



**Brindle
&Green**

Archaeological Desk-based Assessment

Steyning Grammar School, West Sussex

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December 2025



For every environment

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Summary

- i. Brindle & Green Ltd were commissioned by BAM Construction Ltd. to undertake an Archaeological Desk-based Assessment for the Steyning Grammar School, Steyning, West Sussex. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. This addresses the requirements of the National Planning Policy Framework, particularly paragraph 207. This report was prepared by Thomas Hough MSc, Head of Archaeology and Heritage, PCiFA.
- ii. The site comprises the extent of the Steyning Grammar School, located at the northern periphery of Steyning, a small town in West Sussex. This report is in relation to a planning application for a new school complex facilitated by the demolition of the existing. A site plan is presented in Appendix 7.
- iii. This assessment establishes a potential for medium value prehistoric, early-medieval and medieval remains, and low value post-medieval remains being located on site. The magnitude of change to all of these remains is anticipated to be major. As such, the overall resulting impact to these remains should they be present is considered to be moderate.
- iv. In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist; however, it is recommended that most appropriate strategy should entail suitable archaeological field evaluation. If appropriate, archaeological monitoring may also be required where trenching is unfeasible. This work will be set out within a Written Statement of Investigation.

1 Introduction

- 1.1.1 Brindle & Green Ltd were commissioned by BAM Construction Ltd. to undertake an Archaeological Desk-based Assessment for the Steyning Grammar School, Steyning, West Sussex. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assesses the impact on these remains by the proposed development. This addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 207.
- 1.1.2 This report is in relation to a planning application for a new school complex facilitated by the demolition of the existing. A site plan is presented in Appendix 7.
- 1.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 1.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

2 Site Context

2.1 Geographical Context

- 2.1.1 The application site can be found at TQ 17488 12150 and comprises the extent of the Steyning Grammar School, located at the northern periphery of Steyning, West Sussex. Built development of the town is located to the south and east. The northern boundary is bordered by the Steyning Bypass, with woodland along it. The wider environment to the north is rural.

2.2 Geology and Topography

- 2.2.1 The bedrock geology of the development site comprises Gault Formation-Mudstone. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences. The elevation of the site is uniform at 14m above Ordinance Datum (aOD).



Figure 1: Satellite view of the project site and surrounding area. Red line boundary depicts application site.

3 Results

3.1 Desk Study

- 3.1.1 A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 6.
- 3.1.2 Sources of information are detailed above in Appendix 3. A summary of the archaeological potential of the site for the various time periods (Table 1) is presented below in section 3.2. A full dataset of information obtained from the West Sussex Historic Environment Record (HER) is presented in Appendices 4 and 5. Historic mapping and photos (if applicable) is presented within Appendix 6.

Table 1. Timescales used in this report

Era	Timescale
Prehistoric	
Palaeolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
Historic	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485
Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

3.2 Summary of Archaeological Potential

- 3.2.1 The dataset from the West Sussex HER provided records of the locations of archaeological features and find spots (monument records), as well as the details of archaeological previous investigations (event records) within the site and within 1km of the site.
- 3.2.2 Maps with all record locations can be found within Appendix 5. This section also includes evidence revealed by the map regression exercise.

Prehistoric

- 3.2.3 Sussex has been inhabited by humans since early prehistory. The Boxgrove Man, a series of *Homo heidelbergensis* fossils dating from as far back as 500,000 years before present comprise the oldest evidence of human inhabitation in Britain. Evidence of later Palaeolithic, Neolithic Bronze Age and Iron Age remains and settlements have been identified throughout the county. Chactonbury Ring is located to the west of Steyning, a hillfort site with remains of Bronze Age barrows and Iron Age dykes. Sussex fell within the territory of the Atrebates tribe by the late iron Age.
- 3.2.4 Some prehistoric remains have been found within the vicinity of the site, though limited. Some prehistoric works flint has been recovered 0.6km to the east (MWS12094). In the same direction, 0.54km from the site, an area of prehistoric inhabitation period has been identified with evidence of remains from the Bronze Age and Iron Age (MWS15319). A late Iron Age bronze being has also been found 0.26km to the south (MWS457). Overall, it is considered possible that prehistoric artifacts may be located within the site boundaries, with this potential considered moderate.

Roman

- 3.2.5 No Roman settlement is thought to have been present at Steyning. The town lies south of the route of a Roman road; the Sussex Greensand Way extending from Barcome Mills to Hardham which may have supported Roman settlement. Romano-British temples have also been identified at Chactonbury Ring to the west.
- 3.2.6 The only evidence of Roman activity found in the area comprises the findspot of a possible Roman ballista bolt, found at the site of prehistoric activity (MWS15319). Given the lack of confirmed

remains in the area, and the distance from known areas of Roman settlement, the potential for remains on site is considered low.

Early medieval and medieval

- 3.2.7 Events following the end of Roman Britain are obscure, though Romano-British continuation in Roman settlements such as Chichester is possible. By the end of the 6th century, the area had fallen within the territory of the South Saxons, who gave their name to the Kingdom of Sussex and the later county. Steyning has its origins in this era. The name is thought to be of Old English origin though the exact meaning is unknown, it possibly meaning 'people of the stone place'. The first mention of Steyning is attributed to St Cuthman, who supposedly founded a monastery near the site of the current church, where he later died in the early 7th century (MWS5768). The first definite record comes in the 9th century in the Annals of St Neots, by which time it was under the ownership of the king of Wessex.
- 3.2.8 Archaeological remains from this period have been found within the area, in both cases on undeveloped land prior to housing development. An area of Anglo-Saxon inhabitation, featuring rectangular features, pits, ditches and other evidence of built structures was found 0.24km east of the site (MWS9909). An Anglo-Saxon farmstead comprising two buildings and enclosed by a boundary ditch was found 0.31km to the south-east (MWS6394). It is probable that the original settlement of Steyning formed around the site of the current church, and other remains of this period may be present in the area but have never been identified due to the presence of later historic development. The site itself lies further to the north, though it is considered entirely possible that remains of this period, either comprising built remains or remains of associated agricultural activity may be present within the site boundaries. As such, the potential for early medieval remains is considered moderate.

Medieval

- 3.2.9 Steyning is recorded within the Domesday Book at *Staninges*, where it appears to be a substantial, successful settlement of two churches, four mills and 178 villagers. Recorded medieval remains within the area seem to substantiate this and suggest it remained a substantial settlement through the period. Most of these remains have been found to the south of the site in the centre of Steyning, along High Street. These mainly comprise features such as pits, ditches

and post-holes, dated by the presence of remains such as pottery (MWS4243 / 16008 / 5524 / 10279 / 7258 / 7943). Steyning also once features a medieval town hall, which was demolished in the 18th century (MWS8529).

3.2.10 An additional settlement was also possibly present 0.58km south-west of the site, with a record of a deserted medieval village of Charlton Court, evidence by the presence of earthwork remains (MWS5522). An assemblage of pottery sherds and other finds dating to the 12th – 14th centuries have been identified in this area (MWS15333). An existing barn at Charlton Court Farm has had timbers dated to the early 15th century (MWS8512)

3.2.11 The extent of settlement in this area is partially evidenced by the presence of ridge and furrow remains. These are present in a series of fields just north of the site (MWS10803), as well at locations to the west (MWS0801 / 10802). A LiDAR view of the site also reveals faint anomalies possibly originating from ridge and furrow within the northern most-sports field. The remainder of the site lies between the areas where built medieval remains have been found to the south, and the area where agricultural activity is evident to the north. As such, the majority of the site may have been at the periphery of the medieval extent of the town. It is considered possible that built remains or associated agricultural remains are present on site, with the potential for this considered high.

Post-medieval

3.2.12 Records for the post-medieval mainly relate to evidence of built remains within the centre of Steyning along the High Street. These include; 64 High Street, a building with 17th century elements (MWS1375), a 18th century building called Woods (MWS79), and the Steyning Grammar School, founded in 1614 (MWS5519). By this period the former medieval village of Charlton had reduced to a farmstead, with the current Charlton Court Farm dating to the 18th century (MWS9693).

3.2.13 It is probable that during this period the site comprised agricultural land outside of the built area of Steyning, with it possible that evidence of this remains below the current surface. As such, the potential for post-medieval remains is considered moderate.

Modern (including map regression analysis)

- 3.2.14 An analysis of historic mapping depicts the development of the site from 1840 – 1961. At the onset of this period, the site is depicted as a series of agricultural fields, with a small farm located adjacent to the eastern boundary of the site. Little change is visible on site through the remainder of the 19th century. By the 1950's, the first elements of the modern school are visible to the southern end of the site, with housing development of Steyning extending to the southern boundary. Since this time, the most notable change in the area is the construction of the Steyning Bypass, which now passes the northern boundary of the site. Additional modern housing development has been constructed to the east.
- 3.2.15 Records in the HER mainly relate to the presence of existing or former farmsteads throughout the area. A 19th century farmstead was once located adjacent to the western boundary (MWS9478). The potential for modern remains on site is considered low.

3.3 Site Description

3.3.1 The site comprises the existing 20th century school buildings and associated playing fields.

3.4 LiDAR

3.4.1 For the most part, a LiDAR view of the site does not reveal any anomalies given the modern construction and landscaping on site. However, within the northern-most playing field some faint anomalies can be seen which may comprise faint remains of ridge and furrow.

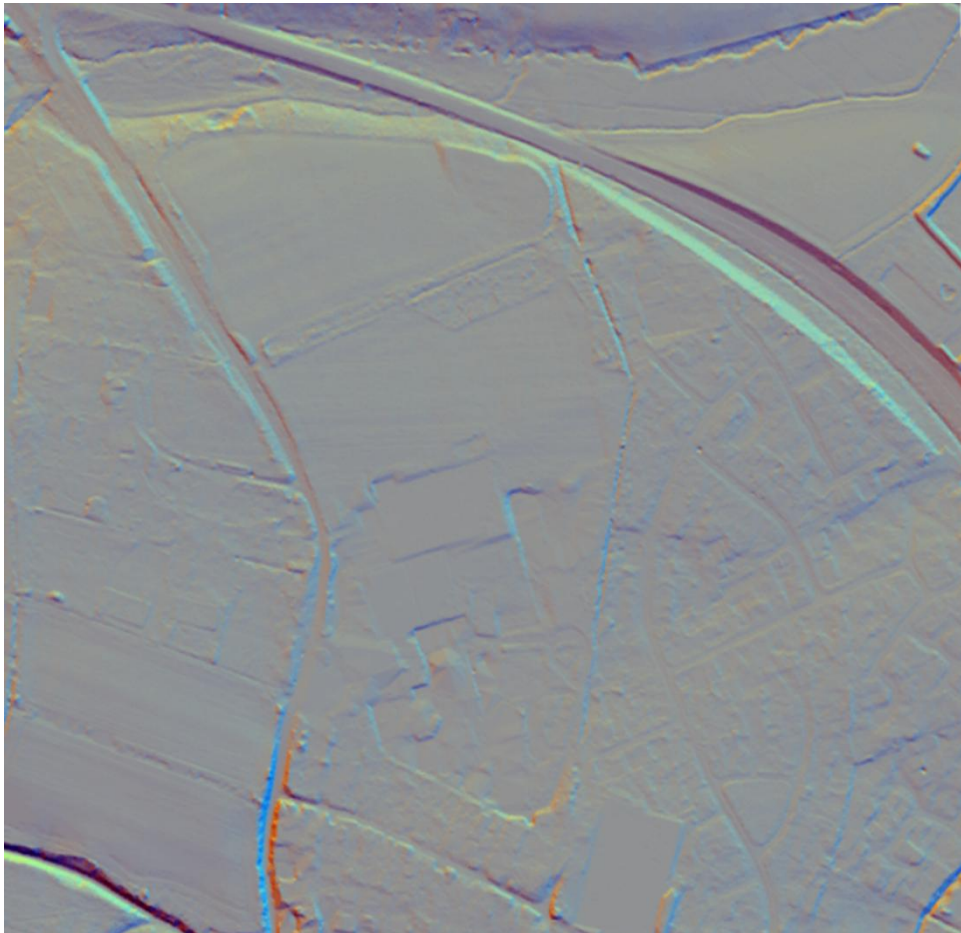


Figure 2. LiDAR view of the site and surrounding area

4 Significance and Impact

4.1 Assessment of Significance

- 4.1.1 NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 207).
- 4.1.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) 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 can also be referred to as ‘value’.
- 4.1.3 The level of significance / value of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives. Significance statements are provided for potential archaeological remains where a greater than low potential for the presence of remains have been identified.
- 4.1.4 The site has a moderate potential for Prehistoric remains. If present on site, such remains would likely comprise individual artefacts, such as flint tools and pottery. Any material of this nature may relate to the site of occupation identified to the east, and would have a regional interest, and therefore the value of these would be considered medium.
- 4.1.5 The site has a moderate potential for early medieval remains. The site lies close to areas of identified Anglo-Saxon occupation to the south-east, with records suggesting that Steyning was a substantial settlement in this period. Such remains could therefore comprise the remains of additional built structures, or of agricultural activity surrounding the settlement. Such remains would have a regional interest and may provide important information relating to the origins of Steyning or help understand the extent of the town in this time. Therefore, the value of these remains would be considered medium.
- 4.1.6 The site has a high potential for Medieval remains. The site lies between areas of known medieval occupation to the south, and areas of identified ridge and furrow to the north. A LiDAR view of the site reveals some possible faint ridge and furrow within the norther end of the site. If present

on site, medieval remains could comprise built remains, individual finds such as metalwork or pottery, or evidence of agricultural activity. Any material of this nature would have a regional interest, and therefore the value of these would be considered medium.

- 4.1.7 The site has a moderate potential for post-medieval remains. If present on site, such remains would likely comprise evidence of the agricultural use of the site in this time and would have a local interest, with a low value.

4.2 Proposed development

- 4.2.1 The site is subject for a planning application for a new school complex facilitated by the demolition of the existing structure.

4.3 Current land use

- 4.3.1 The site currently comprises the existing school and associated facilities.

4.4 Assessment of Impact

- 4.4.1 Any development is understood to be retained within the current red-line boundary. It is understood the proposed development will require below-ground works, which will likely include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site they will survive the development process. As such the magnitude change by the development is considered major. It is considered that there is potential for medium value prehistoric, early-medieval and medieval remains, and low value post-medieval remains. Therefore, the resulting significance of impact to these remains by the development is summarised below in Table 7.

Table 2. Significance of the impact of archaeological resources by the development.

Value of Archaeological Resources	Magnitude of Change	Significance of Impact.
Medium value prehistoric, early-medieval and medieval remains	Major	Moderate / Large

Value of Archaeological Resources	Magnitude of Change	Significance of Impact.
Low value post-medieval remains	Major	Slight / Moderate

5 Conclusions and Recommendations

5.1 Conclusions

- 5.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the NPPF.
- 5.1.2 This assessment establishes a potential for medium value prehistoric, early-medieval and medieval remains, and low value post-medieval remains being located on site. The magnitude of change to all of these remains is anticipated to be major. As such, the overall resulting impact to these remains should they be present is considered to be moderate.

5.2 Further recommendations

- 5.2.1 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist; however, it is recommended that most appropriate strategy should entail suitable archaeological field evaluation. If appropriate, archaeological monitoring may also be required where trenching is unfeasible. This work will be set out within a Written Statement of Investigation.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

Chartered Institute for Archaeologists. (2020) Standard Guidance for Archaeological Desk-based Assessment.

Chartered Institute for Archaeologists. (2020) Standard and Guidance for Archaeological Field Evaluation.

Highways Agency (2007) Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

Horsham District Council (2023). Horsham District Local Plan 2023 – 2040.

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Historic Maps

Tithe Map, 1840

OS Six Inch, 1879

OS Six Inch, 1895

OS 1:25000, 1958

OS 1:10000, 1961

Appendix 2. Legislation

Articles of International and British legislation are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.
-

Appendix 3. Methodology

Development Plan Framework

- i. In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.
- ii. In 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 most recent version of the NPPF was published in 2021.
- iii. Section 16 – Conserving and Enhancing the Historic Environment – summarises the objectives of the NPPF in relation to the historic environment as:
 - The delivery of sustainable development.
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment.
 - Conservation of England’s heritage assets in a manner appropriate to their significance
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- iv. Section 12 also recognizes that managed change may sometimes be required if heritage assets are to be maintained in the long term.
- v. A ‘heritage asset’ is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- vi. A ‘designated heritage asset’ can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

- vii. The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:
- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- viii. Local planning policy was also consulted for the purposes of this report.

Information Sources

- ix. Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2020). Table 3 lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

Table 3. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
West Sussex Historical Environment Record (HER)	Designated and undesignated heritage assets and historic landscape characterisation.	1km	01/12/2025
West Sussex Archives	Documentary records	Site Area	01/12/2025
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	01/12/2025
Historic England Aerial Photo Viewer	Historic Aerial Photos	1km	01/12/2025

Consultant	Requested Data	Search Radius	Date Requested
The Genealogist	Historic mapping / Domesday information and other documentary information.	Site area	01/12/2025
National Library of Scotland	Historical mapping and aerial photography / LiDAR imagery	Site area	01/12/2025
Google Earth	Satellite imagery	1km	01/12/2025

Assessment of Impact

- x. The potential of archaeological remains on site was assessed on a scale of low to high, summarised as follows:
- Low – Very unlikely to be encountered
 - Moderate – Possible that features may be encountered on site
 - High – Remains likely to be found on site.
- xi. There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within the Highway Agency's Design Manual for Roads and Bridges (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.
- xii. The significance of known and potential archaeological remains that may be affected by the development have been ranked as follows:

Table 4. Ranking of the significance of archaeological sites and remains

Significance	Criteria
Very High	World Heritage Sites and archaeological remains of international importance

Significance	Criteria
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

- xiii. The impact on archaeological remains by a proposed development can be ranked as follows:

Table 5. Ranking the impact of a development on archaeological remains

Value	Criteria
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered
Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

- xiv. Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

Table 6. Significance of impact matrix of a development of archaeological remains

	Magnitude of Change
--	---------------------

Value of Remains	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

- xv. These impact criteria are defined below within Table 7.

Table 7. Definitions of the criteria to determine the significance of impact

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.
Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

Site Walkover Survey

- xvi. A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains.

Limitations

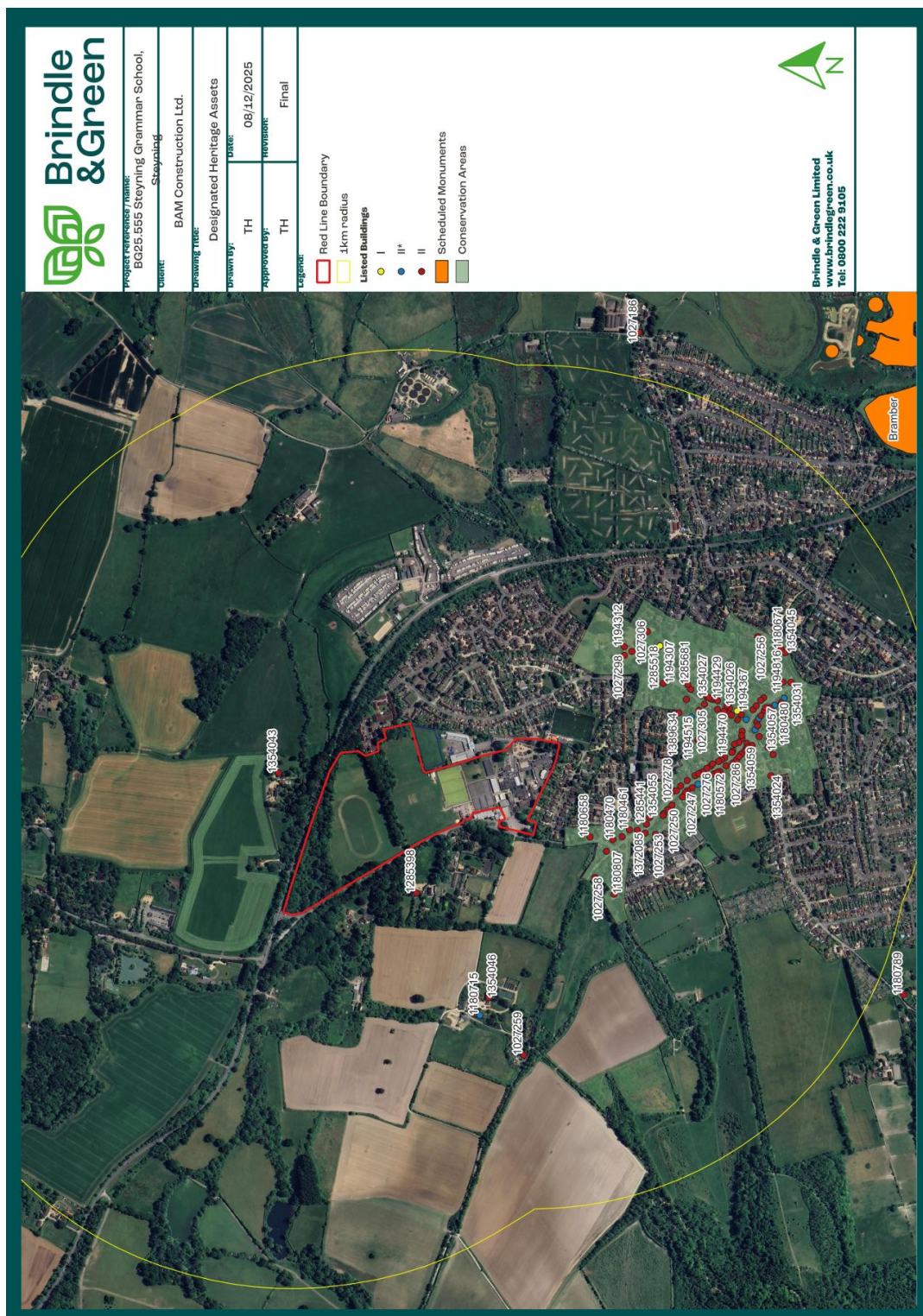
- xvii. There were no limitations to the compiling of this report.

Appendix 4. Designated Heritage Assets

Table 8. Details of a sample of listed buildings within 1km of the site

Name and Ref.	Date first listed	Location	Notes
Staplefields	15/03/1955	0.13km N; TQ 17544 12412	Irregular-shaped house of several periods. North-south wing C17 or earlier timber-framed with red brick infilling and casement windows. Two storeys. Three windows. The square south-east wing, which has a higher elevation, is C18.
Bayards	09/05/1980	0.12km W; TQ1723112037	Mid C19. Two storeys and attic. Six windows.
Charlton Court	15/03/1955	0.47km W; TQ 16956 11837	Large T-shaped building. South wing C17, refaced with cement. Two storeys. Three windows.
Barn to North-West of Charlton Court	09/05/1980	0.5km W; TQ 16908 11860	Grade II* - Aisled timber barn, possibly originally a tithe barn. Probably pre 1414 barn with roof pitch and covering altered in C18.
1 and 2 Charlton Court Cottages	09/05/1980	0.6km W; TQ1680411741	C17 or earlier. Two storeys and attic. Four windows.
Penn Cottage	09/05/1980	0.15km S; TQ 17391 11577	Originally a dwelling of timber-framed construction and C17 or earlier date. Converted into a Quaker Meeting House in 1678 and used by William Penn, the Founder of the Society of Friends, who lived at Warminghurst, not far away. Made into a dwelling again in the C19 or since.

Figure 3. Map of designated heritage assets and listed buildings within 1km of the site



Appendix 5. Non-designated Heritage Assets

Table 9. Details of HER entries pertaining to the prehistoric period.

HER Reference	Location	Notes
MWS457	0.26km S; TQ 176 114	Findspot of a bronze ring dated to the late Iron Age.
MWS12094	0.6km E; Centred TQ 1890 1029 (1305m by 2788m)	Findspot of prehistoric worked flints.
MWS15319	0.54km E; Centred TQ 18454 11541 (560m by 362m)	Various features found amongst a series of linear ditches, showing evidence of land use from the Bronze Age to the Romano-British period, including pre-conquest Gallo-Belgic pottery. One ballista bolt also suggests a Roman presence.

Table 10. Details of HER entries pertaining to the early-medieval period

HER Reference	Location	Notes
MWS9909	0.24km E; Centred TQ 18035 11575 (298m by 451m)	Archaeological investigations over an area of land prior to housing development identified a series of Anglo-Saxon features including pits, post holes, ditches and rectangular features. Numerous Anglo-Saxon sherds also found.
MWS6394	0.31km SE; TQ 178 114	Site of an Anglo-Saxon farmstead, with two buildings; a house and outbuilding. Enclosed by a boundary ditch. Also found, a gold ring inscribed with the name Aescwulf.
MWS5768	0.43km S; TQ 1775 1125	Record relating to Steyning itself and its origins. Late Saxon origins, with evidence of occupation in the 10 th century.

Table 11. Details of HER entries pertaining to the Medieval period

HER Reference	Location	Notes
MWS10803	0.05km N;	Three fields containing evidence of ridge and furrow. Could also be post-medieval.

HER Reference	Location	Notes
	Centred TQ 17488 12515 (861m by 347m)	
MWS10801	0.31km W; Centred TQ 16714 12204 (375m by 209m)	Two fields containing evidence of ridge and furrow. Could also be post-medieval.
MWS10802	0.2km W; Centred TQ 17016 11870 (249m by 330m)	Two fields containing evidence of ridge and furrow. Could also be post-medieval.
MWS8512	0.49km W; TQ 16910 11862	Record for the barn at Charlton Court, a Grade II* LB. Tree ring dating has determined that the timbers for the barn were cut from 1404 – 1406.
MWS5522	0.58km W; TQ 1687 1174	Possibly site of a deserted medieval village at Charlton Court, evidenced by earthworks visible along Mouse Lane.
MWS15333	0.39km SW; Centred TQ 16860 11500 (424m by 383m)	Assemblage of pottery sherds found south of Mouse Lane. Mainly dating to the 12 th – 14 th centuries, though also a small selection of prehistoric pottery and flint, Romano-British material, and post-medieval pottery.
MWS4243	0.29km S; TQ 1745 1143	Location of a series of pits with medieval rubbish; pottery, animal and plant remains, and a quern stone fragment.
MWS16008	0.47km S; Centred TQ 17587 11174 (59m by 54m)	Evidence of medieval activity at 37 High Street Steyning in the form of two pits. Overlain by a post-medieval layer.
MWS8529	0.48km S; TQ 17636 11182	Possible location of Steynings medieval town hall, demolished 1771.
MWS5524	0.33km S; TQ 1775 1135	Three pits found during landscaping work, determined to be Saxo-Norman, based on pottery.
MWS10279	0.43km S; TQ 17837 11251	Ditches, pits and other features relating to the Saxo-Norman period (11 th – 12 th centuries). Reduced activity later in the medieval era.
MWS7258	0.39km S; TQ 17825 11314	Seventeen medieval features recorded including a tenement boundary, pits and three possible post-holes dating to the 12 th -13 th centuries. Other finds, including a tanged knife blade, two dog burials and a possible lynchet.
MWS7943	0.38km S; TQ 1782 1133	Shallow ditch and two pits with a wide range of 10 th – 15 th century material.

HER Reference	Location	Notes
MWS4402	0.38km S; TQ 1783 1134	Site of medieval occupation after 1150 and before 1720. A large number of pits, two walls and a ditch
MWS5766	0.38km S; TQ 1791 1140	Record for the St Andrews Parish Church, first built in the 12 th century. Built alongside a monastery of early medieval date.

Table 12. Details of HER entries pertaining to the post-medieval period

HER Reference	Location	Notes
MWS4815	0.4km N; TQ 175 127	Brick kiln listed in the tithe award of 1840.
MWS9693	0.41km W; TQ 16929 11870	Charlton Court Farm, an historic farmstead dating to the 18 th century.
MWS463	0.26km SW; TQ 1722 1151	Court Watermill, now a house, with origins in the 16 th century.
MWS15748	0.15km SW; TQ 17391 11575	The Quaker Meeting House, originally a dwelling dating to the 17 th century.
MWS13109	0.2km S; TQ 17536 11460	Documentary evidence of a tannery or fellmongers yard dating to as early as the 16 th century. A fellmongers yard is recorded on the 1840 tithe map.
MWS1375	0.4km S; TQ 17605 11260	64 High Street, the earliest extant elements dating to the 17 th century.
MWS7932	0.48km S; TQ 17646 11186	Woods, High Street, built post-1750.
MWS5519	0.48km S; TQ 1773 1119	Steyping Grammar School, founded in 1614.
MWS7556	0.41km S; TQ 1774 1125	17 th century oven present in a building of the same date.
MWS466	0.28km SE; TQ 1782 1145	Mill shown on a map of 1797
MWS465	0.3km SE; TQ 1788 1148	Ruined gateway, a folly built in 1749.

Table 13. Details of HER entries pertaining to the Modern period

HER Reference	Location	Notes
MWS9478	Adjacent to W boundary; TQ 17150 12315	Site of a former 19 th century farmstead.
MWS12820	0.44km NW; TQ 16798 12627	Site of a former 19 th century farmstead.
MWS4816	0.48km N; TQ 17048 12868	Earthwork remains of a 19 th century brickworks.
MWS12445	0.69km NE; TQ 1776 1300	Site of a 19 th century farmstead – partially lost
MWS13646	0.1km N; TQ 17497 12403	Site of a 19 th century farmstead – partially lost
MWS12827	Adjacent to E boundary; TQ 17629 12173	Site of a former 19 th century farmstead.
MWS10990	0.6km E; TQ 18232 12385	Site of a 19 th century farmstead
MWS5508	0.51km E; Centred TQ 178 167 (7079m by 22950m)	Former railway line, opened 1861, closed 1965
MWS12828	0.3km E; TQ 17890 11912	Site of a former 19 th century farmstead.
MWS15429	0.18km S; TQ 17437 11529	Site of a former gasworks
MWS10450	0.23km S; TQ 17502 11461	19 th century warehouse building.
MWS10014	0.44km S; TQ 17364 11287	Memorial garden.

Table 14. Details of HER entries with an indeterminate date

HER Reference	Location	Notes
MWS8544	On site; TQ 17518 11944	Small assemblage of medieval pottery present in the top and subsoil, though no features underneath.
MWS6805	0.28km W; TQ 17009 11616	Undated pottery and oyster shell.

HER Reference	Location	Notes
MWS3967	0.37km SE; TQ 179 114	Corroded iron key found near the north doorway of St Andrews Church
MWS4047	0.35km SE; TQ 1790 1143	Nineteen pieces of floor or oven tile recovered during gravedigging at St Andrews Church.
MWS3968	0.43km SE; TQ 1795 1139	Series of undated burials outside of the modern burial ground – suggesting it was once larger.

Figure 4. Prehistoric - Roman records within 1km of the site



Figure 5. Early medieval - Medieval records within 1km of the site

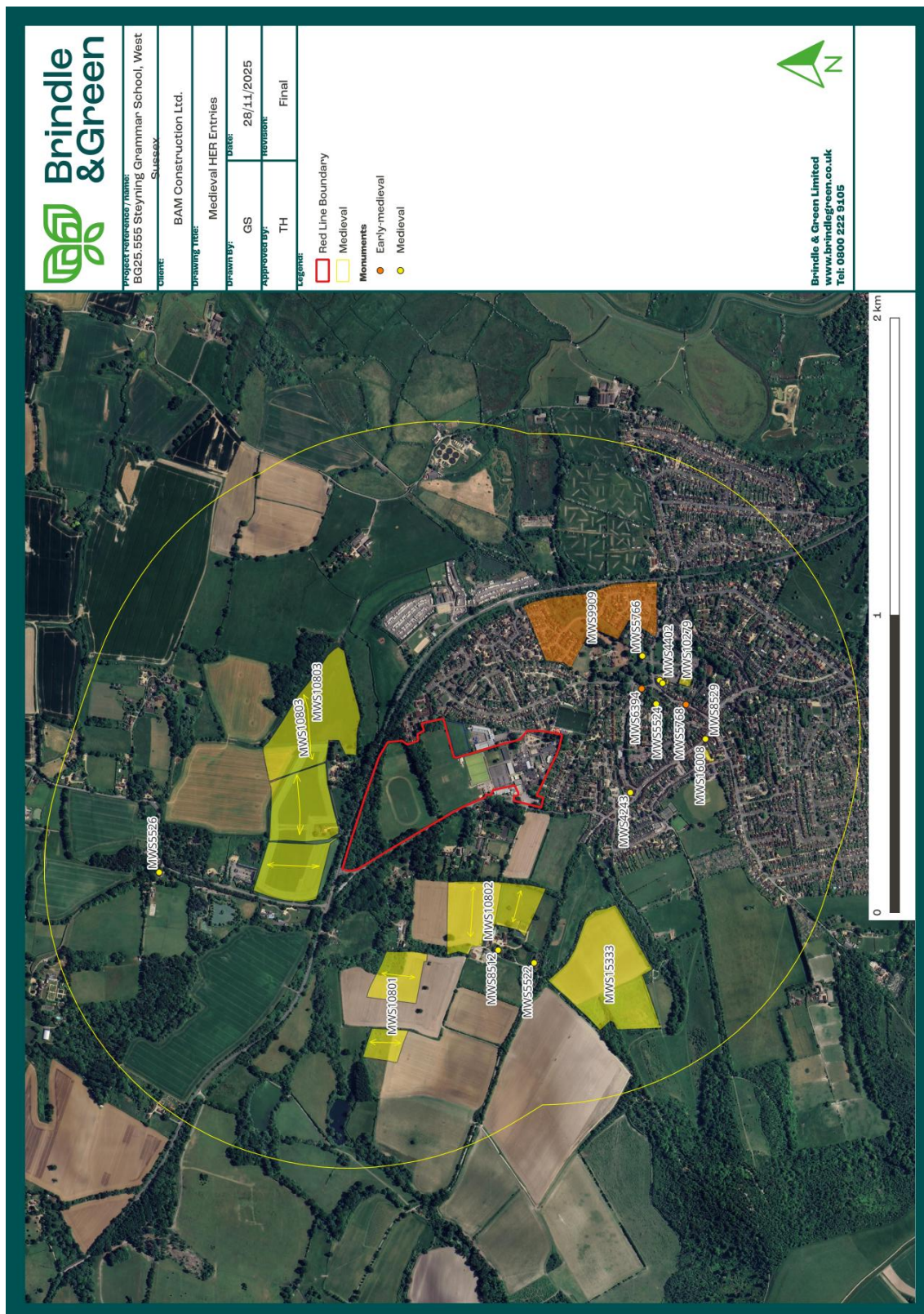


Figure 6. Post Medieval- Modern and undated records within 1km of the site

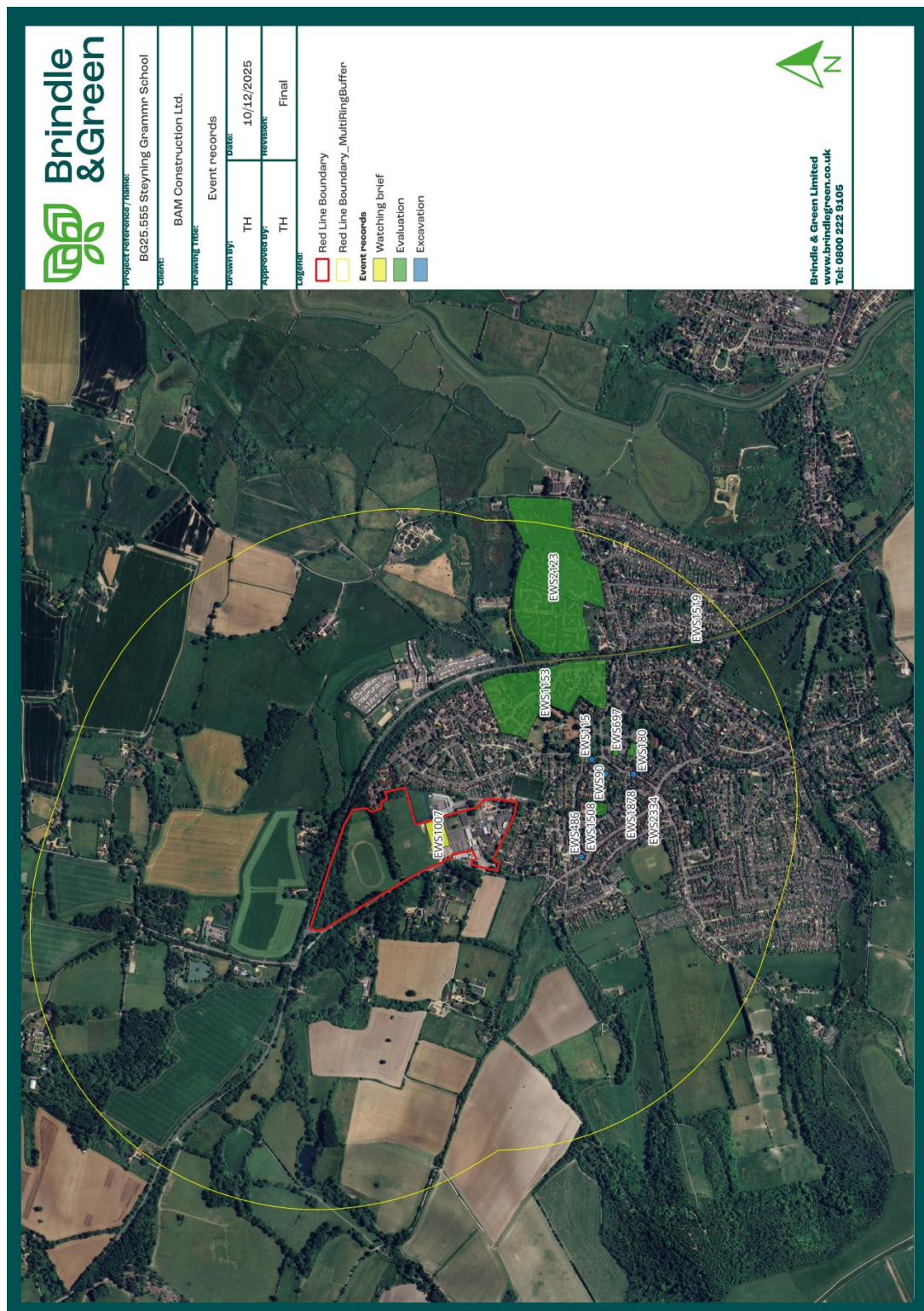


The information provided by the HER also provides records of archaeological surveys and investigations that have occurred within 1km of the site (event records).

Table 15. Details of event records

HER Reference	Location	Notes
EWS1007	On site; TQ 1751 1194	Watching brief within the school grounds, medieval finds found within the top soil, but no features.
EWS486	0.28km S; TQ 1745 1143	Excavation – no further information.
EWS1508	0.26km S; Centred TQ 1762 1137 (49m by 75m)	Evaluation of two trenches. No archaeological features or finds recorded.
EWS1878	0.41km S; TQ 1760 1125	Watching brief at Fantasy House, identified three main periods of activity, medieval, post medieval and modern.
EWS2334	0.47km S; TQ 17587 11174	Watching brief, identified medieval occupation.
EWS320 / 333	0.43km S; TQ 1775 1125	Excavation – no further information.
EWS90	0.37km S; TQ 1775 1135	Excavation – no further information.
EWS1181	0.44km S; Centred TQ 1783 1125 (56m by 49m)	Evaluation of five trenches, medieval remains identified.
EWS697 / 892 / 2120	0.39km S; TQ 17832 11312	Evaluation and excavation, medieval remains identified.
EWS115	0.31km S; TQ 17800 11400	Excavation – no further information.
EWS1153	0.22km E; Centred TQ 18035 11575 (297m by 450m)	Excavation – identified Anglo-Saxon remains.
EWS1519	0.48km E; Centred TQ 1869 1043 (1421m by 2805m)	Watching brief along the route of a new cable. Remains of multiple periods identified.
EWS2123	0.55km E; Centred TQ 18453 11539 (560m by 362m)	Evaluation following geophysical work. Identified enclosures and other features dating from the Bronze Age – Iron Age.

Figure 7. Event records within 1km of the site.



Appendix 6. Historic Mapping and Photos

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 8. Section of the 1840 tithe map

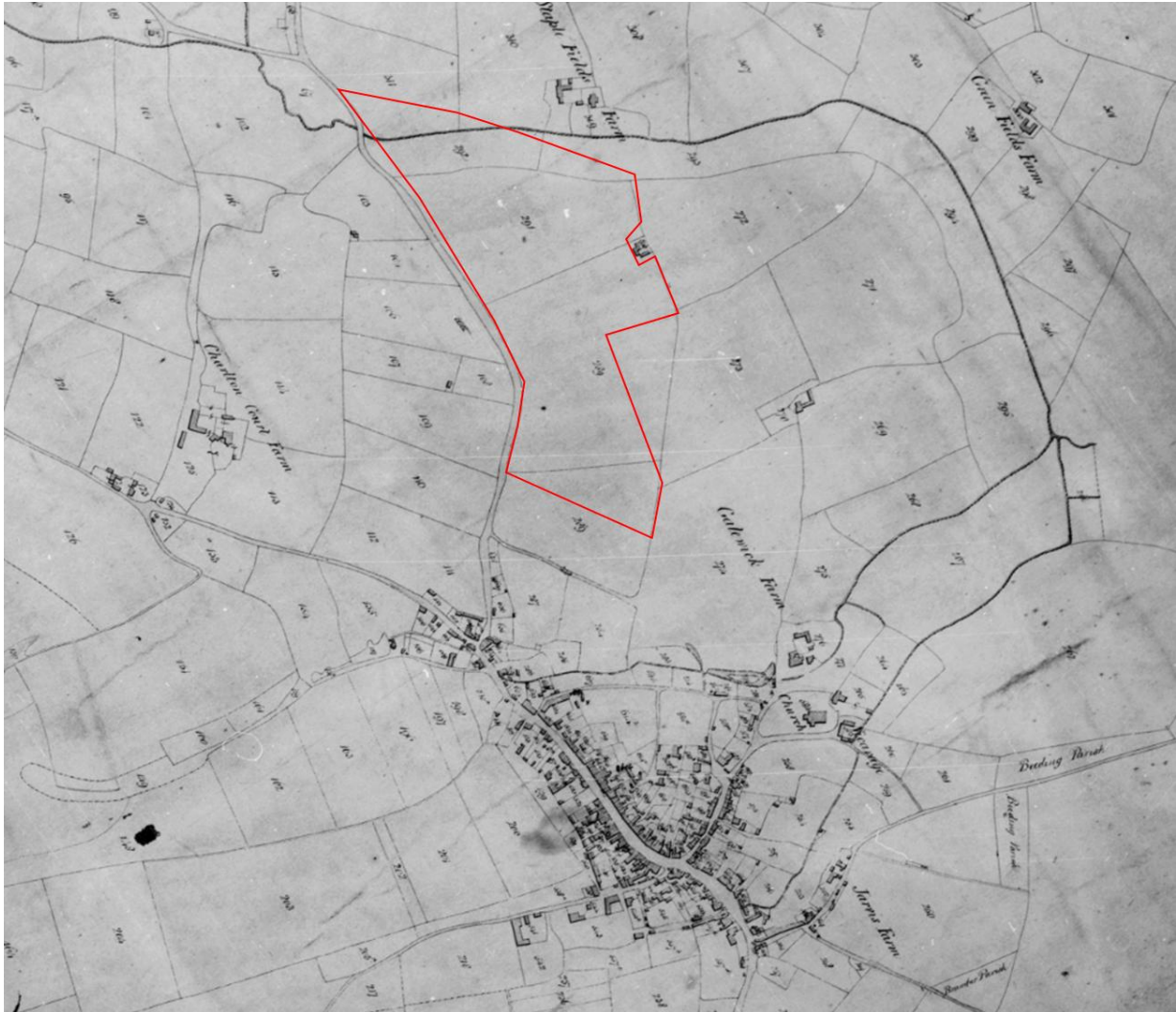


Figure 9. Section of the 1879 OS Map

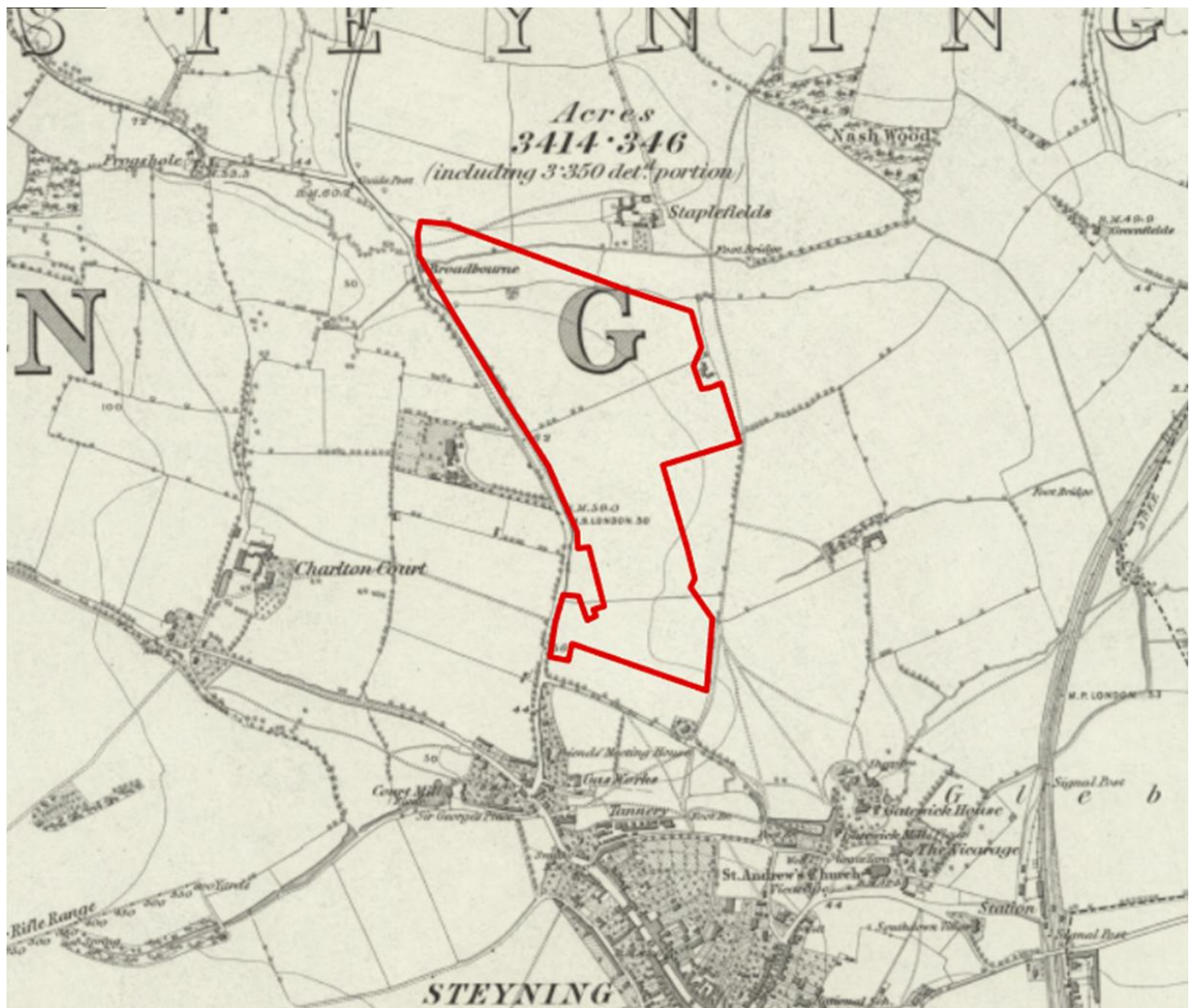


Figure 10. Section of the 1895 OS Map

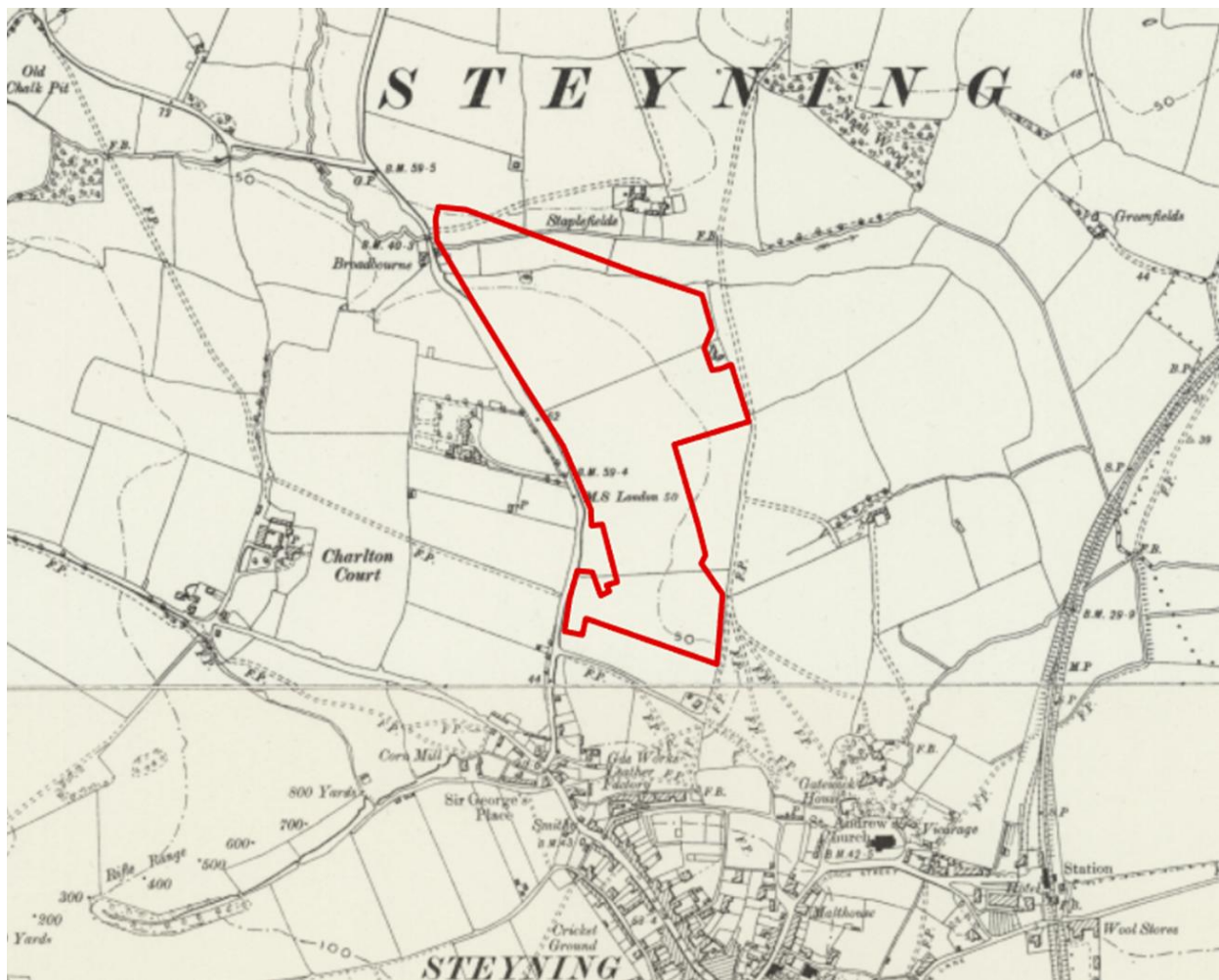


Figure 11. Section of the 1958 OS Map

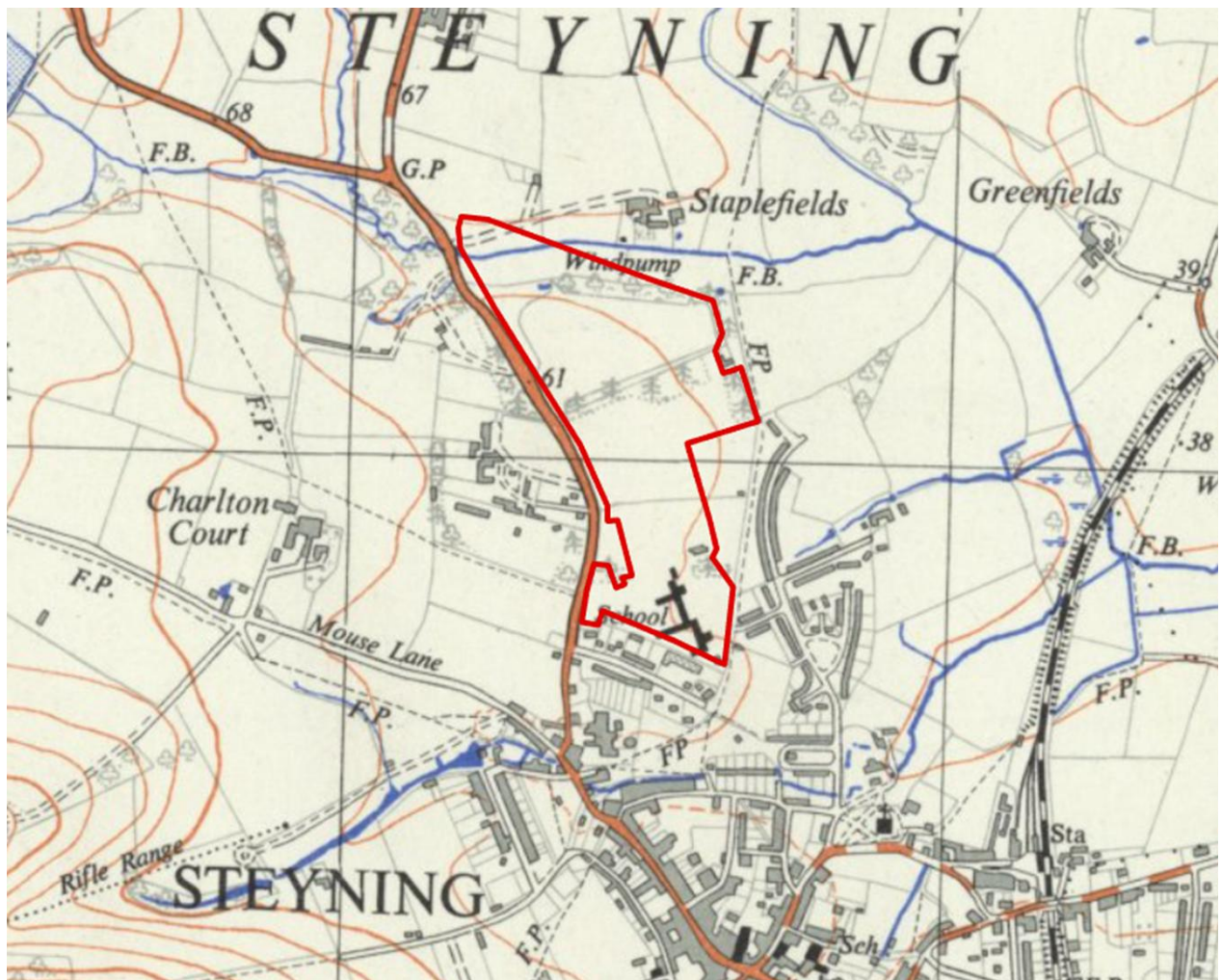


Figure 12. Section of the 1961 OS map



Figure 13. Modern satellite view



Appendix 7. Location Plan

