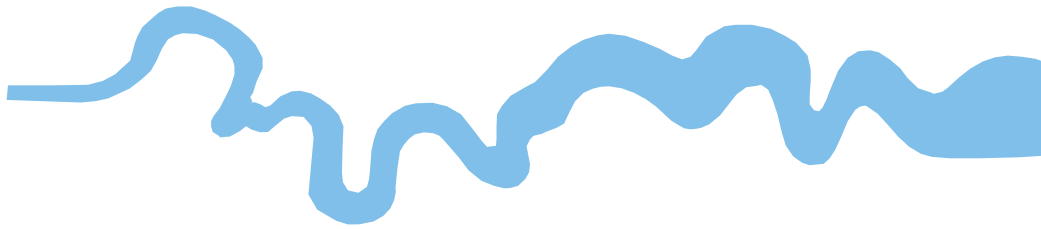


T V A S



SOUTH

**Beech Hurst Depot, Bolnore Road,
Haywards Heath, West Sussex**

Archaeological Evaluation

by Virginia Fuentes and Sean Wallis

Site Code: BBH 19/125

(TQ 2311 2365)

**Beech Hurst Depot, Bolnore Road,
Haywards Heath, Sussex**

**An Archaeological Evaluation
for Shanly Homes**

by Virginia Fuentes and Sean Wallis
Thames Valley Archaeological Services Ltd

Site Code BBH 19/125

October 2020

Summary

Site name: Beech Hurst Depot, Bolnore Road, Haywards Heath, West Sussex

Grid reference: TQ 3211 2365

Site activity: Evaluation

Planning reference: DM/19/3619

Date and duration of project: 22nd - 23rd October 2020

Project manager: Sean Wallis

Site supervisor: Sean Wallis

Site code: BBH 19/125

Area of site: c. c. 0.6 ha

Summary of results: The archaeological evaluation successfully investigated those parts of the site which will be most affected by the proposed development. The site appears to have been truncated in the past, as made ground deposits were generally encountered immediately above the natural geology in some of the trenches or beneath buried soil. A few concrete footings were found probably belonging to greenhouses first depicted on the 1976 Ordnance Survey map but which had been removed by 1994 the OS map shows the greenhouses demolished, and only the buildings associated with the depot remaining. No archaeological features or finds were recorded and the site can be considered to have no archaeological potential.

Location and reference of archive: The archive is presently held at TVAS Brighton and will be deposited with a suitable depository in due course.

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www.tvas.co.uk/reports/reports.asp.*

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| Report edited/checked by: Steve Ford ✓ 02.11.2020 Steve Preston ✓ 02.11.2020 |
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Beech Hurst Depot, Bolnore Road, Haywards Heath, West Sussex An Archaeological Evaluation

by Virginia Fuentes and Sean Wallis

Report 19/125

Introduction

This report documents the results of an archaeological field evaluation carried out to the north-west of Bolnore Road, Haywards Heath, West Sussex (TQ 2311 2365) (Figs 1 and 2). The work was commissioned by Mr Mark Hendy of Shanly Homes, 21 The Crescent, Leatherhead, Surrey, KT22 8DY.

Planning permission (DM/19/3619) has been granted by Wealden District Council to redevelop the site for residential purposes, following the demolition of the existing buildings on site. The consent was subject to a standard condition (7) relating to archaeology and the historic environment, which required the implementation of a programme of archaeological work prior to the commencement of the new development. As a consequence of the possibility of archaeological deposits on the site which may be damaged or destroyed by the development, it was proposed to carry out a field evaluation in order to determine the site's archaeological potential and to inform the production of a mitigation strategy if required.

This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2019), and the District Council's policies on archaeology. The field investigation was carried out to a specification approved by the Local Planning Authority following consultation with the Surrey County Council Archaeological Officers who advise the District Council on archaeological matters. The fieldwork was undertaken by Sean Wallis and Virginia Fuentes between 22nd and 23rd October 2020, and the site code is BBH 19/125. The archive is presently held at TVAS South, Brighton, and will be deposited with a suitable depository in due course.

Location, topography and geology

The site is located on the western outskirts of Haywards Heath, to the north-west of Bolnore Road and is centred on TQ 3211 2365 (Figs 1 and 2). It consists of an irregular shaped plot of land, bounded by parkland to the north, east and west and by Bolnore Road to the south. The larger, western area had been formerly used as a council depot, with a few buildings and portacabins still in place. The area sloped gradually down from the northern part of the site to the south and lies at a height of approximately 88m above Ordnance Datum.

According to the British Geological Survey the underlying geology consists of Tunbridge Wells Sand (BGS 1972), and this was confirmed during the project, with a light, yellow brown sandy clay being recorded in all the trenches.

Archaeological background

The archaeological potential of the site has been considered in a recent desk-based assessment (Baljkas 2019). In summary, the site is located to the west of the projected line of the Roman road from Portslade to London. LiDAR analysis indicated the presence of a weak line in the eastern part of the site, approximately parallel to the line of the Roman road. A recent archaeological evaluation immediately north of the site revealed three superimposed field systems, two of which were loosely dated to the prehistoric and medieval periods. A number of undated features, including a small hearth fire pit, were also recorded during the evaluation. The wider area also has produced limited evidence for the Mesolithic, Neolithic and Bronze Age periods, along with more substantial evidence for medieval, post-medieval and modern activity.

The site is situated in the Weald which is thought to have been heavily wooded until the post-medieval period. Until recently, very little prehistoric activity had been recorded in the Weald, although finds of flintwork suggested that the area had been utilized by Mesolithic hunter-gatherers. However, this paucity of evidence may be due to the fact that relatively little archaeological fieldwork has been carried out in the area. Indeed, settlement evidence from Bronze Age and Iron Age periods has been recorded during recent excavations in Burgess Hill and Broadbridge Heath, respectively (Wallis 2016; Taylor 2017).

Objectives and methodology

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of the proposed development.

Specific aims of the project were:

- to determine if archaeologically relevant levels have survived on this site;
- to determine if archaeological deposits of any period are present;
- to determine if archaeological deposits from the prehistoric period are present;
- to determine if archaeological deposits relating to the nearby Roman road are present; and
- to determine if archaeological deposits from the medieval period are present.

Eight trenches were to be dug, each measuring 20m in length and 1.8m wide. The trenches were positioned to target those parts of the site which would be most affected by the new development. The trenches were to be dug using a 360° type machine fitted with a toothless ditching bucket under constant archaeological supervision. All spoilheaps were to be monitored for finds.

Results

The trenches were dug close to their original planned positions, although some had to be moved slightly to avoid the existing buildings and some fences left on site. The excavated trenches were all 1.80m wide, and measured between 14m and 20.60m in length, and between 0.52m and 0.92m in depth. A complete list of the trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1.

Trench 1 (Fig. 3)

This trench was orientated approximately NW-SE, and was 19.90m long and up to 0.80m deep. The natural geology was encountered beneath 0.28m of topsoil (50) and 0.35m of subsoil (51). A Tarmac surface at the south-east end of the trench was probably part of the old entrance to the field. No archaeological finds or features were recorded in the trench although a modern land drain was observed in the central part.

Trench 2 (Figs 3 and 4)

This trench was orientated approximately NW-SE, and was 20.30m long and up to 0.60m deep. The natural geology presented some blueish patches of discoloration at the eastern end of the trench, and was encountered beneath 0.29m of made ground, formed mainly by clinker (52), and 0.22m of subsoil (51). A large concrete footing was recorded and planned, but no archaeological finds or features were found in the trench.

Trench 3 (Figs 3, 4 and 5; Pl. 1)

This trench was orientated approximately NW-SE, and was 20.30m long and up to 0.70m deep. The natural geology also presented some patches of blue grey discoloration, and was encountered beneath 0.25m of made ground (52) and 0.39m of buried subsoil (53). The same concrete footing line was noted in this trench cutting into the buried soil which resulted in the machine not being able to dig deeper in this part of the trench. No other archaeological features or finds were recorded.

Trench 4 (Figs 3 and 5; Pl. 2)

This trench was orientated approximately NNE-SSW, and was 14m long and up to 0.74m deep. This trench was dug shorter than intended due to the lack of space. The natural geology was encountered beneath 0.12m of Tarmac (54), 0.20m of a bedding layer (55), 0.40m of clinker (52) and 0.08m of buried soil (53). No

archaeological finds or features were recorded, although a modern land drain was observed in the central part of the trench. The natural geology again presented a slightly bluish discoloration on its surface.

Trench 5 (Fig. 3; Pl. 3)

This trench was orientated approximately NNE-SSW, and was 20.10m long and up to 0.65m deep. The trench had to be moved from its original position due to a portacabin being in place. The natural geology was encountered directly beneath 0.56m of clinker (52) and a modern land drain was observed parallel to the edge of the trench. No archaeological finds or features were recorded.

Trench 6 (Figs 3 and 6; Pl. 4)

This trench was orientated approximately W-E, and was 20.60m long and up to 0.52m deep. The trench had to be moved from its original position to avoid digging through a hard, concrete surface. The natural geology was encountered beneath 0.24m of clinker (52), 0.13m of buried soil (53) and 0.09m of subsoil (51). A modern land drain was observed running in the middle of the trench, but no archaeological finds or features were recorded.

Trench 7 (Figs 3 and 4; Pl. 5)

This trench was orientated approximately NNE-SSW, and was 20.40m long and up to 0.81m deep. At the northern part of the trench the natural was encountered directly beneath 0.30m of clinker (52). From the middle of the trench until the south end, the trench deepened and under the layer of clinker there were 0.30m of buried soil (53) and 0.15m of subsoil (52). An old service trench was noted in the middle as well as another segment of the concrete footing at the south end of the trench. However, no archaeological finds or features were recorded.

Trench 8 (Figs 3 and 5; Pl. 6)

This trench was orientated approximately NE-SW, and was 19.20m long and up to 0.92m deep. The natural geology was encountered beneath 0.28m of topsoil (50), 0.20m of Tarmac (54), 0.34m of buried soil (53). The Tarmac surface stopped after 4m. By the southern end, the natural was found under 0.29m of topsoil (50), 0.26m of buried soil (53) and 0.21m of subsoil (51). The natural surface was highly disturbed, with patches of blueish discoloration and an old land drain was observed in the middle of the trench. No archaeological finds or features were recorded.

Finds

No archaeological finds were recorded during the evaluation.

Conclusion

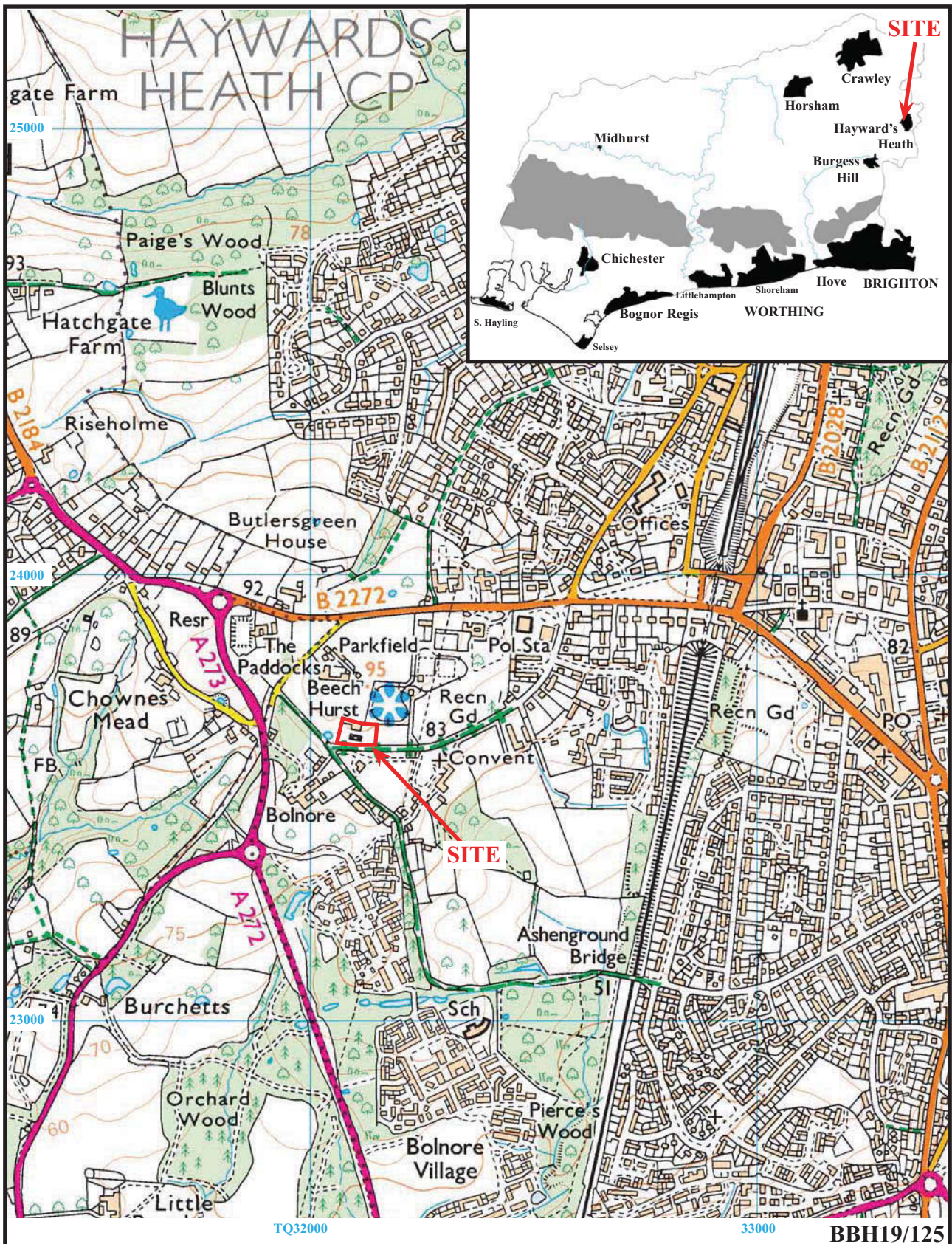
The archaeological evaluation successfully investigated those parts of the site which will be most affected by the proposed development of the site for residential housing. The site appears to have been truncated in the past, as made ground deposits were generally encountered immediately above the natural geology in some of the trenches or beneath buried soil. A few concrete footings were found in trenches 2, 3 and 7, possibly belonging to the old greenhouses shown in the 1976 Ordnance Survey map (Fig. 6). These greenhouses do not appear on the previous OS map from 1969, so we can assume that they were built in the early 1970s, when the most significant changes took place. By 1994 the OS map shows the greenhouses demolished, remaining only the buildings associated with the depot. No archaeological features or finds were recorded.

References

- Baljkas, G, 2019, 'Beech Hurst Depot, Bolnore Road, haywards Heath, West Sussex: and archaeological desk-based assessment', Thames Valley Archaeological Services unpubl rep **19/125**, Brighton
- BGS, 1972, *British Geological Survey*, 1:50000, Sheet **302**, Solid and Drift Edition, Keyworth
- NPPF, 2019, *National Planning Policy Framework* (revised), Ministry of Housing, Communities and Local Government, London
- Taylor, A, 2017, 'Early to Middle Iron Age occupation north of Old Guildford Road, Broadbridge Heath, Horsham, West Sussex', in J McNicoll-Norbury, D Sanchez, A Taylor, F Thompson and S Wallis, *Archaeological Investigations in Sussex: Prehistoric and Roman features in Selsey, Worthing, Angmering and Horsham, and Medieval occupation in Hailsham, Horsham and Crawley*, TVAS Occas Pap **17**, Reading, 41–7
- Wallis, S, 2016, *Middle/Later Bronze Age Occupation at Manor Road, Burgess Hill, West Sussex*, TVAS Occas Pap **9**, Reading

APPENDIX 1: Trench details

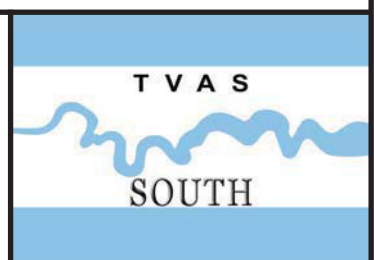
| <i>Trench</i> | <i>Length (m)</i> | <i>Breadth (m)</i> | <i>Depth (m)</i> | <i>Comment</i> |
|---------------|-------------------|--------------------|------------------|--|
| 1 | 19.90 | 1.80 | 0.80 | 0-0.38m topsoil (50); 0.39-0.73m subsoil (51); 0.73-0.80m+ natural geology (Tunbridge Wells Sand). |
| 2 | 20.30 | 1.80 | 0.60 | 0-0.29m clinker (52); 0.29-0.51m subsoil (51); 0.51-0.60m+ natural geology (Tunbridge Wells Sand). |
| 3 | 20.30 | 1.80 | 0.70 | 0-0.20m clinker (52); 0.20-0.59m buried soil (53); 0.59-0.70m+ natural geology (Tunbridge Wells Sand). [PI. 1] |
| 4 | 14 | 1.80 | 0.74 | 0-0.12m Tarmac (54); 0.12-0.32m bedding layer (55); 0.22-0.62m clinker (52), 0.62-0.70m buried soil (53), 0.70-0.74m+ natural geology (Tunbridge Wells Sand). [PI. 2] |
| 5 | 21.10 | 1.80 | 0.65 | 0-0.56m clinker (52); 0.52-0.65m+ natural geology (Tunbridge Wells Sand). [PI. 3] |
| 6 | 20.60 | 1.80 | 0.52 | 0-0.24m clinker (52); 0.24-0.37m buried soil (53); 0.37-0.46m subsoil (51), 0.46-0.52m+ natural geology (Tunbridge Wells Sand). [PI. 4] |
| 7 | 20.40 | 1.80 | 0.81 | 0-0.32m clinker (52), 0.32-0.62m buried soil (53), 0.62-0.77m subsoil (51); 0.77-0.81m+ natural geology (Tunbridge Wells Sand). [PI. 5] |
| 8 | 19.20 | 1.80 | 0.92 | 0-0.28 topsoil (50); 0.28-0.48m Tarmac (54), 0.48-0.82 buried soil (53); 0.82-0.92m+ natural geology (Tunbridge Wells Sand). [PI. 6] |

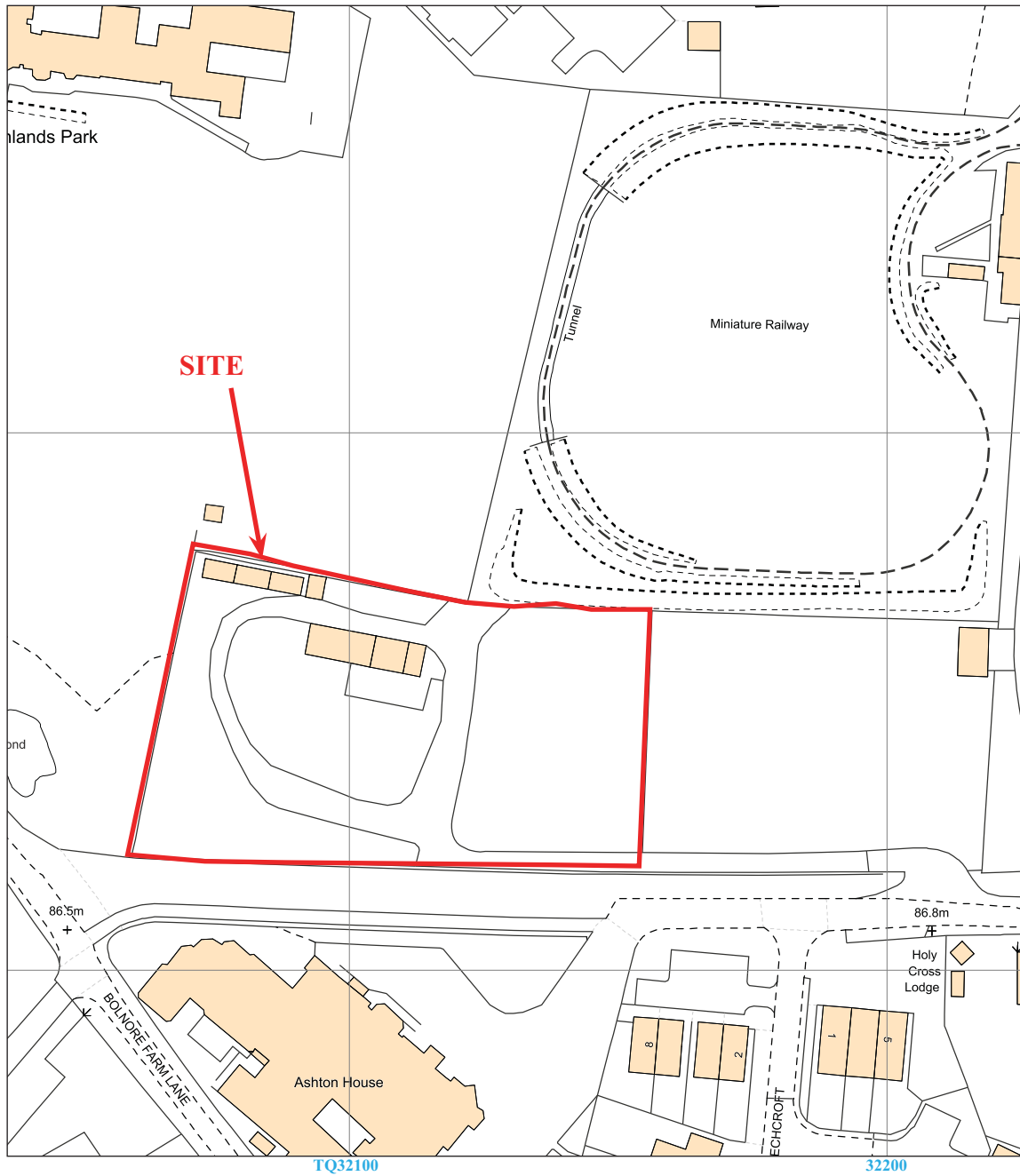


**Beech Hurst Depot, Bolnore Road, Haywards Heath,
West Sussex, 2020
Archaeological Evaluation**

Figure 1. Location of site within Haywards Heath and West Sussex.

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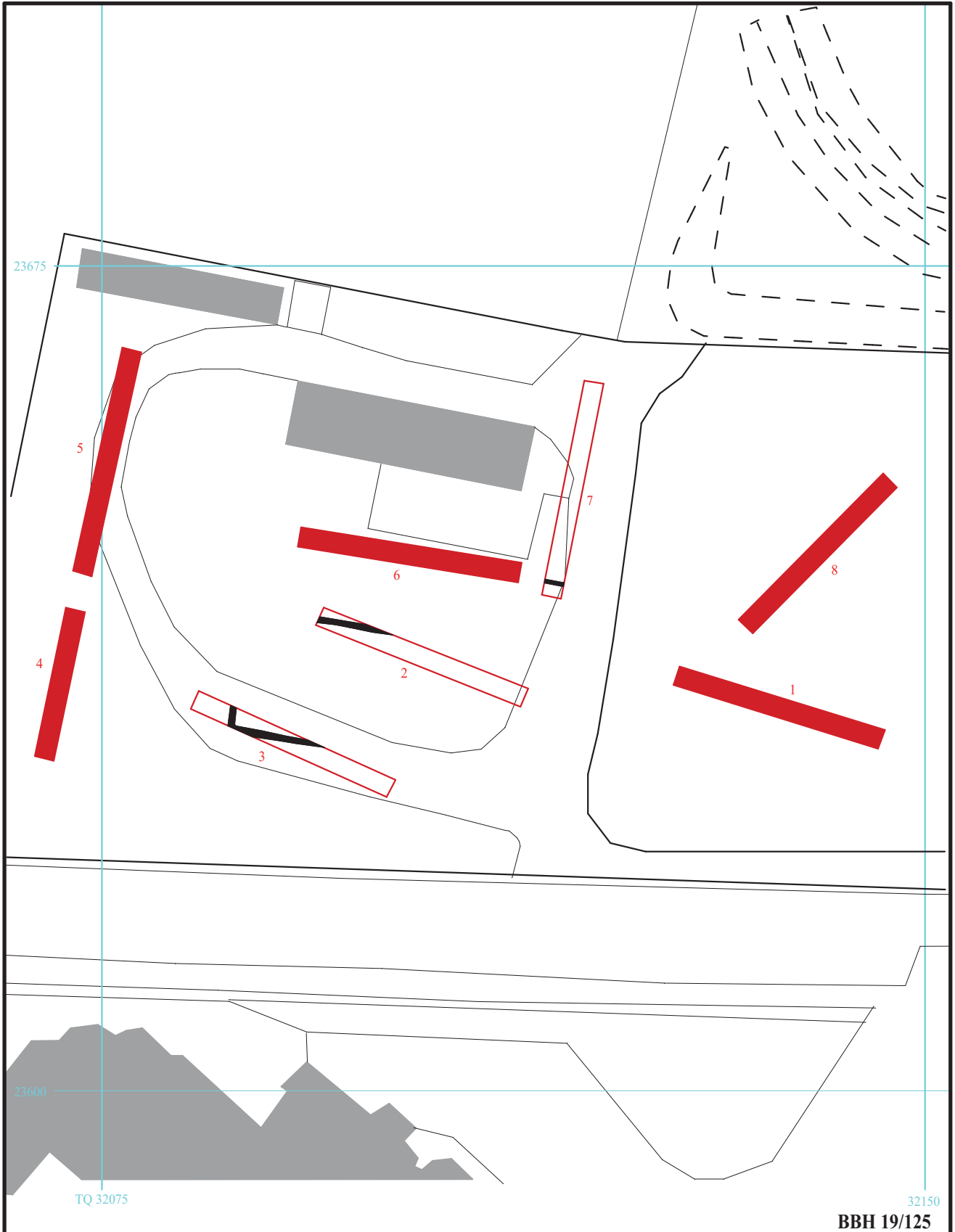


**Beech Hurst Depot, Bolnore Road,
Haywards Heath, West Sussex, 2020
Archaeological Evaluation**

Figure 2. Detailed site location.

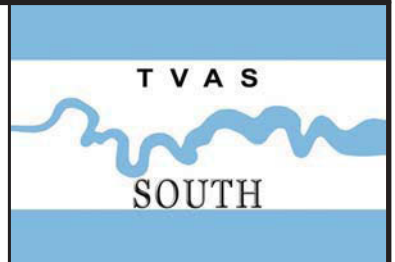
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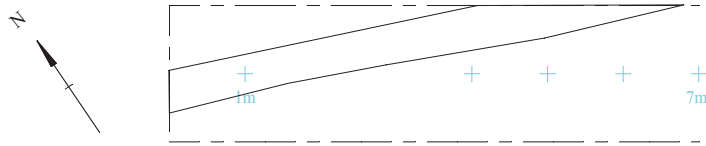


**Beech Hurst Depot, Bolnore Road,
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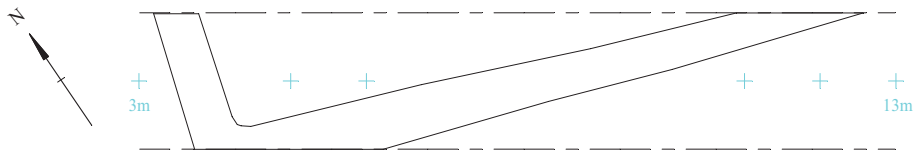
Figure 3. Plan showing excavated trenches.



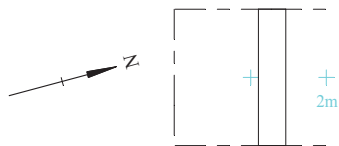
Trench 2



Trench 3



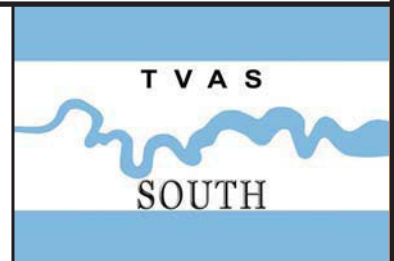
Trench 7



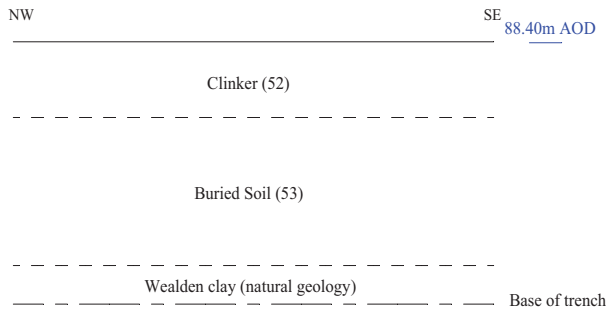
BBH 19/125

**Beech Hurst Depot, Bolnore Road,
Haywards Heath, West Sussex, 2020
Archaeological Evaluation**

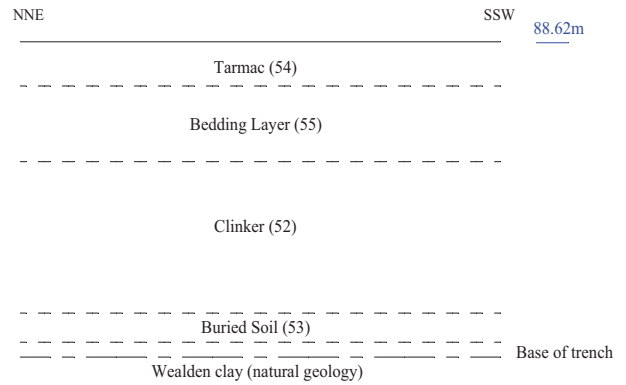
Figure 4. Plan of trenches 2, 3 and 7.



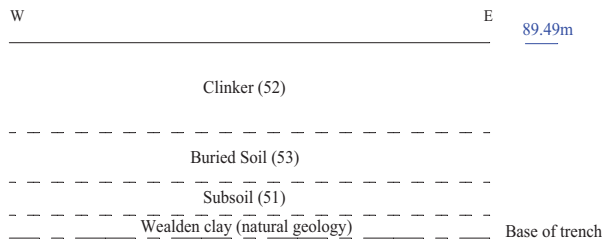
Trench 3



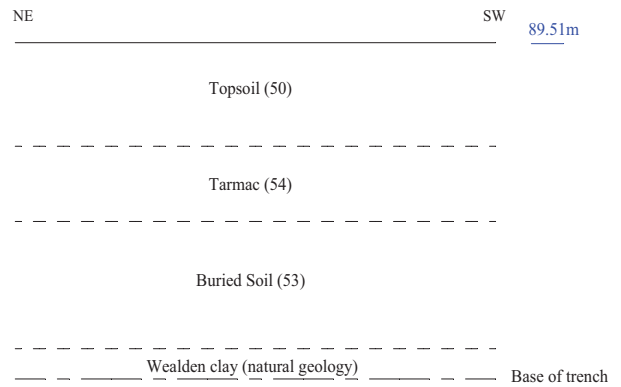
Trench 4



Trench 6



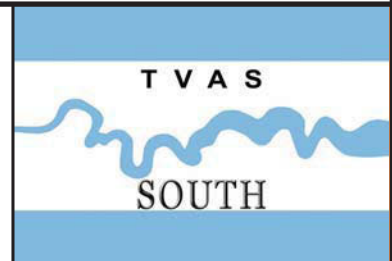
Trench 8

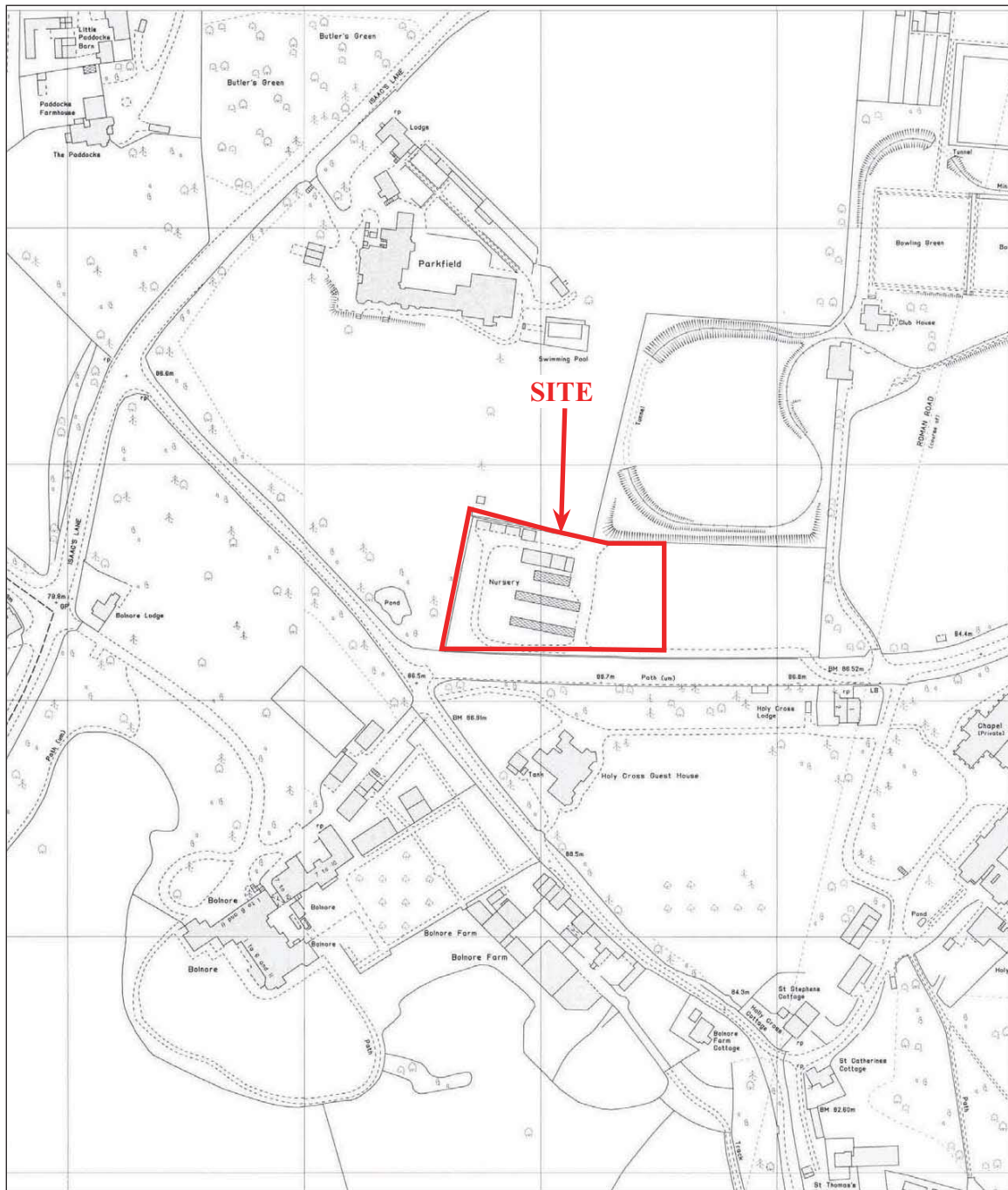


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**Beech Hurst Depot, Bolnore Road
Haywards Heath, West Sussex, 2020
Archaeological Evaluation**

Figure 5. Representative sections.





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**Beech Hurst Depot, Bolnore Road,
Haywards Heath, West Sussex, 2020
Archaeological Evaluation**

Figure 6. Ordnance Survey map 1976.





Plate 1. Trench 3, looking South-east.
Scales: 2m, 1m and 0.5m.



Plate 2. Trench 4, looking South-south-west.
Scales: 2m, 1m and 0.5m.



Plate 3. Trench 5, looking South-south-west.
Scales: 2m, 1m and 0.50m.



Plate 4. Trench 6, looking East.
Scales: 2m, 1m and 0.50m.



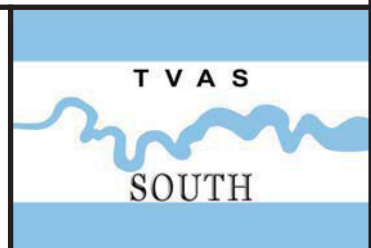
Plate 5. Trench 7, looking North-north-east.
Scales: 2m, 1m and 0.50m.



Plate 6. Trench 8, North-east.
Scales: 2m, 1m and 0.5m.

BBH 19/125

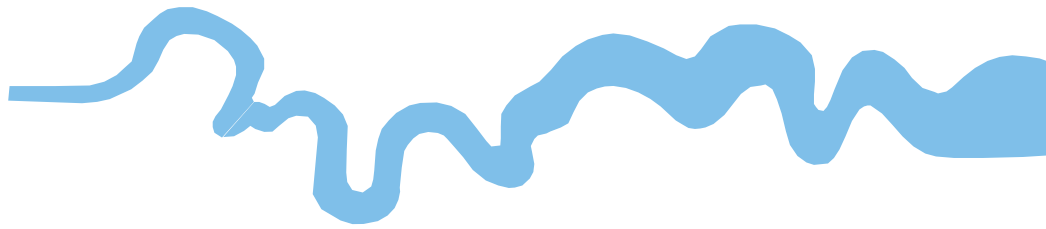
**Beech Hurst Depot, Bolnore Road,
Haywards Heath, West Sussex, 2020
Archaeological Evaluation
Plates 1 to 6.**



TIME CHART

| | Calendar Years |
|----------------------------|------------------|
| Modern _____ | AD 1901 |
| Victorian _____ | AD 1837 |
| Post Medieval _____ | AD 1500 |
| Medieval _____ | AD 1066 |
| Saxon _____ | AD 410 |
| Roman _____ | AD 43 AD 0 BC |
| Iron Age _____ | 750 BC |
| | |
| Bronze Age: Late _____ | 1300 BC |
| Bronze Age: Middle _____ | 1700 BC |
| Bronze Age: Early _____ | 2100 BC |
| | |
| Neolithic: Late | 3300 BC |
| Neolithic: Early | 4300 BC |
| | |
| Mesolithic: Late | 6000 BC |
| Mesolithic: Early | 10000 BC |
| | |
| Palaeolithic: Upper | 30000 BC |
| Palaeolithic: Middle | 70000 BC |
| Palaeolithic: Lower | 2,000,000 BC |





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