later Prehistoric activity but there is no further information.
- 4.10 A watching brief on the Ditchling To Wivelsfield Green Pipeline in 1993 recorded a concentration of Neolithic and Bronze Age material c.900m SSE of the site in the area of TQ 35150 18940 (HER Ref: MES 7397), suggesting possible settlement activity. The watching brief also recorded surface finds of Early Iron age pottery (MES7400).
- 4.11 A low to moderate archaeological potential can reasonably be identified for these periods at the study site.
- 4.12 No certain, in-situ Later Prehistoric evidence is recorded in the 1.25km study area and as such a low potential for remains from the Neolithic, Bronze Age and Iron Age periods can be ascribed to the site.

Roman

- 4.13 In 1997 a metal detectorist recovered a Romano-British copper alloy brooch from within the site, in proximity to the northwest boundary (MES7328, TQ 34654 19943). The find can be considered as residual, chance loss.
- 4.14 A Roman coin is also recorded c300m northwest of the site at TQ 34375 20067 (HER Ref: MES 7327).
- 4.15 A Roman iron working site (bloomery furnace) is recorded c.900m ESE of the site at South Road, which produced evidence for iron smelting (MES 7401, TQ 35730 19490; EES 9627, TQ 3390 1768). The 1993 pipeline watching brief also recorded a concentration of Roman pottery in this area (MES 7400, TQ 35680 19470).
- 4.16 The Archaeological Notification Area for Wivelsfield historic village, c1.2km northwest of the site, refers to a Roman settlement although the HER does not provide evidence of significant Roman activity in this location.
- 4.17 The nearest Roman roads to the study site are recorded circa 3.5km to the west and circa 4.5km to the south respectively (Margary 1955).
- 4.18 The available evidence suggests any focus of Roman activity was a substantial distance from the study site. Roman material often appears in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable. The paucity of Roman material recorded in the vicinity of the site suggests that the absence of evidence may be genuine.

- 4.19 Therefore, a generally low potential can be identified for Roman remains on the study site. Evidence of agricultural activity may conceivably be present.

Saxon/Early Medieval & Medieval

- 4.20 The Archaeological Notification Area for Wivelsfield historic village refers to a medieval village and a medieval moated site.
- 4.21 No other sites or finds of these periods are recorded within a 1.25km radius of the study site.
- 4.22 The bridleway that bisects the site may be of Medieval origin, however there is currently no direct evidence for this, and it is not recorded on the HER as an archaeological asset. The route will be maintained within the proposed development in any case.
- 4.23 The Domesday Survey of 1086 records no early Medieval estates within close proximity (Open Domesday Online 2021).
- 4.24 Overall, the site is likely to have lain outside settlement foci from these periods and it is reasonable to identify a low archaeological potential for these periods at the study site.

Post Medieval & Modern (including map regression exercise)

- 4.25 There are no Post Medieval or Modern remains recorded on the study site.
- 4.26 A trackway from Titsey to Westmeston, that passes north/south just west of the site, was originally thought to be Prehistoric but is now considered to be of possible Post Medieval origin (MES4599).
- 4.27 A WW2 auxiliary hide is recorded just south of the southwest corner of the site, within West Wood (MES19325, TQ 345 196). The hide was built by the Royal Engineers using bricks, concrete, corrugated iron and wood; in essence an underground Nissan hut. The hideout contained food, ammunition, explosives, bunk beds, a cooking stove, and a chemical toilet. Water was stored in two 30 gallon galvanised tanks.
- 4.28 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.29 The earliest such cartographic source reproduced here is a 1724 Budgen Map of Sussex (Fig. 3), which shows the approximate location of the site comprised of open, undeveloped ground south of Green Road.
- 4.30 The 1797-8 Ordnance Survey Drawing (Fig. 4) provides more detail and the site is shown to predominantly comprise enclosed fields aside from the southwest portion where West Wood extends into the site. A trackway (subsequently known as Green Lane) is shown bisecting the site on a north/south-alignment, with a further track extending west from it to the western site boundary. A building is also depicted inside the northern site boundary.
- 4.31 The 1838-43 Tithe maps (Fig. 5) clearly shows the layout of the site at this time. The eastern half of the site contains a cottage and garden inside the northern boundary (as identified on the earlier OS Drawing), with the remainder enclosed fields. The western half of the site is dominated by West Wood, aside from the northern portion that forms part of two fields. There is also two square clearings within the wood. The Tithe Awards describe the study site parcels as below:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
87	Charles Knight	Frederick Knight	Flat Field	-

88	Charles Knight	Frederick Knight	Banky Shaw	-
89	Charles Knight	Frederick Knight	Banky Field	-
90	Joseph Wall	William Jeffery	Banky Meadow	-
91	Joseph Wall	William Jeffery	Little Banky Meadow	-
112	Joseph Wall	William Jeffery	Spring Meadow	-
113	Joseph Wall	William Jeffery	Acre and a quarter	-
114	Joseph Wall	William Jeffery	Acre Plot	-
115	Joseph Wall	William Jeffery	Orchard Meadow	-
116	Joseph Wall	William Jeffery	House and Orchard	-
117	Joseph Wall	William Jeffery	Barn and Meadow	-
118	Joseph Wall	William Jeffery	Cottage and Garden	-
119	Joseph Wall	William Jeffery	Lower House Meadow	-
120	Joseph Wall	William Jeffery	Pit Meadow	-
121	Charles Knight	Frederick Knight	House Meadow	-
122	Charles Knight	William Adams	House and Garden	-
123	Richard Tanner	Richard Tanner	Furze Field	-
124	Richard Tanner	Richard Tanner	Old Furze Field	-
252	Reverend Tuffnell	George Marshall	-	Wood
253	Reverend Tuffnell	George Marshall	-	-
254	Reverend Tuffnell	George Marshall	-	Arable
255	Parish of Wesmeston	George Brooker	Part of Garden	-
256	The Trustees of Henry Thomas Lane Esq.	William Sturt	Shaw	Wood

- 4.32 By 1874 (Fig. 7), the cottage at the northeast boundary is no longer shown; presumed demolished. In the western half of the site, much of the woodland shown on the Tithe maps has been claimed for agriculture and a new dwelling plot with garden is shown inside the western boundary, along with a further example at the northwest corner adjacent to a new footpath.
- 4.33 By 1897 (Fig. 8), there has been boundary loss in the eastern half of the study site to increase the field sizes and ponds/circular enclosures are shown along the surviving north/south boundary. In the western parcel the footpath has been re-aligned and ponds/former quarry pits are shown with the wood.
- 4.34 Subsequent Ordnance Survey maps and satellite imagery (Figs. 9-13) show few other substantive changes within the study site up to the present day, aside from remodelling of field boundaries.
- 4.35 Overall, cartographic evidence suggests the study site is likely to have comprised agricultural land and/or woodland during these periods. As such, there is a generally low potential for significant settlement remains to be present. A localised raised potential can be identified at the two locations of mapped cottages at the northwest and northeast site boundaries.

LiDAR data

- 4.36 LiDAR data (Fig.3) shows evidence of presumed Post Medieval/Modern agricultural activity and tracks, but does not show any earlier clear archaeological features within the study site. Small ponds/quarry pits are evident in the eastern portion of the site that correlate with mapping. In the western portion, there are similarly small ponds/pits shown in the wood, but also a much larger depression that encroaches into the southwest corner of the site that may derive from substantial historic quarrying activities that have not been mapped.

Negative Evidence

- 4.37 An archaeological evaluation immediately east of the study site comprising six evaluation trial trenches revealed no archaeological features or finds (EES 15286; TQ 3523 1981).

Assessment of Significance

- 4.38 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.
- 4.39 In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site or its vicinity.
- 4.40 The site is not located within an Archaeological Notification Area as defined locally by the East Sussex HER.
- 4.41 The sole recorded find on the HER from within the site is a Romano-British copper alloy brooch retrieved by metal detection.
- 4.42 Based on current evidence, a generally low archaeological potential can be ascribed to the study site for all past periods of human activity. A localised raised potential can be identified at two locations of mapped late-18th/19th century cottages at the northwest and northeast site boundaries.
- 4.43 Any remains that might be present can be considered likely to be of overall local and no more than regional significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).
- 4.44 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Palaeolithic	Low potential, Low (Local) to Medium (Regional) Significance;
Mesolithic	Low potential, Low (Local) to Medium (Regional) Significance;
Neolithic & Bronze Age	Low potential, Low (Local) Significance;
Iron Age	Low potential, Low (Local) Significance;
Roman	Low to moderate potential, Low (Local) to Medium (Regional) Significance;
Saxon & Medieval	Low potential, Low (Local) to Medium (Regional) Significance;
Post Medieval & Modern	Generally Low potential; locally raised for two late-18 th /19 th century cottage plots. Negligible to Low (Local) Significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site currently comprises predominantly open fields, with a tree-lined bridleway (Green Lane) running north/south through the centre. West Wood encroaches into the site at its southwest extent, and a dwelling with garden plot is located inside the western boundary.
- 5.2 Historic agricultural land use and woodland management/clearance can be considered to have had a moderate to severe, widespread negative archaeological impact. Quarrying and the cutting of ponds can be considered to have removed wholesale any earlier archaeological remains at those locations.

Proposed Development

- 5.3 "Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road."

Review of Potential Development Impacts on Archaeological Assets

- 5.4 Groundworks associated with the construction phase of a development, including site preparation, excavation for roads, foundations, services and landscaping, can be anticipated to have an extensive impact on any surviving near-surface archaeological deposits.
- 5.5 The proposed development will not impact on any designated archaeological assets directly through below ground impacts or indirectly as a result of an alteration to their setting.
- 5.6 The site is not located within an Archaeological Notification Area as defined locally by the East Sussex HER.
- 5.7 The route of the historic bridleway that bisects the site will be retained within the proposals.
- 5.8 The evidence available for this assessment indicates that a generally low archaeological potential can be ascribed to the study site for all past periods of human activity. A localised raised potential can be identified at two locations of mapped late-18th/19th century cottages at the northwest and northeast site boundaries.
- 5.9 Any remains that might be present can be considered likely to be of overall local and no more than regional significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).
- 5.10 In view of this, the development proposals are considered unlikely to have such a widespread or significant negative archaeological impact that would result in unacceptable harm to the archaeological resource of the site. The potential impact of development could be appropriately mitigated through a programme of archaeological investigation and recording undertaken in advance of construction, if so required by the Local Planning Authority.

6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment has been prepared by RPS Consulting Ltd for Taylor Wimpey Strategic Land to clarify the below ground archaeological potential of the site in support of a future planning application.
- 6.2 This assessment has been undertaken in accordance with relevant national and local planning policy and guidance, and industry best practice.
- 6.3 In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site or its vicinity.
- 6.4 The site is not located within an Archaeological Notification Area as defined locally by the East Sussex HER.
- 6.5 The historic bridleway route that bisects the site will be maintained within the development proposals.
- 6.6 The sole recorded find on the HER from within the site is a Romano-British copper alloy brooch retrieved by metal detection.
- 6.7 Based on current evidence, a generally low archaeological potential can be ascribed to the study site for all past periods of human activity. A localised raised potential can be identified at two locations of mapped late-18th/19th century cottages at the northwest and northeast site boundaries.
- 6.8 Any remains that might be present can be considered likely to be of overall local and no more than regional significance in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013).
- 6.9 In view of this, the development proposals are considered unlikely to have such a widespread or significant negative archaeological impact that would result in unacceptable harm to the archaeological resource of the site.
- 6.10 The potential impact of development could be appropriately mitigated through a programme of archaeological investigation and recording undertaken in advance of construction, if so required by the Local Planning Authority.

Sources Consulted

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British Library

East Sussex Historic Environment Record

The National Archive

Internet

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

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Cartographic & Imagery

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Ordnance Survey, 1798

Ordnance Survey, 1813

Westmeston Tithe, 1838

Wivelsfield Tithe, 1842

Ditchling Tithe, 1843

Ordnance Survey, 1874

Ordnance Survey, 1897

Ordnance Survey, 1937

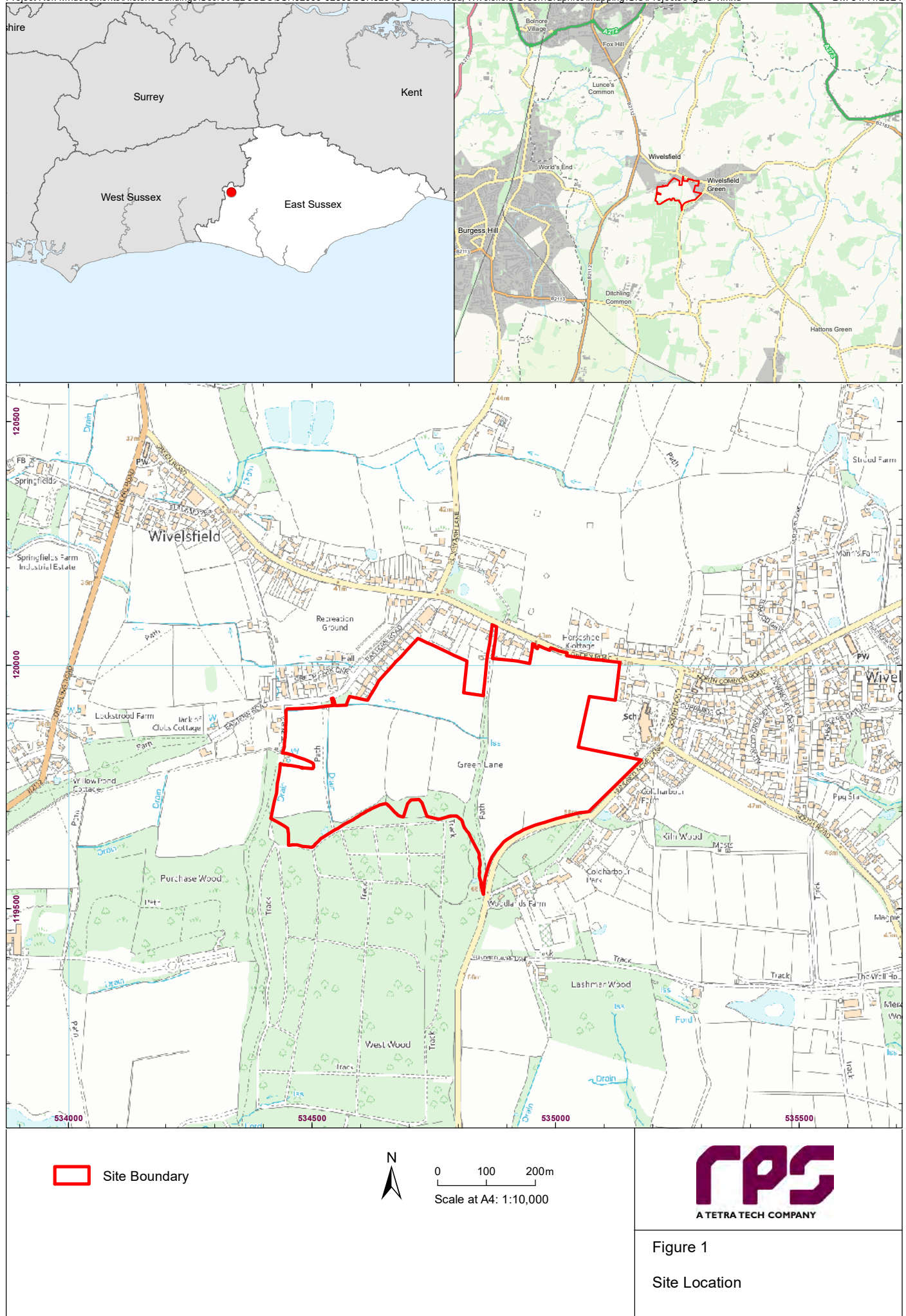
Ordnance Survey, 1954-57

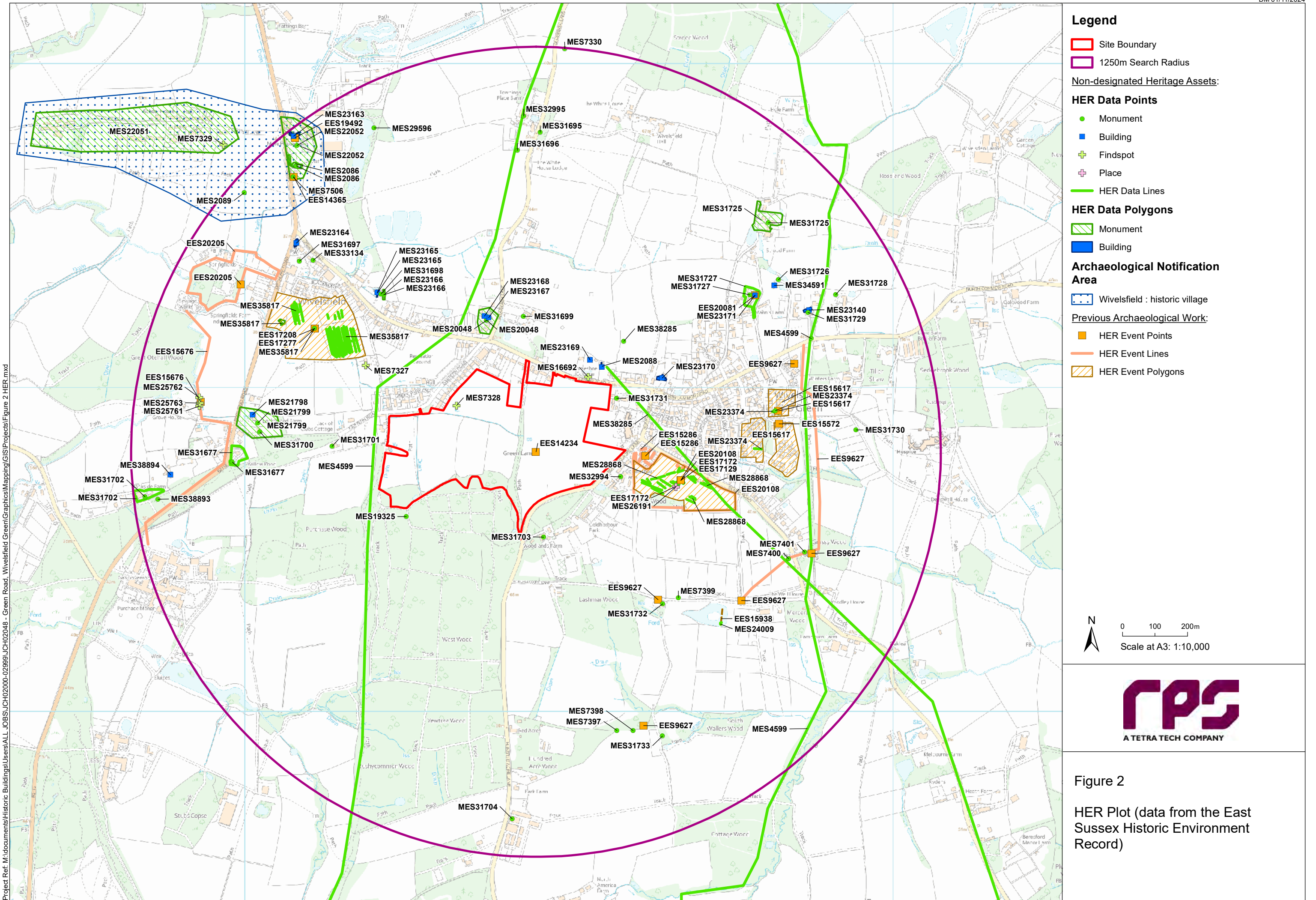
Ordnance Survey, 1973-76

Ordnance Survey, 2015

Google Earth, 2004-2022

FIGURES





Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\CH02000-02999\CH02048 - Green Road, Wivelsfield Green\Graphics\Mapping\GIS\Projects\Figure 3 LIDAR.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



0 80 160m
Scale at A3: 1:4,000



Figure 3

LiDAR Plot (data from the
Environment Agency)

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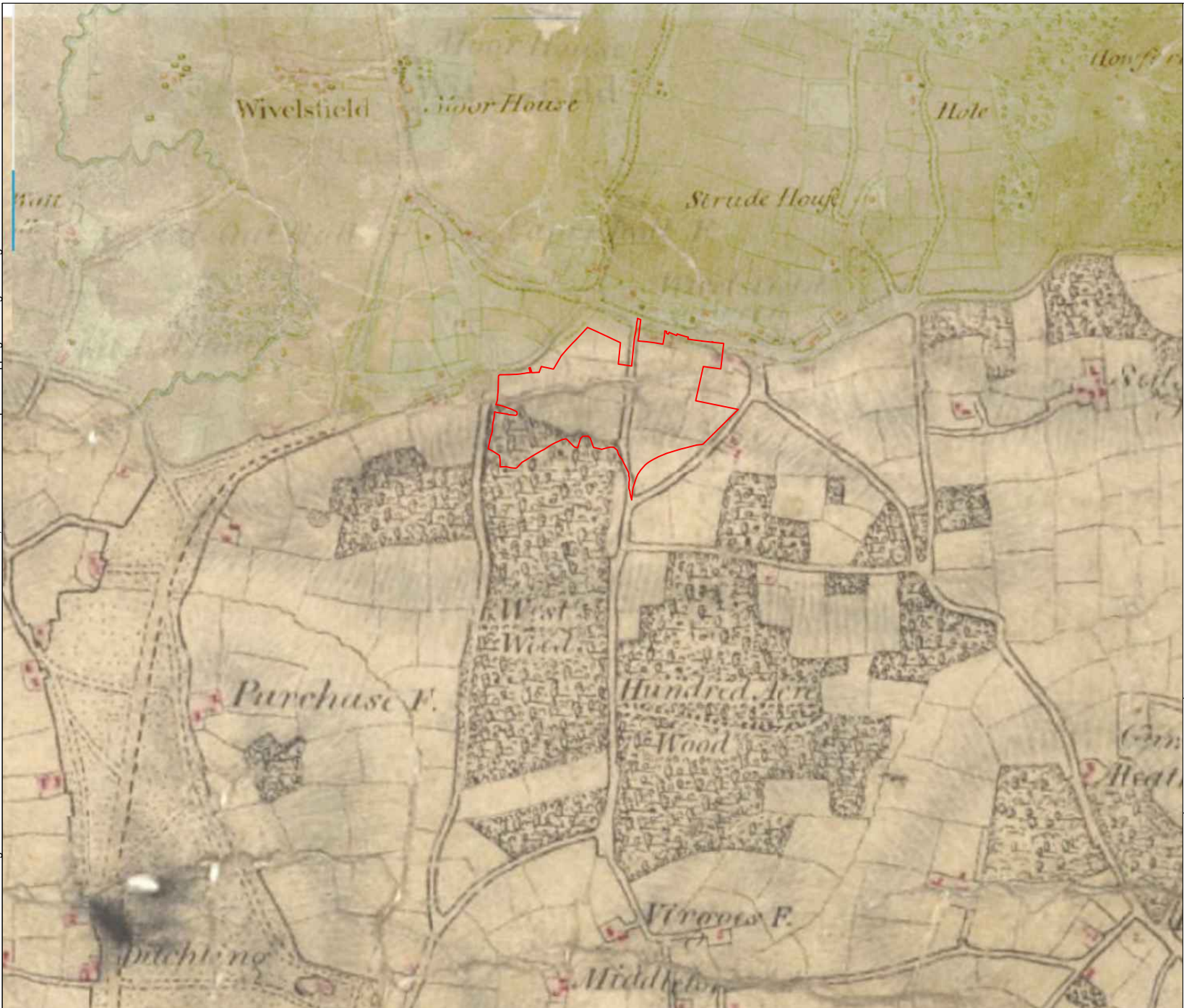
○ Site Location

N
Not to Scale:
Illustrative Only



Figure 4
1724 Budgen Map of Sussex

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 Site Boundary



Not to Scale:
Illustrative Only



Figure 5
1797-98 Ordnance Survey
Drawing

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 Site Boundary

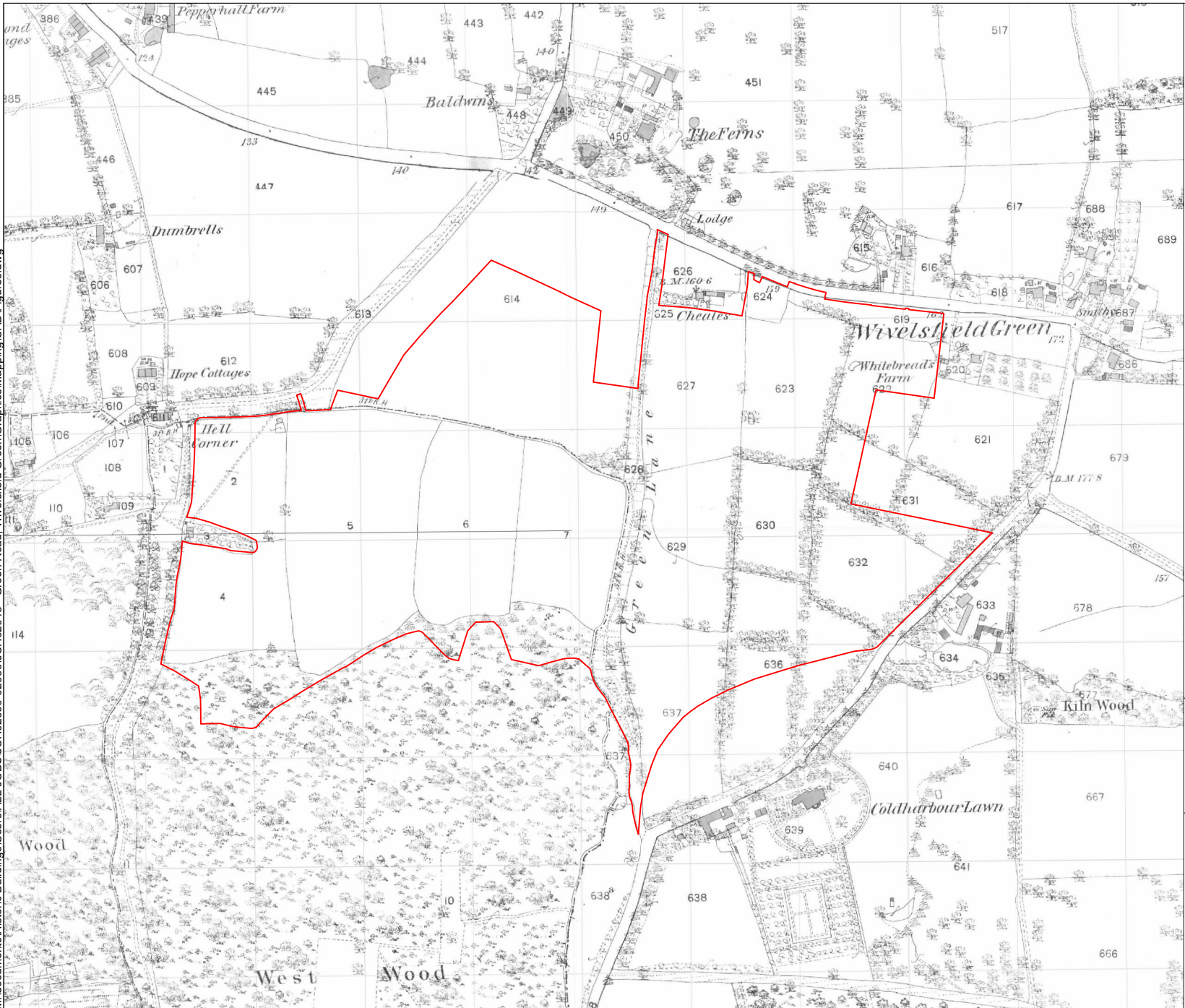


Not to Scale:
Illustrative Only



Figure 6
1838 Westmeston, 1842
Wivelsfield and 1843 Ditchling
Parish Tithe Maps

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 Site Boundary

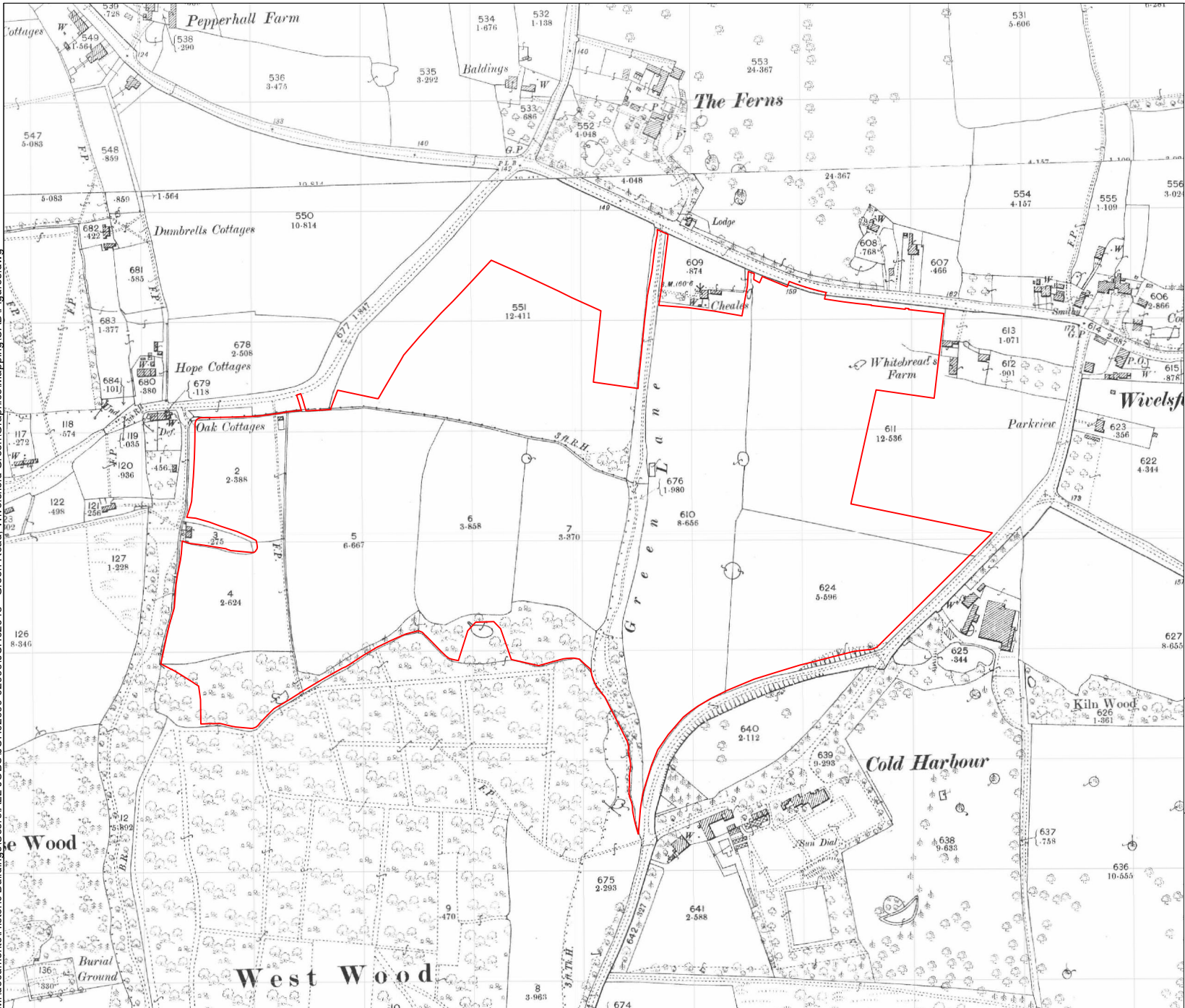


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Figure 7
1874 Ordnance Survey

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 Site Boundary



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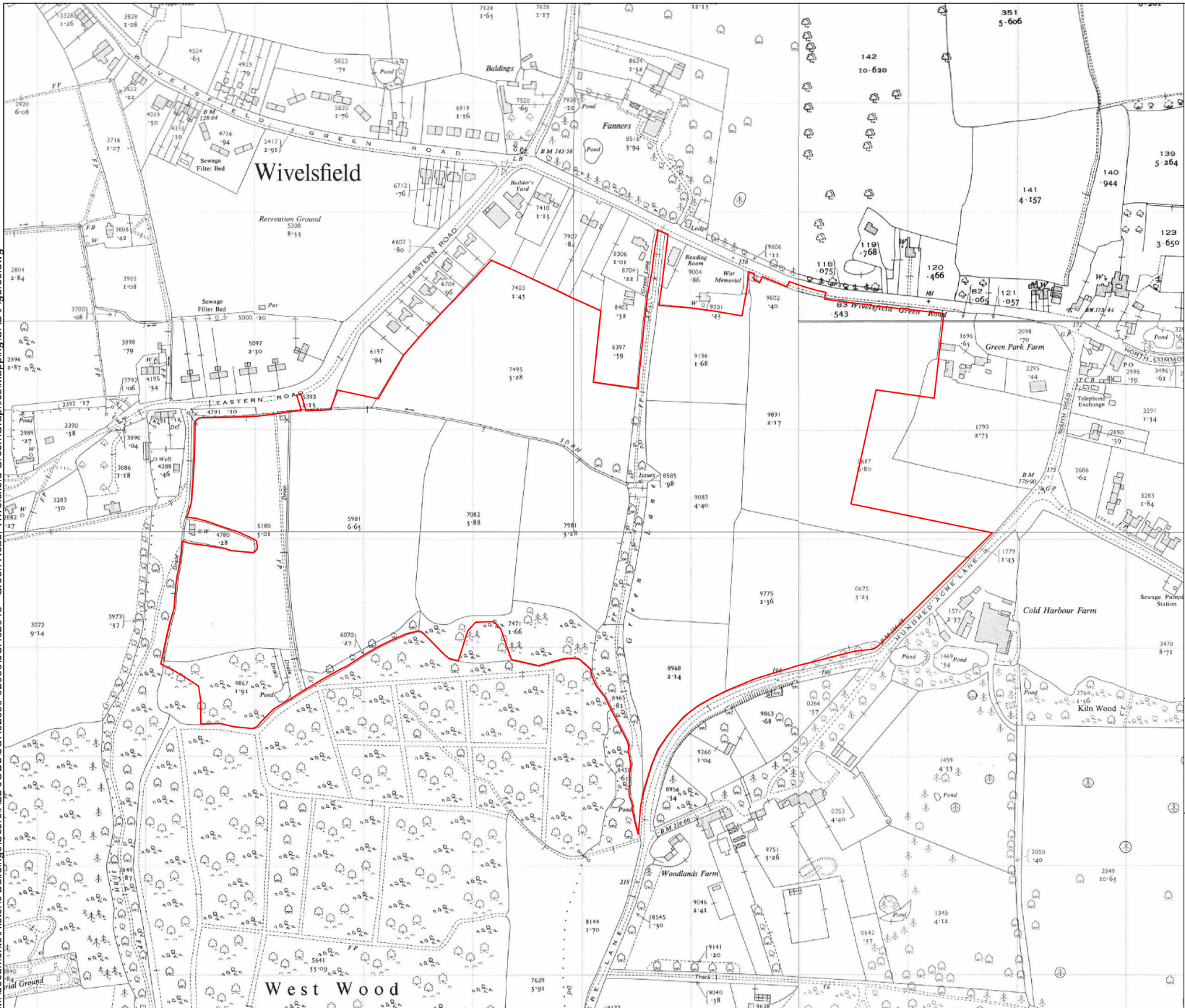


Figure 8
1897 Ordnance Survey



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 Site Boundary



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Scale at A4: 1:5,000



Figure 10
1954-57 Ordnance Survey

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 Site Boundary

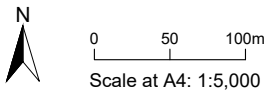


Figure 11
1973-1976 Ordnance Survey

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 Site Boundary

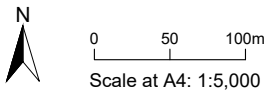


Figure 12
2004 Google Earth Image

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 Site Boundary

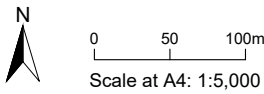


Figure 13
2022 Google Earth Image