

HERITAGE STATEMENT

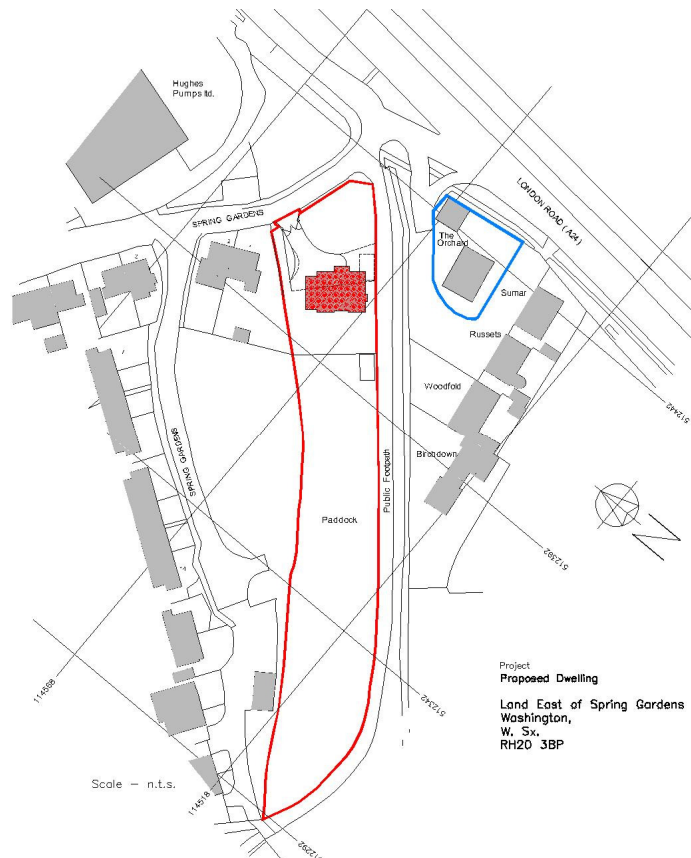
**Land East of Spring Gardens
Washington,
W. Sx.
RH20 3BP**

Erection of a Single four bedroomed detached dwelling, together with the relocation of the existing stable building (containing 2 No. stables) approx. 26m to the south-west of its existing position & associated Landscaping

15th January 2026

SUMMARY

- 1.0 This Heritage Statement has been prepared to support the Planning Application for the erection of a Single four bedroomed detached dwelling, together with the relocation of the existing stable building (containing 2 No. stables) approx. 26m to the south-west of its existing position & associated Landscaping on an open plot of land to the east of Spring Gardens.



THE SITE

- 2.0 The application relates to an existing area of land between the A24 trunk road & 5 No. properties (The Orchard, Sumar, Russets, Woodfold & Birchdown) to the west of the A24 & Spring Gardens at Washington. The postcode is RH20 3BP
The site occupies a total area of 0.35 hectares to the east of Spring Gardens, of which approx. 0.30 hectares is paddock, providing horse grazing to the south of the plot, with the remaining 0.05 hectares to the north of the plot of land containing 2 No. existing timber stables, retrospectively approved as a result of Planning Application Ref: DC/25/1009 Approved on the 13th August 2025
- 2.1 Note the applicant with regards to this application, lives & owns the adjacent property The Orchard, to the south-east of the site. Outlined in Blue on the Location Plan. dwg. Nos. 684-01 & 02

HISTORICAL BACKGROUD

- 3.0 The Site lies within an Archaeological Notification Area which defines a section of the Hardham to Barcombe Mills Roman Road, which runs immodestly to the north-east of the proposed site. A Scheduled Monument covering a section of the Roman Road north of Rock is present approx. 600m to the north-west of the Site.
All groundworks associated with the development, including (but not limited to) access, landscaping, foundation trenches, service trenches & drainage features hold potential to impact upon the Roman Road or features relating to associated settlement or burial activity.
- 3.1 Roman Greensand Way (or Sussex Greensand Way) is an ancient Roman road, approximately a mile to the north of the escarpment of the Sussex Downs that runs approximately 25 miles from Barcombe Mills in the east to Hardham on Stane Street to the west. It was primarily an east-west link running north of the South Downs
The section to the west of the A24 follows the line of a track / road along the northern boundaries of the properties known as Highdown, Highfield, Spring Garden Nurseries, Spring gardens (1 to 6 Inclusive) & The Orchard continuing towards the A24 & for a short stretch to the east of the A24 no visible traces of the road have been identified within proximity to the Site.

AIMS & OBJEVTIVES

- 4.0 To establish the presence of any archaeological features within the footprint of all groundworks & ensure the excavation, environmental sampling and recording of any archaeological remains that may be affected by the groundworks.
- 4.1 Of particular interest are archaeological remains that can inform wider archaeological research frameworks, such as the South East Research Framework. The site-specific aims are:
- i) To identify & record any archaeological remains which may relate to the Roman Road which is projected to pass to the north of the Site, or any associated remains relating to roadside activity.
 - II) To identify & record any archaeological remains which may relate to the Saxon boundary which is said to follow the course of the Roman Road.
 - III) To identify & record any archaeological remains which may relate to the medieval and post-medieval development of the Site.

METHODOLOGY

- 5.1 All excavations for foundations, services & drainage, together with all groundworks associated with access and landscaping, carried out in accordance with the proposed development (Planning reference number: DC/26/0035) Are to be completed carefully, with all groundwork being excavated in careful spits by machine using a flat-bladed bucket or by hand, in accordance with the Sussex Archaeological Standards.
If any archaeological deposits are encountered which will be disturbed or destroyed by the groundworks, a suitably qualified archaeologist is to be consulted & an appropriate course of action agreed with regards to on-going archaeologically excavation & recording of the archaeological deposits encountered.
- 5.2 If excavation continues beyond what is considered to be a safe working depth, a methodology will be devised to enable the safe recording of any archaeological features, which may include recording from the ground surface. If necessary, advice will be sought from the Historic Environment Consultant.
- 5.3 In the unlikely event that archaeological features are found which extend below the level of the proposed excavations, an archaeologist will be consulted to assess the impact of the excavation on the feature/ features, to establish whether further excavation is required. If necessary, advice will be sought from the Historic Environment Consultant.
- 5.4 In accordance with the Sussex Archaeological Standards, in the event that important archaeological remains come to light during the course of excavation work, which require more than a brief record, provision will be made for further archaeological investigation & recording. Free of disturbance from building work as far as is reasonably practicable, if necessary, advice will be sought from the Historic Environment Consultant
- 5.5 The spoil from the excavations is to be inspected by an archaeologist to recover any artefacts or ecofacts of archaeological interest. A metal detector will be used at regular intervals to scan spoil derived from the excavations. A record will be kept of which deposits/features are detected and the areas in which objects were found.
- 5.6 Archaeological deposits or features of local, regional or national significance will be reported to the Historic Environment Consultant at the earliest opportunity. All finds that fall under the definition of the Treasure Act 1996 will be reported to the Coroner's Office & to the Sussex Finds Liaison Officer. This includes both precious metals and base metals deemed to be of prehistoric date. Suitable measures will be taken to ensure the security of finds where removal cannot take place
- 5.7 In the event of human burials being discovered, a licence will be required from the Ministry of Justice (in accordance with the Burial Act 1857) before the remains can be lifted. In situ inhumations and cremations will, however, only be excavated if they cannot be left undamaged in their place of discovery. All details relating to the procedures for the excavation and recording of burials if these are encountered, will be submitted & agreed.
The Historic Environment Consultant & coroner will be notified immediately.

- 5.8 Modern features (i.e. post-1947) will not be recorded, unless of unusual intrinsic significance, or where it is necessary to excavate & record them to indicate their impact on features of archaeological interest. All other revealed features will be cleaned, planned, excavated & recorded in accordance with the Sussex Archaeological Standards. A strategy for the excavation & recording of any features which are suitable for scientific dating or analysis will be agreed with the Historic Environment Consultant. Advice will be sought from the Historic England Scientific Advisor if necessary.
- 5.9 Ownership of any artefacts encountered during the excavation of the foundations & associated work on site, will deposit the site archive, all retained artefacts are to be deposited in a suitable Museum as agreed with the Historic Environment Consultant. Having been suitably bagged, boxed and marked in accordance with the United Kingdom Institute for Conservation, Conservation Guidelines No 2.

HEALTH & SAFETY

- 6.0 Adherence to standard Health & Safety requirements, together with any constraints imposed by the contractor's Health & Safety practices, will be paramount. Recording of deep excavations, including any which exceed 1.2m in depth or which are judged to be unsafe, shall only be undertaken from the ground level.