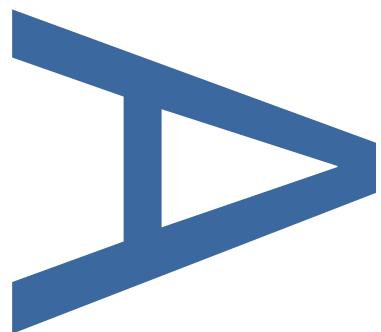
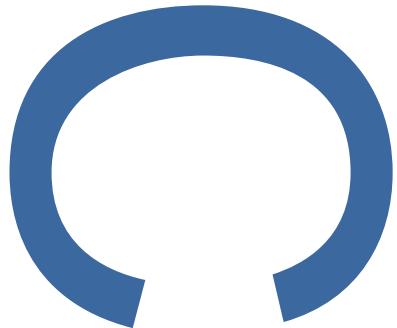
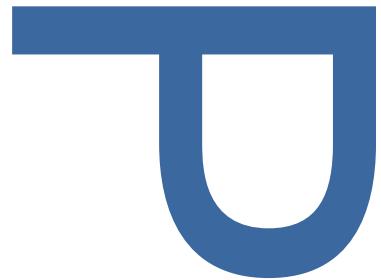


**LAND OFF EAST STREET,
RUSPER,
WEST SUSSEX
RH12 4RB:
ARCHAEOLOGICAL DESK-BASED
ASSESSMENT
AND HERITAGE STATEMENT**



PCA REPORT NO: R17786

FEBRUARY 2025

PRE-CONSTRUCT ARCHAEOLOGY

Land off East Street, Ruper, West Sussex RH12 4RB: An Archaeological Desk-Based Assessment and Heritage Statement

Local Planning Authority: **Horsham District Council**

Central National Grid Reference: **TQ 20768 37280**

Researched and written by: **Emily Bates and Guy Thompson**

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DOCUMENT VERIFICATION

Site Name

Land off East Street,
Rusper,
West Sussex
RH12 4RB

Type of project

Archaeological Desk-Based Assessment and Heritage Statement

Quality Control

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited was commissioned by Devine Homes PLC to undertake an archaeological desk-based assessment and heritage statement in advance of proposed development on land off East Street, Ruper, West Sussex, RH12 4RB. The site is centred at Ordnance Survey NGR TQ 20768 37280. This assessment aimed to assess as far as reasonably possible from existing records, an understanding of the historic environment resource within a 1 km radius from the centre of the site. It involved consultation with the West Sussex Historic Environment Record (HER), an examination of relevant cartographic and documentary material and a visual inspection of the study site and its environs. Consideration is given to the significance of the archaeological potential in respect of guidelines outlined by Historic England.
- 1.1.2 A search of the West Sussex HER revealed that there were 28 heritage assets within the 1 km search radius (the 'study area') of the proposed development. These included two entries of medieval date, ten post-medieval entries, and fifteen listed buildings. In addition, there was one entry of unknown date. The HER records that two archaeological investigations have been carried out within the study area.
- 1.1.3 The assessment measured the impact of the proposed scheme upon designated and non-designated heritage assets within the study area. The impact of the scheme upon key views was also considered. The significance of the effects of the development upon the significance of these assets was also addressed.
- 1.1.4 Assessment of the historical background of the site suggests that it was potentially cultivated throughout the medieval period, as it was located just outside of the settlement of Ruper. The study site appears to have been largely in use as arable land and pasture throughout the post-medieval and modern periods, although the southwestern corner of the study site can be seen to have been located within a residential garden from at least the middle of the 19th century until the middle of the 20th century.
- 1.1.5 The desk-based assessment indicates that there is a low potential for prehistoric, Roman and Saxon/early medieval remains, a low to moderate potential for medieval remains and a high potential for post-medieval and modern remains. If found, archaeological remains from all periods are expected to be of local significance.
- 1.1.6 The heritage impact assessment indicated that the nature of the effect of the Proposed Development on the significance of the Ruper Conservation Area, the Grade II listed Star Inn, and the locally listed Star Cottages and nos 1-8 East Street would constitute 'less than substantial harm' to their heritage significance in NPPF terms.
- 1.1.7 It is anticipated that the proposed scheme will have a medium adverse impact on any archaeological deposits which may exist *in situ* within the study site.

2 INTRODUCTION

2.1 Origin and Scope of the Project

2.1.1 This archaeological desk-based assessment and Heritage Statement was commissioned by Devine Homes PLC in support of an application for the construction of a new residential development on land off East Street, Ruser, West Sussex, RH12 4RB (**Figures 1 and 2**). The central Ordnance Survey NGR for the site is TQ 20768 37280.

2.1.2 An archaeological desk-based assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.

2.1.3 The assessment also considers the impact of the proposed development upon designated and non-designated heritage assets in the study area, in the form of a heritage statement.

2.1.4 Current UK Government planning policy guidance relating to the historic environment is set out in the National Planning Policy Framework (NPPF). Originally issued by the Department for Communities and Local Government in 2012, the NPPF was most recently revised in December 2024. Paragraph 207 states that when submitting planning application for sites with a historic environment dimension to them, developers/applicants are required to describe the level of significance of any heritage assets affected. Paragraph 207 goes on to state that:

“Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

2.1.5 In accordance with guidance issued by the Chartered Institute for Archaeologists (CIfA 2020), the assessment comprised a programme of study of the historic environment within a specified area around the study site to place the site in its heritage context; in this case, a ‘wider study area’ with a 1km search radius from the centre of the site, being examined. Central to the programme of study was an analysis of existing written, graphic, photographic and electronic information, undertaken to identify known and potential heritage assets within the wider study area.

2.1.6 This archaeological desk-based assessment and heritage statement were researched and written by Emily Bates and Guy Thompson of Pre-Construct Archaeology Limited, respectively. Research has included the examination of historical maps, historical planning applications and decisions, relevant reports and publications, and a search of the West Sussex Historic Environment Record (HER).

2.2 Report Objectives

2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2020), an archaeological desk-based assessment aims to:

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

2.2.2 The specific objectives of the assessment were to assess the potential for heritage assets of archaeological interest (i.e. buried archaeological remains) to survive below ground at the study site and their likely degree of preservation, through a consideration of the likely extent of previous land use impacts.

2.2.3 The desk-based assessment is required to assess the merit of the archaeological resource and may lead towards one or more of the following:

- The formulation of a strategy to ensure the recording, preservation, or management of the resource;
- The formulation of a strategy for further investigation, whether intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
- The formulation of a proposal for further archaeological investigation within a programme of research.

2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.

2.2.5 The desk-based assessment usually forms the first stage in the process of archaeological investigation and may, if the quality of the archaeology and the perceived impact warrants it, be followed by further mitigation measures.

3 METHODOLOGY

3.1 Desk-Based Assessment

3.1.1 In accordance with CfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic evidence and information available online, undertaken to identify known and potential heritage assets and to establish the interests and significance of those assets.

3.1.2 The principal source of information consulted was West Sussex Historic Environment Record (HER). Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Data on all known designated and non-designated heritage assets in the wider study area was acquired in the form of HER entries in electronic format. Copies of grey literature reports on relevant archaeological work in the wider study area were consulted, the library of such reports forming an integral part of the HER. This was supplemented by published accounts of the historical development of the district. Further details of all sources consulted are contained in the Bibliography.

3.1.3 The general approach and methodology were to consider heritage assets at the study site and within the wider study area, an area of radius 1km from the centre of the study site, to allow for greater contextual information to be gathered.

3.1.4 In summary, heritage assets may be nationally or locally designated (by registration, listing or scheduling); may appear in the national or local archaeological record; may have been identified during the assessment from scrutiny of historic records, or the physical landscape (for example during a site visit).

3.1.5 The potential for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:

- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- **Moderate:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred;
- **Uncertain:** Insufficient information to assess.

3.1.6 Buried archaeological evidence cannot be identified with 100% confidence during a desk-based assessment. The assessed potential is based on evidence available at the time of writing, but the precise nature and extent of any archaeological resource can only be accurately determined with

fieldwork.

3.1.7 Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement:

- **National:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s);
- **Regional:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation/settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **Local:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **Negligible:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **Unknown:** Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

3.1.8 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

3.1.9 The expected magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. The effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances, professional judgement is applied. The magnitude of impact is assessed using the following criteria.

3.1.10 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* registered parks and gardens, and World Heritage Sites;
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character;
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape;
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.

3.1.11 For beneficial (positive) impact:

- **NEGLIGIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource;
- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character;
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced;
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

3.2 Heritage Statement

Aims and Objectives

- 3.2.1 Paragraph 207 of the NPPF states that "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- 3.2.2 It is therefore the aim of this heritage statement to provide appropriate and proportionate information to Horsham District Council regarding the impact of the proposals upon the settings and therefore the sensitivity and significance of designated and non-designated heritage assets that might be affected by the proposed development, or how the development might affect how that significance is appreciated.
- 3.2.3 This report sets out to establish the settings and significance of designated and non-designated heritage assets within the study area and to identify impacts generated by the scheme on such assets.

Visual Assessment

- 3.2.4 An on-site visual assessment and photographic survey was carried out on 13th January 2025 by Emily Bates. The purpose of the walkover survey was to observe, record and photograph the character and appearance of the landscape within the site and to identify potential impacts of the proposed development upon designated and non-designated heritage assets in the wider study area.
- 3.2.5 Digital photographs taken during this visit were used in conjunction with aerial photography and satellite imaging to assess the aspect, character, condition and setting of the site and to identify any impacts or constraints not otherwise known. A selection of photographs of the site and its environs is presented as **Plates 1 to 20**.

Definitions

- 3.2.6 The National Planning Policy Framework (NPPF, updated 2024) provides the following relevant definitions:

Heritage Asset: 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.

Significance of a Heritage Asset: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Setting of a Heritage Asset: 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. Historic England has published good practice advice in respect of the setting of heritage assets providing detail on understanding and experiencing setting and the associated assessment of the impact of any changes within it.

3.2.7 The following definitions are also relevant to the Heritage Statement:

Conservation Areas: Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published good practice guidance in respect of Conservation Areas and this provides a framework for the appraisal and assessment of the special interest and significance of a Conservation Area. (Historic England)

Listed Buildings: Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department for Digital Culture Media and Sport and supported by Historic England's Listing Selection Guides for each building type. (Historic England)

Locally Listed Buildings: Locally listed buildings are defined as locally important heritage assets that are valued by the local community. These are known as 'non-designated heritage assets' and include buildings, a structure or feature, which whilst not statutorily listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical and townscape significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the Local List.

Sensitivity of setting: the capacity of the setting to accommodate change without harm to the heritage asset's significance (Historic England 2017)

Assessment of the Cultural Heritage Resource

3.2.8 Determination of the importance of identified cultural heritage resources is determined by reference to existing designations in accordance with the criteria stipulated in the table below:

Table 1: Scale of site importance	
Very high	Internationally important sites, e.g. World Heritage Sites
High	Nationally important sites, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Regionally important sites, Grade II Listed Buildings or other designated or undesignated sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation/ settlement,

	ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character.
Low	Buildings which have the potential to contribute to local research objectives. Examples include 'locally designated' buildings or undesignated structures/buildings of limited historic merit.
Negligible	Assets with little or no surviving archaeological/architectural/historical interest. Examples include destroyed antiquities, structures of almost no architectural/historic merit, buildings of an intrusive character.
Unknown	Insufficient information exists to assess the importance of a structure.

Assessment of Impact

3.2.9 The magnitude of impact upon the heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

3.2.10 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'significance of effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for determining magnitude of impact.

Impact	Definition
Major	Changes to most or all of the key heritage elements of a heritage asset that lead to total or almost complete alteration of a feature's physical structure and therefore its heritage significance. Comprehensive changes to the significance of a heritage asset due to dramatic visual alteration of its setting, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
Moderate	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified affecting its heritage significance. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
Minor	Detectable impacts which alter the significance of a heritage asset to a slight degree due to e.g. a small proportion of the surviving heritage asset being altered; slight alterations to its setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to its significance.
Negligible	Barely distinguishable change from baseline conditions, where there would be very little

	appreciable effect on the significance of a heritage asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
Uncertain	Extent/nature of the resource is unknown and the magnitude of impact on the significance of a heritage asset cannot be ascertained.

Significance of Effects

3.2.11 The overall significance of effects from the proposed development upon the cultural heritage resource is determined by correlating the magnitude of impact against value of the cultural heritage resource. Table 3 sets out the criteria for assessing the overall significance of effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of effects				
Importance	Magnitude of impact			
	Major	Moderate	Minor	Negligible
Very high	Major	Major	Moderate	Minor
High	Major	Moderate-to-major	Minor-to-moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor-to-moderate	Minor	Negligible
Negligible	Minor	Negligible-to-minor	Negligible	Negligible

Nature of the effect

3.2.12 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage value (heritage significance) of the asset (**Table 4**). This assessment recognises that an effect on an asset or its setting can enhance its heritage value (i.e. a beneficial effect), harm its heritage value (i.e. an adverse effect) or leave its heritage value unchanged (i.e. a neutral effect). This consideration is based on professional judgement and is independent of whether it is an effect of major, moderate, minor, or negligible significance.

Table 4: Nature of likely effect	
Value	Description
Major beneficial	The Proposed Development will substantially enhance and /or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Moderate beneficial	The Proposed Development will lead to a considerable degree of enhancement to and/or better reveal the value of the receptor and/or appreciation of heritage value through improvement to its setting
Minor beneficial	The Proposed Development will enhance and/or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting

Neutral	The Proposed Development will cause a negligible or barely discernible enhancement to the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Minor adverse	The Proposed Development will cause noticeable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
Moderate adverse	The Proposed Development will cause considerable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
Major adverse	The Proposed Development will cause a major deterioration in the value of the receptor and/or appreciation of its value through harm to its setting.

4 THE SITE AND PROPOSED SCHEME

4.1 The Site

- 4.1.1 The site is centred at Ordnance Survey TQ 20768 37280 and lies in the civil parish of Ruper, in the County of West Sussex.
- 4.1.2 The application site encompasses undeveloped land lying to the east of Ruper (**Figure 1**). The site is bounded to the north and east by undeveloped land, to the south by East Street and to the west by 10 East Street (**Figure 2**).
- 4.1.3 The site of the proposed development is presently in use as an enclosure for keeping animals.

4.2 Site visit

- 4.2.1 Historical maps indicate that the study site was located within undeveloped, agricultural land from at least the late 18th century (**Figure 4**), with the southwestern corner located within a residential garden from the early 19th century (**Figure 6**) until the middle of the 20th century (**Figures 6 to 11**). Google Earth Images indicate that the study site had been turned into a single enclosed field by 2000 (**Plates 21 to 23**).
- 4.2.2 The site visit was undertaken on Monday 13th January 2025, when the sky was overcast, and the trees were not in leaf. The plate locations and directions are indicated in **Figure 15**. At the time of the visit, the site was covered in grass (**Plates 1 to 11**), with a line of mature trees along its southern border (**Plates 2, 3 and 6**). An area of building rubble was located within the southwest of the study site (**Plate 9**) and a concrete footing of unknown function was located within the centre of the study site (**Plate 10**).
- 4.2.3 Photographs taken during the site visit confirm that the terrain slopes noticeably from the northwest down to the southeast (**Plates 2, 4, 5 and 11**). **Plate 3** gives views across the study site towards the village of Ruper while **Plate 4** looks across the study site towards its access point off East Street.
- 4.2.4 A trackway gives access to the study site from East Street. The study site is largely screened from East Street by a line of mature trees (**Plate 4**). Views across the northern boundary of the study site are largely blocked by a line of mature trees located outside of the boundary of the study site (**Plates 1, 5, 7 and 8**), while views towards Ruper are largely blocked by 10 East Street (**Figure 2**), which bounds the study site to its west (**Plates 3, 7 and 10**).

4.3 The Proposed Development

- 4.4 The proposed works entail the construction of a new residential development comprising eighteen houses. The new residences are proposed to be comprised of detached and semi-detached dwellings of two, three and four bedrooms, with private gardens, parking spaces and garages. A new shared surface road is proposed to provide access to the development off East Street. An attenuation basin, an electricity substation and new hard and soft landscaping complement the proposed development. The exact depths and designs of the foundations of the new residential

properties, as well as the depth of the attenuation basin, were not known at the time of writing.

4.4.1 It is anticipated that any work intrusive below the existing ground level, e.g., ground reduction and excavation for the attenuation basin and the foundations for the new residential properties, risks the localised disturbance of surviving archaeological deposits.

5 PLANNING BACKGROUND

5.1 Introduction

5.1.1 Key national, regional and local planning policies and guidelines relating to the treatment of the historic environment are outlined in this section.

5.1.2 In considering the development proposal, the Local Planning Authority will be mindful of the planning and legislative framework set by UK Government policy, as well as by current Development Plan policy and by other material considerations. The requirements of the LPA regarding the historic environment are considered, as these will be critical regarding subsequent mitigation measures relating to known or potential heritage assets of the site.

5.2 National Policy: National Planning Policy Framework (December 2024)

5.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The NPPF was subsequently revised in February 2019, July 2021, September 2023, December 2023 and December 2024. In summary, the NPPF provides a framework that (1) protects nationally important designated Heritage Assets and their settings, (2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and (3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

202. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

203. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.*

204. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

205. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

5.2.2 Additionally:

- 207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 210. In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

5.2.3 In considering any planning application for development, the local planning authority will now be guided by the updated policy framework set by the NPPF.

- 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck

sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly 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.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

5.2.4 The Glossary (Annex 2) to the NPPF contains the following definitions:

A *Heritage Asset* is defined 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”. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing) during the process of decision-making or through the plan-making process.

Archaeological Interest is defined as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

The *historic environment* is defined as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

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.

The *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.

5.2.5 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.

5.3 **Local policy: Horsham District Council’s Local Plan**

5.3.1 The Horsham District Planning Framework Plan was adopted in November 2015 and contains the following policies of relevance to the study site.

Policy 34 Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. *Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
2. *Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
3. *Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
4. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
5. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*

6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

5.4 Designated and non-designated heritage assets

- 5.4.1 Heritage assets include buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets can be designated (e.g. listed buildings or scheduled monuments) or non-designated (e.g. locally listed buildings).
- 5.4.2 The HER lists fifteen 'Buildings' of historical interest within the 1km radius of the study area (Appendix 1), all of which are designated heritage assets (i.e. listed buildings or monuments). The locations of these heritage assets are plotted in **Figure 3**. They include one Grade I listed building and fourteen Grade II listed buildings.
- 5.4.3 There are no designated heritage assets located within the boundaries of the Site.

5.5 Listed buildings

- 5.5.1 The HER records the following designated heritage assets:
 - The Parish Church of St Mary Magdalene, Grade I listed (**Figure 3: 14**)
 - Avery's, Grade II listed (**Figure 3: 15**)
 - Outbuilding adjoining Avery's on northwest side, Grade II listed (**Figure 3: 16**)
 - Quincefold, Grade II listed (**Figure 3: 17**)
 - Ghyll Manor Cottage, Grade II listed (**Figure 3: 18**)
 - The Star Inn, Grade II listed (**Figure 3: 19, Figure 15; Plates 12 and 13**)
 - Venters Lodge, Grade II listed (**Figure 3: 20**)
 - Highams, Grade II listed (**Figure 3: 21**)
 - Rusper Court House and Rusper Court Manor and Rusper Court Place, Grade II listed (**Figure 3: 22**)
 - Little Venters and Venters, Grade II listed (**Figure 3: 23**)
 - The Plough Inn, Grade II listed (**Figure 3: 24**)
 - Barn to southeast of Highams, Grade II listed (**Figure 3: 25**)
 - Michaelmas Cottage, Grade II listed (**Figure 3: 26**)
 - Nos 1 and 2 Norman Cottages, Grade II listed (**Figure 3: 27, Figure 15; Plate 17**)
 - Rusper War Memorial, Grade II listed (**Figure 3: 28**)

5.6 **Scheduled Monuments**

5.6.1 There are no Scheduled Monument within the 1km radius of the study area

5.7 **Conservation Areas**

5.7.1 The Ruper Conservation Area lies within the study area and adjacent to the south end of the west boundary of the study site (**Figure 15**).

5.8 **Non-designated heritage assets**

5.8.1 The Ruper Neighbourhood Plan (2023) and the Ruper Conservation Area Appraisal and Management Plan (CAA) of July 2023 recommended that the following properties in the study area should be locally listed as they were considered of local historical, architectural or townscape interest. These recommendations were adopted by Horsham District Council on 23rd March 2023 (<https://horsham.moderngov.co.uk/documents/s23671/Locally%20Listed%20Buildings%20Report.pdf>):

- Nos 1 to 4, Star Cottages, Horsham Road (**Figure 15; Plate 18**)
- Nos 1 to 5, Church Cottages, High Street
- Nos 1 to 8 East Street (**Figure 15; Plate 19**)

6 GEOLOGY AND TOPOGRAPHY

6.1 Geology

- 6.1.1 The British Geological Survey of England and Wales (bgs.ac.uk) indicates that the study site is located upon a natural bedrock geology of Weald Clay Formation - Mudstone. This sedimentary bedrock formed between 133.9 and 126.3 million years ago during the Cretaceous period.
- 6.1.2 An archaeological evaluation at the former Wayside Nursing Home, approximately 175m to the west of the study site, encountered deposits of natural Weald Clay. These natural deposits were encountered at a depth of between 122.01m OD and 122.46m OD (Webster 2016).
- 6.1.3 The course of the Highams Gill is located approximately 490m to the west of the study site. The course of the Ruserhouse Gill lies approximately 350m to the north of the study site. The course of the River Mole lies approximately 680m to the southwest of the study site.

6.2 Topography

- 6.2.1 The application site slopes gently from the northwest down to the southeast and is bounded to the north and east by fields, to the south by East Street and the west by 10 East Street (**Figure 2**). The land adjacent to East Street is located at between 110.42m OD in the southeast and 121.52m OD in the northwest.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

7.1 Introduction

7.1.1 This section is informed by data supplied from the West Sussex Historic Environment Record (HER), which contains information on heritage assets, including archaeological sites, historic buildings (designated and non-designated), Registered Parks and Gardens and archaeological events (*i.e.* archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number *e.g.* HER 1234. A wider study area of HER entries within a 1 km radius from the centre of the study site (the 'study area') was examined.

7.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period, on an accompanying figure (**Figure 3**). Full details of the HER entries are set out in Appendix 1.

7.1.3 The assessment does not attempt to set out a comprehensive history of land use at the application site. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried archaeological resource.

7.1.4 The HER records 28 heritage assets within the 1 km search radius of the site. It also indicates that two archaeological investigations have taken place within the study area.

7.2 Prehistoric (500,000 BC to 43 AD)

7.2.1 The Low Weald, in which the study site is located, is a broad, low-lying clay vale, which wraps around the northern, western and southern edges of the High Weald, to which it is inextricably linked, with both areas known together as the Weald. The Low Weald would have been densely wooded in the prehistoric period, with many ponds and meandering streams running through it (Natural England 2025).

7.2.2 Human occupation of the Low Weald occurred from at least the Mesolithic period, with hunter-gatherer communities occupying temporary and semi-permanent camps across the area. Important Mesolithic sites have been found across the Low Weald, including rock shelters. The later prehistoric periods saw much of the woodland cleared and Bronze Age farmer communities have been identified. The clearance of woodland increased into the Iron Age and Roman periods (Natural England 2025).

7.2.3 As a part of the heritage assessment works undertaken in relation to the proposed second runway at Gatwick Airport an analysis of LiDAR data for the 7400ha surrounding Gatwick Airport was undertaken. The assessment aimed to map and characterise features not already listed in local authority HERs, documenting over 200 new features, mostly relating to historic agriculture and land

division, but also including several undocumented earthworks, enclosures, mounds and other features likely to be of archaeological importance. Several potential features were identified within the wider Ruser area, to the northeast of the study area, between Ruser and Gatwick Airport and included possible ditched enclosures, earthworks, field boundaries and palaeochannels (AOC 2016, **Figure 3: 13**).

7.2.4 Despite the potential for prehistoric features in the wider surrounding area, there are no entries of a prehistoric date recorded in the HER from within the study area.

7.3 **Romano-British (AD 43 to AD 410)**

7.3.1 The Romans arrived in 43AD, quickly establishing control over the southeast of England. New settlements were established, and new roads were constructed, to aid in the military conquest of Britain and subsequently acting as a network for trade and communications. Ruser was located between two Roman roads linking London to the south coast. The line of Stane Street, which connected London to Chichester, was located approximately 7km to the west of the study site, while the London to Brighton Way was located approximately 15km to the east of the study site (Gwynne 1990).

7.3.2 The Roman roads running through the area also helped to open up the ironworking potential of the Weald. During the Roman period, and again in the Tudor and early Stuart era, the Weald was the main iron-producing region in Britain. The geology of the Weald produced sands and clays yielding iron ore, as well as the stone and brick to build furnaces, while the woodland provided the fuel necessary for smelting and the numerous water sources helped to power the forges and furnaces. 68 ironworking sites have been discovered across the High Weald during the Roman period, with over 100 ironworking furnaces in the Broadfield area of greater Crawley, to the southeast of Ruser (Cartwright 1992, Harris 2011, Natural England 2025).

7.3.3 Despite the evidence for Roman ironworking activities across the Weald at this time, there are no entries of Roman date recorded in the HER from within the study area.

7.4 **Early Medieval/Saxon (AD 411 to 1066)**

7.4.1 During the Saxon period, the Weald is known to have largely been utilised for transhumance practices, with livestock seasonally driven into woodland pastures known as dens, where they could feed on acorns and beech mast. The dens were often detached from their parent settlements, often by distances of over 30km and connected by droves. Their creation represents one of the principal processes of the later medieval settlement of the Weald, as temporary camps utilised for the pannage of swine are believed to have often grown into settlements in their own right and the numerous north to south oriented roads across the Weald are a legacy to this practice (Harris 2011, Natural England 2025).

7.4.2 The placename Ruser is believed to signify an enclosure (presumably for livestock) in forest land (Baggs et al. 1987: 109-112). Whereas several settlements in the later parish of Ruser probably originated as outliers of manors in the south of the county (e.g. Gotwick in the northeast of the parish), there is no evidence that a settlement existed at Ruser during the Saxon period and there

are no entries of a Saxon date recorded in the HER from within the study area.

7.5 Medieval (AD 1066 to 1539)

7.5.1 The name Ruper was first recorded c.1200, used to describe a Benedictine priory which was founded shortly before this time, approximately 1 mile to the southwest of the present-day settlement. The first definitive reference to the settlement of Ruper comes from 1299. Seventeen people are recorded as being taxed in the vill of Ruper in 1327. Arable farming predominated in the parish and sheep were also known to have been kept (Baggs et al. 1987: *ibid.*, 115-117).

7.5.2 There are two entries recorded in the HER from within the study area which give evidence to the medieval nature of Ruper. The first identifies Dialpost Farm as a medieval dispersed multi-yard farmstead (**Figure 3: 2**). Secondly, an archaeological evaluation at the former Wayside Nursing Home, approximately 175m to the west of the study site, identified a single gully containing pottery which dated it to the late 12th or 13th century. The gully was interpreted as a drainage or boundary feature (Webster 2016, **Figure 3: 1**).

7.5.3 There are also several buildings of a medieval date recorded in the HER from within the study area. The parish church of St Mary Magdalene dates to the 14th or 15th centuries and was largely rebuilt in the 19th century, although the 15th century tower remains standing (**Figure 3: 14**). There are also several properties located within Ruper of a 16th century date, giving a good indication of the area at the end of the medieval period or the start of the post-medieval period. These include a timber-framed building known as Avery's (**Figure 3: 15**), Ghyll Manor Cottage (**Figure 3: 18**), Venters Lodge (**Figure 3: 20**) and a large house, now subdivided and known as Little Venters and Venters (**Figure 3: 23**).

7.6 Post-medieval (AD 1540 to 1900)

7.6.1 The population of Ruper is recorded as being comprised of 168 adults in 1676 and 65 families are estimated to have lived in the parish in 1724. In 1801, 399 individuals are recorded, rising quickly to 564 in 1841 (Baggs et al. 1987: 109-112).

7.6.2 The nature of post-medieval Ruper is recorded in several listed buildings located within the study area. These refer to private residences such as Quincefold (**Figure 3: 17**), Highams (**Figure 3: 21**), Ruper Court House (**Figure 3: 22**), Michaelmas Cottage (**Figure 3: 26**) and Norman Cottages (**Figure 3: 27**, **Figure 15**; **Plate 17**). There are also two public houses, the Star Inn (**Figure 3: 19**, **Figure 15**; **Plates 12 and 13**) and the Plough Inn (**Figure 3: 24**) and two 18th century outbuildings (**Figure 3: 16 & 25**).

7.6.3 Ruper remained largely agricultural in nature during the post-medieval period. Farms remained generally small, with most between 40 and 200 acres. In the 17th and 18th centuries, sheep, cows and pigs were kept, and wheat, oats, peas and tares were grown. In 1841, there was five times as much arable land as meadow and pasture in the area (Baggs et al. 1987: 115-117).

7.6.4 There are several post-medieval farmsteads recorded in the HER from within the study area, which give evidence to the agricultural nature of Ruper. These include the 17th century Chowles Farm

(**Figure 3: 10**), the 18th century Highams Farm (**Figure 3: 11**) and Norman's Farm (**Figure 3: 4**), and the 19th century Rusperhouse Farm (**Figure 3: 5**), Ventners Farm (**Figure 3: 6**) and Gardener's Farm (**Figure 3: 12**).

7.6.5 Additional post-medieval entries recorded in the HER from within the study area refer to the site of a parkscape at Normanhurst (**Figure 3: 3**), a brickyard to the northeast of Rusper (**Figure 3: 7**), a windmill (**Figure 3: 8**) and a limekiln (**Figure 3: 9**).

7.7 **Modern (1901 to present)**

7.7.1 Rusper continued to grow and develop into the 20th century. The population grew from 720 in 1921 to 1,239 in 1951 and 2,678 in 1981 (Baggs et al. 1987: 109-112).

7.7.2 There is only a single entry of modern date recorded in the HER from within the study area. This refers to the Rusper War Memorial, which was first unveiled in 1921 (**Figure 3: 28**).

7.8 **The historic development of the application site, c.1795 to the present**

7.8.1 The first consulted cartographic source to show the study site is Yeakell and Gardner's Map of Sussex from 1795 (**Figure 4**). This map shows the settlement of Rusper as a largely linear development along the line of the present-day High Street. The surrounding area can be seen to be largely agricultural in nature, with several farmsteads identified, such as Rusper House Farm to the northeast and Dialpost Farm to the southwest. A windmill (**Figure 3: 8**) is depicted to the south of the study site. The study site itself can be seen to be located within undeveloped, presumably agricultural land, immediately to the east of Rusper.

7.8.2 The Ordnance Survey Old Series Map from 1805-45 (**Figure 5**) shows a similar scene. Additional farmsteads can be seen at this time, including Gardners Farm (**Figure 3: 12**) to the southwest and an unlabelled farmstead, likely Norman's (**Figure 3: 4**), to the southeast. The study site itself can be seen to remain within undeveloped, likely agricultural land at this time, to the north of the present-day East Street and to the east of Rusper.

7.8.3 The Rusper Parish Tithe Map from 1839 (**Figure 6**) gives a much more detailed view of the surrounding area. The settlement of Rusper can be seen to the west of the study site, along the line of the High Street, while Norman's is identified by name to the southeast. The study site itself is shown immediately to the north of the present-day East Street, in an area comprised of agricultural fields. The study site lies largely within a plot of land labelled as 374, as well as crossing into additional plots labelled as 307, 375 and 376. The corresponding apportionment records that plots 307, 374 and 375 were owned by William Mutton and occupied by William Hall. Plot 307 is recorded as Kiln Plat, in use as pasture, plot 374 is recorded as Kiln Field in use as arable and plot 375 is recorded as Newhouse Field, in use as arable. Plot 376 is recorded to also have been owned by William Mutton and occupied by Tulet and Bannister. It is recorded as Cottages and Gardens.

7.8.4 A contemporary directory indicates that William Mutton was a farmer who resided at Norman's

(Post Office Directory of the Six Home Counties 1851: 808).¹ In the early 18th century, Norman's had belonged to the Cruttenden family of Burwash before being acquired by Thomas Mutton around the 1770s (ESRO AMS6454/17). Norman's farmhouse was greatly enlarged in stages between c.1885 and 1915.

7.8.5 The next consulted cartographic source is the Ordnance Survey Map from 1874 (**Figure 7**). This map shows that the agricultural fields in which the study site was previously located had been amalgamated into several larger plots at this time, which now contain several ponds. The study site can now be seen to be located across two of these larger plots of land, with a field boundary running north to south through its centre. However, the southwestern corner of the study site can still be seen to be located within the gardens of a property along East Street, with landscaping and a small pond indicated.

7.8.6 The Ordnance Survey Map from 1897 (**Figure 8**) shows the continued growth of Ruper, with more residential properties and a post office now located to the west of the study site and a smithy indicated to the northwest. The study site itself can now be seen to be located within a single plot of undeveloped land, presumably parkland belonging to the Norman's estate, which still contained several ponds and wooded areas. The southwest corner of the study site can still be seen within the garden of a property along East Street, with the small pond still present. The rebuilding of former farmhouses and emparkment of former agricultural land by wealthy new owners was a characteristic of late 19th century Ruper (Baggs et al. 1987: 109-112).

7.8.7 The Ordnance Survey Map from 1911 (**Figure 9**) shows that few changes have taken place across the surrounding area, apart from the construction of a large residential property to the south of the study site. The study site itself does not appear to have been altered in any way at this time.

7.8.8 The Ordnance Survey Map from 1934 (**Figure 10**) gives a slightly wider view of the surrounding area, showing a new school to the southwest of the study site and the rectory to the northwest. The extent of the large area of parkland in which the study site is located can also now be seen. The study site does not appear to have been altered in any major way at this time.

7.8.9 The Air Photo Mosaic from 1947 (**Figure 11**) gives a similar view. The study site can be seen to be located within a large area of undeveloped land, presumably parkland, to the east of the settlement of Ruper. A line of trees can be seen bounding this area of parkland at this time and running along the southern boundary of the study site.

7.8.10 The Ordnance Survey Map from 1974 (**Figure 12**) shows the further development of Ruper, including a tennis court and swimming pool to the northwest of the study site and new residential properties along the southern side of East Street. The study site itself remains located within an area of undeveloped land. A line of trees is shown along the southern boundary of the study site and within its southwest corner, replacing the previous garden and pond.

¹ The V.C.H. notes that the Mutton family had been parish tradesmen in the 17th and 18th centuries, whose growing fortunes enabled William Mutton to be described in 1866 as a gentleman and confectioner of Ruper and Brighton, and Thomas Mutton in 1876 as a hat manufacturer of Ruper and London (Baggs et al. 1987: 109-112).

7.8.11 The final consulted cartographic source to show the study site is the Ordnance Survey Map from 1992 (**Figure 13**). This map does not show the study site or the surrounding area in any great detail. However, it is apparent that the study site has not been altered in any major way at this time.

7.9 Previous Archaeological Investigations

7.9.1 A total of 2 archaeological investigations have been recorded in the study area. These include one archaeological evaluation and one LiDAR analysis. The significant results of these investigations have been integrated into the HER and are discussed in the preceding text.

7.10 Historical aerial photography

7.10.1 Searches of Historic England's Aerial Photo Explorer (https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_2862_f43_0100) show the study site in the middle of the 20th century much the same as it appears on cartographic sources from the same period, located within an undeveloped plot of land.

7.10.2 The earliest available Google Earth image of the site was taken in 2000 (**Plate 21**). It shows the site in its present configuration, comprised of a fenced in field, presumably in use for keeping animals. An additional boundary is apparent running north to south across the western end of the study site at this time.

7.10.3 An aerial photograph taken in 2013 (**Plate 22**) no longer shows the boundary within the western end of the study site. The study site can be seen to be comprised of a single plot of land.

7.10.4 An aerial photograph taken in 2020 (**Plate 23**) shows a line of at least five concrete manhole covers, perhaps indicating a service trench, running through the study site from east to west. One such concrete cover remains visible (**Plate 10**).

8 ARCHAEOLOGICAL POTENTIAL

8.1 General

- 8.1.1 Assessment of the historic environment of the study site allows for the potential for heritage assets of archaeological interest, especially buried archaeological remains, to be determined for the site itself.
- 8.1.2 A search of the West Sussex HER revealed that there were 28 heritage assets within the 1 km search radius (the 'study area') of the proposed development. These included two entries of medieval date, ten post-medieval entries and fifteen listed buildings. In addition, there was one entry of unknown date. The HER records that two archaeological investigations have been carried out within the study area.
- 8.1.3 The potential for evidence originating from the various periods is summarised below. As the HER data is only a partial reflection of the buried archaeological record, the true archaeological potential of the site may vary to that which is stated below.

8.2 Prehistoric

- 8.2.1 Human occupation of the Low Weald occurred from at least the Mesolithic period, with hunter-gatherer communities occupying temporary and semi-permanent camps across the area. The dense woodland across the Low Weald began to be cleared in the later prehistoric periods and Bronze Age farming communities have been identified. An assessment of LiDAR data in the area surrounding Gatwick Airport identified several features of a potential prehistoric date to the northeast of the study area, between Ruser and Gatwick. However, there are no entries of a prehistoric date recorded in the HER from within the study area.
- 8.2.2 It is therefore considered that the potential for evidence of human activity during the prehistoric period can be described as **low**. Any prehistoric features and findspots encountered are likely to be of a **local** significance.

8.3 Roman

- 8.3.1 The nearest Roman road to the study site is the line of Stane Street, approximately 7km to the west of the study site. During the Roman period, the Weald was the main iron-producing region in Britain. A total of 68 ironworking sites have been discovered across the High Weald during the Roman period and over 100 ironworking furnaces have been located in the Broadfield area of greater Crawley. However, this concentration of activity takes place some distance from the study site and there are no entries of a Roman date located in the HER from within the study area.
- 8.3.2 It is therefore considered that the potential for Romano-British archaeology is **low**. If archaeological remains dating to the period are present, they are likely to be of **local** significance.

8.4 Early Medieval/ Saxon

- 8.4.1 During the Saxon period, the Weald is known to have largely been utilised for transhumance practices, with livestock seasonally driven into woodland pastures known as dens. Despite this, no

settlement is known to have been in existence at Ruper during the Saxon period and there are no entries of Saxon date recorded in the HER from within the study area.

8.4.2 The archaeological potential for the period is therefore considered **low**. Any early medieval features or finds are considered to be of **local** significance.

8.5 Medieval

8.5.1 A settlement at Ruper is known to have been in existence by at least 1299, which was likely agricultural in nature. The HER records several entries of a medieval date within the study area, including the 14th or 15th century church of St Mary Magdalene and several residential properties of a 16th century date. Dialpost Farm is also recorded to have been in use during the medieval period and an archaeological evaluation at the former Wayside Nursing Home identified a drainage or boundary gully of a late 12th or 13th century date. The study site was likely located just outside of the settlement focus of Ruper at this time, in what was likely utilised as agricultural land.

8.5.2 It is therefore considered that the potential for archaeological features and deposits dating to the medieval period is **low to moderate**. Any medieval features or finds are considered to be of **local** significance.

8.6 Post-Medieval and Modern

8.6.1 Ruper remained largely agricultural in nature throughout the post-medieval period, although the 19th century saw the arrival in the district of a number of wealthy individuals who converted former agricultural land around the village into parkland. Cartographic sources indicate that the study site remained located within undeveloped, agricultural land from at least the late 18th century (**Figure 4**). The Ruper tithe map records the study site as in use as both arable land and pasture during the middle of the 19th century, with the southwestern corner in use as a garden (**Figure 6**). The map regression indicates that a pond and garden features were present within the southwestern corner of the study site from at least the middle of the 19th century until the middle of the 20th century, while the remainder of the study site remained largely undeveloped, although two boundaries can be seen to have been located across the study site during the 19th and 20th centuries and a line of concrete manholes relating to a modern surface water drain can be seen on Google Earth images from 2020.

8.6.2 This suggests that the potential for post-medieval and modern archaeological features or deposits is **high**, with the most likely evidence relating to agricultural features such as boundary ditches or garden features within the southwest corner of the study site. If remains dating from these periods were encountered, they would be of **local** significance.

9 IMPACT ON BURIED ARCHAEOLOGICAL DEPOSITS

9.1 Previous Land Use and Existing Impacts

9.1.1 The study site lies to the east of the village of Ruper, on land which is believed to have been utilised for agricultural purposes from at least the medieval period. Cartographic evidence indicates that the study site was located within undeveloped, agricultural land from at least the end of the 18th century (**Figure 4**). The southwestern corner of the study site can be seen to have been in use as a residential garden from at least 1839 (**Figure 6**) until the middle of the 20th century (**Figure 11**), while the remainder of the study site remained undeveloped for the rest of the post-medieval and modern periods (**Figures 4 to 13**). Documentary evidence indicates that it belonged to the Norman's estate in the 19th century.

9.1.2 Agricultural activities such as ploughing are likely to have had an impact upon the underlying potential archaeological horizons, perhaps reaching as far as natural ground. However, there is a possibility that archaeological remains and horizons may have survived below their footprints.

9.1.3 Previous impact on the site is therefore considered to be **low**.

9.2 Impact of Proposed Development on the Archaeological Resource

9.3 The proposed works entail the construction of a new residential development, comprising eighteen houses. The new residences are proposed to be comprised of detached and semi-detached houses, between two, three and four bedrooms, with private gardens, parking spaces and garages. A new shared surface road is proposed to provide access to the development off East Street. An attenuation basin, an electricity substation and new hard and soft landscaping complement the proposed development. The exact depths and designs of the foundations of the new residential properties, as well as the depth of the attenuation basin, remain unknown at the time of writing (**Figure 14**).

9.3.1 It is anticipated that any work intrusive below the existing ground level, e.g., ground reduction and excavation for the attenuation basin and the foundations of the new residential buildings, risks the localised disturbance of surviving archaeological deposits.

9.3.2 The impact of the proposed development on any surviving archaeological deposits is therefore considered to be **moderate**.

9.4 Ground Soil Contamination

8.3.1 No evidence of ground soil contamination within the application site has been reported.

9.5 Existing Services

9.5.1 A modern surface water drain runs east/west through the centre of the study site, as identified on historical photographs (**Plate 23**). The installation of this service is likely to have had a truncating effect upon the deposits through which the service trenches were cut. However, it is possible that archaeological deposits and remains may survive in un-truncated areas, or beneath the service.

10 ASSESSMENT OF SIGNIFICANCE

10.1 Introduction

10.1.1 Using the information presented in the preceding chapters, the settings of those designated and non-designated heritage assets considered susceptible to impacts and effects of the proposed development are identified and the contribution of their settings to their significance is assessed in this section of the report. The locations of these assets are plotted in **Figures 3 and 15**. The values assigned to these assets are in accordance with the criteria defined in Table 1 of this report.

10.1.2 The HER search identified fifteen listed buildings or structures and within the 1 km radius of the study area. There are no designated heritage assets within or overlapping the Site. Of the fifteen listed buildings, desk-based assessment identified the following nine within close proximity to the Site:

- The Parish Church of St Mary Magdalene, Grade I listed (**Figure 3: 14**)
- Avery's, Grade II listed (**Figure 3: 15**)
- Outbuilding adjoining Avery's on northwest side, Grade II listed (**Figure 3: 16**)
- Ghyll Manor Cottage, Grade II listed (**Figure 3: 18**)
- The Star Inn, Grade II listed (**Figure 3: 19, Figure 15; Plates 12 and 13**)
- The Plough Inn, Grade II listed (**Figure 3: 24**)
- Michaelmas Cottage, Grade II listed (**Figure 3: 26**)
- 1 and 2 Norman Cottages, Grade II listed (**Figure 3: 27, Figure 15; Plate 17**)
- Rusper War Memorial, Grade II listed (**Figure 3: 28**)

10.1.3 Photographs taken during the site visit in January 2025 indicated that the following designated heritage assets listed below were not intervisible with the Site. These assets have therefore been scoped out of further assessment because the Proposed Development is considered highly unlikely to impact upon their settings and heritage significance, nor is it likely to affect people's appreciation of that significance:

- The Parish Church of St Mary Magdalene, Grade I listed
- Avery's, Grade II listed
- Outbuilding adjoining Avery's on northwest side, Grade II listed
- Ghyll Manor Cottage, Grade II listed
- The Plough Inn, Grade II listed
- Michaelmas Cottage, Grade II listed
- Rusper War Memorial, Grade II listed

10.1.4 Having considered the topography, landscaping, development and vegetation of the study area, it is considered that the proposed development may impact upon the settings and therefore the significance of the following designated heritage assets:

- The Star Inn, Grade II listed (**Figure 3: 19, Figure 15; Plates 12 and 13**)

- 1 and 2 Norman Cottages, Grade II listed (**Figure 3: 27, Figure 15; Plate 17**)

10.1.5 The southwest boundary of the Site adjoins the Ruper Conservation Area (**Figure 15**). Consequently, this chapter considers the character of the Conservation Area and the contribution that its setting makes to its significance, and the contribution that the Site makes to the setting and heritage significance of the asset.

10.2 Designated heritage assets

The Star Inn

10.2.1 The Star Inn is a Grade II listed heritage asset which stands on the east side of Ruper High Street, close to the junction with East Street, a short distance to the southwest of the Site (NHLE 1026951 **Figure 3: 19** and **Figure 15**). The Star is an attractive timber-framed two-storey building, which occupies a large corner plot formed by the junction between the High Street and East Street (**Plates 12 and 13**). The property was listed on 28th November 1980. The listing description is as follows:

2. V-shaped building at fork in the road. Probably C17 timber-framed building, refaced, the south-east wing in the C18, the south-west wing in C19. Now faced with painted brick, roughcast and tile-hanging. Tiled roof. Casement windows. Two storeys. Four windows facing south-east, 3 windows facing south-west.

10.2.2 Although The Star was first documented as a public house in 1842, it was historically a coaching inn, which occupies a building that dates to the 17th century. It forms a prominent landmark in the Conservation Area, occupying a corner plot that spans the High Street/Horsham Road and East Street (**Figure 15**). The Conservation Area Appraisal describes the pub and the Village Stores and Post Office opposite as “a crucial element of, and overlooks, the southern focal point of the Conservation Area” (CAA 2023: 24). The southeast end of the Star Inn and Star Cottages to the rear also feature in west-facing view into the village from East Street (**Plates 15 and 16**).

10.2.3 The Star Inn is a Grade II listed building of medium (regional) importance, which contributes to the historic character of Ruper and forms a group with the non-designated Village Stores and Post Office and Star Cottages at the south end of the High Street (**Figure 15**). This setting makes a **positive** contribution to the significance of the asset.

10.2.4 **Plate 16** shows the view from the southern boundary of the Site looking west towards Ruper, with The Star Inn and Star Cottages visible in the distance. This view corresponds with ‘important view C’ identified by the Conservation Area Appraisal, which is discussed further below. The screen of mature trees along the southern boundary of the Site comprises an important element of the view. This area of the Site can therefore be considered part of the distant setting of the asset, which makes a **low** contribution to the heritage significance of the Grade II listed building.

1 and 2 Norman Cottages

10.2.5 Nos 1 and 2 Norman Cottages is a Grade II listed building situated on the east side of Ruper High Street, to the northwest of the Site (NHLE 1354207; **Figure 3: 27** and **Figure 15**). Built in the early 19th century, the two-storey cottages are semi-detached and stand immediately to the north of

Ruper Stores and Post Office (**Plate 17**). The cottages were listed on 28th November 1980. The listing description of the cottages is as follows:

2. Early C19. Two storeys. Two windows. Ground floor painted brick, above hung with fishscale tiles. Tiled roof. Casement windows. Doorways with flat hoods over.

10.2.6 Nos 1 and 2 Norman Cottages is a Grade II listed building of medium (regional) importance, which contributes to the historic character of Ruper and has architectural interest as an example of the low-rise tile-hung dwellings that characterise the late post-medieval vernacular buildings of the village. The side extension to No 2 is built to a rather unsympathetic design which detracts somewhat from the scale and form of the pair. Its setting encompasses the south end of the High Street close to the junction with East Street, which is dominated by the Village Stores and Post Office and The Star Inn. This setting makes a generally positive contribution to the significance of the asset.

10.2.7 Nos 1 and 2 Norman Cottages are not intervisible with the application site and the latter is not part of the setting of the former. It is therefore considered that the Site does not contribute to the heritage significance of the asset.

Ruper Conservation Area

10.2.8 The Ruper Conservation Area was originally designated in November 1976 and a Conservation Area Appraisal and Management Plan was published in 2023 (Ruper CAA 2023: 5). It extends the full length of the High Street north to south and eastward along East Street as far as no. 10 (**Figure 15**). The boundaries of the Conservation Area encompass the historical linear core of the village and its short eastward extension along East Street. The Conservation Area Appraisal describes the character of the Conservation Area as being “informal, and in places even intimate, there is an absence of grand gestures and formal vistas. As the village is linear and in an elevated position, gaps between the buildings allow views of sky and trees which reflect the countryside setting of the village” (ibid.: 23).

10.2.9 The Conservation Area Appraisal identifies several loosely defined ‘character areas’ within the village, which include the central village core around the convergence of the High Street, East Street, Hills Place and Horsham Road; the northern part of the village around Ghyll Manor Hotel and the Old Rectory, and the west end of East Street, where the latter joins the High Street and Hills Place. The latter character area includes Nos 1-2 Ash Cottages and Nos 10-15 East Street on the north side of the road and Nos 1-9 East Street on the south side. The eastern boundary of No 10 East Street adjoins the western boundary of the Site. The Conservation Area Appraisal describes the character of East Street as follows:

“East Street begins at the junction of the High Street and Hills Place and then curves around Ash Cottages and slopes away gently until 12 East Street where the road begins to drop away more sharply. The view out of the village is one of a heavily treed lined road heading out into the countryside, with the oak trees to the front of Orchards and Woodbury contributing significantly to this transition from village to countryside. This view adds to the rural character and nature of the

village reinforcing the fact the area is located within a rural landscape.

The view up into the village is in stark contrast to the view out of the village and is focussed on a particularly good view of the Star Inn. Another noteworthy view within the East Street area is across the Star Inn car park, from the northern side of East Street, of the mixed woodland scrub to the rear of the car park. The woodland scrub contributes to the rural character of not only Hills Place but also East Street and to a degree softens the hard appearance of the Star Inn car park.” (ibid.: 25).

10.2.10 The landscape setting of the Conservation Area is both pastoral and densely wooded in character, the pastures being mainly interspersed amongst woodland and enclosed by dense hedgerows and shaws with sinuous boundaries (ibid.: 14). With the notable exception of East Street, the lanes in the surrounding landscape are predominantly oriented north-south, which echo the ancient drove routes that gave rise to the emergence of Ruper in the medieval period. Approaches to the village from both the southwest and the east (East Street) have a wooded character, which contrasts with the more open approach from the north. The landscape setting of the Conservation Area therefore creates an historically strong sense of enclosure and separation between the intimate village settlement and its rural hinterland.

10.2.11 The Conservation Area Appraisal describes the character of the countryside surrounding the Conservation Area, identifying four ‘fringe’ character areas, which are defined by the variation in characteristics between the rural hinterland and the village core.

10.2.12 The Conservation Area Appraisal identifies six important views that are considered representative of its character, “which help to inform and appreciate the understanding of how the Conservation Area has evolved within its landscape” (ibid.: 20). These include a west-facing view along East Street towards Ruper (View C), from a point adjacent to the southern boundary of the Site (**Figure 15**). The character of this view is described thus:

“The southern and eastern boundaries of the Conservation Area gently slope down and out of the village. The eastern boundary is defined by the edge of built-up area and, provides a transition between the wider countryside and the village edge. The trees and lack of pavements coming into the village reinforce the rural setting of the village, and this view and sensitive approach to the village should be retained (photo C).”

10.2.13 There are a few elements that detract from the significance of the Conservation Area. The most important of these are noise-related, both from traffic on the High Street and Horsham Road and from aircraft flying to and from nearby Gatwick Airport. Both detract somewhat from the rural tranquillity of the village. The Conservation Area Appraisal also notes obtrusive street furniture and signage, as well as inappropriate repairs and alterations to historic buildings (ibid.: 31-32).

10.2.14 According to the criteria outlined in Table 1, the Ruper Conservation Area is a heritage asset of **medium** importance. Its present landscape setting retains the historically strong sense of enclosure and separation revealed by historical maps, which is characteristic of the Low Weald of East and West Sussex. Together, the character, architectural, artistic and historical interests and

landscape setting of the Conservation Area make a positive contribution to its significance as a heritage asset. It is considered that the asset's sensitivity to change is medium-to-high.

10.2.15 The western half of the Site lies within the 'landscape fringe 2' area adjoining the east and northeast boundaries of the Ruser Conservation Area. The extent of this fringe area is shown in **Figure 15**. The Conservation Area Appraisal summarises the key characteristics of the 'landscape fringe 2' character area as follows:

- Well integrated built edge, set back behind and softened by trees and hedgerows associated with rear gardens.
- Gentle-moderate valleyside slopes falling east from the ridgeline.
- A mix of modern housing and historic farms and cottages form the village edge.
- Wider skylines are well vegetated and would be susceptible to change arising from development.
- Low-moderate tranquillity due to aircraft noise but otherwise there is a lack of urbanising influences.
- The informal parkland character can be recognised with parkland trees.
- Irregular small scale field pattern of pasture fields enclosed by thick hedgerows and woodland.
- Land between Capel Road and Newdigate Road contributes to rural approach to the village.
- Unspoilt rural character.
- Amenity value of PROW1496 running through the centre of the area.
- This fringe plays a key role to the landscape setting of the Conservation Area and village (ibid.: 17).

10.2.16 Aspects of the Site's character that contribute to the setting and heritage significance of the Conservation Area include its topography (descending east from the edge of the village) and its pastoral character. The Site is bounded to the north by a dense block of mature trees (**Plates 1, 7 and 8**), to the east by pasture interspersed with parkland trees, the sloping ground affording distant views of the countryside beyond (**Plates 5 and 11**), to the south by the thick belt of trees along its southern boundary (**Plates 3, 4 and 6**). The trees on the southern boundary of the Site are also a key element of one of the important views into the Conservation Area from the east (View C), which helps define the area's rural character (**Plate 16**).

10.2.17 It is considered that the Site makes a generally **positive** contribution to the character and setting of the Conservation Area. Its current setting therefore makes a **medium** contribution to the heritage significance of the Conservation Area.

10.3 Non-designated heritage assets

10.3.1 Of the three locally listed built heritage assets defined by the Ruser Neighbourhood Plan and the Conservation Area Appraisal, it is considered that the proposed development may impact upon the settings and therefore the significance of the following assets:

- Nos 1 to 4 Star Cottages, Horsham Road (**Figure 15; Plate 18**)
- Nos 1 to 8 East Street (**Figure 15; Plate 19**)

Nos 1 to 4, Star Cottages

10.3.2 Star Cottages are a terrace of four 19th century two-storey white-painted brick-built cottages, which stand on Hills Place, adjacent to The Star Inn (**Figure 15; Plate 18**). The Conservation Area Appraisal notes that the cottages positively contribute to the village character of the Conservation Area, although modern fenestration (and front doors) has slightly eroded some of the historical character of their facades (ibid.: 23). However, it concludes that the group of cottages has an overall positive impact on the character of the Conservation Area, especially the approach to the crossroads.

10.3.3 The cottages share a common setting with The Star Inn (**Plates 12 and 13**) in the southern part of the Conservation Area, with which they form a group. The cottages comprise a locally listed heritage asset of **low** (local) importance, which contributes to the historic character of Ruper. This setting makes a **positive** contribution to the significance of the asset.

10.3.4 The rear (east) elevations of Star Cottages are visible alongside The Star in **Plate 16**, which shows the view from the southern boundary of the Site looking west towards Ruper. This view corresponds with 'important view C' identified by the Conservation Area Appraisal. The screen of mature trees along the southern boundary of the Site comprises an important element of the view. This area of the Site can therefore be considered part of the distant setting of the asset, which makes a **low** contribution to the heritage significance of the cottages.

Nos 1-8 East Street

10.3.5 This terrace of 19th century cottages stands on the south side of East Street, approximately 60m to the southwest of the Site (**Figure 15; Plates 15 and 19**). The Conservation Appraisal notes that the group "forms an important aspect of the eastern approach to Ruper village", which "help to capture the rural village atmosphere", despite extensive alterations and the loss of their front gardens to off-street parking over the years (ibid.: 25, 51).

10.3.6 The setting of the cottages is the East Street character area of the Ruper Conservation Area. The cottages occupy the easternmost extent of the village core, marking the transition between village and countryside. The cottages comprise a locally listed heritage asset of **low** (local) importance, which make a valuable contribution to the historical character of the village. This setting makes a generally **positive** contribution to the significance of the asset.

10.3.7 The cottages and the Site are intervisible and both feature in 'important view C' (**Plates 16 and 20**). The Site is therefore part of the intermediate setting of the cottages and makes a **low** contribution to their heritage significance.

11 HERITAGE IMPACT ASSESSMENT

11.1 Assessment of views

11.1.1 The Application Site lies adjacent to the East Street character area of the Ruper Conservation Area and forms part of the 'landscape fringe 2' character area of the countryside surrounding the Conservation Area (**Figure 15**). It is also an element of the intermediate and wider settings of at least one designated and two non-designated heritage assets.

11.1.2 The Conservation Area Appraisal identifies six important views that are considered "representative of the visual relationship between the rural surroundings of the Conservation Area, and the importance of visual landmarks such as the church" (CAA 2023: 21). View C is a west-facing view along East Street towards Ruper when observed from a point adjacent to the southern boundary of the Site (**Figure 15; Plate 16**). The Conservation Area Appraisal notes that the eastern boundary of the Conservation Area is defined by the edge of the built-up area, which "provides a transition between the wider countryside and the village edge". Important elements of the rural setting of the village include the trees and lack of pavements along East Street entering the village (**Plate 16**). It concludes that "this view and sensitive approach to the village should be retained".

11.1.3 It is proposed to retain the existing and long-established tree screen along the southern boundary of the Site (**Figure 14**), with the proposed houses set back behind this boundary. A plan of the development scheme indicates that both pedestrian and vehicular entrances to the Site from East Street will be created, which is likely to impact upon View C, during both the construction and operational phases of the Proposed Development. It is anticipated that the magnitude of the impact of the creation of these openings upon the setting and therefore heritage significance of the Conservation Area will be **minor**, in accordance with the criteria outlined in Table 2. The nature of the effect upon the heritage significance of the asset is therefore considered **minor adverse**.

11.2 Effects of the Proposed Development on designated heritage assets

Ruper Conservation Area

11.2.1 The Conservation Area Appraisal states that the landscape setting of the Conservation Area is both pastoral and densely wooded in character, the pastures being mainly interspersed amongst woodland and enclosed by dense hedgerows and shaws. The wooded character of the approach to the village along East Street is an important element of this setting, which creates a strong sense of enclosure and separation between the village and its rural hinterland.

11.2.2 Within the village enclave, there are several character areas, including East Street itself, which adjoins the western boundary of the Site. The view out of the village along East Street adds to the rural character of Ruper, reinforcing its rural context. The Conservation Area Appraisal notes that there has been modern development on the edge of the East Street character area, in the form of Orchards and Maybury on the south side of the road, which replaced an earlier cottage (*ibid.*: 26). Neither of these properties lies within the Conservation Area boundary, although their verges and front gardens do and are considered to contribute to the area's rural character (**Figure 15**).

Similarly, the late 20th century Ash Cottages on the north side of East Street are considered sympathetic to the character and scale of the Conservation Area.

11.2.3 Part of the Site lies within the 'landscape fringe 2' character area adjoining the east and northeast boundaries of the Ruper Conservation Area (**Figure 15**). Amongst the key characteristics of this fringe identified by the Conservation Area Appraisal are its "unspoilt rural character", the "well integrated built edge" of the village, which is "set back behind and softened by trees and hedgerows associated with rear gardens", and the "mix of modern housing and historic farms and cottages form the village edge". The Appraisal adds that "The landscape fringe of the Conservation Area has a high sensitivity to change associated with development." Historical and modern development at the edge of the built-up area both contribute to the Conservation Area's special character. However, the high sensitivity to change of the landscape fringes of the village requires any proposed development to respect its essentially rural character. The retention of the tree screen on the southern boundary of the Proposed Development (albeit with the two proposed openings described above) and the large body of mature trees to the north of the Site boundary reduce its visual impact upon the rural setting of the Conservation Area.

11.2.4 The Ruper Conservation Area is a heritage asset of medium importance. The impact of the Proposed Development upon the character and significance of the asset will be minor, in accordance with the criteria outlined in Table 2. Consequently, the significance of the effect of the Proposed Development upon the heritage significance of the assets will be **minor adverse**, in accordance with the criteria outlined in Tables 3 and 4.

The Star Inn

11.2.5 The Grade II listed Star Inn forms a group with the non-designated Village Stores and Post Office and Star Cottages at the south end of the High Street. Its setting contributes to the historic character of Ruper and makes a positive contribution to its heritage significance. The Site is an element of the distant setting of the asset.

11.2.6 The impact of the Proposed Development upon the significance of The Star Inn is considered **negligible**. The Star is a heritage asset of medium importance; therefore, the significance of the effect is also negligible, in accordance with the criteria set out in Table 3. The nature of this effect is considered **neutral**.

11.3 Non-designated heritage assets

Nos 1 to 4 Star Cottages

11.3.1 The Conservation Area Appraisal notes that the locally listed Star Cottages make a positive contribution to the village character of the Conservation Area, and form part of a group with The Star Inn. The assessment found that the wooded southern boundary of the Site forms part of the wider setting of these assets, although it makes a low contribution to their heritage significance.

11.3.2 The impact of the Proposed Development upon the significance of the assets is considered **negligible**, in accordance with the criteria outlined in Table 2. Consequently, the nature of the

effect of the Proposed Development upon the heritage significance of the asset will be **neutral**, in accordance with the criteria outlined in Tables 3 and 4.

Nos 1-8 East Street

- 11.3.3 This terrace of locally listed 19th century cottages on the south side of East Street makes a valuable contribution to the historical character of the village and their setting in the East Street character area of the Conservation Area makes a generally positive contribution to their heritage significance. The cottages and the Site are intervisible, and the latter is part of the intermediate setting of the cottages, although it makes a low contribution to their heritage significance.
- 11.3.4 The impact of the Proposed Development upon the significance of the assets is considered **negligible**, in accordance with the criteria outlined in Table 2. Consequently, the nature of the effect of the Proposed Development upon the heritage significance of the asset will be **neutral**, in accordance with the criteria outlined in Tables 3 and 4.

12 CONCLUSIONS

12.1.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site of the proposed development, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as has the impact of the proposed development upon the settings and therefore significance of designated and non-designated heritage assets within the vicinity of the site.

12.1.2 A search of the West Sussex HER revealed that there were 28 heritage assets within the 1 km search radius (the 'study area') of the proposed development. These included two entries of medieval date, ten post-medieval entries and fifteen listed buildings. In addition, there was one entry of unknown date. The HER records that two archaeological investigations have been carried out within the study area.

12.1.3 Assessment of the historical background of the site suggests that it was potentially utilised for agricultural activities during the medieval period. The study site appears to have been largely in use as arable land and pasture throughout the post-medieval and modern periods, while the southwestern corner of the study site can be seen to have been utilised as a residential garden from at least the middle of the 19th century (Figure 6) until the middle of the 20th century (Figure 11).

12.1.4 Agricultural activities undertaken across the study site, namely ploughing, is likely to have had a truncating effect on any underlying archaeological deposits. However, any such truncation is not believed to have reached all the way to the natural ground level.

12.2 The proposed works entail the construction of a new residential development, comprised of eighteen houses. The new residences are proposed to be comprised of detached and semi-detached houses, between two, three and four bedrooms, with private gardens, parking spaces and garages. A new shared surface road is proposed to provide access to the development off East Street. An attenuation basin, an electricity substation and new hard and soft landscaping complement the proposed development. The exact depths and designs of the foundations of the new residential properties, as well as the depth of the attenuation basin, were not known at the time of writing.

12.2.1 The heritage impact assessment found that the Proposed Development is likely to impact upon one important view identified by the Conservation Area Appraisal, thereby impacting upon the heritage significance of the Ruper Conservation Area. Similarly, the development is likely to impact upon the character of one of the landscape fringes of the Conservation Area. The nature of the effect of the Proposed Development upon the heritage significance of the Conservation Area was assessed as being minor adverse.

12.2.2 The heritage impact assessment also found that the impact of the Proposed Development upon the significance of the Grade II listed Star Inn and the locally listed Star Cottages and Nos 1-8 East Street would be negligible. The nature of the effect upon these assets was therefore assessed as

being neutral.

12.2.3 According to the criteria outlined in Chapter 5, effects classified as below 'moderate' constitute 'less than substantial harm' in NPPF terms, while those classified as above 'moderate' constitute 'substantial harm' in NPPF terms. The heritage impact assessment indicated that the nature of the effect of the Proposed Development on the significance of the Conservation Area ('minor adverse'), The Star Inn, Star Cottages and Nos 1-8 East Street (all 'neutral') would fall below this threshold, leading to less than substantial harm to their significance. This assessment considers that the effect of the Proposed Development upon the heritage significance of these assets lies at the lower end of 'less than substantial harm'.

12.2.4 Given the findings of this report, it is possible that further archaeological work will be requested as a means of mitigating the potential archaeological resource. Therefore, it is possible that an archaeological trial trench evaluation may be a useful method to ascertain the extent and nature of any potential archaeological remains. The requirement for, and scope of any archaeological work deemed necessary on the site will need to be agreed by West Sussex County Council's archaeological advisor, whose further advice concerning the recommended stages of mitigation should be obtained in advance of the preparation of a detailed planning application.

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APPENDIX 1: HER

PCA Number	Easting	Northing	Mon ID	Pref Ref	Record Type	Name	Mon Type	Period	Date	Summary
Medieval										
1	0	0	MWS14964	MWS14964	MON	Former Wayside Nursing Home, Rusper - Evaluation	GULLY	Medieval	1150 AD to 1300 AD	An archaeological evaluation was carried out at the Former Wayside Nursing Home, Rusper, in advance of residential development. A later 12th or 13th century gully was identified in the south central part of the site. No other archaeological remains or finds were recorded.
2	0	0	MWS10058	MWS10058	MON	Dialpost Farm Historic Farmstead, Rusper	FARMSTEAD	Medieval	1066 AD to 1539 AD	Dialpost Farm, Rusper, has been identified as a Historic Farmstead dating to the medieval period.
Post-Medieval										
3	521200	137280	MWS104	MWS104	LND	Parkscape - Normanhurst	PARK	Post-Medieval	1540 AD to 1900 AD	A parkscape is shown at Normanhurst by the OS in 1872-4
4	521005	137166	MWS12605	MWS12605	MON	Normans Historic Farmstead, Rusper	FARMSTEAD	Post-Medieval	1800 AD to 1900 AD	Normans, Rusper, has been identified as a Historic Farmstead dating to the 19th Century.
5	520502	137514	MWS13492	MWS13492	MON	Site of Rusperhouse Farm Historic Farmstead, Rusper	FARMSTEAD	Post-Medieval	1800 AD to 1900 AD	Site of Rusperhouse Farm, Rusper, has been identified as a Historic Farmstead dating to the 19th century - the Farmstead has been totally demolished/lost
6	521541	137747	MWS13882	MWS13882	BLD	Ventners Farm Historic Farmstead, Rusper	FARMSTEAD; FARMHOUSE	Post-Medieval	1800 AD to 1900 AD	Ventners Farm, Rusper, has been identified as a Historic Farmstead dating to the 19th century - Only the Farmhouse survives.
7	520900	137500	MWS4877	MWS4877	MON	Brickyard NE. of Rusper Village	BRICKWORKS	Post-Medieval	1800 AD to 1900 AD	

PCA Number	Easting	Northing	Mon ID	Pref Ref	Record Type	Name	Mon Type	Period	Date	Summary
8	520630	137020	MWS670	MWS670	MON	Windmill - Ruper	WINDMILL	Post-Medieval	1540 AD to 1900 AD	A windmill is shown at Ruper by the Ordnance Survey in 1870-75.
9	520945	136305	MWS7758	MWS7758	MON	Lime kiln - Ruper Court	LIME KILN	Post-Medieval	1540 AD to 1900 AD	Lime kiln - Ruper Court
10	0	0	MWS9747	MWS9747	MON	Chowles Farm Historic Farmstead, Ruper	FARMSTEAD	Post-Medieval	1600 AD to 1699 AD	Chowles Farm, Ruper, has been identified as a Historic Farmstead dating to the 17th century
11	520218	137817	MWS11481	MWS11481	MON	Hightams Farm Historic Farmstead, Ruper	FARMSTEAD; L SHAPE PLAN	Post-Medieval	1700 AD to 1799 AD	Hightams Farm, Ruper, has been identified as a Historic Farmstead dating to the 18th century.
12	0	0	MWS10736	MWS10736	MON	Gardener's Farm Historic Farmstead, Ruper	FARMSTEAD; U SHAPE PLAN	Post-Medieval	1800 AD to 1900 AD	Gardener's Farm, Ruper, has been identified as a Historic Farmstead dating to the 19th century.
Unknown										
13	0	0	MWS13691	MWS13691	MON	Gatwick Airport R2 Heritage Assessment: Lidar Analysis - Overview Record	ARCHAEOLOGICAL FEATURE	Undated	Unknown	Analysis of LiDAR data for 7400ha surrounding Gatwick Airport was undertaken as part of the heritage assessment works relative to the proposed second runway (R2) at the airport.
Listed Buildings										
14	520519	137348	DWS5028	DWS5028	I	THE PARISH CHURCH OF ST MARY MAGDALENE	LB	14th to 15th Century	1300 AD to 1499 AD	Chancel with north vestry, nave with aisles, south porch and west tower. Tower C15. Remainder originally C14 rebuilt in 1855. Graded for good medieval tower
15	520545	137243	DWS5029	DWS5029	II	AVERY'S	LB	16th Century	1500 AD to 1599 AD	L-shaped C16 timber-framed building with plaster and painted brick infilling. Two storeys. Four windows. Horsham slab roof. Casement windows. North-east wing has a tile-hung gable oversailing on a moulded bressumer. Modern porch.
16	520532	137261	DWS5030	DWS5030	II	OUTBUILDING ADJOINING AVERY'S ON NORTH WEST SIDE	LB	18th Century	1700 AD to 1799 AD	Tall C18 building faced with tarred weather-boarding. Tiled roof. One sash window with glazing bars.

PCA Number	Easting	Northing	Mon ID	Pref Ref	Record Type	Name	Mon Type	Period	Date	Summary
17	520422	137115	DWS5031	DWS5031	II	QUINCEFOLD	LB	17th Century or Earlier	1550 AD to 1699 AD	Restored C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. Modern red brick gabled addition to south
18	520552	137380	DWS5032	DWS5032	II	GHYLL MANOR COTTAGE	LB	16th Century	1500 AD to 1599 AD	Formerly 2 cottages, now one house. C16 timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Five windows.
19	520565	137240	DWS5033	DWS5033	II	THE STAR INN	LB	17th Century	1600 AD to 1699 AD	V-shaped building at fork in the road. Probably C17 timber-framed building, refaced, the south-east wing in the C18, the south-west wing in C19. Now faced with painted brick, roughcast and tile hanging. Tiled roof. Casement windows. Two storeys. Four windows facing south-east, 3 windows facing south-west.
20	521672	137616	DWS5038	DWS5038	II	VENTERS LODGE	LB	16th Century	1500 AD to 1599 AD	Not now a lodge. L-shaped C16 timber-framed building with red brick infilling. Tiled roof. Casement windows. Gable ends, east, west and north. Two storeys. Two windows.
21	520273	137908	DWS5655	DWS5655	II	HIGHAMS	LB	17th Century or Earlier	1550 AD to 1699 AD	C17 or earlier. Two storeys and attic in gable. Four windows. Now faced with red brick and grey headers on ground floor and fishscale tiles above, east wing weather-boarded. Horsham slab roof. Casement windows. C19 gabled brick porch

PCA Number	Easting	Northing	Mon ID	Pref Ref	Record Type	Name	Mon Type	Period	Date	Summary
22	521082	136341	DWS5892	DWS5892	II	RUSPER COURT HOUSE AND RUSPER COURT MANOR AND RUSPER COURT PLACE	LB	Late 16th or Early 17th Century	1567 AD to 1632 AD	Originally one house called Ruspert Court or Court House, now 3 dwellings. L-shaped late C16 or early C17 timber-framed house now much enlarged to form a half H-plan. The south front has been rebuilt in red brick on the ground floor and is tile hung above, but the north face of the wing has the timbering exposed with brick infilling. Two storey, 4 windows in the original portion. Brick chimney breast in the middle of the south front with half a stepped brick gable. Ashlar chimney breast at the east end of the south wing. Horsham slab roof. Tile-hung gabled turret with cupola over at the west end of the roof. Modern casement window in front but some windows with small square panes behind. Large additions to north and north-west to form a half-H-plan.
23	521518	137748	DWS6165	DWS6165	II	LITTLE VENTORS AND VENTERS	LB	16th Century	1500 AD to 1599 AD	Large house, now sub-divided. Restored C16 timber-framed with herring-bone brick nogging. Long south wing close-studded. Shorter north wing has gable. Horsham slab roof. Casement windows. Two storeys and attic. Eight windows. Three dormers.
24	520556	137354	DWS6167	DWS6167	II	THE PLOUGH INN	LB	17th Century or Earlier	1550 AD to 1699 AD	C17 or earlier timber-framed building, now fronted with stucco on ground floor and weather boarding above. Horsham slab roof, south end tiled. Casement windows. Two storeys. Four windows.
25	520300	137890	DWS6282	DWS6282	II	BARN TO SOUTH-EAST OF HIGHAMS	LB	18th Century	1700 AD to 1799 AD	C18. Faced with weather-boarding. Tiled roof.
26	520541	137216	DWS6586	DWS6586	II	MICHEALMAS COTTAGE	LB	17th Century or Earlier	1550 AD to 1699 AD	C17 or earlier timber-framed building with red brick infilling, first floor now tile-hung. Tiled roof. Casement windows. Two storeys. Two windows. Large modern addition behind.

PCA Number	Easting	Northing	Mon ID	Pref Ref	Record Type	Name	Mon Type	Period	Date	Summary
27	520573	137272	DWS6587	DWS6587	II	NORMAN COTTAGES	LB	Early 19th Century	1800 AD to 1832 AD	Early C19. Two storeys. Two windows. Ground floor painted brick, above hung with fishscale tiles. Tiled roof. Casement windows. Doorways with flat hoods over.
28	520543	137332	DWS8736	DWS8736	II	Rusper War Memorial	LB	20th Century	1900 AD to 1999 AD	First World War memorial unveiled on 21 August 1921, with further names added after the Second World War

APPENDIX 2: PLATES



Plate 1: The Study Site, looking to the north from the southeastern corner of the study site.



Plate 2: The Study Site, looking to the west from the southeastern corner of the study site.



Plate 3: The Study Site, looking to the southwest from the northeast corner of the study site.



Plate 4: The Study Site, looking to the south towards its entrance off East Street from the northeast corner of the study site.



Plate 5: The Study Site, looking to the east from the northwest corner of the study site.



Plate 6: The Study Site. Looking to the south from the northwest corner of the study site.



Plate 7: The Study Site. Looking to the north from the southwest corner of the study site.



Plate 8: The Study Site. Looking to the northeast from the southwest corner of the study site.



Plate 9: Building rubble and mature trees within the southwest of the study site. Looking to the east.



Plate 10: The Study Site. Looking to the west from the centre of the study site, with a concrete cover in the foreground.



Plate 11: The Study Site. Looking to the east from the centre of the study site, with the noticeable slope down to the southeast apparent.



Plate 12: The Grade II listed Star Inn, looking southeast from Rusper High Street [IMG_92]



Plate 13: Southeast wing of The Star Inn, looking southwest from the north side of East Street
[IMG_105]



Plate 14: View from the southeast corner of The Star Inn, looking east along East Street towards the Site [IMG_108]



Plate 15: View from East Street, looking west towards The Star Inn, showing Nos 1 to 8 East Street in the middle ground [IMG_56]



Plate 16: View from East Street, showing the southern boundary of the Site (right), looking west towards Rusper, with The Star Inn in the distance [IMG_53]



Plate 17: The Grade II listed Nos 1 and 2 Norman Cottages, looking southeast from Ruster High Street [IMG_89]



Plate 18: Nos 1 to 4 Star Cottages, looking east from Hills Place. Image: May 2024 © 2025 Google



Plate 19: Nos 1 to 8 East Street, looking southwest from East Street. Image: May 2024 © 2025 Google



Image capture: May 2024 © 2025 Google United Kingdom

Plate 20: View from the southwest corner of the Site towards Ruster, showing Nos 1 to 8 East Street on the left, looking southwest along East Street Image: May 2024 © 2025 Google

APPENDIX 3: HISTORICAL SATELLITE IMAGES

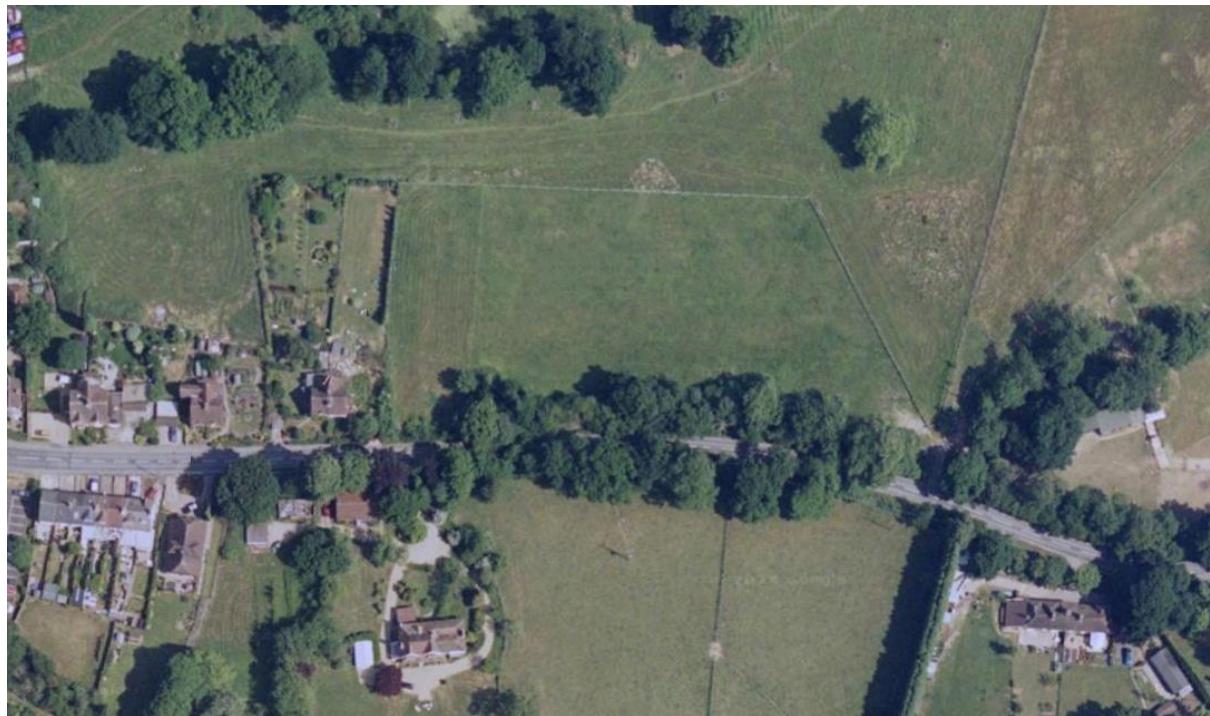


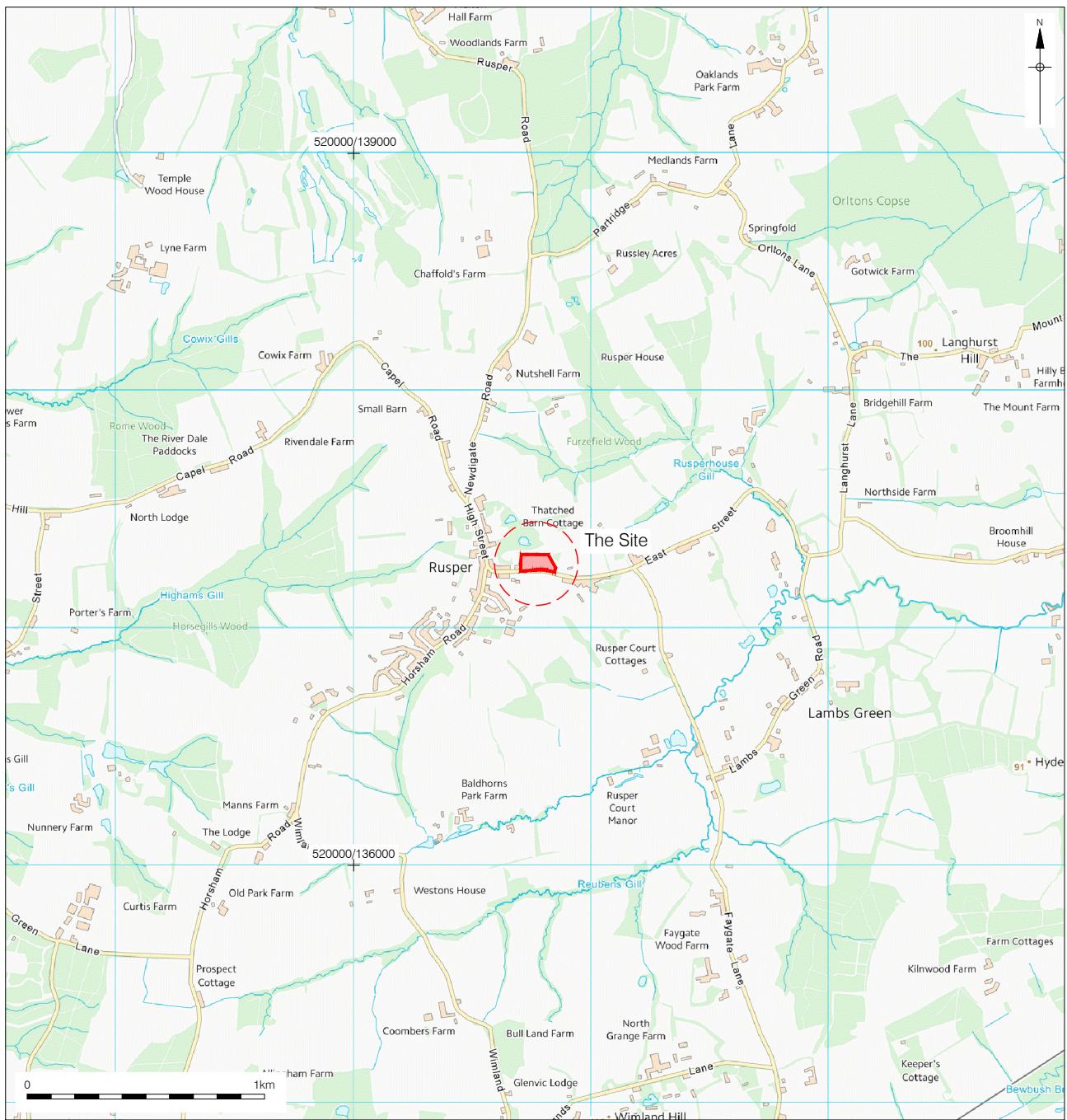
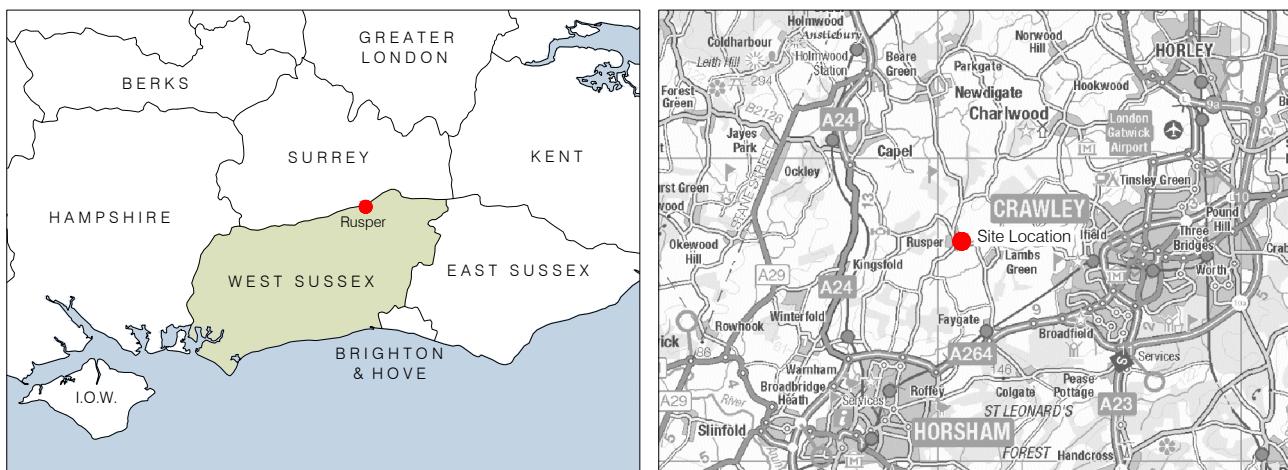
Plate 21: Google Earth image from 2000

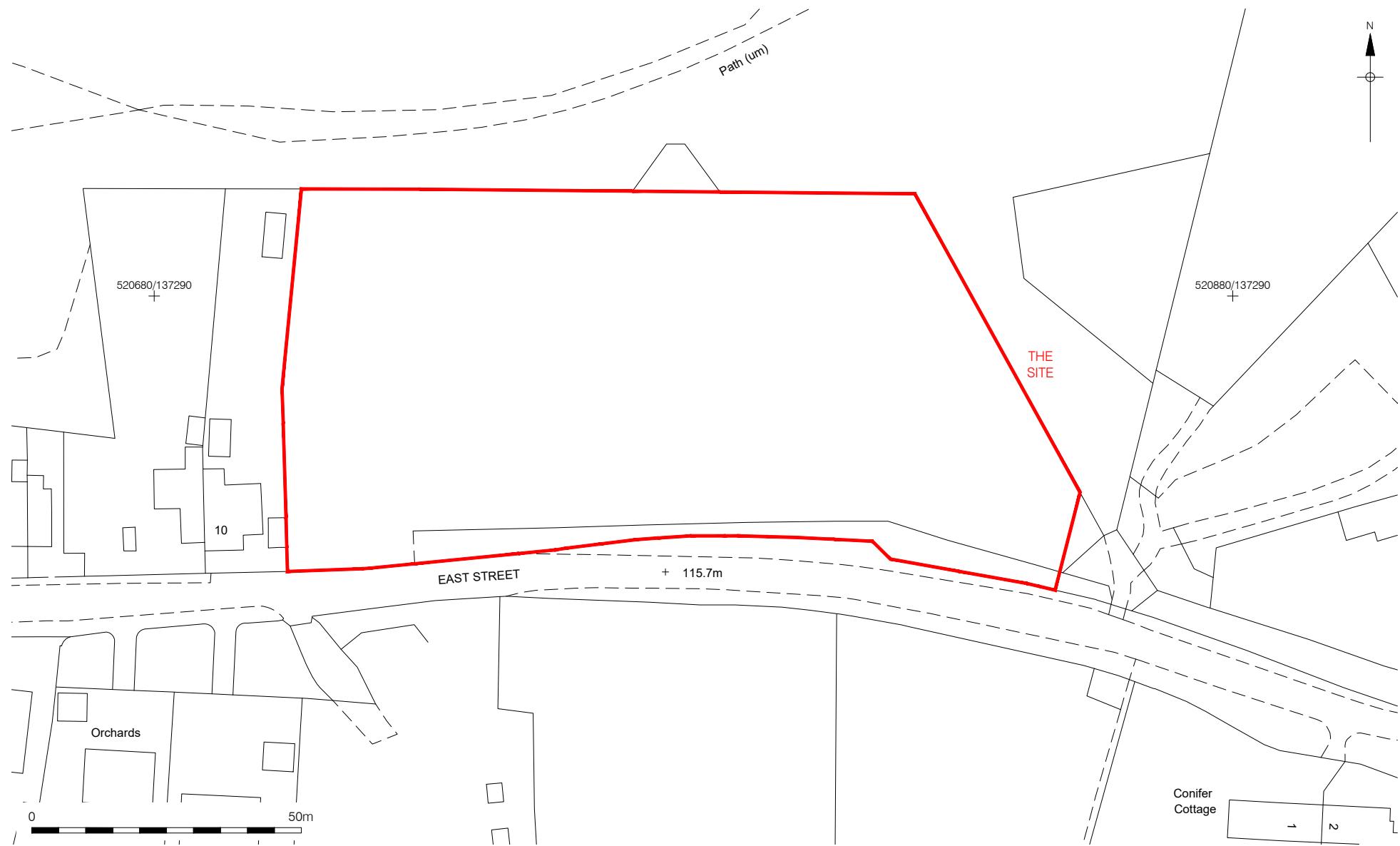


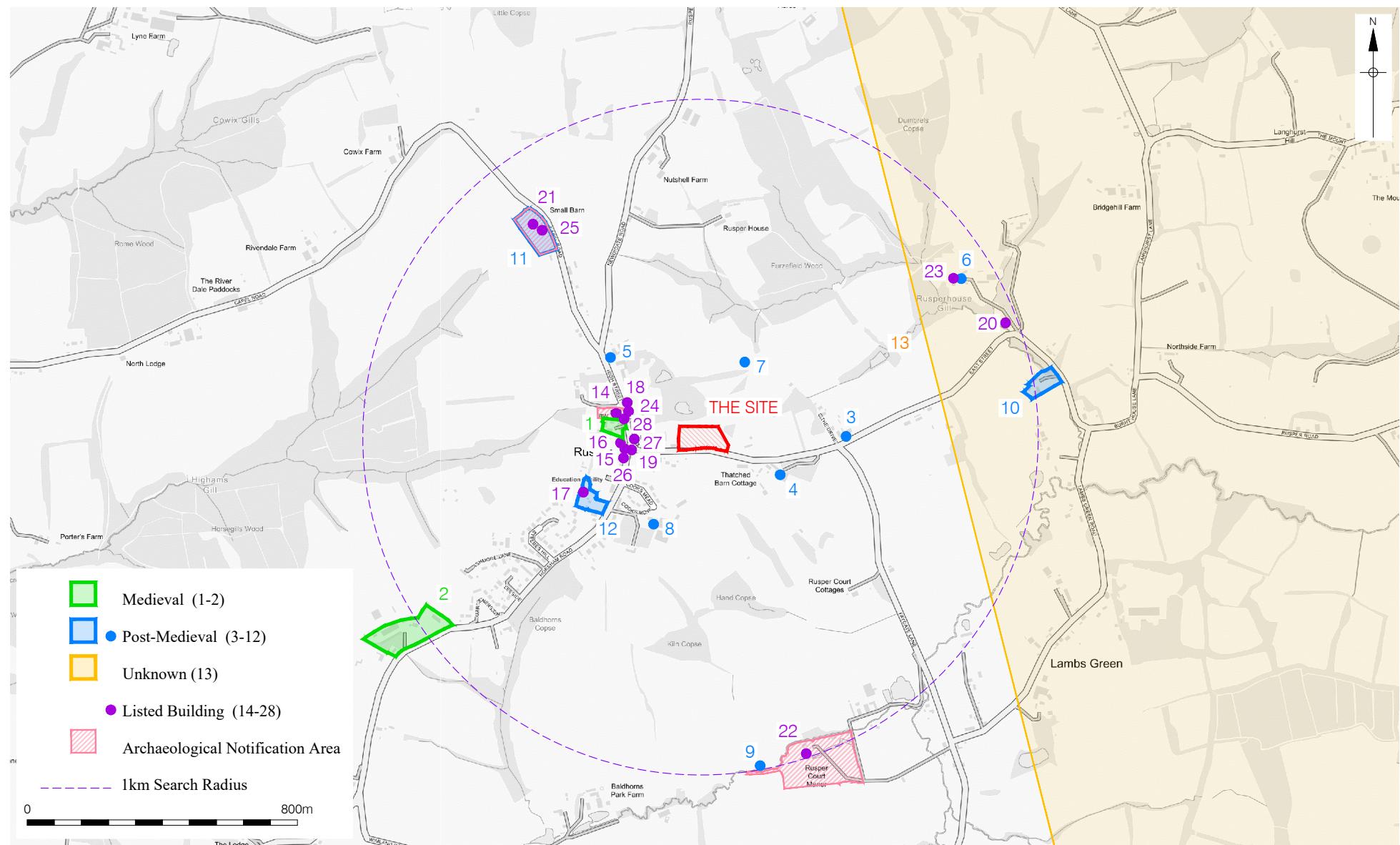
Plate 22: Google Earth image from 2013



Plate 23: Google Earth image from 2020







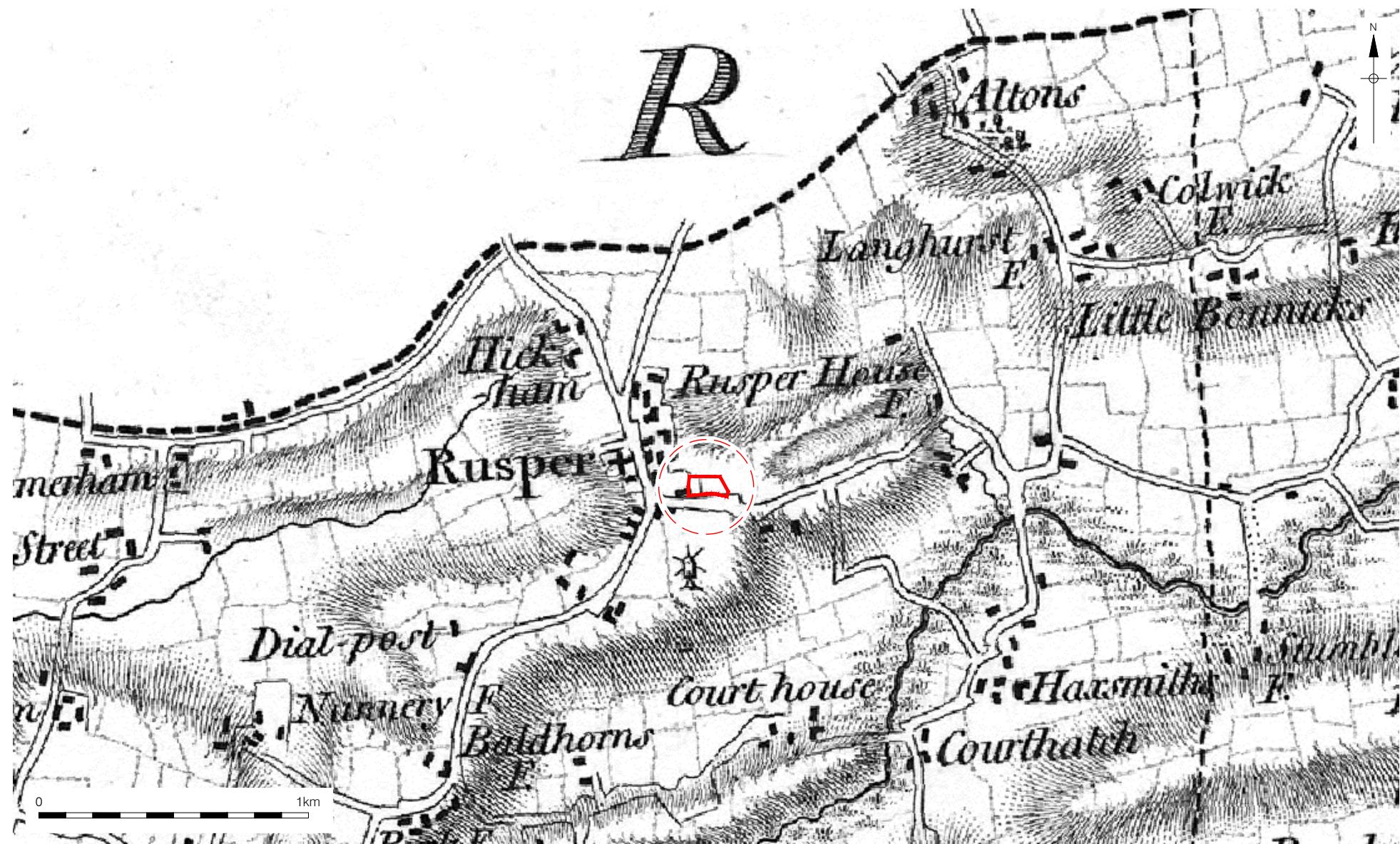


Figure 4
Yeakell & Gardener, 1795
approx 1:20,000 at A4



Figure 5
Ordnance Survey Old Series, 1805-45
approx 1:20,000 at A4