

Ashplats House, East Grinstead
Heritage Desk Based Assessment
April 2019

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Report

Heritage Desk Based Assessment

Site

Ashplats House, East Grinstead

Date

April 2019

Planning Authority

Mid Sussex District Council

Site Centred At

540850, 139296

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Report Status

Final

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

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

Executive Summary

This Heritage Desk Based Assessment considers land at Ashplats House, East Grinstead (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 540850, 139296 and covers a square area approximately 1.1 ha in size.

The assessment has been commissioned by Mr Jeroen and Mrs Anouk Bos to support an outline planning application for 30 dwellings.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF revised 2019), and relevant policies within the *Mid Sussex District Plan 2014-2031*, this report first identifies and describes the historical development of the study site and outlines the significance of the designated and non-designated heritage (archaeological and built heritage) assets before going on to consider the impact of the proposal on that significance.

The study site does not contain identified non-designated or designated archaeological assets. The potential for previously unrecorded archaeological assets will be considered.

The study site is not located within or adjacent to a Conservation Area. No listed buildings are recorded within or adjacent to the study site. The study site contains the early 20th century Ashplats House and a mid-20th century chalet bungalow. These buildings are not recorded on a local list nor on the West Sussex Historic Environment Record. However, due to its age Ashplats House is considered a non-designated heritage asset. The chalet bungalow is not considered of heritage interest / a non-designated heritage asset.

The proposed development would result in the removal / loss of the early 20th century Ashplats House which is considered a non-designated heritage asset of moderate local interest. In line with paragraph 197 of the NPPF, the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.

The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

1.0 Introduction

- 1.1** This Heritage Desk Based Assessment considers land at Ashplats House, East Grinstead (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 540850, 139296 and covers a square area approximately 1.1 ha in size.
- 1.2** The assessment has been commissioned by Mr Jeroen and Mrs Anouk Bos to support an outline planning application for 30 dwellings.
- 1.3** In accordance with the Paragraph 189 of the National Planning Policy Framework (MHCLG, 2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.4** The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets are identified in Figures 2 - 4. The assets are labelled by the West Sussex Historic Environment Record (WSHER) reference and listed in Appendix A.
- 1.5** The report enables relevant parties to assess the significance of designated and non-designated heritage assets in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location, Topography and Geology

- 1.6** The study site covers roughly square parcel of land approximately 1.1 ha in size accessed from Holtye Road. It is currently occupied by Ashplats House and is bound by Greenhurst Road to the west and south, the rear boundaries of properties fronting Beacon Rise to the north and residential properties fronting Holtye Road to the east.
- 1.7** The study site slopes gently from c. 40m OD in the east to 35m OD in the west (OS 1975-79 1:10,000).
- 1.8** The solid geology underlying the site comprises bedrock of Ardingly Sandstone Member (Sandstone). No superficial deposits are recorded on BSG GeoIndex.

2.0 Planning Background And Development Plan Framework

Planning Background

2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

2.2 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF) (2019), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.4 Paragraph 189 and 190 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.5 The proposed development has no effects on any designated archaeological assets or any assets that are demonstrably equivalent significance to designated assets, and consequently, the paragraphs of section 16 dealing with designated heritage assets do not apply in this case.

2.6 As all the heritage assets in question in this case are non-designated, paragraph 197 is relevant. This paragraph requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

2.7 *Heritage Assets* are defined in Annex 2 as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.8 *Archaeological Interest* is defined as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.9 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.

2.10 *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.

2.11 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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

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

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The Mid Sussex District Plan 2014-2031 forms the relevant development plan. Policy DP34: *Listed Buildings and Other Heritage Assets* deals with the historic environment and states:

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

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

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

Other Heritage Assets

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

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

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

Guidance

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

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

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

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

2.16 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.17 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

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

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

3.0 Archaeological and Historical Background

Prehistoric

- 3.1** The WSHER records no prehistoric finds or features within the study site. A single WSHER entry within the 1km study area relates to prehistoric occupation evidence (WSHER MWS11468).
- 3.2** In 2012 Archaeology South-East (ASE) undertook a programme of archaeological work comprising nine evaluation trenches and a c. 25m x 25m area, immediately to the south and west of Ashplats House, East Grinstead, (WSHER MWS11468). One linear feature produced Iron Age pottery, iron slag and a single worked flint of probable Mesolithic/Neolithic date. A second parallel ditch also contained a single small sherd of Iron Age pottery.

Roman

- 3.3** The WSHER records no Roman finds or features within the study site or study area.
- 3.4** Within the wider area Roman period activity has been identified to the west and south-west of East Grinstead. Across the Weald, few Roman period farms are recorded, possibly a result of poor soils or woodland cover. However, this could also be due to a limited number of archaeological investigations.

Early Medieval

- 3.5** The WSHER records no early medieval finds or features within the study site or study area.
- 3.6** East Grinstead is recorded as an early medieval Hundred. Its name has Old English origins, *grene* and *stede* meaning Green Place or pasture clearing (Everett-Heath 2018), within the great Forest of Anderida. A total of twelve settlements are recorded within the Hundred of East Grinstead in the 1086 Domesday Survey. The site lies c.1.5km north-west of the approximate location of the nearest early medieval settlement: the small farmstead of Warley is located within the limits of modern day East Grinstead (Open Domesday 2018).

Medieval

- 3.7** By 1070 William had granted four rapes in Sussex: Arundel, Lewes, Pevensey and Hastings. William de Warenne lost the Hundred of East Grinstead from the rape of Lewes to the rape of Pevensey to the east (VCH 1940).
- 3.8** The earliest documentary evidence for a settlement at East Grinstead dates to 1235 when it is first recorded as a borough. It has been suggested that East Grinstead was a new town founded by Gilbert de Aquila in the early 13th century as a commercial venture on the road from London to Lewes, Seaford and Pevensey (Harris 2005).
- 3.9** Beyond the limits of the historic core a scatter of Wealden farmsteads would have characterised settlement. One such example is Fairlight Farm (WSHER MWS10194), c.300m south-east of the study site, which is of medieval origins. This is the only medieval evidence within the 1km study area.

Post-Medieval/Modern

- 3.10** The 1795 Gardner and Gream's map of Sussex (Figure 5) illustrates the area of high ground east of East Grinstead in which the study site is located. Fairlight Farm is recorded to the south-east of the study site with the area generally characterised as enclosed farmland.
- 3.11** The 1841 tithe map for the parish of East Grinstead (Figure 6) and associated apportionment indicate that the study site was part of Fairlight Farm. The study site formed part of a wider enclosed arable plot – 'Fourteen Acres' (2585), which was owned by the Executors of Edward Cranston and occupied by James Shearman.

- 3.12** A review of historic Ordnance Survey mapping indicates that little change occurred until the construction of Ashplats House between 1912 (OS) and 1929 (OS) (Figure 7, 8 and 9). Subsequent development along Holtye Road in the 1950's is recorded on the 1955 Ordnance Survey (Figure 10). Within the study site the chalet bungalow has been constructed to the east of the main building and the gardens formally lain.
- 3.13** By the 1970's (Figure 11) Greenhurst Drive and associated housing had been constructed to the west of the study site. In 2012 the area around Ashplats House was developed for housing.
- 3.14** The WHER records no post-medieval finds or features within or immediately adjacent to the study site boundary. Within the 1km study are the following post-medieval farmsteads are recorded: Hoskin's Farm (WSHER MWS11805), Lone Barn Cottage (WSHER MWS12032), Orchard Cottage (Goodwins Farm) (WSHER MWS12732). Queen Victoria Hospital (WSHER MWS7718) is recorded as a modern entry.

4.0 Archaeological Assets

- 4.1 West Sussex Historic Environment Records are listed in Appendix A and mapped on Figures 2 and 3. The WSHER records no finds or features within the study site boundary.
- 4.2 The WSHER records a field system recorded by archaeological investigation immediately south of the study site. A very small assemblage of Iron Age ceramics and iron slag were recovered from one of the linear features (WSHER MWS11468).
- 4.3 The study site forms part of a Historic Landscape Character polygon (not illustrated) described as post-medieval to modern informal parkland (WSHER HWS9627).

Previous Archaeological Investigations (Figure 3)

- 4.4 A list of intrusive archaeological investigations is provided in Appendix A and mapped on Figure 3.
- 4.5 The WSHER records no previous site investigations within the study site boundary.
- 4.6 The area west and south of the study site has been subject to archaeological investigation. In 2012 Archaeology South-East (WSHER EWS1295; ASE 2012) undertook a nine trench evaluation and a c. 25m x 25m strip, map and record exercise at the site in advance of residential development. No signs of truncation to the topsoil, subsoil or underlying natural geology were detected in any of the areas investigated. The excavations revealed elements of a field system. One linear feature produced Iron Age pottery, iron slag and a single worked flint of probable Mesolithic/Neolithic date. A second parallel ditch in also contained a single small sherd of Iron Age pottery.
- 4.7 One other intrusive evaluation is recorded within the 1km study area. An archaeological evaluation was carried out on land at Worsted Farm, East Grinstead (WSHER EWS1872), c.950m to the south of the study site. No archaeological features were identified in any of three trenches and only a limited number of artefacts, consisting of a sherd of post-medieval pottery, one prehistoric flint and an undated flake of ceramic building material were recovered from topsoil.

Non-Designated Heritage Assets

- 4.8 The WSHER records no find or features within the study site.

Past Impacts & summary of identified / potential archaeological assets and statement of significance

- 4.9 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 4.10 Previous impacts include the construction of Ashplats House, the chalet bungalow and re-landscaping within the grounds, for example the terraced ornamental hedge gardens to the south of the chalet, tennis courts in the north-east corner of the study site and construction of the access roads.
- 4.11 The archaeological investigations at the neighbouring site (WSHER EWS1295; ASE 2012) recorded truncated / fragmentary evidence of late prehistoric field systems overlain by 0.35m – 0.50m of sub and topsoil (ASE 2012). Within the study site there is moderate potential for similar archaeological evidence within the parts of the study site not previously disturbed, i.e. outwith the footprints of the extant buildings and heavily landscaped garden areas. Based on the results of the neighbouring investigations, such remains are likely to be considered of negligible to local archaeological interest.

4.12 Based on an assessment of the historic development of the study site and proximity to known archaeological evidence there is considered low potential for Roman, early medieval, medieval and post-medieval occupation evidence.

Designated Archaeological Assets

4.13 No statutory designations (Scheduled Ancient Monuments, Registered Battlefields or World Heritage Sites) are located within the study site or 1km study area.

4.14 As such the assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

5.0 Built Heritage Assets

Non-designated built heritage assets

- 5.1** Mid Sussex does not have a Local List; the WSHER records no non-designated heritage assets within the study site.
- 5.2** The study site contains a large early 20th century villa which is considered a non-designated heritage asset due to its age and architectural interest. This building will be demolished as part of the proposals. The following provides a description of the building (see Appendix B for plates) and a statement of significance. In line with the NPPF the statement of significance is proportionate to the significance of the asset.

Ashplats House

- 5.3** A review of historic map sources indicates that Ashplats House was constructed between 1912 and 1929. The large villa is constructed in brick in a watered down Arts and Craft style (Plates 1 and 2). The original architect is not known as no original drawings were identified at the West Sussex Records Office.
- 5.4** The roof is tiled with steep pitches with large chimney stacks, gable features. Original windows, where surviving, are multi-pane casement windows. The main entrance comprises a central fan light above to the door, multi-pan windows either side of the door between symmetrical pilasters. The building has undergone some alteration including the loss of some of the original windows and doors and the installation of 20th century PVC replacements. Solar panels have been added to the southern of solar panels to the roof. The value of the building architecturally is therefore somewhat diminished. Beyond the limits of the property Ashplats House is completely surrounded by modern development. As such, the rural setting in which the property was originally experienced has been lost, as such the setting of the building makes a marginal contribution to its significance. The building does not make a positive contribution to the surrounding streetscape as a result of its enclosed position.
- 5.5** The Local Heritage Listing (Note 7, Historic England 2012) sets out criteria for the identification of assets for the Local Heritage List (age, rarity, aesthetic interest, group value, archaeological interest, archival interest, historical association, designated landscape interest, landmark status and social and communal value). Conservation Principals (Historic England, 2008) sets out the heritage values which contribute to the significance of a heritage asset (evidential, historical, aesthetic, communal). The architectural quality of the building has been compromised, as such its aesthetic and evidential value in terms of the early 20th century vernacular style is of minor significance. As little in the way of documentary evidence associated with the building has been identified, it has limited historical or communal value. In summary, based on an assessment of these factors Ashplats House has some, fairly limited local, heritage significance.

Other Buildings within the study site

- 5.6** Other buildings within the study site include a 1950's chalet bungalow. This building will be demolished as part of the proposals. This building is not recorded on the local list nor on the West Sussex Historic Environment Record.

Chalet Bungalow

- 5.7** The chalet bungalow dates to the 1950's (Plate 3) and is considered of no architectural value or significance and are not deemed to be a non-designated heritage asset. It does not display any qualities indicating a requirement to undertake further assessment. As such, removal and replacement is considered to be acceptable.

Designated Heritage Assets

- 5.8** No statutory designations (Listed Buildings, Registered Parks and Gardens, Conservation Areas) are located within the study site boundary.
- 5.9** The following designated heritage assets are located within the 1km study area: Grade II listed Fairlight Farmhouse (NHLE 1248944) c. 400m south of the study site; Grade II listed Bowes Wood Lindens House and entrance gates, garden temple, pergola, tool shed and garden seat (NHLE 1249197, 1039596, 1049001) c. 300m east of the study site; Grade II listed Orchard Cottage (NHLE 1248945) c.600m east of the study site; and Grade II listed Gotwick Farmhouse (NHLE 1248942) c.650m east of the study site. Due to the study site being almost entirely enclosed by residential development there is no intervisibility / contextual relationship to / from the study area and these designated heritage assets. Taking into account the residential scale of the proposed development combined with the lack of intervisibility, it is clear that no harm to their significance would result from the proposed development. As such further assessment is not necessary.

6.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 6.1** The study site covers roughly square parcel of land approximately 1.1 ha in size accessed from Holtze Road. It is currently occupied by Ashplats House and a chalet bungalow. The landscaped garden includes the site of an ornamental hedge garden to the south of the chalet and tennis courts to the north (Figure 13).

The Proposed Development

- 6.2** The assessment has been commissioned by Mr Jeroen and Mrs Anouk Bos to support an outline planning application for 30 dwellings.

- 6.3** The proposed development will require the demolition of the existing building stock. The 30 dwellings comprise semi-detached and detached residential units (residential scale) and gardens across the site and associated access from Greenhurst Drive.

Potential Impacts on Non-Designated Archaeological Assets

- 6.4** The WSHER records no non-designated archaeological assets within the study site.
- 6.5** The resulting groundworks associated with the proposed development will result in the disturbance of the archaeological horizon (between the subsoil and natural) across the majority of the study site. Based on the results of the neighbouring site (WSHER EWS1295; ASE 2012) there is considered moderate potential for truncated / fragmentary, sub-surface evidence of field systems (late prehistoric) within parts of the study site not previously disturbed. Based on the results of the neighbouring investigations, such remains are likely to be of negligible to local archaeological interest.
- 6.6** Due to the anticipated significance of archaeological resource within the study site (if surviving), further archaeological investigation in support of the development of the site is considered to be unnecessary. Further works in the form of a trial trench evaluation, is recommended to be secured by a condition of planning.

Potential Impacts on Designated Archaeological Assets

- 6.1** There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

Potential Impacts on Non-Designated Built Heritage Assets

- 6.2** The study site contains the early 20th century Ashplats House and a mid-20th century chalet bungalow. These buildings are not recorded on a local list nor on the West Sussex Historic Environment Record. Ashplats House is identified as a non-designated heritage asset whilst the chalet bungalow is not considered of heritage interest / a non-designated heritage asset. The proposed development would result in the removal / loss of these structures.
- 6.3** In line with paragraph 197 of the NPPF, the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The proposed development will result in the loss of Ashplats House which is considered of some local significance based primarily on its limited architectural interest.

Potential Impacts on Designated Built Heritage Assets

- 6.4 There are no designated heritage assets within or immediately adjacent to the study site. The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

7.0 Summary and Conclusions

- 7.1** This Heritage Desk Based Assessment considers land at Ashplats House, East Grinstead (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference 540850, 139296 and covers a square area approximately 1.1 ha in size.
- 7.2** The assessment has been commissioned by Mr Jeroen and Mrs Anouk Bos to support an outline planning application for 30 dwellings.
- 7.3** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2019 and relevant local heritage policy.
- 7.4** The study site does not contain known non-designated or designated archaeological assets. The potential for previously unrecorded archaeological assets has been considered and is informed by archaeological investigation of the neighbouring plot (WSHER EWS1295; ASE 2012). There is considered moderate potential for truncated / fragmentary sub-surface evidence of field systems (late prehistoric) within parts of the study site not previously disturbed. Based on the results of the neighbouring investigations, such remains are likely to be of negligible to local archaeological interest.
- 7.5** Due to the anticipated significance of archaeological resource within the study site (if surviving), further archaeological investigation in support of the development of the site is considered to be unnecessary. Further works in the form of a trial trench evaluation, is recommended to be secured by a condition of planning.
- 7.6** The proposed development would result in the removal / loss of the early 20th century Ashplats House which is considered a non-designated heritage asset of local significance. The chalet bungalow is not considered of heritage interest / a non-designated heritage asset. In line with paragraph 197 of the NPPF, the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.7** The assessment has not identified any designated assets which will be negatively impacted by the proposed development.

Sources

General

West Sussex Records Office (WSRO)

West Sussex Historic Environment Record (WSHER)

The National Archives (TNA)

Website

British Geological Society (GeolIndex) (<https://www.bgs.ac.uk>)

Heritage Gateway (www.heritagegateway.org.uk)

Historic England - The National Heritage List for England (<https://historicengland.org.uk/>)

Open Domesday (<https://opendomesday.org>)

Archival / Cartographic Material

1841 Tithe map for the parish of East Grinstead (TNA IR 30/35/117)

1842 Tithe apportionment for the parish of East Grinstead (TNA IR 29/35/117)

1795 William Gardner and Thomas Gream's map of Sussex (based on uncompleted survey & map of the county by Yeakall & Gardner in 1778 - copy from D. Kingsley *Printed Maps of Sussex 1575-1900* (Sussex Record Society).

And 1825 map of Sussex by C and J Greenwood (copy from D. Kingsley *Printed Maps of Sussex 1575-1900* (Sussex Record Society).

1897 OS 1:10,560 Scale Map

1914-15 OS 1:10,560 Scale Map

1931 OS 1:2,500 Scale Map

1955 OS 1:2,500 Scale Map

1979 OS 1:1,250 Scale Map

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the site centre was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the West Sussex Historic Environment Record or English Heritage reference number.

Abbreviations:

WSHER: West Sussex Historic Environments Record

PREFREF: West Sussex Historic Environments Record monument identification reference number

WSHER PREFREF / ORION REF.	NAME	MONUMENT TYPE	PERIOD
MWS11468	ARCHAEOLOGICAL INVESTIGATION: LAND TO THE REAR OF 240-258 HOLTYE ROAD AND ADJACENT TO ASHPLATS HOUSE, EAST GRINSTEAD	LINEAR FEATURE; FIELD SYSTEM; POST HOLE	PREHISTORIC
MWS10194	FAIRLIGHT FARM HISTORIC FARMSTEAD, EAST GRINSTEAD	FARMSTEAD	MEDIEVAL
MWS11805	HOSKIN'S FARM HISTORIC FARMSTEAD, EAST GRINSTEAD	FARMSTEAD; FARMHOUSE	POST-MEDIEVAL
MWS12032	LONE BARN COTTAGE HISTORIC FARMSTEAD, EAST GRINSTEAD	FARMSTEAD	POST-MEDIEVAL
MWS12866	SITE OF HISTORIC OUTFARM EAST OF FAIRLIGHT FARM, EAST GRINSTEAD	OUTFARM	POST-MEDIEVAL
MWS12732	ORCHARD COTTAGE (GOODWINS FARM) HISTORIC FARMSTEAD, EAST GRINSTEAD	BUILDING	POST-MEDIEVAL
MWS7718	QUEEN VICTORIA HOSPITAL, EAST GRINSTEAD	HOSPITAL; PLASTIC SURGERY DEPARTMENT; WAR MEMORIAL; PLAQUE; PLAQUE; WAR MEMORIAL	MODERN

GAZETTEER OF ARCHAEOLOGICAL EVENTS (Figure 3)

The following gazetteer represents all events recorded by the West Sussex Historic Environment Record (ESHER) within 1km of the study site centre.

Abbreviations:

WSHER: West Sussex Historic Environments Record

EVUID: West Sussex Historic Environments Record event identification reference number

WSHER EVUID	NAME	EVENT TYPE
EWS1206	LAND TO THE REAR OF 240-258 HOLTYE ROAD, EAST GRINSTEAD - IMPACT ASSESSMENT	DBA
EWS1295	ARCHAEOLOGICAL INVESTIGATION: LAND TO THE REAR OF 240-258 HOLTYE ROAD AND ADJACENT TO ASHPLATS HOUSE, EAST GRINSTEAD	EVT
EWS1872	LAND AT WORSTED FARM, EAST GRINSTEAD - EVALUATION	EVT

GAZETTEER OF BUILT HERITAGE ASSETS (Figure 4)

The following gazetteer represents all designated and locally listed built heritage assets within 1km of the study site centre.

Abbreviations:

NHLE: National Heritage List England

NHLE REF.	NAME	DESIGNATION
1039596	ENTRANCE GATES, GARDEN TEMPLE, PERGOLA AND TOOL SHED TO LINDENS	II
1049001	GARDEN SEAT TO LINDENS	II
1248942	GOTWICK FARMHOUSE	II
1248944	FAIRLIGHT FARMHOUSE	II
1248945	ORCHARDS COTTAGE	II
1249197	BOWES WOOD AND LINDENS AND ORCHARD HOUSE	II

APPENDIX B - PLATES



Plate 1: Ashplats House southern elevation (dir. n)



Plate 2: Ashplats House northern elevation (dir. s)



Plate 3: Chalet Bungalow (dir. w)

APPENDIX C – Archaeology South-East (ASE) 2012, Archaeological Investigations on Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House, East Grinstead, West Sussex

**Archaeological Investigations on Land to the Rear of
240-258 Holtye Road and Adjacent to Ashplats House
East Grinstead, West Sussex**

NGR: TQ 4079 3917

**ASE Project No: 5707
Site Code: HEG 12**

**ASE Report No: 2012193
OASIS ID: archaeol6-134260**

**By Darryl Palmer
With contributions from
Anna Doherty and Karine le Hégarat**

September 2012

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Abstract

Archaeology South-East was commissioned by CgMs Consulting on behalf of their clients Barratt Southern Counties, to conduct archaeological investigations on Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House East Grinstead, West Sussex. Nine evaluation trenches and a c. 25m x 25m area were investigated.

No signs of truncation to the topsoil, subsoil or underlying natural geology were detected in any of the areas investigated. The excavations revealed elements of a field system.

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- 3.0 Archaeological Methodology**
- 4.0 Results**
- 5.0 The Finds**
- 6.0 Discussion and Conclusions**

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HER Summary Sheet
OASIS Form

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Figure 3: Trench 3: Plan, section and photograph
Figure 4: Trench 4: Plan, section and photograph
Figure 5: Mitigation area and Trench 7: Plan, sections and photographs

1.0 INTRODUCTION

1.1 Site Background

1.1.1 Archaeology South-East (ASE), the contracting division of the Centre for Applied Archaeology (CAA), Institute of Archaeology (IoA), University College London (UCL) was commissioned by CgMs Consulting on behalf of their clients Barratt Southern Counties, to conduct archaeological investigations on Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House East Grinstead, West Sussex (NGR: TQ 4079 3917; Figure 1).

1.2 Geology and Topography

1.2.1 The British Geological Survey (England and Wales Sheet 303: Tunbridge Wells) indicates that the site overlies Ardingly Sandstone. The site has a considerable change in level from north to south from a high point of 141.29m AOD at the far north of the site to 122.14m AOD in the south of the site. The northern half of the site has a fairly gradual but noticeable gradient which becomes increasingly severe towards the south of the site at which point it is in the order of 1 in 6 to 1 in 8

1.3 Planning Background

1.3.1 The site has been granted outline planning permission for residential development (Reference: 10/1317/OUT) subject to the following condition relating to archaeology:

11. The Developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the ground excavations for the grounds maintenance building and record archaeological evidence that may be uncovered as a result of the development in accordance with a written scheme of investigation which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

1.4 Aims and Objectives

1.4.1 In general, the aim of the archaeological work was to record, interpret and report on any archaeological remains exposed (including artefacts or ecofacts of archaeological interest) in 10 mechanically excavated archaeological evaluation trenches to appropriate archaeological standards.

1.4.2 The evaluation would also assess any past impacts on the site and pay particular attention to the character, height/depth below ground level, condition, date and significance of the deposits.

1.5 Scope of Report

1.5.1 This report provides the results of 9 archaeological evaluation trenches excavated between 29/8/12 and 31/8/12 and a further c. 25m x 25m area opened around Trench 7 between 10/9/12 and 12/9/12. The on-site work was undertaken by Ben Sharp, Dan Swift and Rob Cole. The project was managed by Darryl Palmer (Project Manager) and by Jim Stevenson (Post-

Excavation Manager).

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 An archaeological background and development history of the site and immediate area was prepared as part of an impact assessment report prepared by CgMs Consulting (CgMs 2012). The background from that report is reproduced here with due acknowledgement.
- 2.2 A search of the records of West Sussex Historic Environment Record (HER) for a 1km radius around a centre point of TQ4079 3917 returned only 2 monument records, both for war memorials. Further to the south-west, the HER records a medieval farm and medieval mining pits. Given the dearth of archaeological evidence in the surrounding area, and the topography of the site making any activity on it challenging, the site was considered to have a low archaeological potential for all past periods.
- 2.3 Early cartographic depictions of the site such as Gardner and Gream's map of 1795 and the 1808 Ordnance Survey Drawings show the site as undeveloped fields.
- 2.4 The 1841 East Grinstead Tithe is the first map to record the site in detail, and it depicts it as lying in parts of two fields called Fourteen Acres and Upper Field. Both are recorded as being in arable cultivation.
- 2.5 The Ordnance Survey of 1873 shows the study area still as undeveloped fields. By 1908 Shovelstrode Beacon house had been built in an enclosed area to the northeast and Ashplats house had been built by 1929, but the study site itself remained undeveloped.
- 2.6 By 1956, Ashplats House had been enclosed and the properties fronting Holtye Road had been constructed. On the site itself some trees had been planted along the western boundary. The Ordnance Survey map of 1980 appears to show an access route from a track to the west of the study site. There has been no further change to the study site.

3.0 ARCHAEOLOGICAL METHODOLOGY

- 3.1 Initially, 10, 1.8m x 25m evaluation trenches were planned. In the event only 9 trenches were excavated as the proposed location of Trench 10 lay beneath an enormous dumped pile of earth. Features were identified within Trenches 3, 4 and 7. It was decided to open an additional c. 25m x 25m area around Trench 7 to investigate the possibility of further archaeological features in that area (Figure 2).
- 3.2 Topsoil was removed by tracked 360 degree excavator fitted with a flat-bladed ditching bucket to the surface of clean underlying natural deposits. All machine excavation was undertaken under the guidance of experienced archaeologists and continued to the surface of underlying natural geology.
- 3.3 All areas and archaeological features and interventions were surveyed using a Global Positioning System (DGPS). The survey produced 3D imaging from which the level data and plans in this report were derived.
- 3.4 Archaeological features were hand excavated by half-section or sondage to characterise, and where possible, date them through artefact retrieval.
- 3.5 All archaeological features and deposits were recorded using standard ASE recording sheets with colours recorded according to visual inspection. Sections were drawn at appropriate scales on plastic drafting film.
- 3.6 All interventions were photographically recorded by digital camera.
- 3.7 ASE informed East Grinstead Museum by email prior to the commencement of fieldwork that a site archive would be generated. The site archive is currently held at the offices of ASE and will hopefully be deposited at East Grinstead Museum in due course. The contents of the archive are tabulated below (Table 1).

Number of Contexts	45
No. of files/paper record	1
Plan and sections sheets	1
Bulk Samples	2
Photographs	21

Table 1: Quantification of site archive

4.0 RESULTS

(Figure 2)

The area of the site under investigation was undeveloped and covered with grasses and low level vegetation. Until recently the site was wooded. The site is bordered by trees.

4.1 Trenches 1, 2, 5, 6, 8 and 9

4.1.1 No archaeological features or finds were recorded in any of these trenches.

Trench Number	Context	Type	Description	Deposit Thickness m
1, 2, 5, 6, 8 and 9	1	Layer	Topsoil	0.14m – 0.22m
1, 2, 5, 6, 8 and 9	2	Layer	Subsoil	0.20m – 0.40m
1, 2, 5, 6, 8 and 9	3	Layer	Natural	n/a

4.1.2 Topsoil [1] consisted of a soft friable light/mid-greyish brown sandy silt.

4.1.3 Subsoil [2] consisted of a friable light greyish brown silty sand with very, very occasional charcoal flecks.

4.1.4 Natural geology, Ardingly Sandstone, [3] varied between a light/mid-orangey brown to yellow cream and grey fine sand with frequent clasts of sandstone.

4.2 Trench 3

(Figure 3)

4.2.1 One natural feature was recorded. Topsoil, subsoil and natural deposits were as described above.

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m
1	Layer	Topsoil	Trench	Trench	0.2
2	Layer	Subsoil	Trench	Trench	0.3
3	Layer	Natural	Trench	Trench	n/a
3/004	Cut	Tree hole	3.5	0.86	n/a
3/005	Fill	Tree hole	3.5	0.86	0.44

4.2.2 A tree hole [3/004] was recorded near to the centre of the trench. The fill [3/005] a mid-grey silty sand contained very occasional charcoal and burnt or discoloured sandstone. A large burnt-out root was found *in situ*. No finds were discovered.

4.3 Trench 4

(Figure 4)

- 4.3.1 One feature was recorded. Topsoil, subsoil and natural deposits were as described above.

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m
1	Layer	Topsoil	Trench	Trench	0.1
2	Layer	Subsoil	Trench	Trench	0.25
3	Layer	Natural	Trench	Trench	n/a
4/004	Cut	Linear	1.8	1.5	n/a
4/005	Fill	Linear	1.8	1.5	0.6

- 4.3.2 A linear feature [4/004] was recorded in the western central part of the trench. The fill [4/005] a friable, light grey silty sand contained some charcoal at the base of the investigated sondage.

- 4.3.3 A single small sherd of Iron Age pottery was recovered within [4/005].

4.3 Trench 7

(Figure 5)

- 4.3.1 Two features were recorded. Topsoil, subsoil and natural deposits were as described above.

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m
1	Layer	Topsoil	Trench	Trench	0.1
2	Layer	Subsoil	Trench	Trench	0.25
3	Layer	Natural	Trench	Trench	n/a
7/004	Cut	Linear	4	1.2	n/a
7/005	Fill	Linear	4	1.2	0.41
7/006	Cut	Linear	2m	1.04	n/a
7/007	Fill	Linear	2m	1.04	0.43

- 4.3.2 A linear feature [7/004] was recorded crossing the trench along a NNW-SSE alignment. The ditch was filled by [7/005] a friable mid- greyish brown silty sand.

- 4.3.3 Finds from the ditch included some iron slag and a small amount of Iron Age pottery.

- 4.3.4 A second linear feature [7/006] was recorded crossing the trench along a WSW-ENE alignment. The ditch was filled by [7/007] a friable light/mid-brown silty sand.

- 4.3.5 No finds were recovered in this ditch.

4.4 Excavation Area

(Figure 5)

Context	Type	Description	Max. Length m	Max. Width m	Deposit Thickness m
10	Cut	Linear	Trench	1.60	n/a
11	Fill	Linear	n/a	1.60	0.55
12	Cut	Posthole	n/a	n/a	n/a
13	Fill	Posthole	n/a	n/a	0.26
14	Cut	Linear	c. 10	1.15	n/a
15	Fill	Linear	n/a	1.15	0.46
16	Cut	Linear terminus	c. 10	1.0	n/a
17	Fill	Linear terminus	n/a	1.0	0.22
18	Cut	Linear	Trench	0.97	n/a
19	Fill	Linear	n/a	0.97	0.37

- 4.4.1 A c. 25m x 25m area was opened up around evaluation Trenches 7 (and 8) in order to see whether the two ditches [7/004] and [7/006] met at right angles to form an enclosed area to the NW and to see whether features existed within this area. Topsoil, subsoil and natural deposits were consistent with that recorded across the site and described above in 4.1.
- 4.4.2 The two ditches did not meet, but instead formed a c. 2.4m wide opening. A posthole was recorded within the opening and 2 further sondages were excavated through the each ditch to retrieve finds.
- 4.4.3 Sondages [10] and [18] were hand excavated through the ditch [7/004] in order to obtain any further dating evidence. The profile of the ditch and the fills were similar in all 3 sondages.
- 4.4.4 A single undiagnostic worked flint of probable Mesolithic/Neolithic date was recovered from fill [19] within sondage [18]. Iron Age pottery was recovered from a different sondage [7/004] through the same ditch.
- 4.4.5 No further finds were found within the other sondage [10].
- 4.4.6 Sondages [14] and [16] were hand excavated through the ditch [7/006] in order to obtain dating evidence. The profile of the ditch and the fills were similar in all 3 sondages.
- 4.4.7 Sondage [16] was excavated at the terminus of the ditch and revealed a shallow bowl-like end to the feature.
- 4.4.8 No finds were recovered in any of the sondages through the ditch. Some charcoal was recorded in sondage [14].
- 4.4.9 A posthole [12] was recorded at the would-be intersection of the 2 ditches. The fill [13] contained numerous small sandstone packing stones were recorded. The fill showed no signs of a post-pipe and consisted of a firm mid-grey brown fine sandy-silt.

- 4.4.10 The profile of the feature was quite pointed and together with the packing stones, this made the interpretation as a posthole very convincing. The feature was half-sectioned initially and then fully excavated for finds retrieval. No other finds were found.
- 4.4.11 No further archaeological features were recorded in the c. 25m x 25m area.

5.0 THE FINDS

Context	Pottery	Wt (g)	Flint	Wt (g)	Slag	Wt (g)
4/005	1	<2				
7/006	3	8			2	2
19			1	13		

Table 2: Quantification of finds

5.1 Worked Flint by Karine Le Hégarat

- 5.1.1 A single struck flint weighing 13g was recovered from ditch fill [19].
- 5.1.2 The artefact consists of a blade-like flake, manufactured on a grey flint with light grey mottled patches and infrequent inclusions. It exhibits very light edge modification, indicating that it had undergone minimal post depositional disturbance.
- 5.1.3 The piece of flint débitage was struck with a soft hammer percussor and it displays a hinged termination. It is not diagnostic, though technologically, it is consistent with a Mesolithic/Neolithic date.

5.2 Pottery by Anna Doherty

- 5.2.1 The evaluation phase produced a small assemblage of pottery from the fills of linear features [4/004] and [7/006], amounting to a total of 4 sherds, weighing 8 grams.
- 5.2.2 Three of the sherds originate from ditch [7/006]. Although all small undiagnostic bodysherds, the combination of fabric types (including one quartz-rich sherd, one quartz rich fabric with rare flint inclusions and one sparsely grog-tempered sherd) point to a Middle or Late Iron Age date.
- 5.2.3 Fill [4/005] produced a small quartz-rich sherd also of probable Iron Age date.
- 5.2.4 The sherds in [7/006] are fairly unabraded and perhaps unlikely to have been kicking around in ploughsoil for a long time; however they are small and few in number so more likely to have been accidentally incorporated in the fill than deliberately deposited as rubbish/midden material etc. The one sherd from [4/005] is tiny and quite heavily abraded so could well be residual in a much later feature.

5.3 The Slag by Trista Clifford

- 5.3.1 Context [7/006] produced two tiny fragments of slag weighing less than 2g.
- 5.3.2 These fragments are undiagnostic of process and are not intrinsically dateable.

6.0 DISCUSSION AND CONCLUSIONS

(Figures 2 and 5)

- 6.1 The field in which all investigated areas were situated was wooded until very recently when it was cleared ahead of development. Several tree holes were noted and investigated. Only tree hole [3/004] in Trench 3 is discussed in this report as initially this was thought to be a linear feature on site, so was fully recorded.
- 6.2 No signs of truncation to the topsoil, subsoil or underlying natural geology were detected in any of the areas investigated.
- 6.3 The excavations have revealed elements of a field system in the form of field-boundaries and/or drainage ditches.
- 6.4 One linear feature (sondages [7/007] and [18]) produced Iron Age pottery, iron slag and a single worked flint of probable Mesolithic/Neolithic date. A second parallel ditch in Trench 4 [4/005] also contained a single small sherd of Iron Age pottery.
- 6.5 No other datable material whatsoever was found on the site despite intensive searches through the resultant spoil heaps of topsoil and subsoil.
- 6.6 The earliest cartographic source viewed, the Tithe map of 1841 (CgMs 2012, Figure 6), does not show any internal divisions within the field (field 2585).
- 6.7 Given the right-angled arrangement of a third ditch ([14], [16], [7/006]) it is likely that at least three fields or paddocks existed. A posthole [12] situated within an opening between two fields or paddocks most probably suggests that a gate was located here, perhaps to allow stock animals to pass from lowland to upland pasture.

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ASE would like to thank CgMs Consulting for commissioning the work on behalf of their client Barratt Southern Counties and John Mills County Archaeologist, West Sussex County Council for his guidance and monitoring. The excavation was directed by Ben Sharp and Dan Swift with Rob Cole as surveyor/archaeologist. Justin Russell produced the figures for this report. Darryl Palmer and Andy Leonard project managed the excavations and Dan Swift project managed the post-excavation process.

HER Summary Form

Site Code	HEG 12					
Identification Name and Address	Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House East Grinstead					
County, District &/or Borough	West Sussex					
OS Grid Refs.	TQ 4079 3917					
Geology	Ardingly Sandstone					
Arch. South-East Project Number	5705					
Type of Fieldwork	Eval.	Excav.	Watching Brief	Standing Structure	Survey	Other
Type of Site	Green Field	Shallow Urban	Deep Urban	Other		
Dates of Fieldwork	Eval. 29/8/12- 31/8/12	Excav. 10/9/12- 12 /9/ 12	WB.	Other		
Sponsor/Client	CgMs					
Project Manager	Darryl Palmer					
Project Supervisor	Ben Sharp/Dan Swift					
Period Summary						
<p>Summary</p> <p>Archaeology South-East was commissioned by CgMs Consulting on behalf of their clients Barratt Southern Counties, to conduct archaeological investigations on Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House East Grinstead, West Sussex. Nine evaluation trenches and a c. 25m x 25m area were investigated.</p> <p>No signs of truncation to the topsoil, subsoil or underlying natural geology were detected in any of the areas investigated. The excavations have revealed elements of a field system.</p>						

OASIS Form

OASIS ID: archaeol6-134260

Project details

Project name	Archaeological Investigations on land to the rear of 240-258 Holtye Road and Adjacent to Ashplats House, East Grinstead
Short description of the project	Archaeology South-East was commissioned by CgMs Consulting on behalf of their clients Barratt Southern Counties, to conduct archaeological investigations on Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House East Grinstead, West Sussex. Nine evaluation trenches and a c. 25m x 25m area were investigated. No signs of truncation to the topsoil, subsoil or underlying natural geology were detected in any of the areas investigated. The excavations have revealed elements of a field system.
Project dates	Start: 28-08-2012 End: 12-09-2012
Previous/future work	No / Not known
Any associated project reference codes	HEG 12 - Sitecode
Type of project	Field evaluation
Current Land use	Woodland 5 - Undetermined
Monument type	DITCH Uncertain
Monument type	DITCH Uncertain
Monument type	DITCH Uncertain
Monument type	POSTHOLE Uncertain
Significant Finds	POTTERY Iron Age
Significant Finds	SLAG Uncertain
Significant Finds	WORKED FLINT Late Prehistoric
Methods & techniques	"Sample Trenches","Targeted Trenches"
Development type	Rural residential
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	WEST SUSSEX MID SUSSEX EAST GRINSTEAD Land to the Rear of 240-258 Holtye Road and Adjacent to Ashplats House, East Grinstead, West Sussex
Postcode	RH19 3EZ
Study area	641.00 Square metres
Site coordinates	TQ 4079 3917 51 0 51 08 02 N 000 00 45 E Point
Height OD / Depth	Min: 134.80m Max: 141.00m

Project creators

Name of Organisation	Archaeology South-East
Project brief originator	CgMs Consulting
Project design originator	CgMs Consulting
Project director/manager	Darryl Palmer
Project supervisor	Ben Sharp
Project supervisor	Dan Swift
Type of sponsor/funding body	Client
Name of sponsor/funding body	Barratt Southern Counties

Project archives

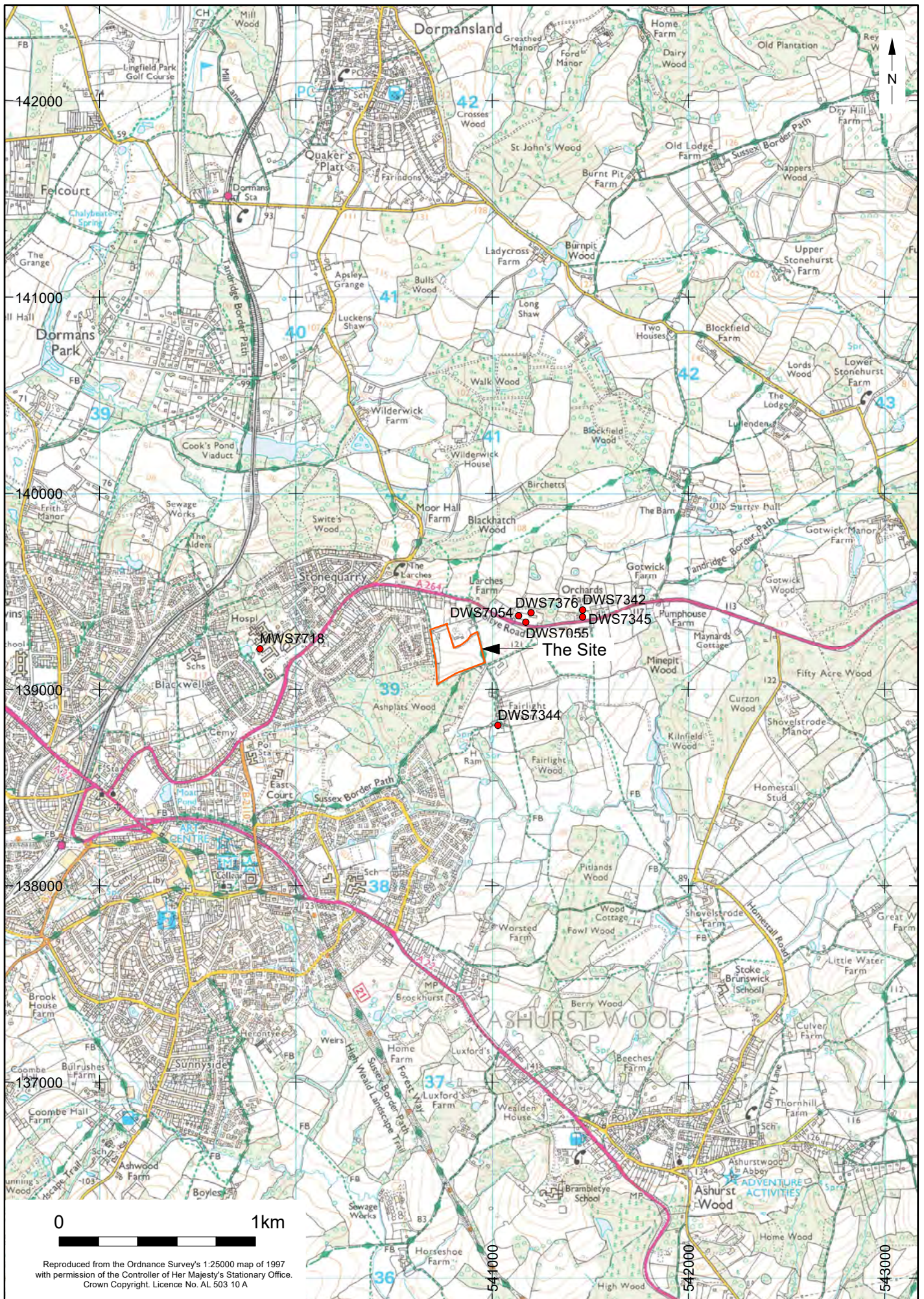
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Physical Contents	"Ceramics", "Industrial", "Worked stone/lithics"
Digital Archive ID	HEG 12
Digital Contents	"Ceramics", "Industrial", "Stratigraphic", "Survey", "Worked stone/lithics"
Digital Media available	"Survey", "Text"
Paper Archive ID	HEG 12

Paper Contents	"Ceramics","Industrial","Stratigraphic","Survey","Worked stone/lithics"
Paper Media available	"Context sheet","Correspondence","Miscellaneous Material","Photograph","Plan","Report","Section","Survey "

Project bibliography 1

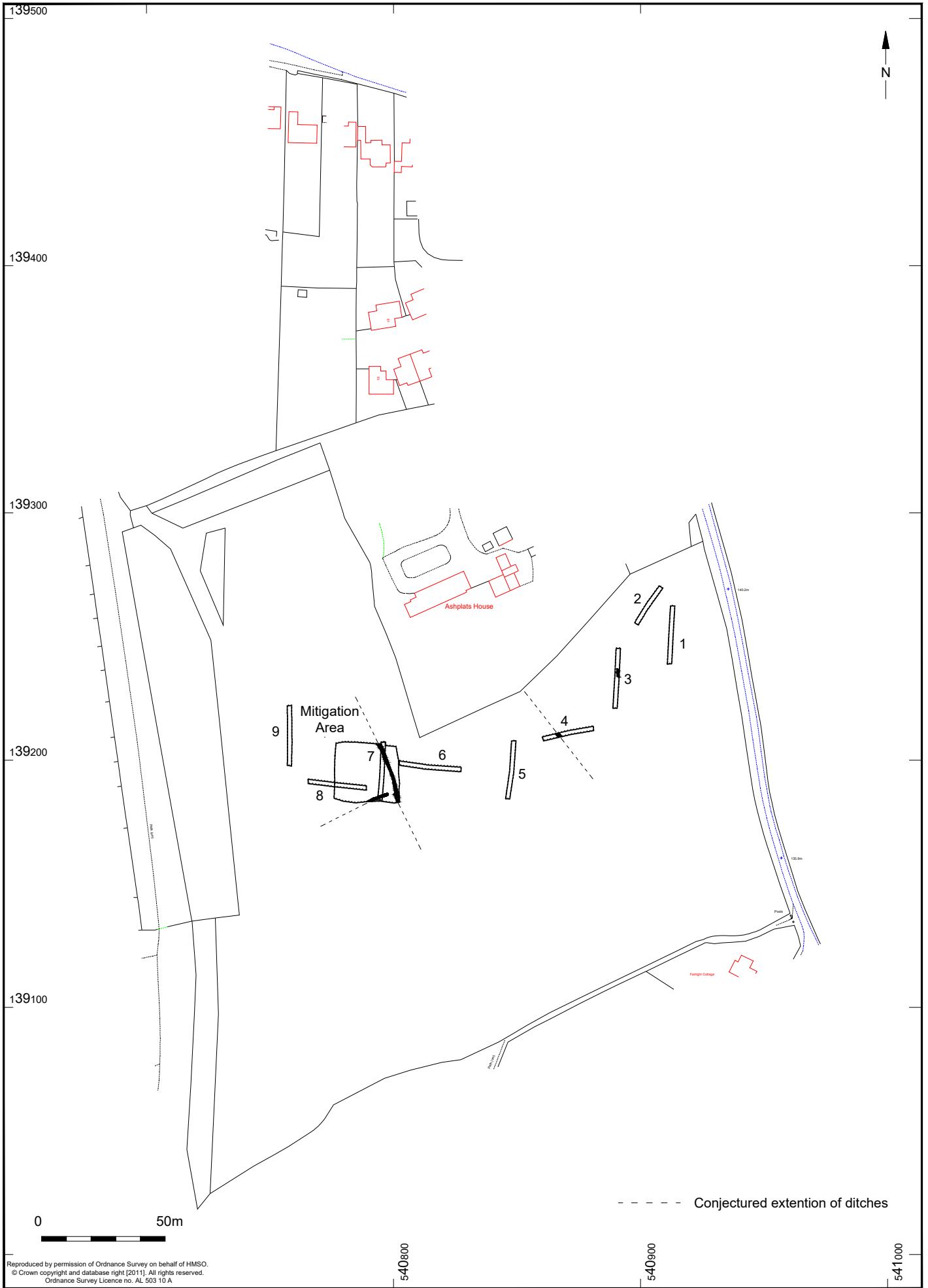
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Title	Archaeological Investigations on land to the rear of 240-258 Holtye Road and Adjacent to Ashplats House, East Grinstead
Author(s)/Editor(s)	Swift, D
Other bibliographic details	2012193
Date	2012
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Place of issue or publication	Portslade
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Entered by	Dan Swift (d.swift@ucl.ac.uk)
Entered on	24 September 2012

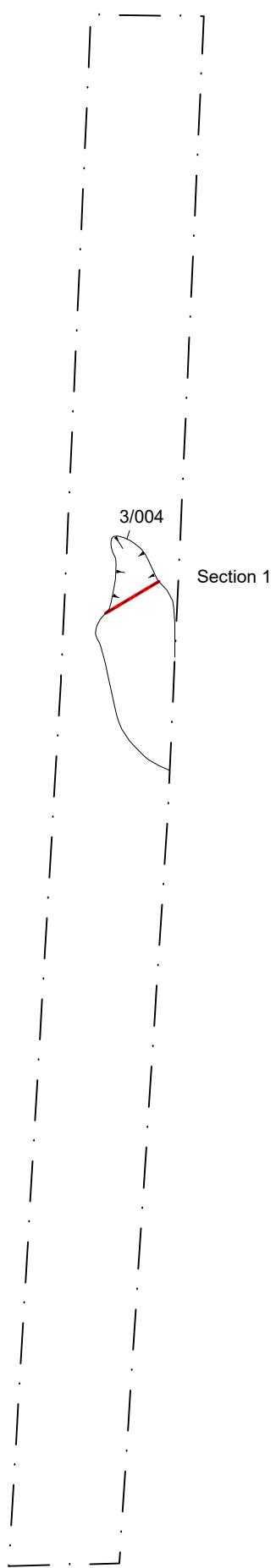


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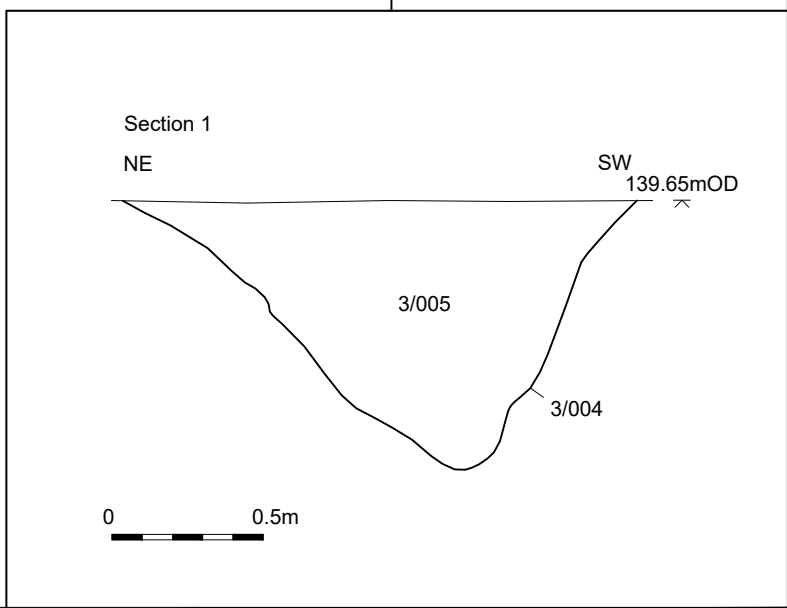
© Archaeology South-East		Holtye Road, East Grinstead		Fig. 1
Project Ref: 5705	Sept 2012	Site location		
Report Ref: 2012195	Drawn by: JLR			



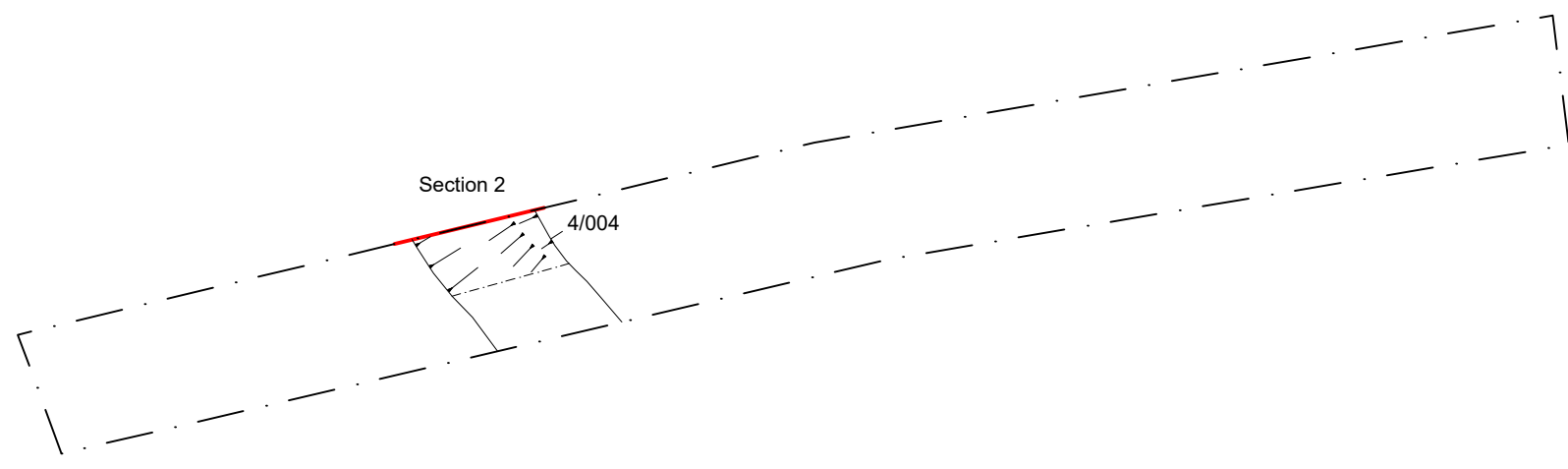
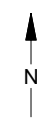
© Archaeology South-East		Holtye Road, East Grinstead	Fig. 2
Project Ref: 5705	Sept 2012	Trench and mitigation area location	
Report Ref: 2012193	Drawn by: JLR		



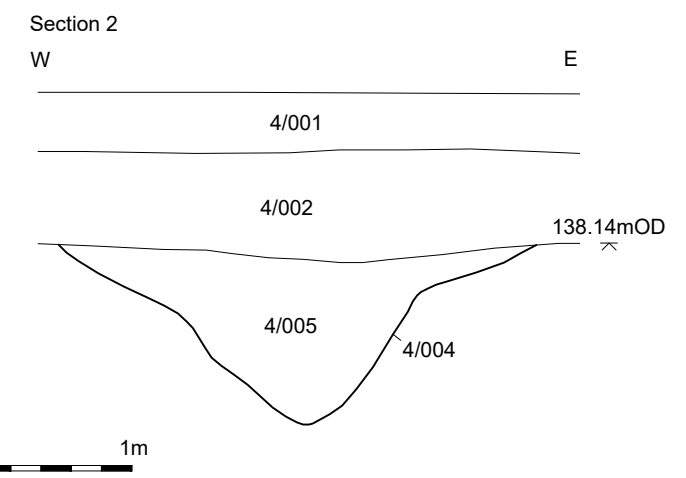
3/004 looking south



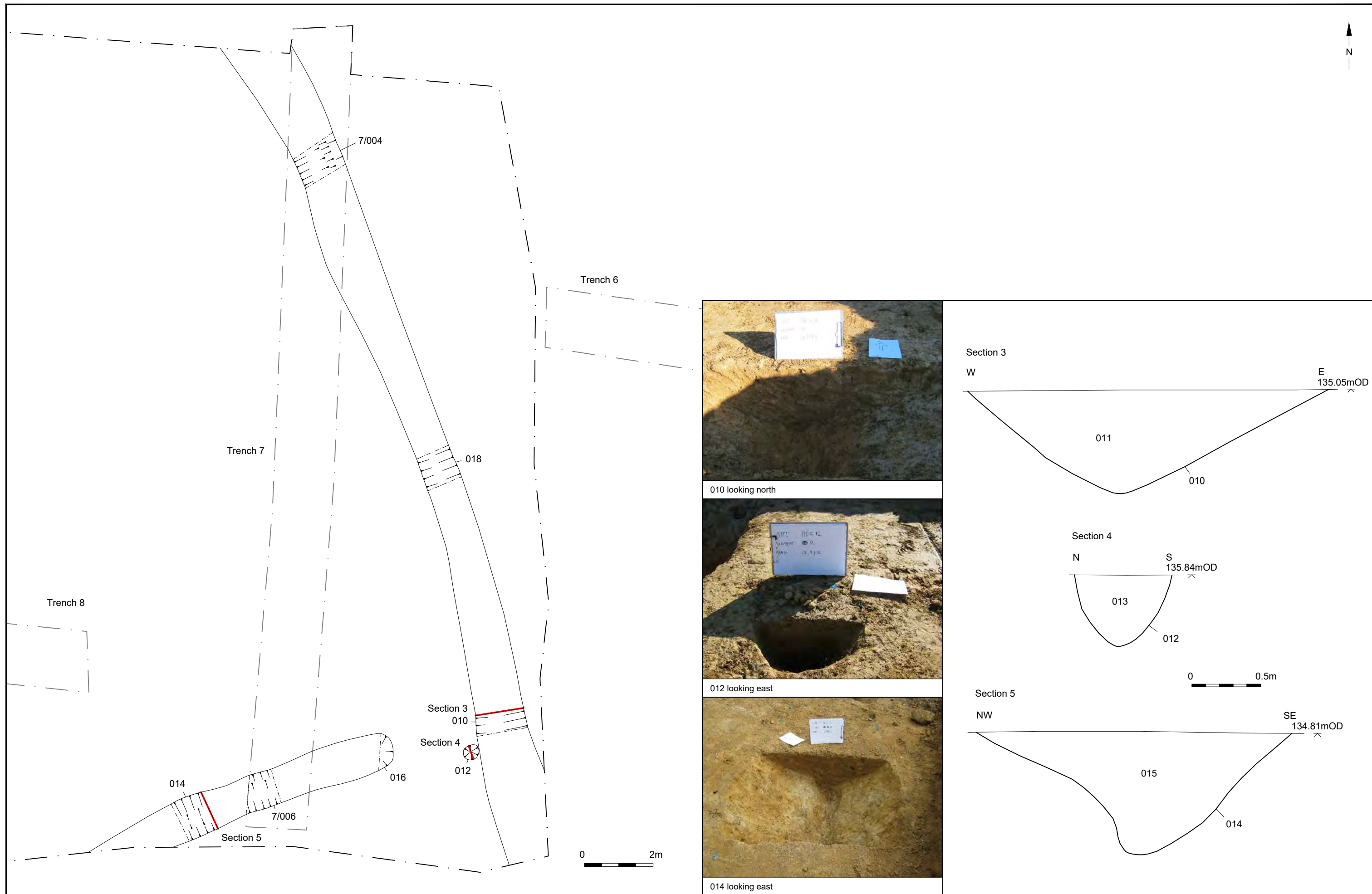
© Archaeology South-East		Holtye Road, East Grinstead	Fig. 3
Project Ref: 5705	Sept 2012	Trench 3: plan, section and photograph	
Report Ref: 2012193	Drawn by: JLR		

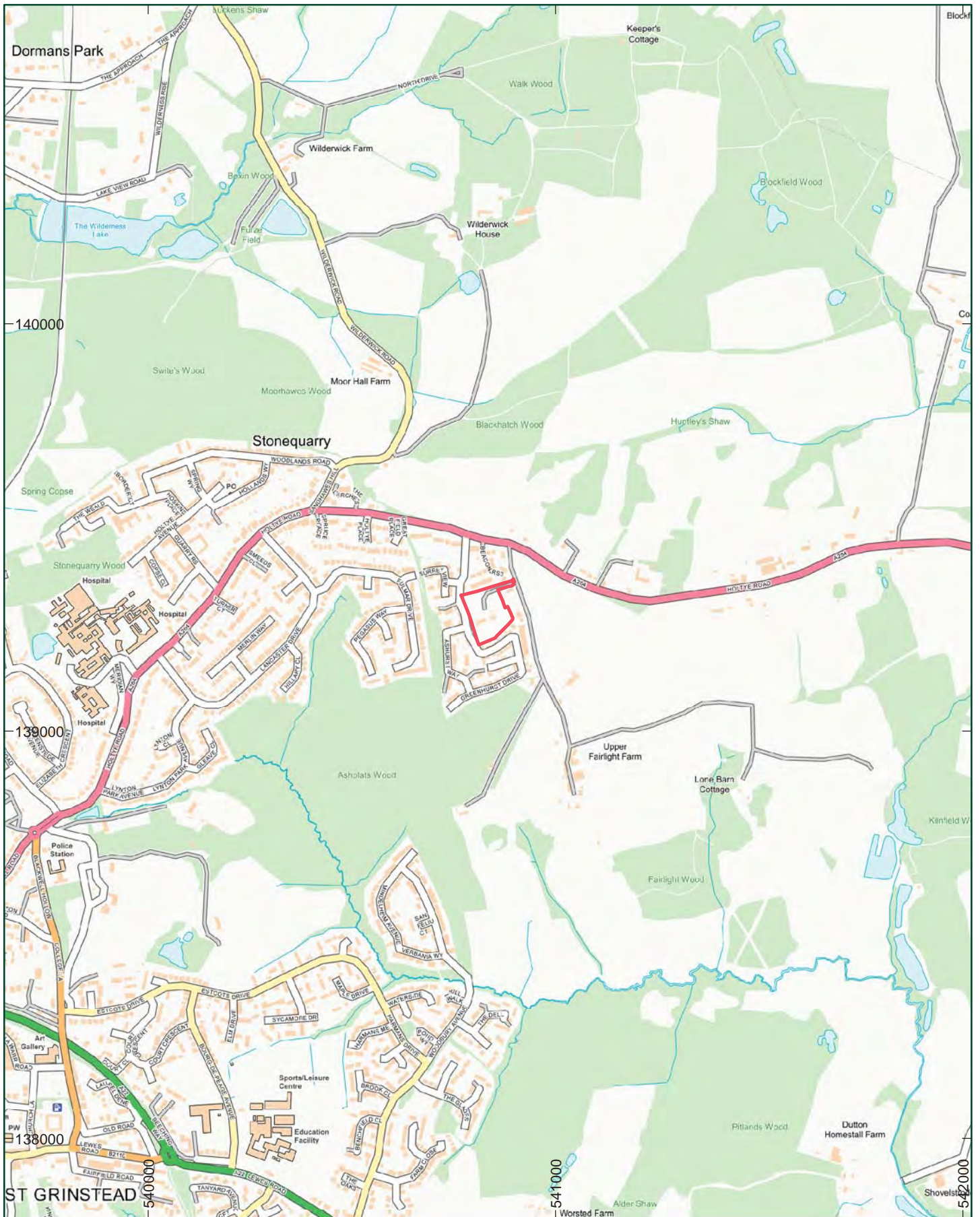


4/004 looking north



© Archaeology South-East		Holtye Road, East Grinstead	Fig. 4
Project Ref: 5705	Sept 2012	Trench 4: plan, section and photograph	
Report Ref: 2012193	Drawn by: JLR		





Legend

 Site

1:12,500 at A4

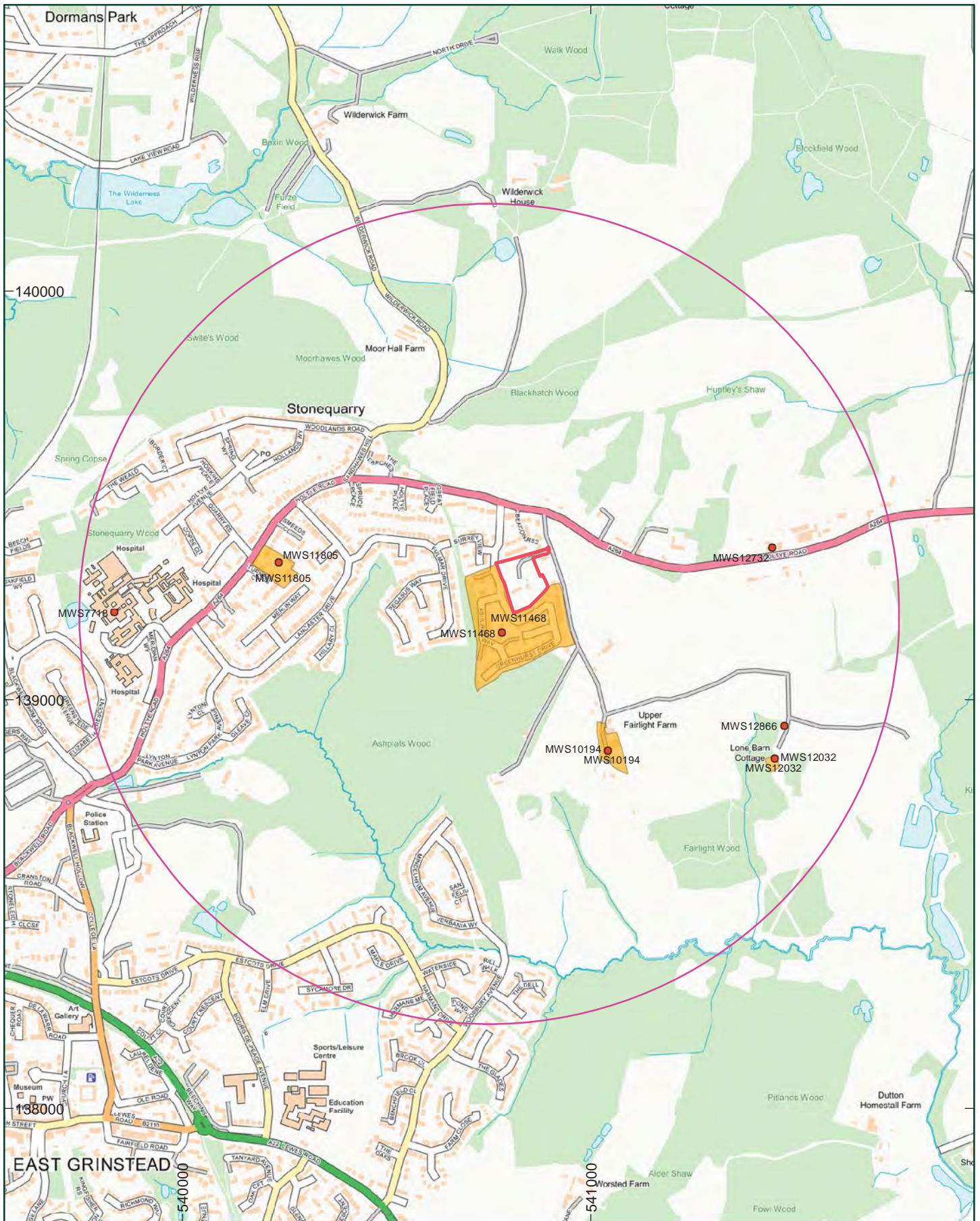


Title:
Fig. 1: Site Location

Address:
Ashplats House, East Grinstead



orion.



Legend

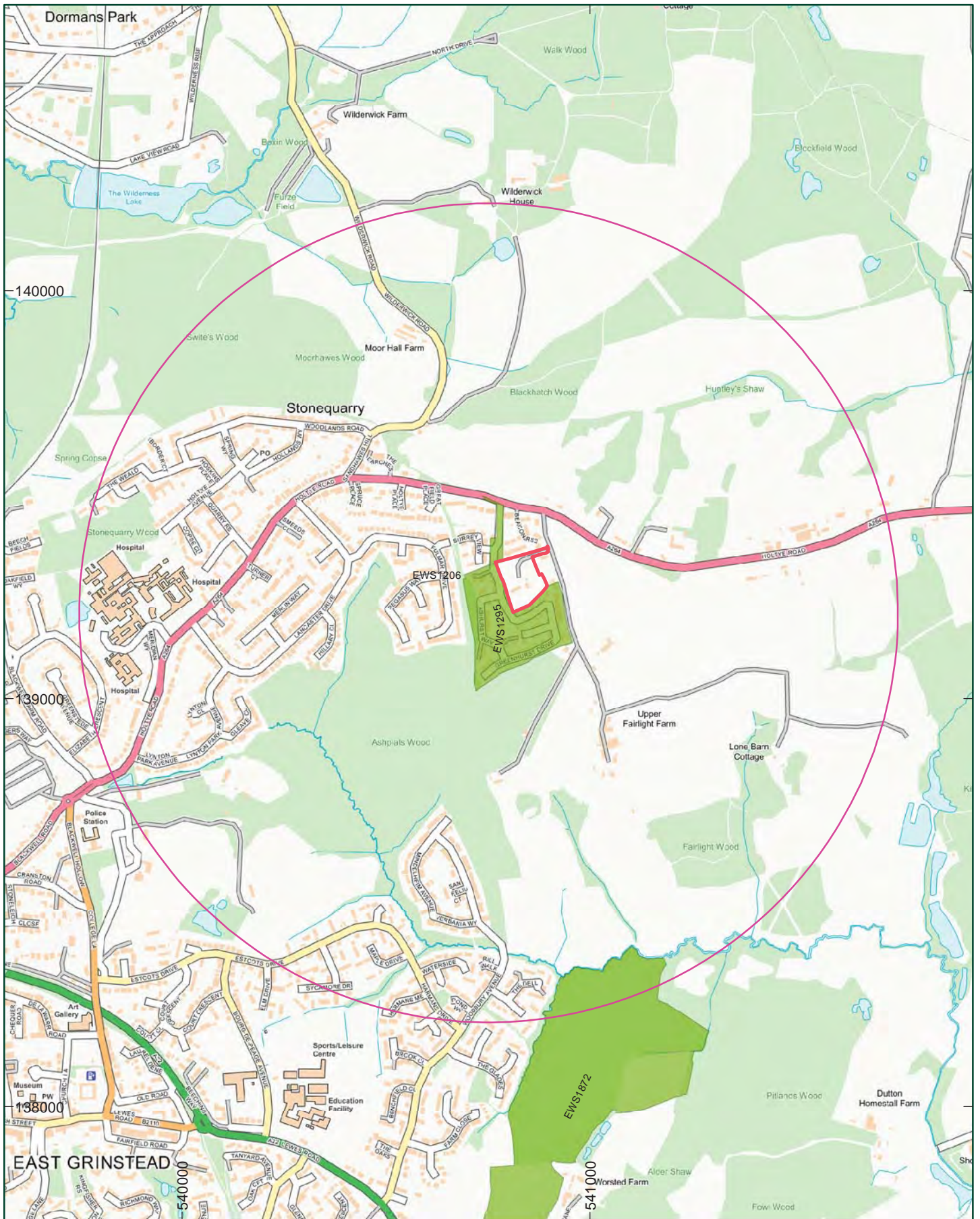
- Site
- Monument Point
- Study Area (1km)
- Monument Polygon

1:12,500 at A4



Title:
 Fig. 2: Location of Non-designated Assets and Archaeological Notification Areas
Address:
 Ashplats House, East Grinstead





Legend

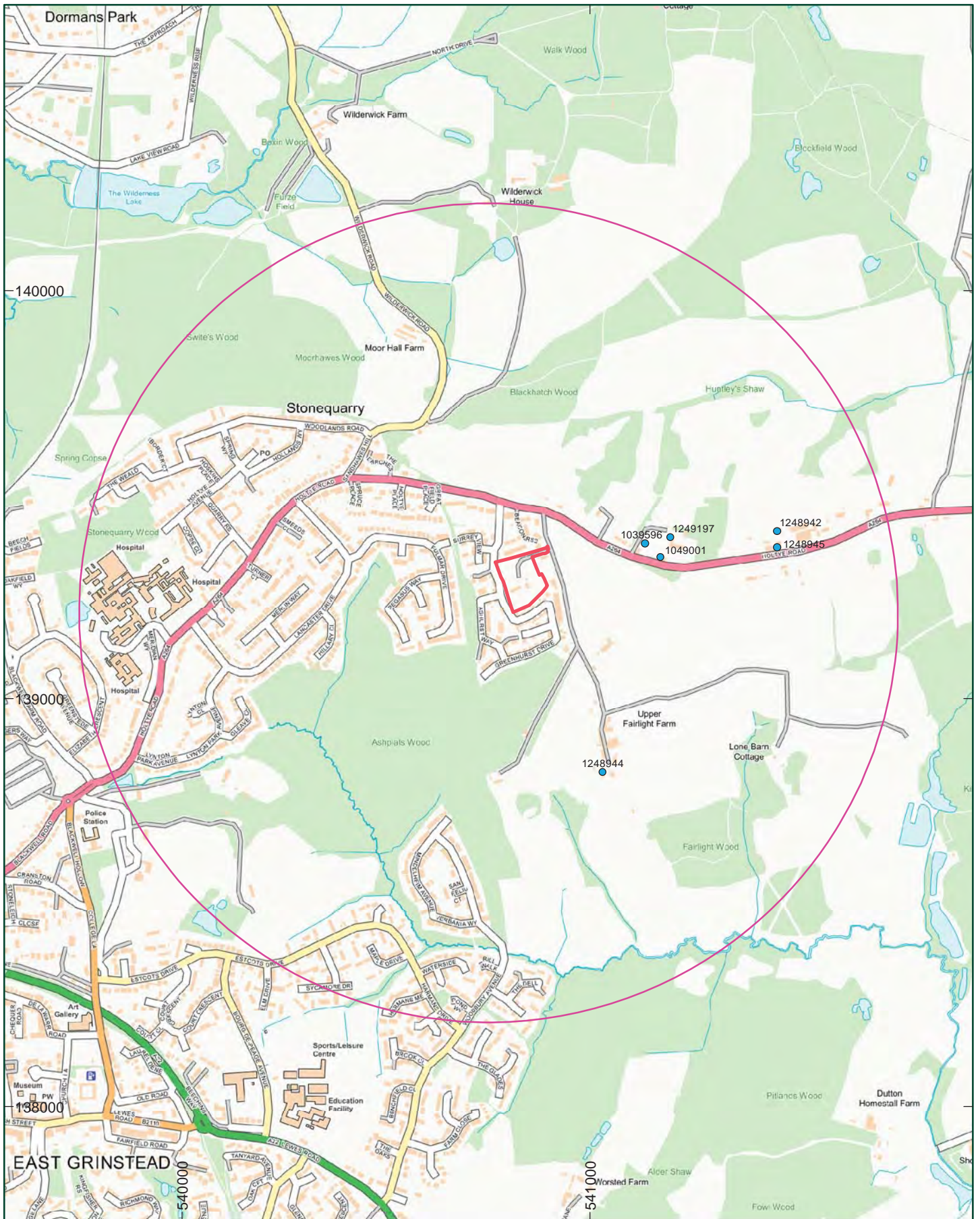
- Site
- Event Polygon
- Study Area (1km)

1:12,500 at A4



Title:
 Fig. 3: Location of Archaeological Events
Address:
 Ashplats House, East Grinstead





Legend

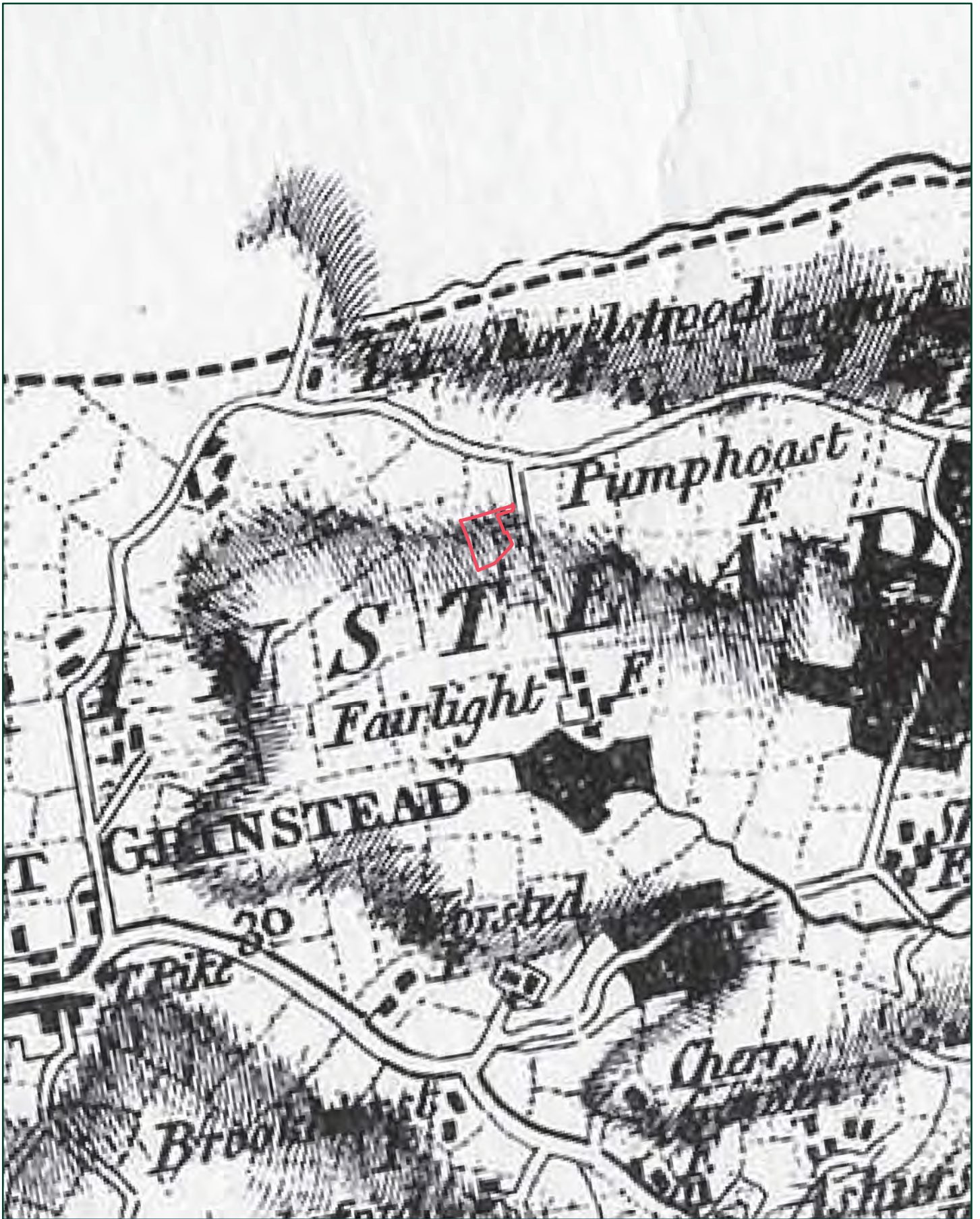
- Site
- Listed Building
- Study Area (1km)

1:12,500 at A4



Title:
 Fig. 4: Location of Designated Heritage Assets
Address:
 Ashplats House, East Grinstead





Legend

 Approximate Location of Site

1:12,500 at A4



Title:

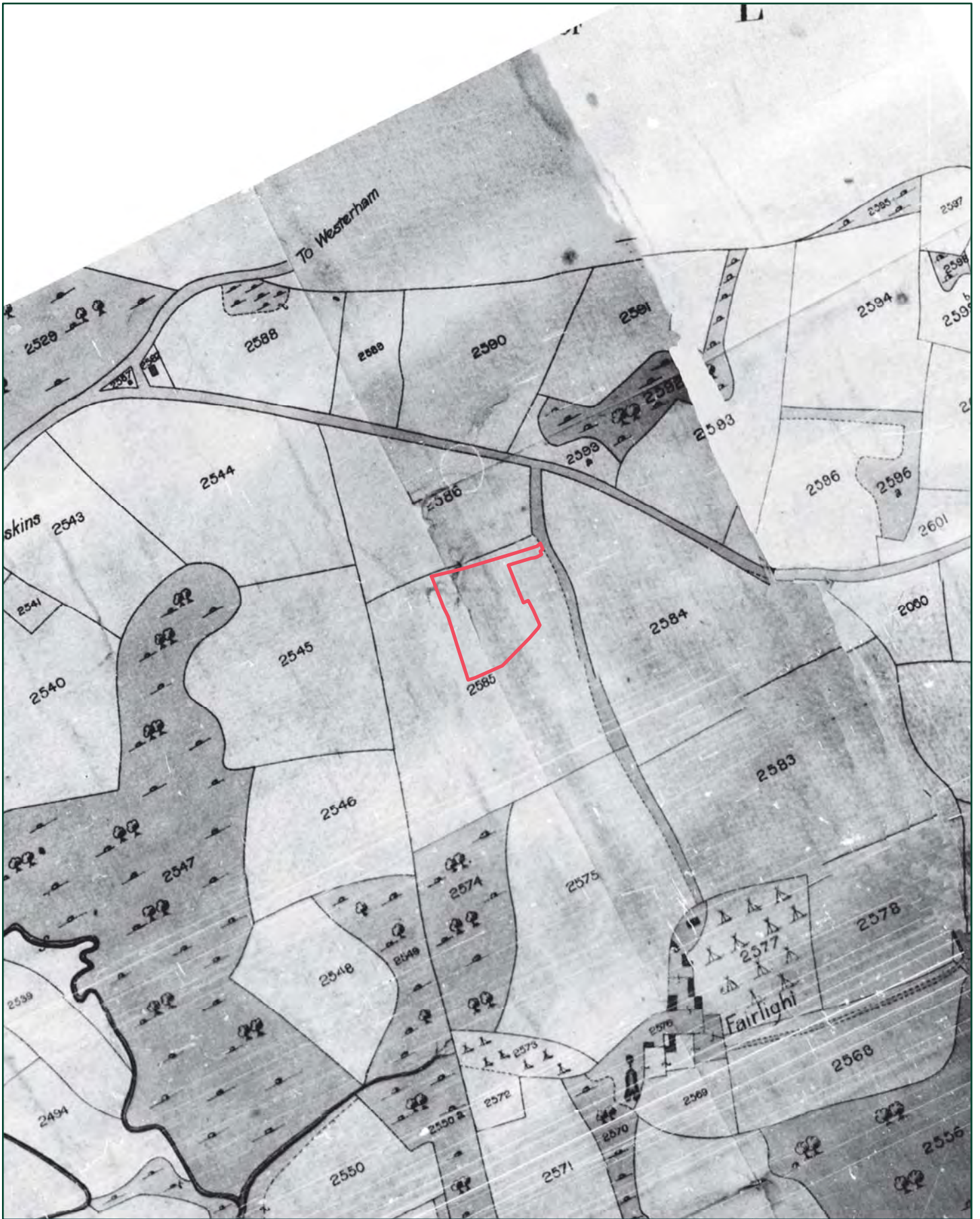
Fig. 5: 1795 Gardner and Gream Map of Sussex

Address:

Ashplats House, East Grinstead



orion.



Legend

 Site

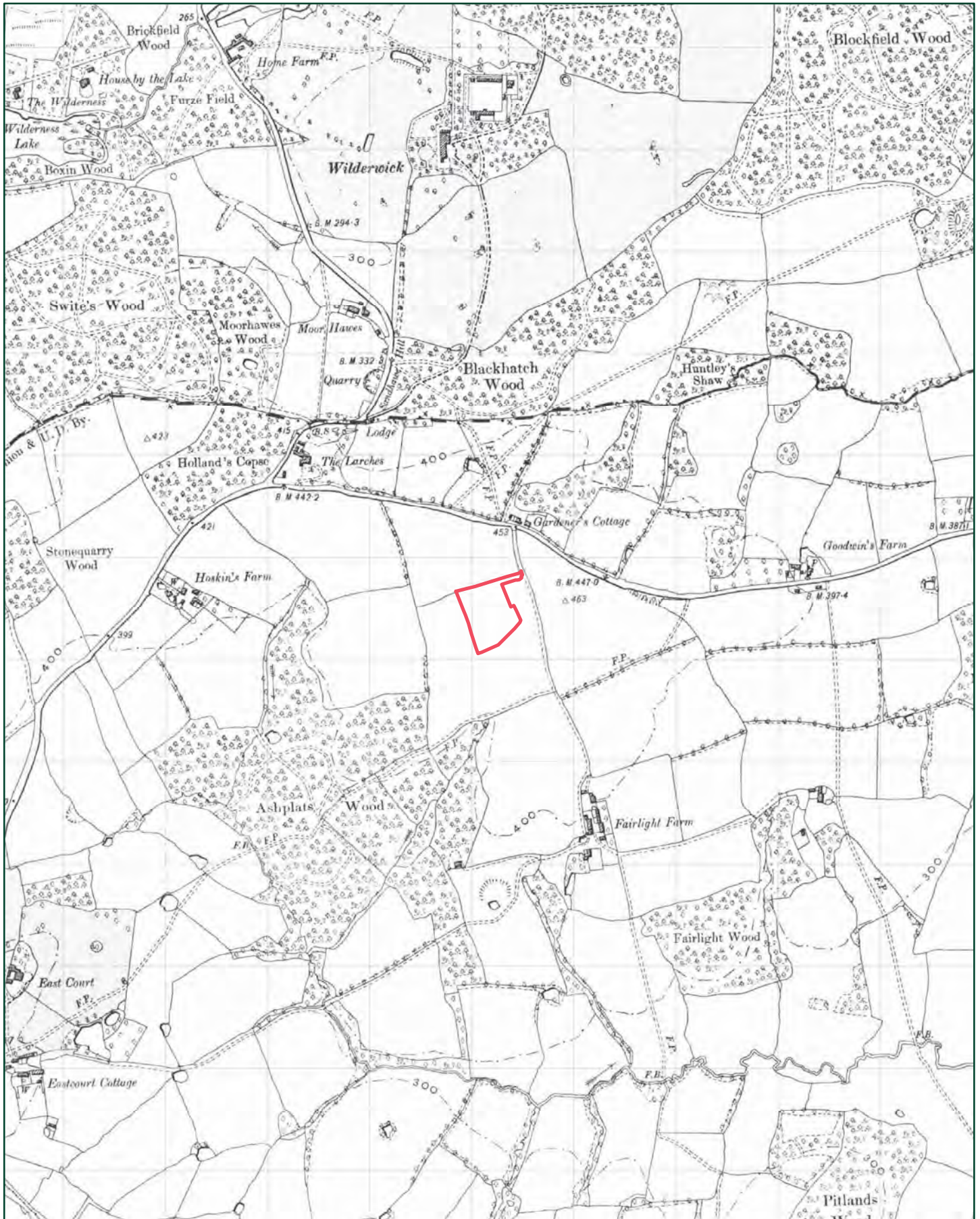
1:6,000 at A4



Title:
Fig. 6: 1841 East Grinstead Tithing Map
Address:
Ashplats House, East Grinstead



orion.



Legend

 Site

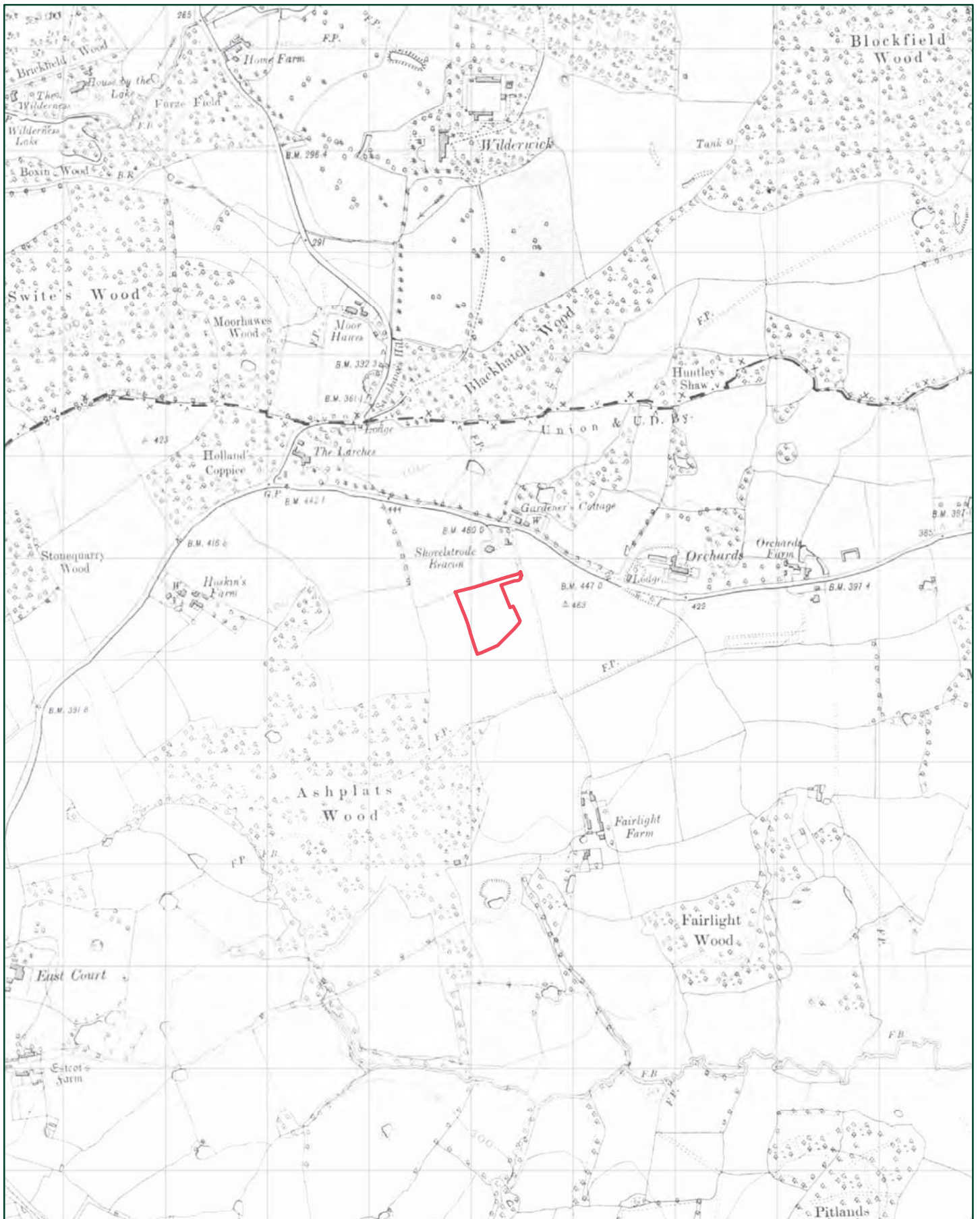
1:10,000 at A4



Title:
 Fig. 7: 1897 OS 1:10,560 Scale Map
Address:
 Ashplats House, East Grinstead



orion.



Legend

 Site

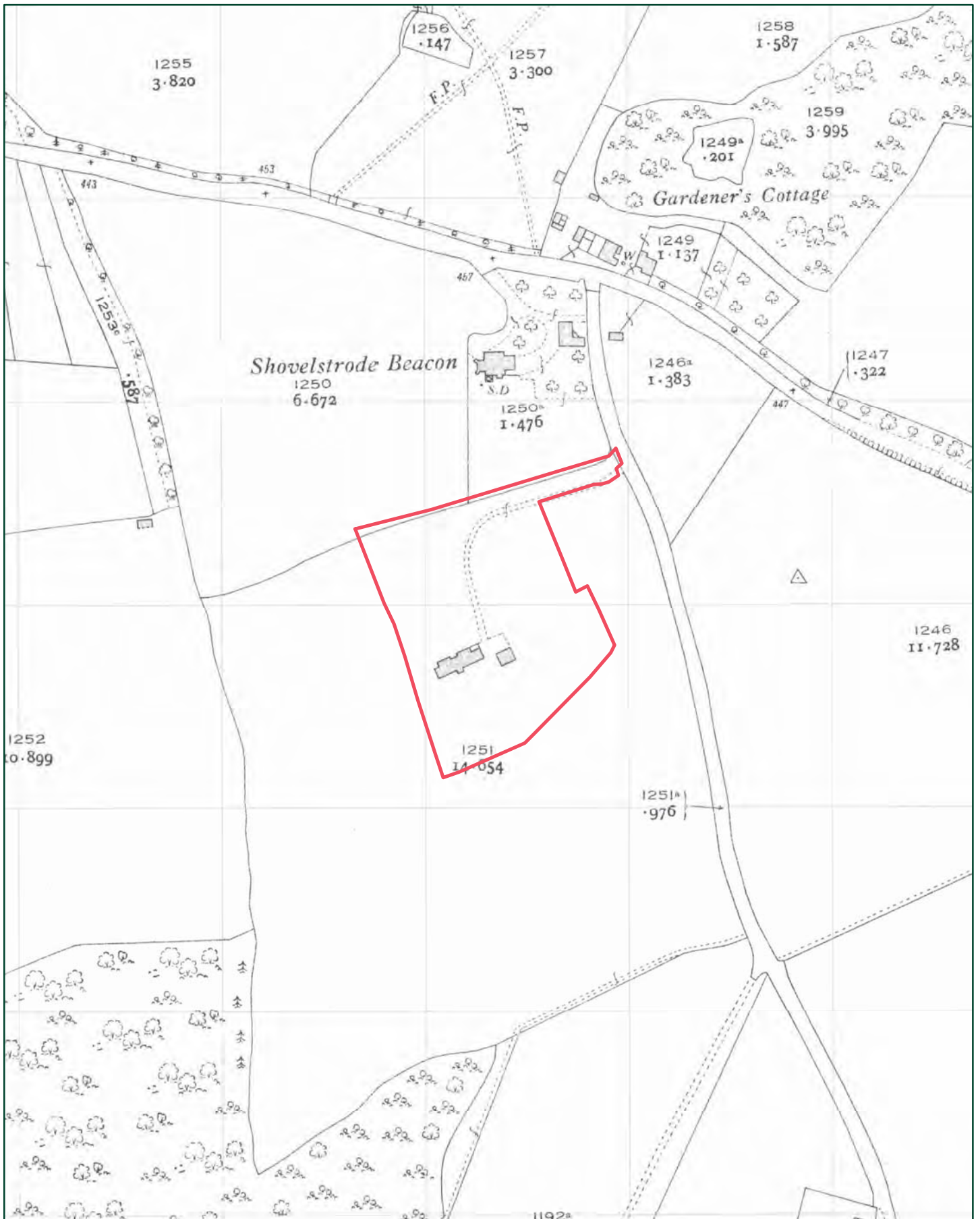
1:10,000 at A4



Title:
Fig. 8: 1914-15 OS 1:10,560 Scale Map
Address:
Ashplats House, East Grinstead



orion.



Legend

 Site

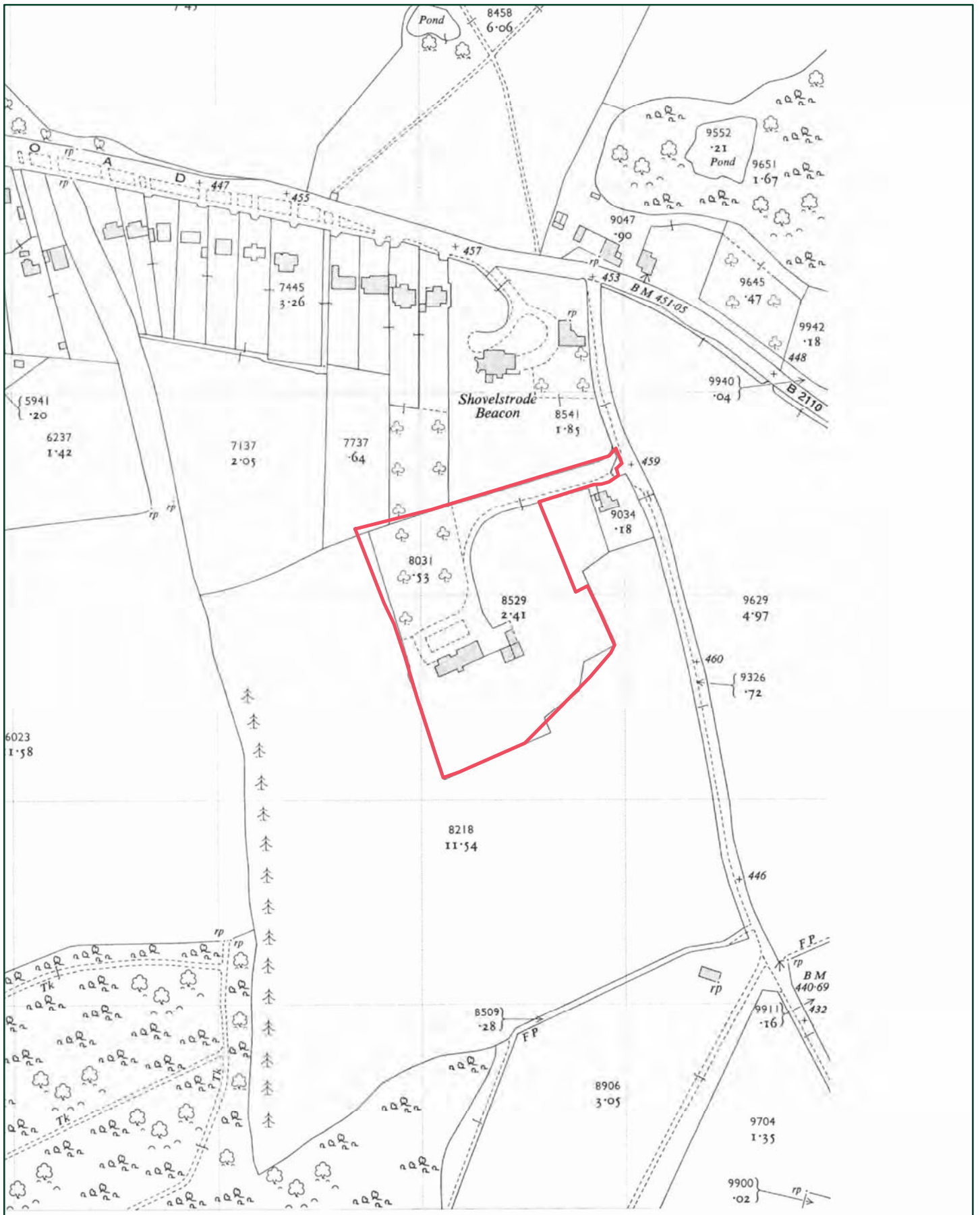
1:2,500 at A4



Title:
Fig. 9: 1931 OS 1:2,500 Scale Map
Address:
Ashplats House, East Grinstead



orion.



Legend

 Site

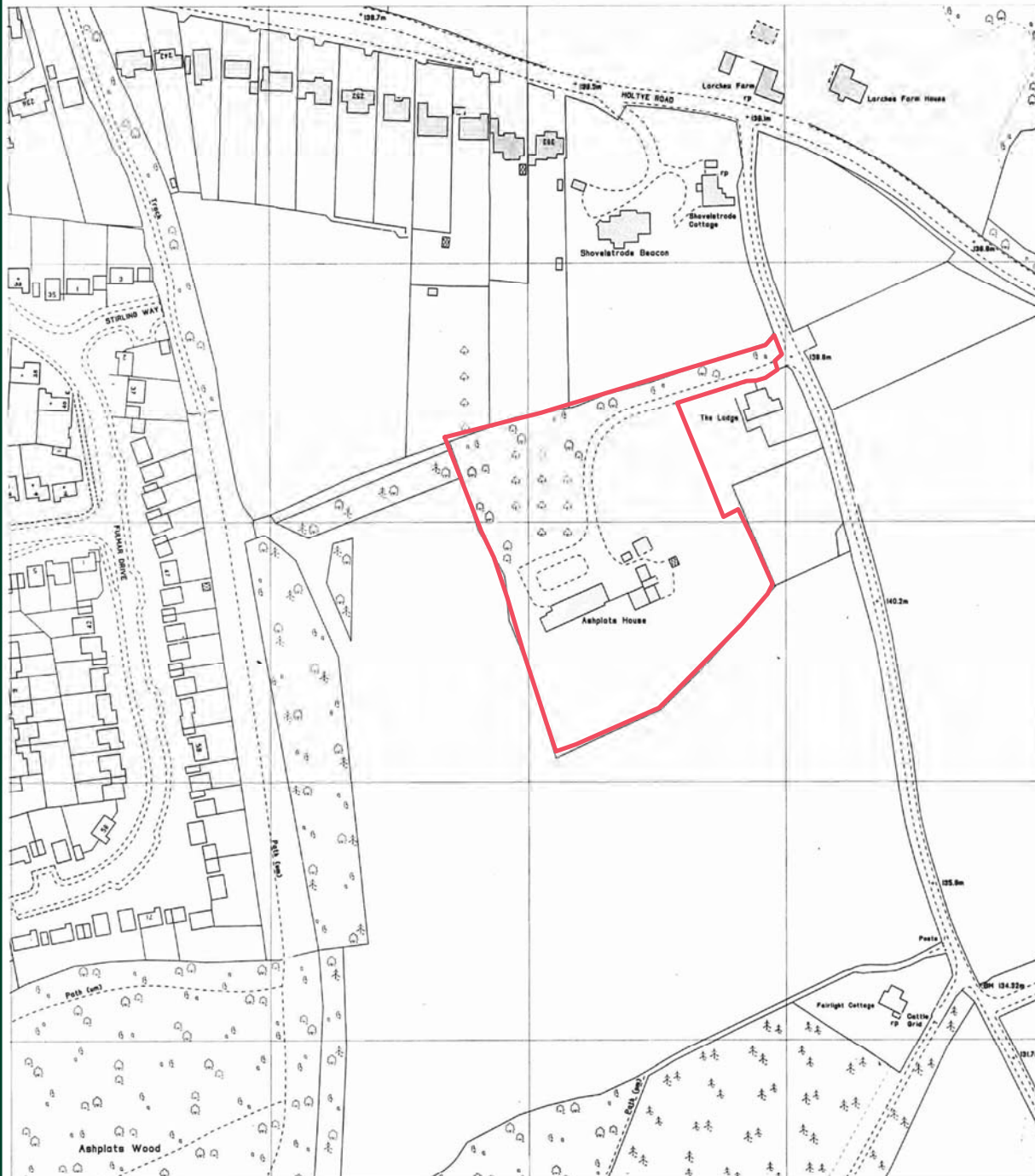
1:2,500 at A4



Title:
 Fig. 10: 1955 OS 1:2,500 Scale Map
Address:
 Ashplats House, East Grinstead



orion.



Legend

 Site

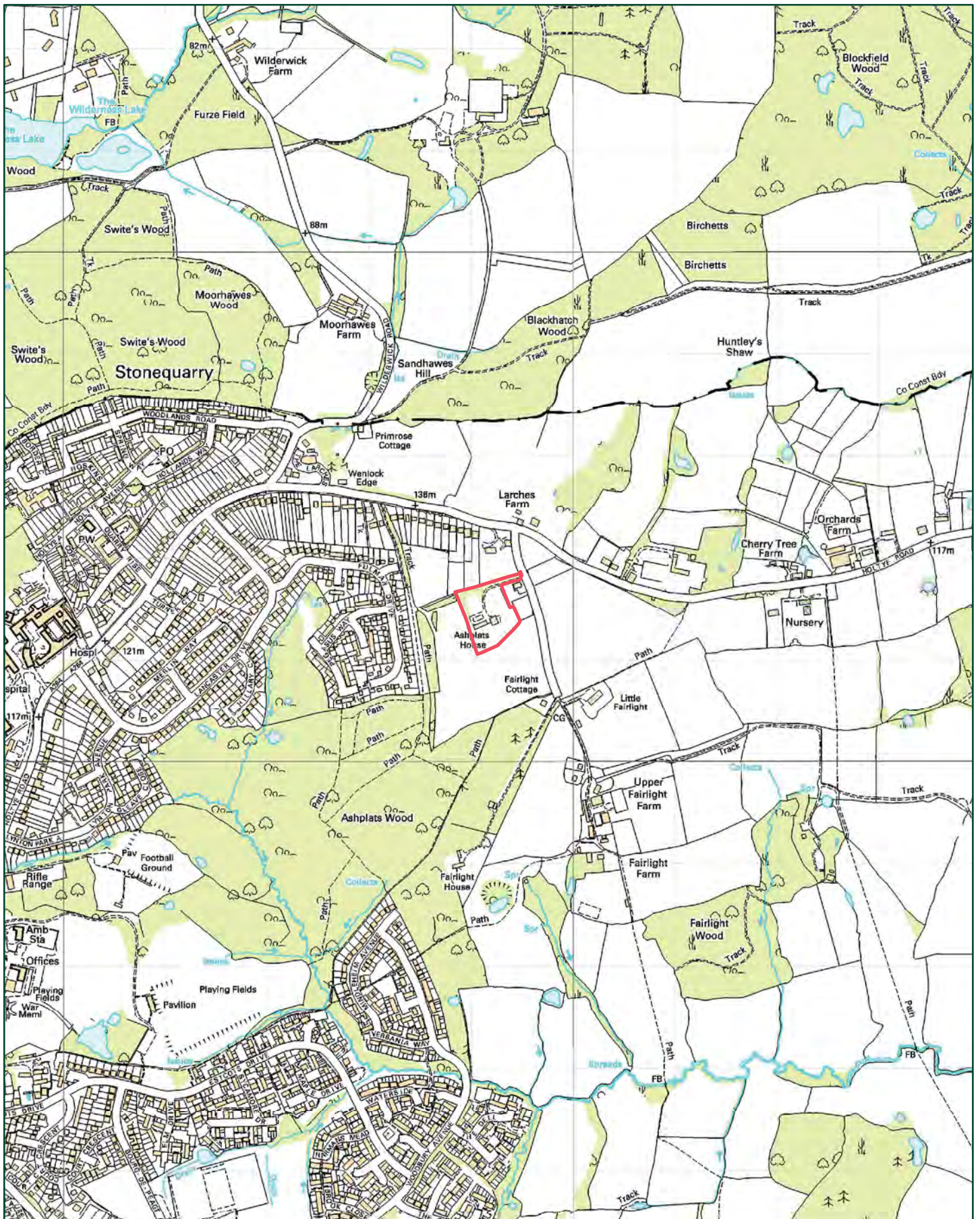
1:2,500 at A4



Title:
Fig. 11: 1979 OS 1:1,250 Scale Map
Address:
Ashplats House, East Grinstead



orion.



Legend

 Site

1:10,000 at A4



Title:
 Fig. 12: 2002 OS 1:10,000 Scale Map
Address:
 Ashplats House, East Grinstead



orion.



Legend

 Site

1:2,500 at A4



Title:
Fig. 13: Aerial View of the Site (from Google Earth)
Address:
Ashplats House, East Grinstead



orion.