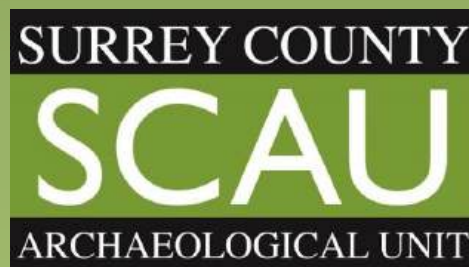


**PROPOSED NEW DEVELOPMENT,  
TOAT CAFE, STANES COTTAGE AND  
STANES FARM, STANE STREET,  
PULBOROUGH, WEST SUSSEX**

**DESK BASED ARCHAEOLOGICAL  
ASSESSMENT**



**PROPOSED NEW DEVELOPMENT, TOAT CAFE,  
STANES COTTAGE AND STANES FARM, STANE STREET,  
PULBOROUGH, WEST SUSSEX**

**DESK BASED ARCHAEOLOGICAL ASSESSMENT**

*Summary*

*A planning application is being prepared for a residential development on land to the west of Stane Street, Pulborough, covering Toat Café, Stanes Cottage and Stanes Farm. As the proposal site is over 6 hectares in area an archaeological desk based archaeological assessment (DBA) is required as a supporting document to the application, for validation by West Sussex County Council.*

*The Historic Environment Record shows that there is good archaeological potential from the wider landscape for discoveries relating to the prehistoric, Roman and medieval periods. However, the lack of archaeological investigation in the immediate vicinity and the differing geological background to the nearby discoveries, means that the archaeological potential for this site is less certain, and could be described as moderate.*

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## **1 INTRODUCTION**

1.1 A planning application is to be submitted for a residential development on land at Toat Cafe, Stanes Cottage and Stanes Farm, Stane Street, Pulborough, West Sussex

1.2 As the proposal site is larger than 0.5 hectares an archaeological desk based archaeological assessment (DBA) is a West Sussex County Council requirement for validation and needs to be submitted as a supporting document for the planning application.

1.3 The Surrey County Archaeological Unit (SCAU) have been commissioned by Antonio Avenue Ltd, to prepare this DBA.

## **2 PLANNING BACKGROUND National**

### **Planning Policy Framework**

2.1 In England, a revised edition of the National Planning Policy Framework (NPPF) was released on 7 February 2025. This replaces the version of the NPPF originally released on 27 March 2012. The document sets out the Government's planning policies for achieving sustainable development and provides policies to lead and manage the decision-making process to enable this. The framework also includes a range of policies to guide local planning authorities on the preparation of local development documents (paragraphs 15-38).

2.2 Chapter 16 of NPPF (paragraphs 202-221) details the policies relating to the conservation and enhancement of the historic environment. The document replaces Planning Policy Statement 5: Planning for the Historic Environment, published in March 2010.

2.3 The policies and principles set out in chapter 16 also apply to the consideration of the historic environment in relation to the other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.4 Underpinning the policy guidance is the concept of the "Heritage Asset", which is defined (NPPF, p73) as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.5 It is therefore necessary to assess the significance of Heritage Assets. NPPF (p78) defines Significance (for heritage policy) as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

2.6 Paragraph 207 distinguishes planning tests to be applied where an application affects any Heritage Asset. It states: 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.

## **Horsham District Planning Framework 2015**

### *Introduction*

2.7 The Horsham District Planning Framework (Horsham District's Local Plan) is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007.

Policy 34 (pages 113 & 114), Heritage Assets and Managing Change within the Historic Environment which is pertinent to this report, is repeated below:

### *Policy 34: Heritage Assets and Managing Change within the Historic Environment*

2.8 The historic environment is one of the district's greatest assets. It is rich and varied through both the urban and rural contexts of the district, with many high-quality historic places which have formed part of the landscape for thousands of years. In many places throughout the District, the historic environment is the district's environment, with farms, hamlets, villages and towns forming the core of this district's historic development and character.

2.9 The Council recognises that the historic environment is an irreplaceable resource which should be conserved for future generations. It provides a backdrop to sustainable tourism and local economy by creating places and an environment which is unique to the district.

2.10 The historic environment is recognised and conserved through local and statutory designations and the District is home to over 1,860 listed building, 39 conservation areas, 77 Scheduled Ancient Monuments, 252 Sites of Archaeological Interest and a number of registered historic parks and gardens, including Leonardslee Gardens, Parham House, St Mary's House and Horsham Park.

2.11 Local heritage is recognised through "Locally Listed" buildings and designated archaeological areas as well as similar assets which come to light during the course of development and discovery. Collectively, the district's historic environment is its "heritage assets" and these elements carry weight in the consideration of planning and development matters.

2.12 The aim of the historic environment policy is to sustain and where appropriate, enhance the significance of the district's heritage assets, including where those qualities which make the asset special and historic. Significance is the sum of the architectural, historic, artistic, communal, social and archaeological qualities of a designated and undesignated heritage asset.

**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*
- 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.*

**West Sussex County Council Requirements for Validation (Heritage)**

2.13 Additional to Policy 34 of the Horsham District Planning Framework, the West Sussex County Council archaeological validation requirements require the following;

- (i) Heritage Environment Record (HER) Search

(ii) An archaeological desk-based assessment, which should include a recent search of the Historic Environment Record at West Sussex County Council (WSCC), should be submitted for all applications falling within the following boundaries:

*(a) Within a Red Archaeological Notification Area: Any development over 0.2ha, residential development involving any below ground activity within a Scheduled Ancient Monument or Historic Church or Churchyard, and development involving 1 or more new replacement residential units*

*(b) Within an Amber Archaeological Notification area: Any development over 0.2ha, 5 or more new residential units, and sites within or adjacent to Scheduled Ancient Monuments*

*(c) Outside of an Archaeological Notification Area: Any development over 0.5ha in area, and development involving 10 or more new residential units*

*(d) As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*

### **3 ASSESSMENT METHODOLOGY**

3.1 In order to assess the effects of the proposed scheme, existing archaeological information, mainly from the immediate area, but also from a little further afield, if relevant, was examined in detail. The previous discoveries in the vicinity are shown in figure 4.

3.2 The assessment of the effects of the scheme on archaeology has been based on a variety of sources including

- the Historic Environment Record (HER) held by The West Sussex County Council (WSCC)
- extensive practical knowledge of the archaeology of the area,
- examination of secondary historical works and readily available local history materials.

3.3 The assessment of the impact of the proposed scheme on archaeology is qualitative and considers two issues. The first of these deals with the impact on identified sites within the local study area. The second deals with the potential impact on buried evidence, as yet unidentified.

3.4 Further stages of work may be necessary. There are various options for such work depending on the archaeological potential of the site as defined by the DBA and the degree of ground impact. These are further considered in parts 8 and 9 of this report.

## 4 GEOLOGY

4.1 The Geological Survey of Great Britain, Interactive Map, was consulted for the geological background to the site.

4.2 The bedrock geology for this site is Weald Clay Formation-Mudstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea). There is no overlying superficial or drift deposits recorded for the site, although to the south is a sinuous band of a further Weald Clay Formation - Clay-ironstone.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### General Pattern of Development

5.1 Various written sources were checked for information regarding the archaeology and history of the general area and the site itself. The Historic Environment Record illustrates the range of archaeological evidence which has been found within a 1km radius of study area. Timescales used in this report are set out below.

|                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Palaeolithic 450,000 - 9,000 BC<br>Mesolithic 9,000 - 4,300 BC<br>Neolithic 4,300 - 1,800 BC<br>Bronze Age 1,800 - 700 BC<br>Iron Age 700 BC - AD 43 |
| Roman AD 43 - 410<br>Saxon/Early Medieval AD 410 - 1066<br>Medieval AD 1066 - 1485<br>Post Medieval AD 1486 - Present                                |

5.2 The Site is situated in the transition zone of the Low Weald area just north of Pulborough. Geographically the Weald is bounded by the North and South Downs and includes substantial parts of the counties of Kent and Sussex and smaller areas of Surrey and Hampshire. Although the Weald is a clearly defined and easily recognisable geological region, the term 'Weald' relates to the heavily wooded nature of the area in pre-Conquest times and has the same root as the German word 'Wald' meaning wood or forest (Brandon, 2003). The geology of the Weald is characterised by rocks notable for their great variety within a comparatively small area, and for producing soils of widely varying quality. These factors have been influential in shaping human settlement and occupation over the centuries. Traditionally, the archaeological potential of this type of area would have been classed as moderate or poor, however the sites proximity to the greensand ridge to the south, as well as more recent archaeological work, could suggest a greater archaeological potential

## Prehistoric

5.3 The increase in archaeological investigations over the past 40 years has seen Sussex transformed from a backwater of the British Palaeolithic to an area of regional and global significance. Analysis of raised beach deposits, from the Coastal Plain of the county has revealed terrestrial land-surfaces and periglacial gravels that may preserve a record of climatic and environmental change over the past 500,000 years. Excavation of the oldest of these deposits has revealed large areas of intact Pleistocene land surface, preserving the traces of hominid tool production, butchery activity and a wide range of palaeo-environmental data. However, beyond the Coastal Plain, only a handful of new artefacts have been recovered over recent years, although it is hoped that future research will build on recent advances to improve our understanding of Pleistocene deposits in Sussex River valleys, and archaeological material from the Downlands.

5.4 The Site area lies within a landscape that has produced evidence of human activity dating back to the Palaeolithic period. Approximately 1.7 km to the east of this Site, at Beedings, a Palaeolithic handaxe (MWS5592) was recovered from a site that later became known for extensive prehistoric flint assemblages, c2300 flints. The Beedings locality occupies a prominent Lower Greensand ridge overlooking the western Weald and has yielded evidence for Middle and Early Upper Palaeolithic occupation preserved within geological fissures and buried deposits. Together, the handaxe find and the wider Beedings assemblage indicate that prehistoric groups were exploiting the ridge landscapes around Pulborough during the Pleistocene, taking advantage of elevated ground, extensive views across the Weald and access to locally available raw materials.

5.5 In the Earlier Mesolithic period the environment was relatively open, supporting horse and reindeer, but with the return of temperate conditions in southern England, there was associated woodland expansion across the weald. The flint assemblages from this period are dominated by three major typological groupings; named after the sites where they were identified (Star Carr, Deepcar and Horsham). The earliest Sussex Mesolithic assemblages are 'Deepcar' type, most of which occur in the Weald and on the Coastal Plain of southern England.

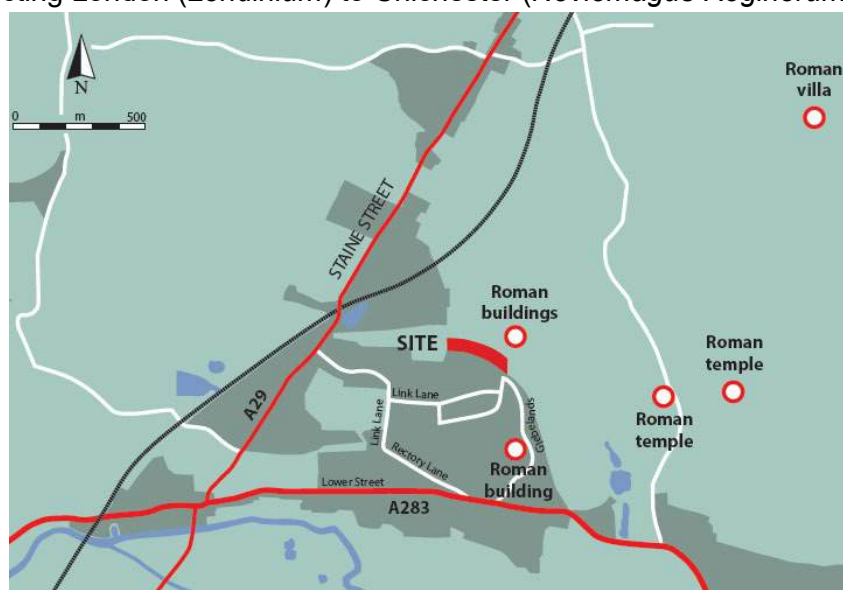
5.6 In the Later Mesolithic, sites with microliths still cluster on the Lower Greensand, although significant concentrations of flint material are found on the Weald Clay and the Ashdown Sands, with fewer on the Chalk (noticeably on the capping 'Clay-with-Flints') (Holgate, in Rudling 2003). The HER does not record any Mesolithic (whether Earlier or Later) finds from within the 1km radius search area around the present site.

5.7 The HER records the recovery of possible Neolithic scraper and flakes from a finds spot c500m south of the present site. On the northern edge of Pulborough archaeological investigations (Munnery/SCAU 2024) identified evidence for prehistoric activity. The findings suggest that woodland clearance may have begun during the Neolithic period, supported by the recovery of Neolithic or Early Bronze Age worked flint. Similar evidence for early woodland clearance has been recorded at nearby sites such as Dean Way, Storrington, indicating that parts of the landscape were being opened up and exploited during this period.

5.8 The evidence relating to Early Bronze Age activity on the Low Weald is relatively sparse, with metalwork of all types limited to five flat axes, this does compare favourably with the quantities of material found from other locations in Britain and conforms well with the suggested form of exploitation of the Weald at this time. The HER does not record any Bronze Age finds from within the 1km radius search area around the present site. However on the edge of Pulborough archaeological investigations revealed a middle Bronze Age bucket urn (Munnery 2024) which appeared to be a deliberate deposit (the bucket urn almost certainly funerary). It seems likely therefore that during this period the Weald was not solely an area of uninhabited forest. Despite this, settlement evidence remains elusive, and in the later Bronze Age the Weald may have declined relative to other areas (Needham, 1987, 126-127).

5.9 The number of occupation sites across the Wealden Clay increased during the Iron Age and Romano-British periods, possibly in response to advances in agricultural techniques (Macphail and Scaife, 1987, 48) and the exploitation of the natural Ironstone deposits of the High Weald, where the combination of ironstone, abundant woodland (for use as fuel) and plentiful water sources made the High Weald, at least, an ideal location for the first iron industries. A findspot at Beedings Hill (MWS3206), located approximately 1.4 km east of the Site, comprised an Iron Age coin and Iron Age to Romano-British pottery recovered during landscaping works in 1983. The finds form part of a wider concentration of Late Iron Age and Romano-British evidence recorded across Beedings Hill, including coins, pottery and other occupation debris, indicating continued exploitation of the prominent Lower Greensand ridge during the later prehistoric and Roman periods.

5.10 The figure below ((Munnery/SCAU 2024), highlights the Roman sites nearby. The remains of at least two Roman buildings are recorded at Homestreet Farm, Pulborough (MWS3314), approximately 1.8 km south-southeast of the Site. Masonry foundations were reportedly encountered during digging undertaken in 1859, 1900 and 1910. The site forms part of the extensive Romano-British landscape of the Pulborough area, which includes villas, temples, road networks and other structural remains associated with the Roman occupation of the Arun Valley. The proposal area lies alongside Stane Street, the Roman Road connecting London (*Londinium*) to Chichester (*Noviomagus Reginorum*) MWS1930



## **Saxon**

5.11 Evidence for Saxon activity in the vicinity of the Site is limited. While Pulborough contains evidence for an Anglo-Saxon ecclesiastical focus, represented by the predecessor of the present Church of St Mary, no Anglo-Saxon archaeological remains have been recorded from the the present area itself.

## **Medieval**

5.12 The Site is located within the civil parish of Sutton, immediately north of Pulborough, however historically it forms part of the wider Pulborough landscape associated with the Arun Valley and the Lower Greensand ridge. The Pulborough EUS (Harris 2004) concludes that medieval Pulborough was a small rural village rather than a town, focused on the ridge around St Mary's Church. Although the village was never granted borough status and appears not to have developed a regular market, Domesday Book records 66 households and two churches, indicating that it was already a sizeable settlement by 1086. The settlement probably originated before the Norman Conquest and did not develop as a result of the establishment of the nearby motte-and-bailey castle.

The place name Toat (found in names like Toat Farm and Toat Hill in West Sussex) derives from the Old English word *tōt*, meaning a lookout point or watch-hill. Although the proposal area is on fairly low lying landscape to the north of the greensand ridge, to the west of the proposal site lies a prominent hill, c60mOD, on which an 18<sup>th</sup> century folly, Toat Monument, was built.

5.13 The Wealden glass industry developed within the wooded landscapes of Sussex, Surrey and Kent, where plentiful timber provided fuel for glass furnaces. Medieval glassworks were typically small woodland enterprises producing window and vessel glass using locally available sand and wood ash. Evidence of these sites commonly includes furnace remains, vitrified waste, glass slag and working debris, reflecting an important rural craft industry that continued into the post-medieval period. A possible glassworking site, MWS5429, is recorded at Steepwood Farm, West Chiltington, which lies c3km north east of the proposal Site.

## **Post medieval**

5.14 A significant number of historic farms and outfarms are recorded on the HER, highlighting the agricultural nature of this landscape. Many of the farms listed have been demolished and were identified through cartographic or documentary sources. It is likely that many of these farms have early origins and represent the rural medieval settlement pattern.

5.15 Historical maps can be a very useful source of information when looking for archaeological features, as it is often possible to trace the development of a landscape over hundreds of years, and features recorded on early maps, which often disappear on later ones, can be identified. A number of maps were examined, including extracts from the Pulborough Tithe map of 1839 (fig 5), the Ordnance Survey 25-inch maps dated 1898 and 1911 (figs 6 and 7) and the Ordnance Survey 1:2500 map of 1967 (fig 8).

5.16 The Pulborough Tithe map of 1839 shows a field pattern that closely resembles the modern equivalent, and the fields making up the Site can be seen. The Tithe apportionment document was consulted to determine the name and land use for each of the plots within

and neighbouring the proposal area, in case they suggested a particular use or name of significance. The fields are all listed as arable, see below

- 2091 Common Field [Arable] **Landowner:** William Holmes **Occupier:** William Harwood
- 2092 Common Field [Arable] **Landowner:** John Shaw Drinkald & Joshua Drinkald **Occupier:** James Herrington
- 2093 Common Field [Arable] **Landowner:** Sarah Coppard **Occupier:** William Harwood
- 2094 Cottage Garden Field [Arable] **Landowner:** Reverend John Austin Rectorial Glebe **Occupier:** Reverend John Austin Rectorial Glebe
- 2099 Little Common Field **Landowner:** Peckham Smith Esquire **Occupier:** Samuel Andrew
- 2125 'triangle' Arable **Landowner:** Trustees Of Thompson's Hospital **Occupier:** Thomas Sparry

5.17 The Ordnance Survey 25-inch map of 1871 shows no significant change since the tithe map was produced. The fields all remain undeveloped in the late 19<sup>th</sup> century.

5.18 The Ordnance Survey 6-inch map of 1961 shows the same configuration of fields, but now a small building/house is shown in the north west of the area in a small plot and a further building midway along the frontage of the Site area.

## 6 DESIGNATED HERITAGE ASSETS

### Scheduled Ancient Monument

6.1 The site does not lie within a Scheduled Monument and there are none within the 1km search radius.

### Archaeological Notification Areas (ANA's)

6.2 The site does not lie within a designated Archaeological Notification Area, but there are two within the search area:

*DWS8563 Large Roman Settlement Area, Pulborough:* Predominantly a Roman settlement area with evidence for buildings including Borough Farm Roman Villa (Scheduled Monument 1015234) and a Roman temple site (Scheduled Monument 1015233). There is evidence for earlier settlement activity to the north and west of the area with evidence of Upper Palaeolithic lithic working site, prehistoric woodland clearance, late Neolithic or early Bronze Age flintwork, a Middle Bronze Age bucket urn, and an Iron Age / Early Roman field system with some associated pits and postholes. Within the area is also a Royal Observer Corps Monitoring Post.

*DWS8561 Prehistoric Lithic Working, Mine Pits, Glass Working Industry and Medieval Farmsteads, West Chiltington and Pulborough:* A large number of Mesolithic microliths, Neolithic and Bronze Age flints have been found and this is suggested to be a Mesolithic site of occupation continuing into the Neolithic/Bronze Age. A number of flint barbed and-tanged arrowheads have recently been recovered by fieldwalking within a field near Brinsbury College, Pulborough; found by College students under the supervision of an experienced archaeologist. Mine pits have also

been identified within the area, along with Roman settlement evidence and Post Medieval glass making industry activity. There are also a number of Medieval farmsteads.

### Conservation Area

6.3 The site does not lie within a designated Conservation Area and there are none within the 1km search radius.

### Historic Buildings

6.4 There are 10 Grade II listed historic buildings within the 1km search radius, none of these lie within the proposal area. The closest is Mill House, an 18<sup>th</sup> century property which lies on the east side of Stane Street, opposite the proposal area. The property is visible from the road, but is masked from the proposal area by mature trees and hedgerows. This building is shown on the Tithe Map with the site of a windmill marked to the east of it, see fig 5.

## 7 THE PROPOSED DEVELOPMENT

7.1 The proposed residential development will include a mix of flats and houses, with open communal green spaces, ponds and a couple of small retail units (see fig 3). The present site is relatively level, with Stane Cottage sitting on the 30m contour and the site level dropping to the north west, to the 25m contour.



Figure 8; Aerial photograph of proposal site

7.2 The proposal will include the demolition of all existing buildings and will include establishing a site access, hard and soft landscaping for gardens and communal spaces, as well as the extensive groundworks for foundations, services, and drainage.

### **The impact of the proposed development**

7.3 In general terms, archaeological evidence, if it exists, may be expected to survive, at, and to a limited depth below, the interface between the topsoil (garden or plough soil) and the present undisturbed sub surface.

7.4 The proposed development groundworks will collectively destroy most, if not all, potential archaeological deposits if present.

## **8 CONCLUSIONS**

### **Heritage Assets**

8.1 No recorded Designated Heritage Assets lie within the development area, although a number are recorded on the HER from within the search radius.

8.2 No Listed Buildings will be physically affected by the development, and it is not considered that there will be a visual impact on the setting of these Heritage Assets.

8.3 No new Heritage Assets were identified as part of this assessment.

### **The Archaeological Potential**

8.4 In view of the HER results, and site location, it might be suggested that there is a moderate archaeological potential for discoveries. The current ANA representing the concentration of Roman settlement indicates that this would focus on areas of greensand geology, extending to the greensand ridge north of Pulborough. The ANA relating to prehistoric lithics, flint mines and medieval glass industry, is based on the Wealden Geology, but located to the east of the present site. This could of course be reflecting only finds and sites known to date with the lack of similar evidence from the present site a consequence of the lack of modern archaeological investigation.

8.5 The cartographic evidence suggests that the site has remained largely undisturbed until the mid / late 20<sup>th</sup> century and developments since that time have only affected a relatively small proportion of the Site.

## **9 MITIGATION MEASURES**

9.1 In view of the scale of the proposed development it is likely that an archaeological mitigation strategy would be necessary, possibly secured by condition as part of planning permission. The most efficient method of achieving these objectives would be an archaeological trial trench evaluation. The exact scope and form of this work would need to be defined in a Written Scheme of Investigation (WSI) submitted to the Local Planning Authority.

9.2 This is the considered view of the Surrey County Archaeological Unit, based on the evidence presented in the earlier part of this report. It must be emphasised, however, that whether further archaeological work is required, what form it should take, and when it might be scheduled are decisions to be made by the Local Planning Authority (generally acting under the advice of their Historic Environment Consultees), and any further action in response to this report should await their opinion.

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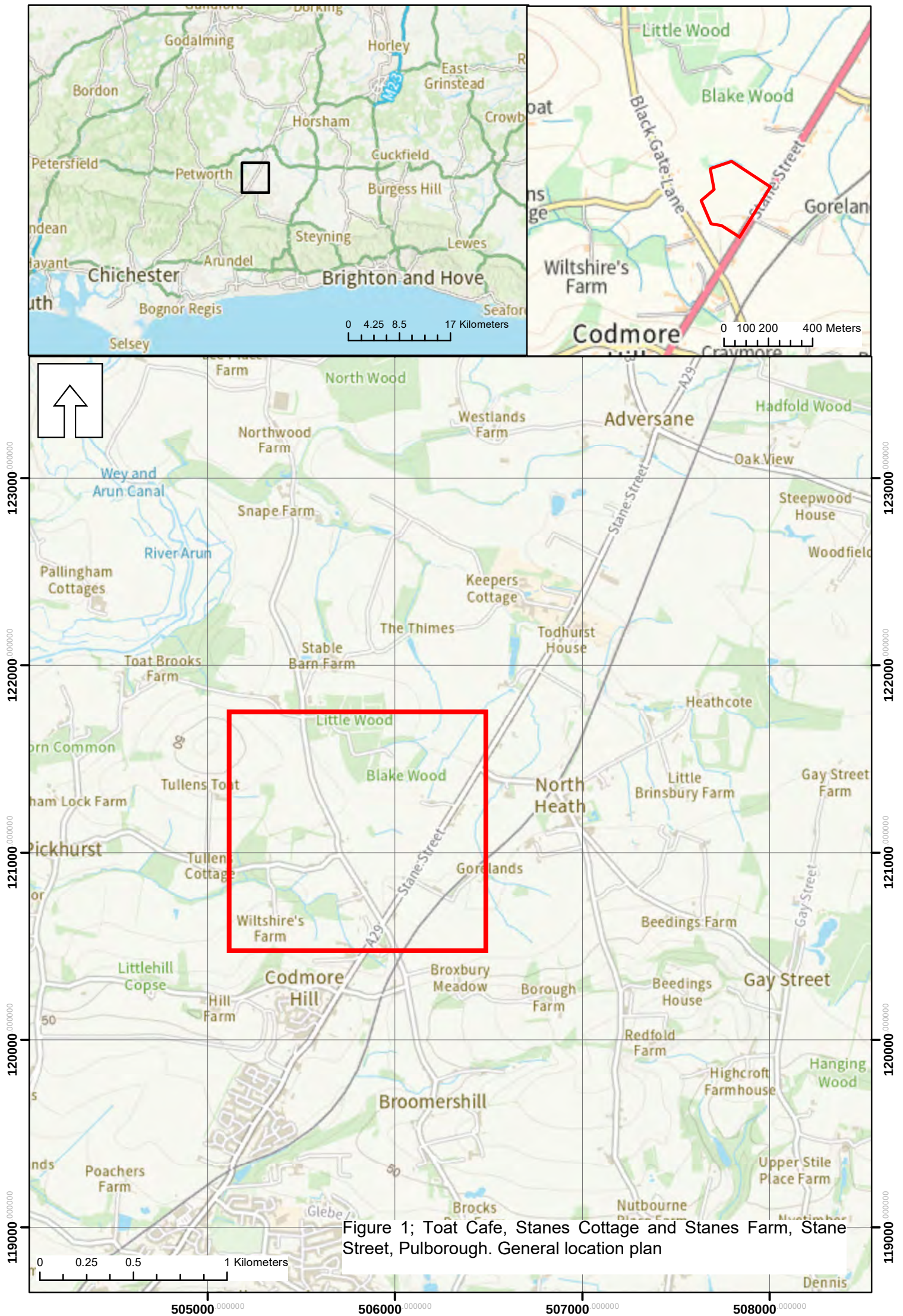
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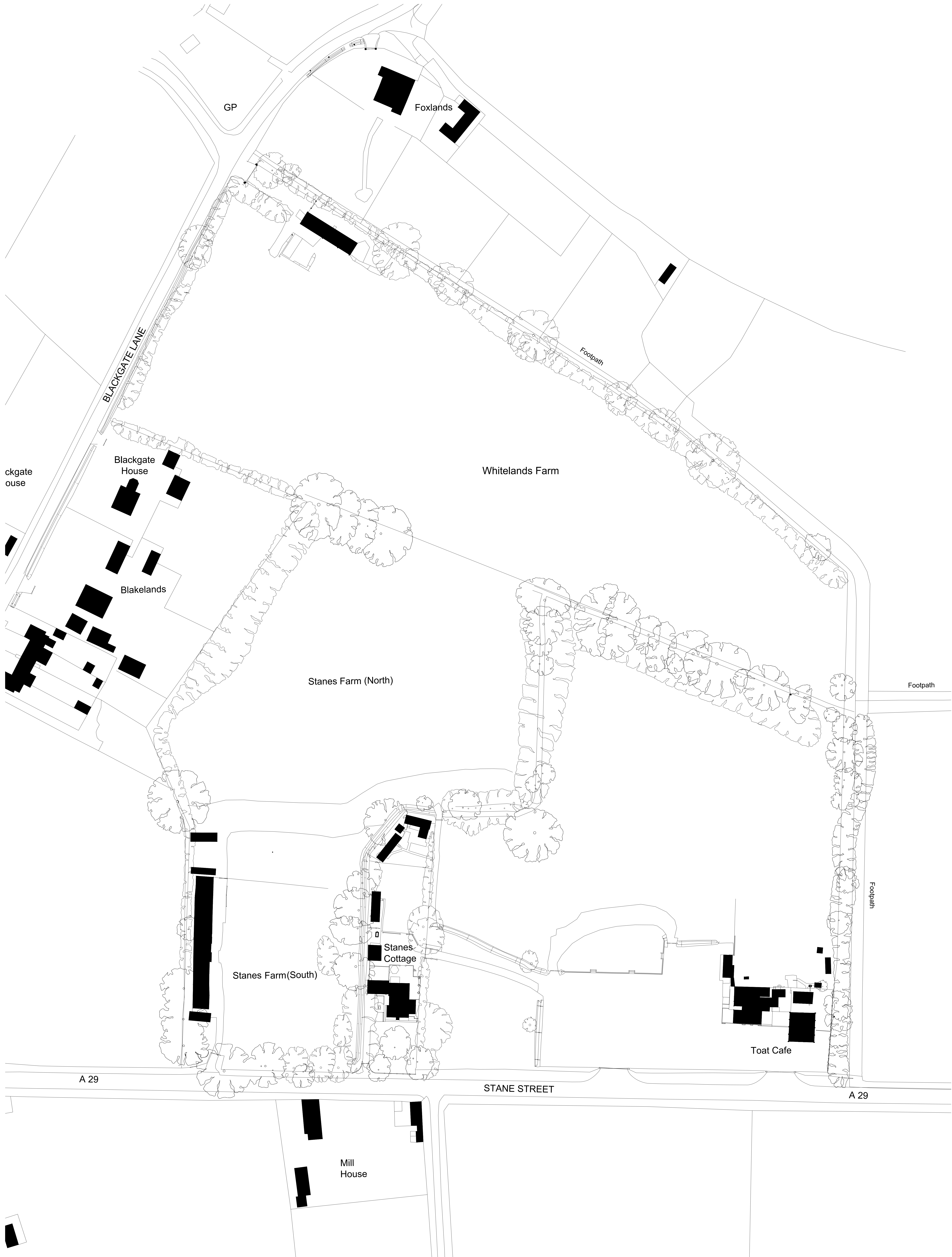
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Existing Site Plan  
Scale 1:500

Figure 2; Toat Cafe, Stanes Cottage and Stanes Farm,  
Stane Street, Pulborough. Existing site layout

MCA

MICHAEL CONOLEY ARCHITECTS ASSOCIATES

PROJECT:

Toat Cafe, Stanes Cottage and Stanes Farm  
Stane Street, Pulborough, West Sussex RH20 1DN

DRAWING TITLE:

Existing Site Plan

DATE:

01.26

PROJECT NO.:

1726

SCALE:

1:500

INSTRUMENT:

A0

DRAWING NUMBER:

1726/S-101

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Abbe House Millers Court South Street Farm Pulb. G17 7GJ

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01252 761822



- 01 Green Corridor
- 02 Cycle/Footpath
- 03 Locally Equipped Area for Play (LEAP)
- 04 SUDS Feature/Pond
- 05 Mountain Bike Technical Skills Area
- 06 Natural Greenspace
- 07 Swale for Water Management
- 08 Existing Ditch for Water Management
- 09 Meadow with Mown Paths
- 10 Native Hedgerow
- 11 Vehicle/Bike Parking Area
- 12 Pharmacy
- 13 Shop/Cafe
- 14 Pavilion
- 15 Roundabout and Site Access

- Existing Trees
- Proposed Trees

| Housing Mix                                           |                 |                 |
|-------------------------------------------------------|-----------------|-----------------|
| Houses                                                | Flats           | TOTAL           |
| 1 Bed x 6                                             | 1 Bed x 12      | 12 units        |
| 2 Bed x 6                                             | 2 Bed x 23      | 29 units        |
| 3 Bed x 30                                            | 3 Bed x 4       | 34 units        |
| 4 Bed x 18                                            |                 | 18 units        |
| <b>54 units</b>                                       | <b>39 units</b> | <b>93 units</b> |
| 35% Affordable Housing Evenly Distributed Across Site |                 |                 |

Proposed Site Plan  
Scale 1:500

Figure 3; Toat Cafe, Stanes Cottage and Stanes Farm, Stane Street, Pulborough. Development proposal plan (red outlined)

MCA

MICHAEL CONOLEY ARCHITECTS ASSOCIATES

PROJECT

Toat Cafe, Stanes Cottage and Stanes Farm  
Stane Street, Pulborough, West Sussex RH20 1DN

DATE

02.26

SCALE

1:500

DRAWING TITLE

Proposed Site Plan

DRAWING NUMBER

1726/P-01

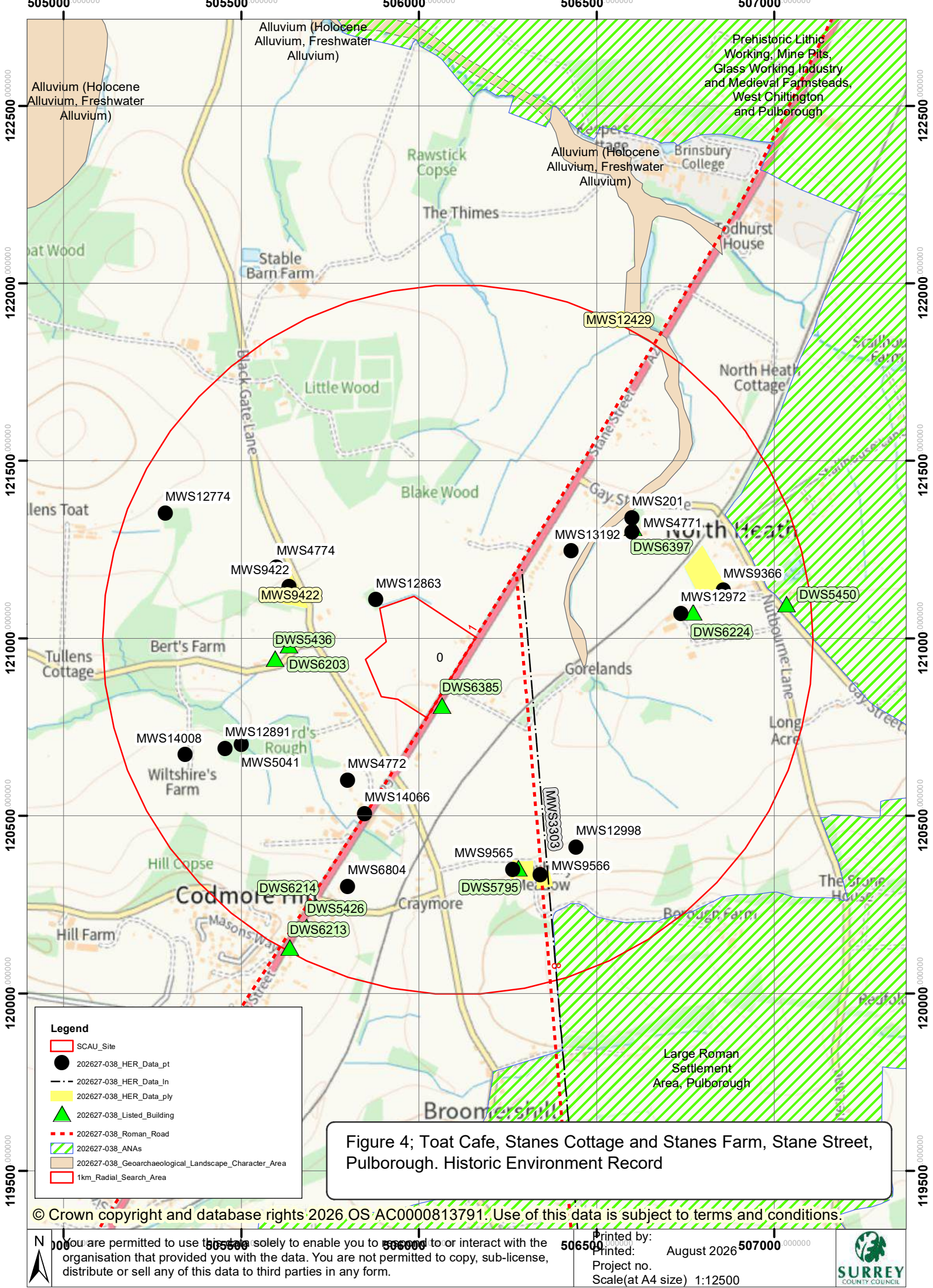




Figure 5; Toat Cafe, Stanes Cottage and Stanes Farm, Stane Street, Pulborough. Extract from the Pulborough Tithe map of 1839



Figure 6; Toat Cafe, Stanes Cottage and Stanes Farm, Stane Street, Pulborough. Extract from the Ordnance Survey 25-inch map of 1871



Figure 7; Toat Cafe, Stanes Cottage and Stanes Farm, Stane Street, Pulborough. Extract from the Ordnance Survey 1:2500 map of 1961

## HER POINTS, LINES AND AREAS

| MonUID   | RecordType | Name                                                         | MonType                 |
|----------|------------|--------------------------------------------------------------|-------------------------|
| MWS12429 | MON        | Mulsey Farm Historic Farmstead, Pulborough                   | Farmstead; E Shape Plan |
| MWS12774 | MON        | Site of Outfarm Historic Outfarm, Pulborough                 | Outfarm                 |
| MWS12863 | MON        | Site of Outfarm East of Blackgate Farm, Pulborough           | Outfarm                 |
| MWS12891 | MON        | Site of Historic Outfarm East of Wiltshires Farm, Pulborough | Outfarm                 |
| MWS12972 | MON        | Wanseys Farm Historic Farmstead, Pulborough                  | Farmstead               |
| MWS12998 | MON        | Site of Historic Outfarm North East of Broxbury, Pulborough  | Outfarm                 |
| MWS13192 | MON        | Historic Outfarm South West of North Heath Farm, Pulborough  | Outfarm                 |
| MWS14008 | MON        | Wiltshires Farm Historic Farmstead, Pulborough               | Farmstead               |
| MWS14066 | MON        | Site of Yard at Codmore, Pulborough                          | Outfarm                 |
| MWS201   | MON        | Tileworks - North Heath, Pulborough                          | Tile Works              |
| MWS3303  | MON        | Codmore Hill - Marehill Roman road                           | Road                    |
| MWS4771  | MON        | Brickyard on North Heath Common, Pulborough                  | Brickyard               |
| MWS4772  | MON        | Brickyard on west side of Stane Street, Pulborough.          | Brick Kiln; Brickworks  |
| MWS4774  | MON        | Brickworks at Blackgate, Pulborough                          | Brickworks              |
| MWS5041  | MON        | Gerrards Rough                                               | Mine                    |
| MWS6804  | FS         | Neolithic scraper and flakes                                 | Findspot                |
| MWS9366  | MON        | Bassett House Historic Farmstead, Pulborough                 | Farmstead; L Shape Plan |
| MWS9422  | MON        | Blackgate Farm Historic Farmstead, Pulborough                | Farmstead; L Shape Plan |
| MWS9565  | MON        | Broxbury Historic Farmstead, Pulborough                      | Farmstead; L Shape Plan |
| MWS9566  | MON        | Broxbury Meadow (Broxbury) Historic Farmstead, Pulborough    | Farmstead; L Shape Plan |

## LISTED BUILDING

| DesigUID | Grade | Name                            |
|----------|-------|---------------------------------|
| DWS5426  | II    | Mulberry House                  |
| DWS5436  | II    | Whitehall Cottage               |
| DWS5450  | II    | Gennetts Farmhouse              |
| DWS5795  | II    | Broxbury                        |
| DWS6203  | II    | Cherry Tree Cottage             |
| DWS6213  | II    | White Cottage                   |
| DWS6214  | II    | Forge Cottage And The Old Forge |
| DWS6224  | II    | Wansey's Farmhouse              |
| DWS6385  | II    | Mill House                      |
| DWS6397  | II    | North Heath Farmhouse           |

# SURREY COUNTY ARCHAEOLOGICAL UNIT



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**SURREY HERITAGE**  
*discovering preserving celebrating*