



Archaeological Desk-Based Assessment In advance of Development of land at Saddlers Farm, Manning Heath, West Sussex



Report for Persimmon Homes (South-East) Ltd

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SWAT. ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of Development on land at Saddlers Farm, West Sussex

NGR: TQ 20865 28888

1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment of the proposed development of residential dwellings on land at Saddler's Farm, Manning Heath, West Sussex.

This Desk Based Assessment examines the wide variety of archaeological data held by West Sussex County Council and other sources. This data is reviewed and it is recommended in this case that further archaeological assessment will be required in the form of an Archaeological Geophysical Survey after planning permission has been obtained and prior to the initial ground works of the development.

The proposals for a housing development of this site will provide for an innovative enterprise, which would provide for the immediate delivery of new affordable and market housing within an enhanced local environment.

The proposals seek to develop the site in a responsible and sensitive manner to both respects the existing landscape whilst ensuring that the proposed development lessens the sites visual impact.

The site is located north east of Mannings Heath and to the north of Winterpit Lane (Figure 7). It extends to about 1.83 hectares.

1.1 History of the site

Historic documentation refers to Manning Heath in the Civil parish of Nuthurst located in the district of Horsham in West Sussex.

The landscape around the Proposed Development Area (PDA) is in essence rural with arable and pasture land won from the surrounding forest in the last 1000 years. Evidence for this process can be seen in the place names with Rickfield Farm to the west of the PDA. Alder Copse to the north and Gaggles Wood to the west. In the extreme north-east part of the Nuthurst parish, including Holme farm, was largely reclaimed from heathland between 1724 and 1795. In the 18th century farms seem to have remained generally under 100 acres. Newells farm had 80 acres in 1714, Copsale farm 90 acres, and Seaman's farm and Swallowfield in the north-east 80 acres each in 1743. One larger farm at the end of the century was Cooks, which had 248 acres in 1795. In 1830, however, most farms were said to be less than 150 acres in area. In the 1840s the parish together with Little Broadwater was dominated by three big estates, those of J. T. Nelthorpe of Sedgewick in the centre, Robert Aldridge of St. Leonard's house (in Lower Beeding) in the northeast part, and the Burrells of West Grinstead in the south. Most of the land was tenanted, there being at least 40 farms, some as small as 10 or 12 acres in area. In 1851 twenty-five farmers held farms of between 4 a. and 350 a. but mostly less than 100 acres.

The parish presumably supplied both timber and underwood in the Middle Ages. In 1579 Thomas Fry as lessee was licensed to take 1,200 cords of underwood annually at Sedgewick and elsewhere. In the early 1590s timber trees were being felled at Sedgewick to repair the manor houses of Sedgewick and Chesworth in Horsham. A Berkshire timber merchant bought 440 oaks standing on land at Nuthurst in 1735, and two timber merchants were mentioned in the parish in 1728 and 1766. Underwood, however, was perhaps a more important product in the 18th and 19th centuries than timber. Four coppices were recorded on Cooks farm near Nuthurst village in 1795, and several others were named in the 1870s in the north half of the parish. Hazel and chestnut were still coppiced in the mid 20th century.

Besides the timber merchants mentioned, other parishioners whose living came from the abundant woodland were carpenters recorded from 1553, 'colliers' (i.e.

charcoal makers) from 1585, and wheelwrights from 1720. In the second decade of the 19th century there were two carpenters, a wheelwright, a sawyer, and a broom maker.

Stone was being quarried at Sedgewick in the early 15th century and possibly in the early 16th. Field names including the elements 'stone pit' were recorded in the 1840s near Sedgewick Park. The right to dig for stone at Sedgewick was leased by the Crown in 1583, and was reserved in 1642. A stoneheler and a stonelayer were recorded in the later 17th century, when stone was apparently being quarried on Mannings heath. In 1830 large amounts of sandstone were being quarried at Sedgewick for paving and roofing, and in the last quarter of the 19th century quarrying was being carried on east of Mannings Heath, where a stone merchant was recorded in 1874 and 1895. The activity apparently ceased soon afterwards, and in 1977 no stone was being quarried in the parish (Nuthurst History 2010).

Map Regression 1783-1985

It has been considered beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources. General historical context for archaeological findings is provided where applicable, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken. Only maps showing significant topographical developments are reproduced in this report. Aerial photographs and satellite imagery may also supplement this study. Visits to the West Sussex Record Office were productive in viewing early maps including the Tithe maps and aerial photographs from the 1940's. All results of analyses are presented in synthesis and in order of chronology

A map regression exercise on maps was carried out on the proposed development area and has shown that the site has not been developed.

Maps consulted for this period include, the Yeakell & Gardner map of 1783 and the OS Surveyors Drawing (1798). The scale on all these maps was too small to interpret detail of the site in question.

From the 1840s the Ordnance Survey started work on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously. Early copies of the 1:2500s were available hand-coloured. Up to 1879, the 1:2500s were accompanied by Books of Reference or "area books" that gave acreages and land-use information for land-parcel numbers. After 1879, land-use information was dropped from these area books; after the mid-1880s, the books themselves were dropped and acreages were printed instead on the maps. After 1854, the six-inch maps and their revisions were based on the "twenty-five inch" maps and theirs. The six-inch sheets covered an area of six by four miles on the ground; the "twenty-five inch" sheets an area of one by one and a half. One square inch on the "twenty-five inch" maps was roughly equal to an acre on the ground. In later editions the six-inch sheets were published in "quarters" (NW,NE,SW,SE), each covering an area of three by two miles on the ground. The first edition of the two scales was completed by the 1890s. A second edition (or "first revision") was begun in 1891 and completed just before the First World War. From 1907 till the early 1940s, a third edition (or "second revision") was begun but never completed: only areas with significant changes on the ground were revised, many two or three times.

The Ordnance Survey map of 1875 (Figure 1) shows Manning's Farm as two buildings at right angles to each other with a farmyard to the east. A track leads from the farm east to a 'quarry' in Field 142. To the south in Field 140 is located another small quarry and to the south 'Winterpit Lane'. To the south of Winterpit Lane are two parcels of enclosed woodland, the one to the east called 'Limekiln Copse'. To the east and beyond Isaac's Cottage the field system have the characteristic inverted s-bend to their boundaries indicating they are the result of medieval ploughing.

By 1879 Manning's Farm (Figure 2) had changed its name to Saddler's Farm and been rebuilt with a wing to the east. The quarries to the east are now much larger with a large building and new access track built on Field 76.

The OS map of 1911 (Figure 3) shows little change to Saddler's Farm or indeed the Quarries. There is some development to the south-east of the PDA at Forest House and a Recreation Ground to the west at Field 83.

By 1956 (Figure 4) there has been additional building added to Saddler's Farm and immediately to the north a large building 'Mannings Heath Golf Club'. The profile of the Quarries has not changed but Fulston House is now a National Childrens Home and an additional farm just to the west called 'Seamans Farm'.

The OS map of 1973 (Figure 5) shows the landscape around the PDA transformed with a Golf Course just to the north of the PDA which has transformed the landscape. To the south Limekiln Copse is now housing, Seamans Farm has expanded south and is now called Holly Farm and the Fields 6284, 6875, 5977 to the south-west of the PDA also housing. In addition ribbon development has taken place along Winterpit Lane.

2 INTRODUCTION

2.1 Planning Background

The National Planning Policy Framework (March 2012)

It is worth quoting from this long awaited planning document, in particular Policy 12:

12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should

recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

128. 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.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.2 The Proposed Development

The proposed development will comprise of the erection of housing and construction of vehicular access, associated car parking and landscaping.

The site lies to the north-east of Mannings Heath and is bounded on the west by Golding's Lane, to the south by Winterpit Lane and to the north by Mannings Heath Golf Course.

Site 1 (red line) comprises a mixture of overgrown scrub/self-seeded trees, and a number of mature trees hedging to its boundaries. There a number of corrugated metal sheds/storage containers on site (Figure 1).

Site 2 (green line) is more open in character, and has a combination of mature hedging and stock proof fencing boundaries with neighbouring properties. It is predominantly maintained grassland used for a grazing paddock. Overall, the site is well screened from the wider landscape (Plate 1).

2.3 Project Constraints

No project constraints were encountered during the data collection for this assessment.

2.4 Geology and Topography

The Geological Survey of Great Britain (1:50,000) indicates the underlying surface is anticipated to be Weald Clay Formation (BGS 1:50,000 digital). The site averages 85m.00aOD.

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Persimmon Homes Ltd in order to supplement a planning application for the development of the site of land at Mannings Heath, West Sussex.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologist (revised 2011). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (2011)

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

- 1. an assessment of the potential for heritage assets to survive within the area of study*
- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- 3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- 4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*

5. strategies to conserve the significance of heritage assets, and their settings

6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping

7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not (IFA 2011).

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

The local Historic Environment Record (HER) held at West Sussex County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of Mannings Heath.

The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 1000m radius of the proposed development site (22/09/14. WSCC HER Ref: 138779-114).

A listing of the relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also used as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical documents

Historical documents, such as charters, registers, wills and deeds etc were not relevant to this specific study.

4.1.3 Cartographic and pictorial documents

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by West Sussex County Council (WSRO), the Internet and Ordnance Survey Historical mapping (Figs. 1-7).

4.1.4 Aerial photographs

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-4).

4.1.5 Geotechnical information

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and Websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British	AD 43 – c. AD 410	
Anglo-Saxon	AD 410 – AD 1066	
Medieval	AD 1066 – AD 1485	
Post-medieval	AD 1485 – AD 1900	
Modern	AD 1901 – present day	

Table 1 Classification of Archaeological Periods

The Archaeological record within the area around Mannings Heath is diverse and comprises possible activity dating from one of the earliest human period in Britain

(the Neolithic) through to the post-medieval period. The geographic and topographic location of the site is within a landscape that has been the focus of trade, travel and communication since the Palaeolithic. However, the area has had limited past archaeological investigations so for most periods the archaeological potential is unknown.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (1km radius centered on the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on the previous page in **Table 1**.

5.2 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

No scheduled monuments; no Listed Buildings; no Historic Parks & Gardens or Conservation Areas are recorded within the confines of the proposed development area (PDA). There are three listed buildings in the vicinity of the Proposed Development Site (PDA) but none are in line of site of the PDA.

5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The West Sussex HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is not represented within the assessment area.

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level are not represented in the assessment area.

5.4 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres. The West Sussex HER records no activity within the assessment area.

5.5 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within West Sussex is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. The assessment area has no records from this period.

5.6 Anglo-Saxon

The Anglo-Saxon period is not represented in the assessment area.

5.7 Medieval

The medieval period is represented within the assessment area with postulated medieval field systems, a possible site of a medieval chapel (MWS 934), a forge and furnace (MWS 935) and additional iron working sites at Roosthole Road (MWS 630) and a number of Holloways north of the PDA on the southern boundary of St Leonards Forest (MWS 8903, 8840).

5.8 Post-Medieval

The Post Medieval period within the assessment area is represented by a Forge and Furnace at Cinderbank Copse (MWS 5460), Lime Kiln Copse (MWS 8479), pill box (MWS 7603) and war memorial (MWS 9060).

5.9 Modern

Modern development within the assessment area has been limited to domestic housing, farming and light industry– all being partly responsible for the present landscape.

5.10 Undated

There is no East Sussex HER undated records that fall within the assessment area.

5.11 Cartographic Sources and Map Regression

A full map regression exercise carried out on the proposed development area has shown that the site has always been open farmland. Seven detailed maps of the area dating from 1873 up to 1985 show the area has always been farmland.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

There is one record that reflects prehistoric activity within the search area. The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **undefined**.

6.2 Iron Age

The potential for finding remains dating to the Iron Age within the confines of the PDA is considered **undefined**.

6.3 Romano-British

The lack of presence of Romano-British archaeology in the research area suggests that the potential is therefore to be considered as **undefined**.

6.4 Anglo-Saxon

Anglo-Saxon archaeology within the assessment area has not been represented. The potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **undefined**.

6.5 Medieval

The potential for finding remains dating to the medieval period is considered as **low**.

6.6 Post-Medieval

The potential for finding remains dating to the post-medieval period is considered as **low**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

The search area is for the most part, subject to farming and the potential impact on buried archaeological deposits will have been due to agricultural activities.

Therefore, the previous impacts are considered **moderate**.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of residential units, access roads, landscaping and car parking. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as **moderate-high**.

8 MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential (Appendix 1).

It is recommended in this case that further archaeological assessment will be required and that a Geophysical Survey should be carried out. This will provide an additional assessment of the nature; depth and level of survival of any archaeological deposits present within the extents of the site and used further inform further mitigation if necessary.

9 OTHER CONSIDERATIONS

Setting of Listed Buildings

The site visit aimed to identify any designated heritage assets within the wider context of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the theoretical Zone of Visual Influence (ZVI) to the actual views available of the landscape surrounding the Site. Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the theoretical ZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

The nearest Designated Heritage Assets to the Site are all at c.200m distance, the Listed Building of a timber framed barn at the (former) Lower Goldings Farm and the Red Cottage and Old Smithy at Pound Lane. Both heritage assets are screened from the proposed development by existing buildings or hedgerows, and share no intervisibility with it (Appendix 2).

No intervisibility between the Site and the other designated heritage assets within the Study Area was established during the site visit.

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to West Sussex County Council (Heritage) within 6 months of completion.

9.2 Reliability/limitations of sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at East Sussex County Council, and therefore considered as being reliable.

9.3 Copyright

Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Persimmon Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

10 ACKNOWLEDGEMENTS

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Paul Wilkinson PhD., MifA., FRSA.

September 2014

11 REFERENCES & BIBLIOGRAPHY

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National Planning Policy Statement (2010): Planning for the Historic Environment.
TSO (The Stationery Office)

National Planning Policy Framework (2012).

Manning Heath and Nuthurst Historical report (2010)

Data provided by West Sussex HER

Plates

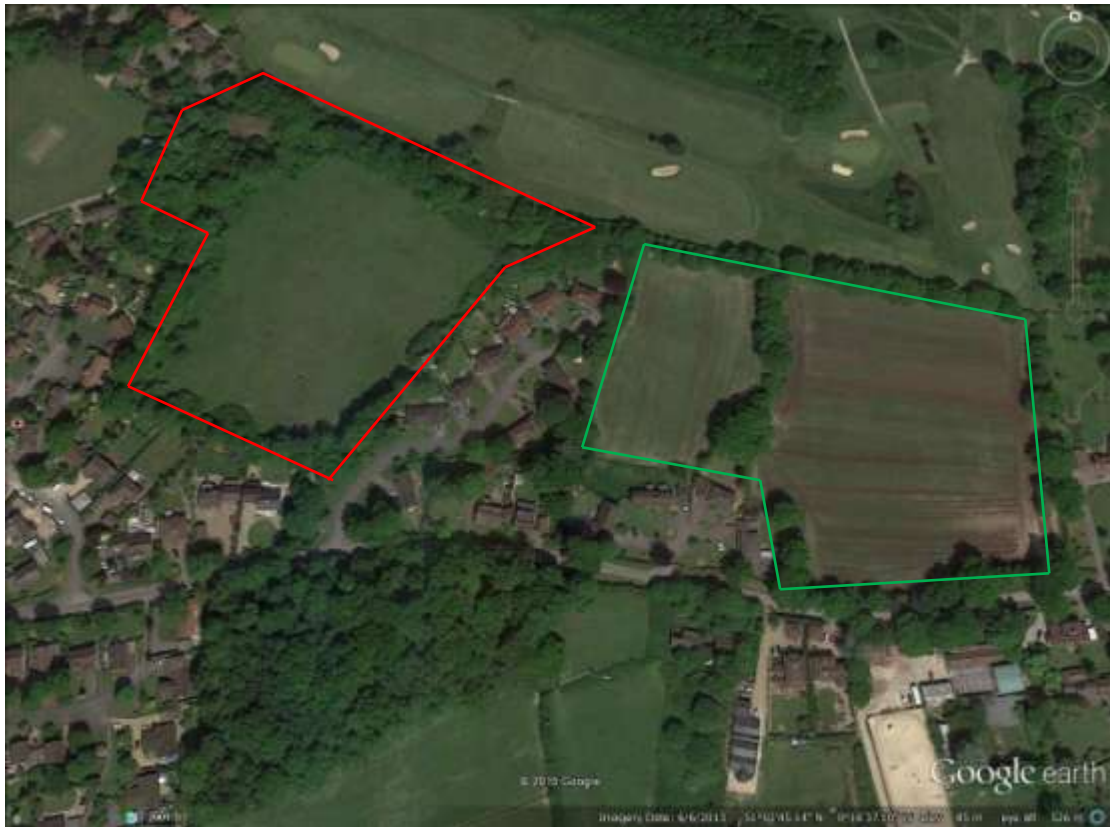


Plate 1. The Google Earth view (2015) of the sites (eye alt 526m)



Plate 2. View of Site 1 (looking south)

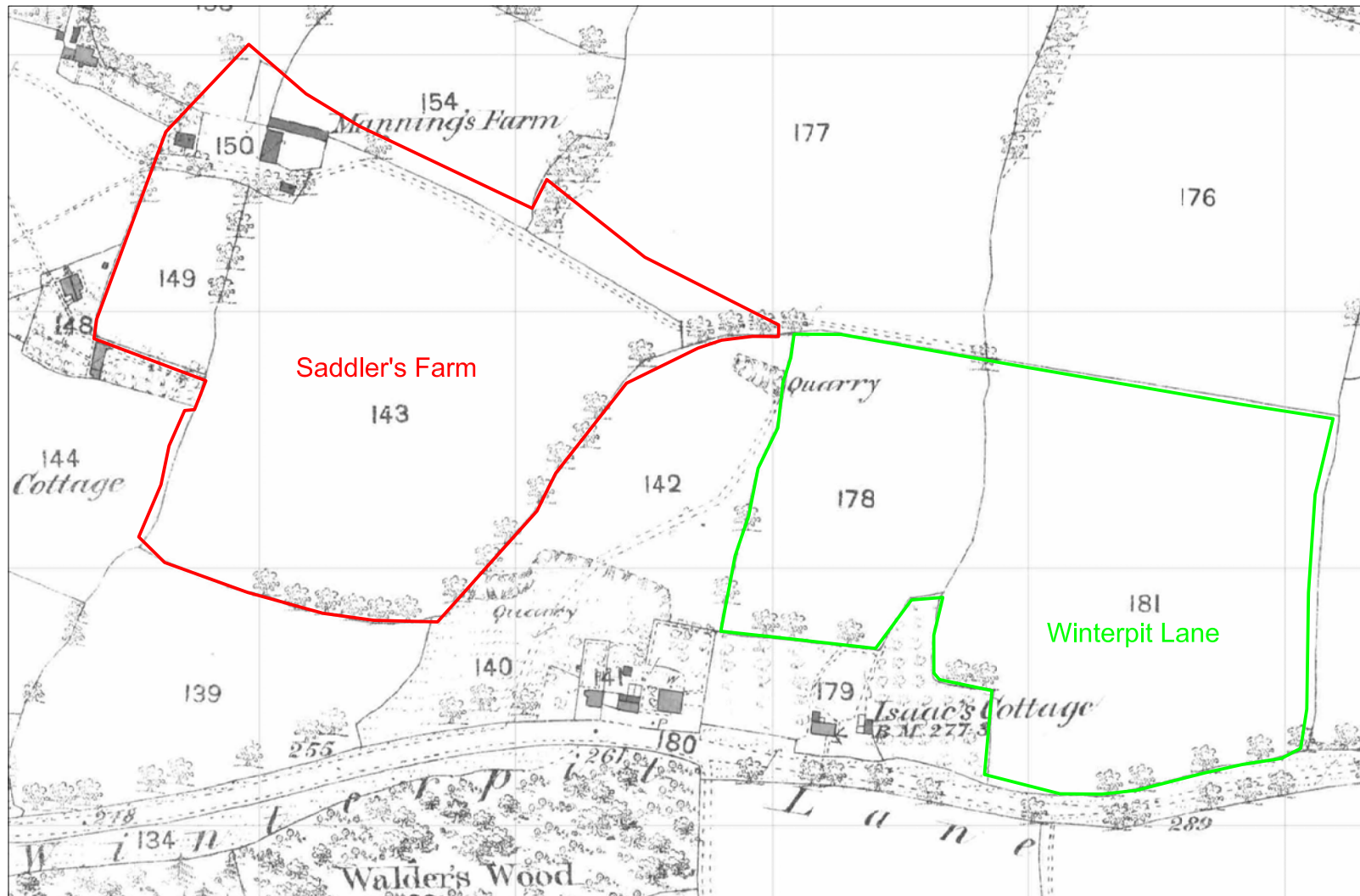
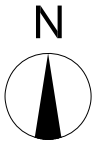


Plate 3. View of Site 2 (looking west)



Plate 4. View of Site 1 Looking north)

520590.0mE
129040.0mN



1:2500@A4

521130.0mE
128650.0mN

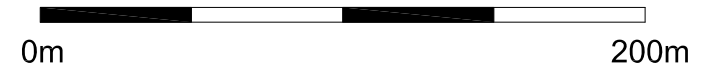
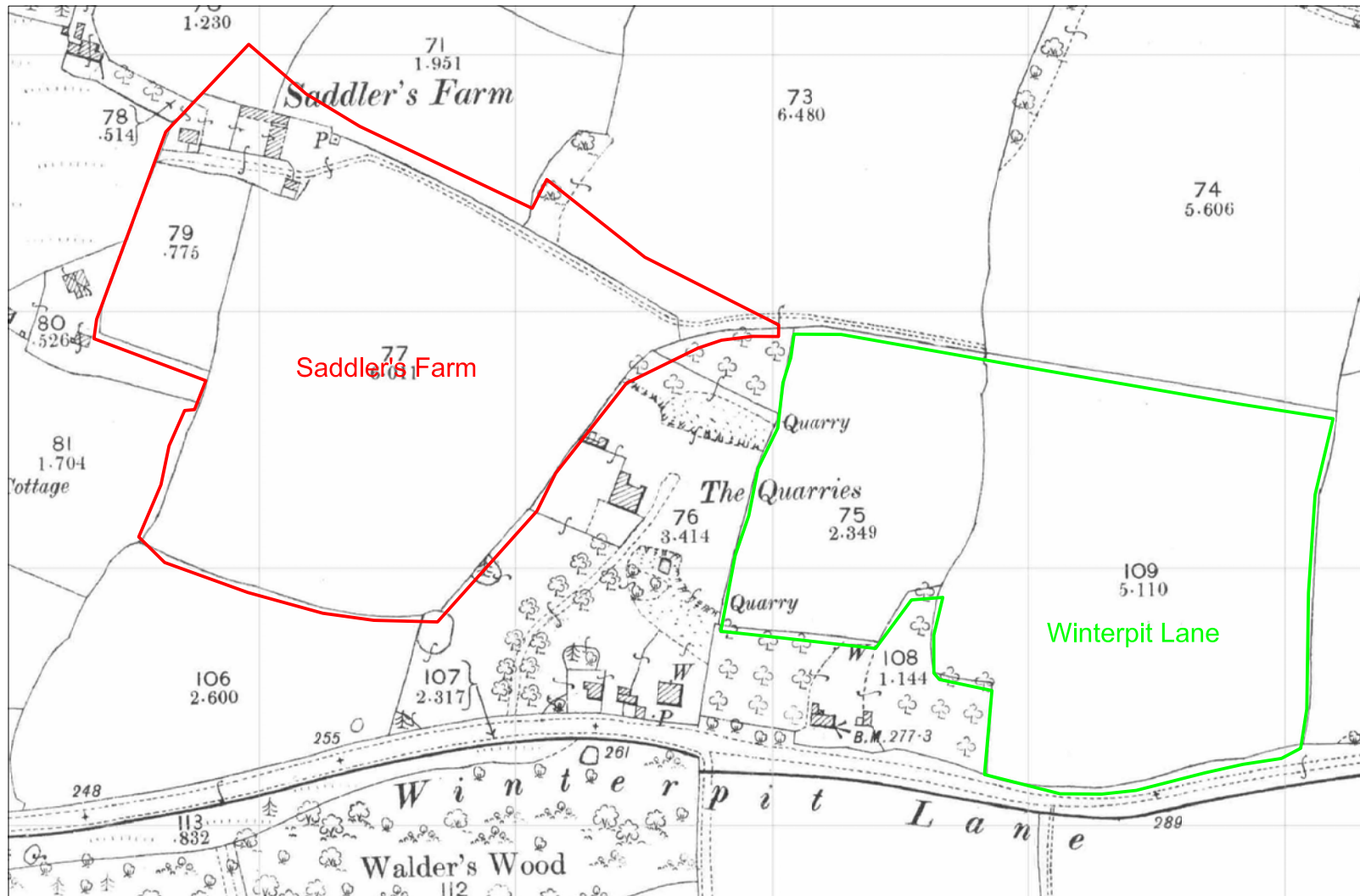
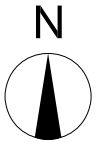


Figure 1: Historic mapping 1875

520590.0mE
129040.0mN



1:2500@A4

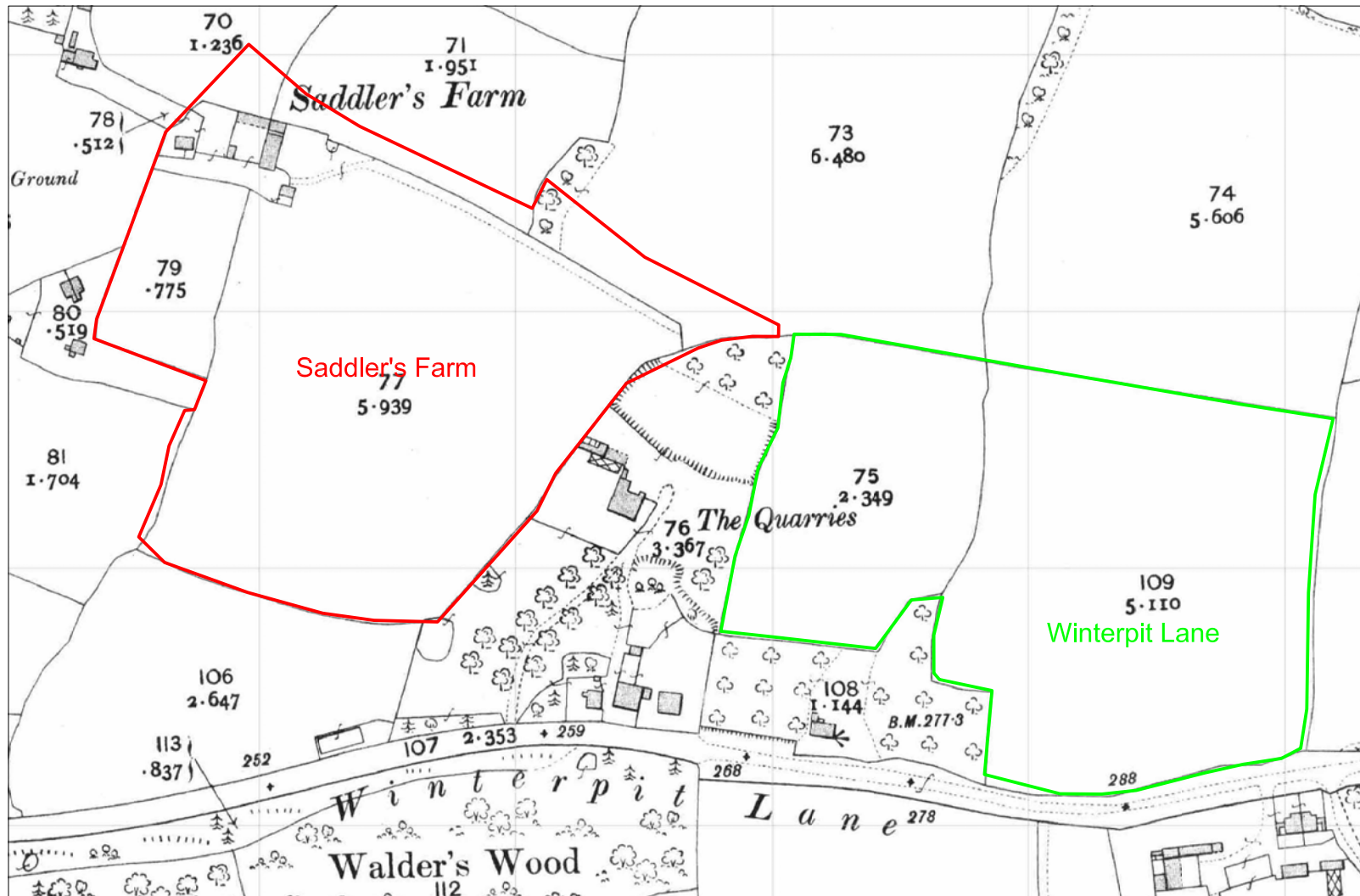
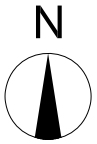
521130.0mE
128650.0mN

0m

200m

Figure 2: Historic mapping 1897

520590.0mE
129040.0mN



1:2500@A4

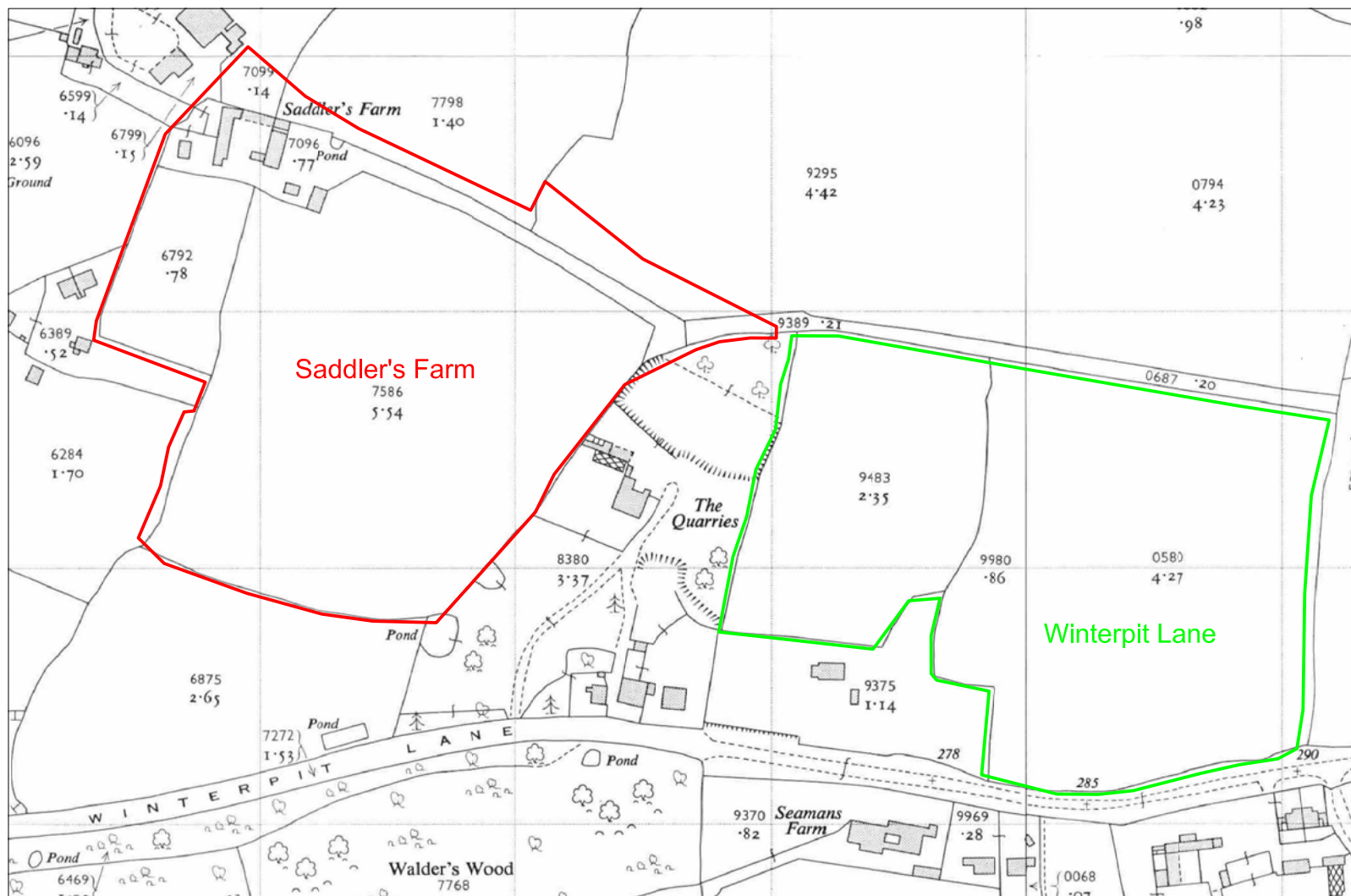
521130.0mE
128650.0mN

0m

200m

Figure 3: Historic mapping 1911

520590.0mE
129040.0mN



1:2500@A4

521130.0mE
128650.0mN

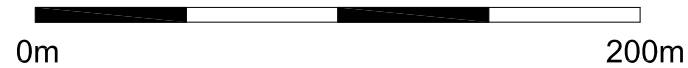
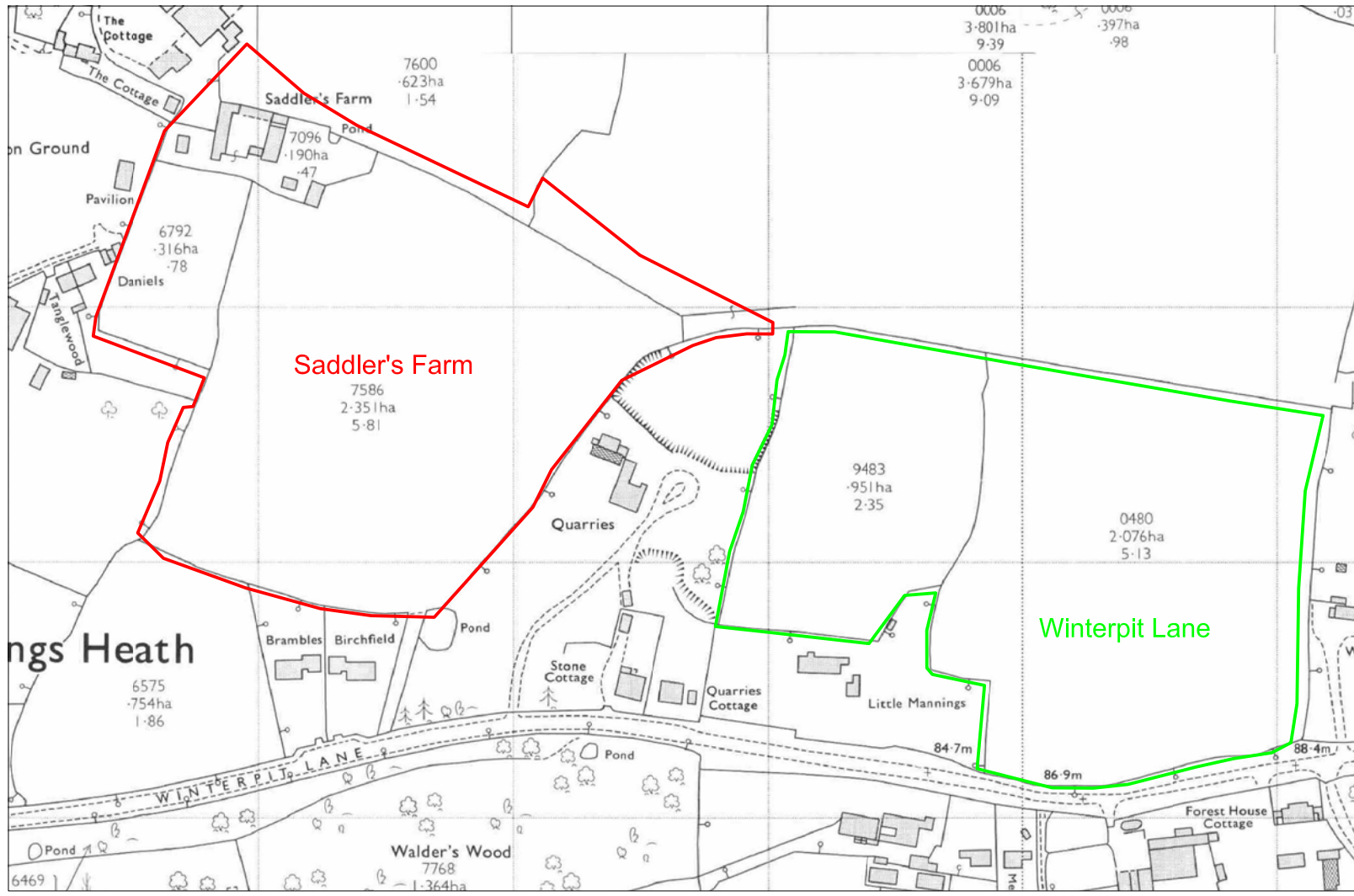
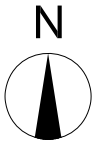


Figure 4: Historic mapping 1956-1957

520590.0mE
129040.0mN



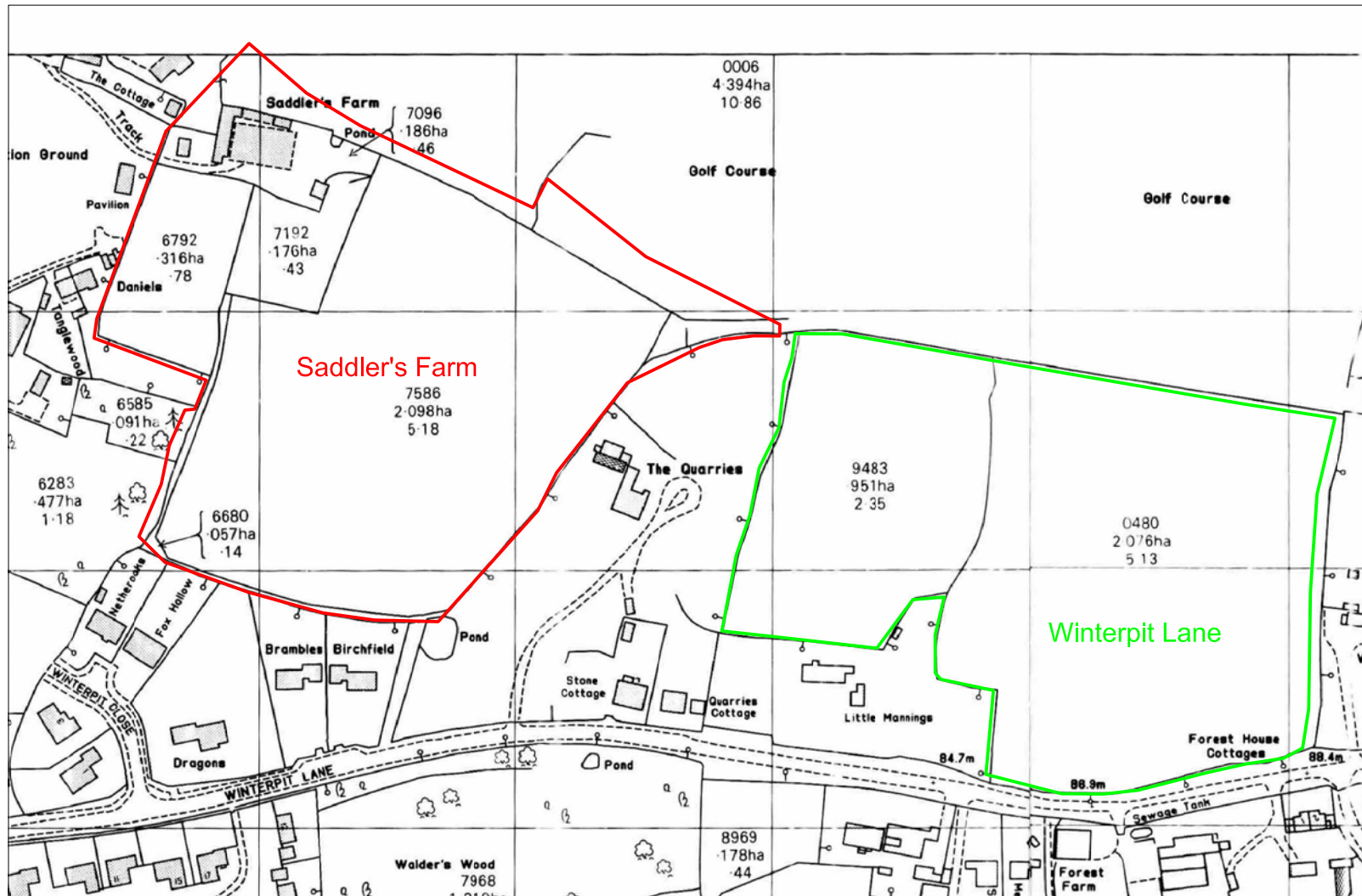
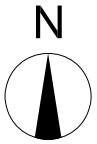
1:2500@A4

521130.0mE
128650.0mN



Figure 5: Historic mapping 1973-1976

520590.0mE
129040.0mN



1:2500@A4

521130.0mE
128650.0mN

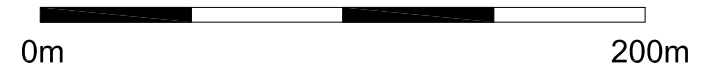
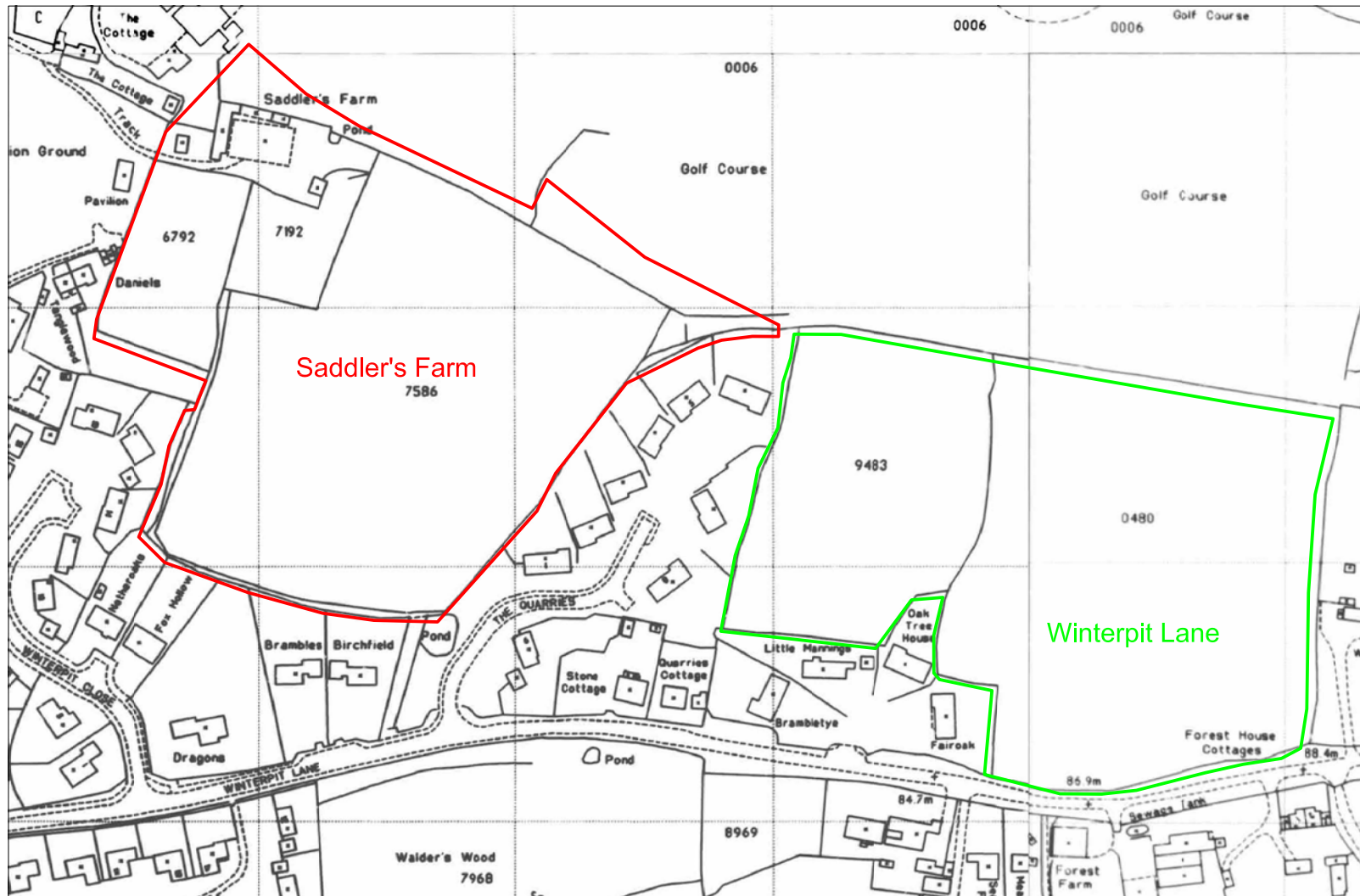
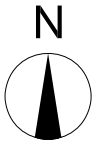


Figure 6: Historic mapping 1985

520590.0mE
129040.0mN



1:2500@A4

521130.0mE
128650.0mN



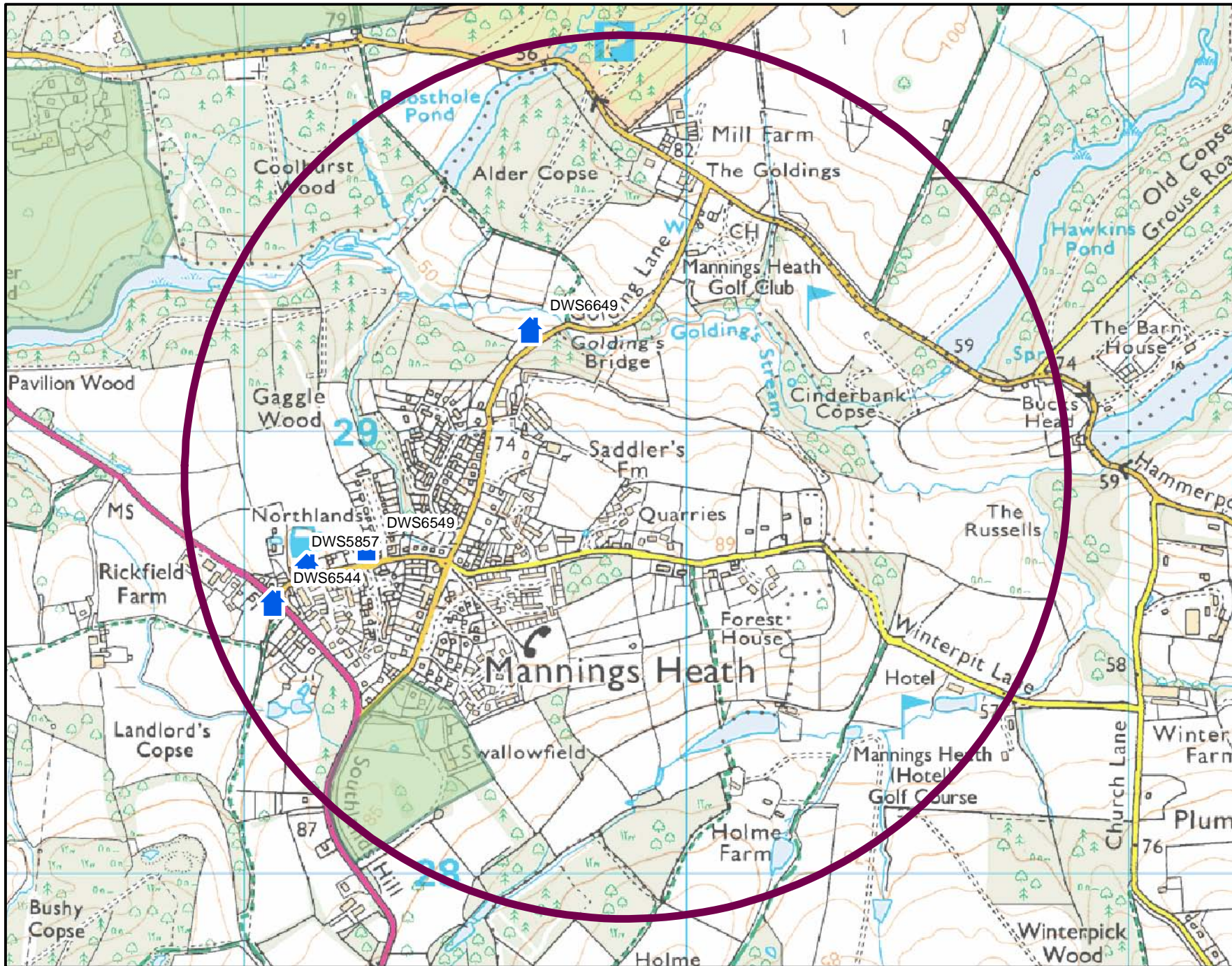
Figure 7: Historic mapping 1993

1km Radial Search centred on TQ 20865 28888, Manning's Heath - Listed Buildings



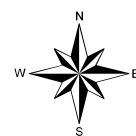
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Legend

- 1km Radial Search Area
- Listed Buildings
- Historic Parkscape





ACCOMMODATION SCHEDULE

Affordable Dwellings: 16no. (40%)			Total sqft	
6no.	1BF	XXXsqft	1-Bedroom Flats	XXXXsqft
2no.	2BF	XXXsqft	2-Bedroom Flats	XXXXsqft
1no.	2B FOG	XXXsqft	2-Bedroom FOG	XXXXsqft
1no.	2BH	XXXsqft	2-Bedroom House	XXXXsqft
6no.	3BH	XXXsqft	3-Bedroom Houses	XXXXsqft

Open-Market Dwellings: 24no. (60%)			Total sqft	
8no.	3BH	868sqft	3-Bedroom Houses	XXXXsqft
4no.	3BH	987sqft	3-Bedroom Houses	XXXXsqft
3no.	4BH	1222sqft	4-Bedroom Houses	XXXXsqft
2no.	5BH	1414sqft	5-Bedroom Houses	XXXXsqft
1no.	5BH	1574sqft	5-Bedroom Houses	XXXXsqft
2no.	5BTH	1732sqft	5-Bedroom Townhouses	XXXXsqft
2no.	5BH	1804sqft	5-Bedroom Houses	XXXXsqft
2no.	5BH	2060sqft	5-Bedroom Houses	XXXXsqft

TOTAL DWELLINGS: 40no. XXXXsqft

CAR PARKING Generally;
 1no. space per 1/2-bedroom flat
 2no. spaces per 2 and 3-bedroom house
 2no. spaces per 4-bedroom house with extra unallocated parking
 4no. spaces per 5-bedroom house with extra unallocated parking

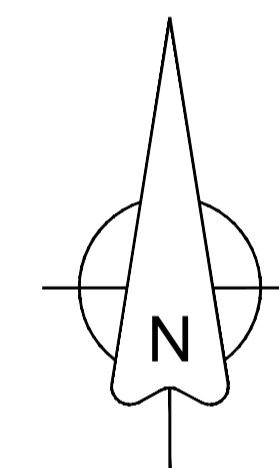
N.B. Car parking shown in a mixture of tandem and individual spaces

CYCLE PARKING 1 space per flat
 2-4 spaces per house (dependant on size) within rear garden sheds

SITE AREA 3.52ha Gross [to overall red line including all buffer areas]

DENSITY 11.36 dwellings per ha [gross]

Note: Square footage of dwellings Persimmon stated Internal areas



Rev	Date	Revision Details	Dr	Ch

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Client's Name
Persimmon Homes South East

Job Title
**Land at The Quarries,
 Mannings Heath, Horsham**

Drawing Title
**Indicative Site Plan
 40 Dwellings**

Scale
1:500 @ A1 / 1:1000 @ A3



Drawn	Checked	Date
AK	KE	04.11.13

Job No	Drawing No	Rev
MH/PR	SK01	-

Status
PRELIMINARY