

Steypning

Historic Character Assessment Report

August 2004



Sussex Extensive Urban Survey (EUS)

Roland B Harris

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in association with Horsham District Council and the Character of West Sussex
Partnership Programme



The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2008 by an independent consultant (Dr Roland B Harris, BA DPhil MIFA) for East Sussex County Council (ESCC), West Sussex County Council (WSCC), and Brighton and Hove City Council; and was funded by English Heritage.

Guidance and web-sites derived from the historic town studies will be, or have been, developed by the local authorities.

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Cover photo: Brotherhood Hall, Church Street, Steyning.

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1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Steyning. It is part of the Sussex Extensive Urban Survey (henceforth Sussex EUS) that examines 41 towns across the ancient county.¹

The Sussex EUS forms part of a national programme of such surveys initiated by English Heritage in 1992. The national programme is already well under way, with roughly half the English counties having been completed or currently undergoing study.

As the surveys have progressed, the approach has developed. In line with recent surveys, the Sussex EUS includes more modern towns, the main significance of which stems from the 19th and 20th centuries. Another recent innovation is the introduction of the characterization concept, comparable with the map-based techniques adopted by historic landscape characterization. This approach was developed in Lancashire (2000-4), and is further refined in Sussex.

The Sussex EUS has been funded by English Heritage, and supported in kind by the commissioning authorities: East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council. A wide range of stakeholders (including district and borough councils, and Areas of Outstanding Natural Beauty) has supported the project.

In West Sussex the Sussex EUS forms part of the *Character of West Sussex Partnership Programme*,² aiming to provide guidance and advice on the protection and enhancement of all aspects of character in the county. Other historic environment projects come under this umbrella:

- Historic Landscape Characterisation (HLC) of Sussex
- Intensive Urban Survey of Chichester and Fishbourne
- Local Distinctiveness Study of West Sussex.

1.2 Aims and objectives

1.2.1 Aims

The aim of the Sussex EUS is to deliver a unique and flexible tool to aid the understanding, exploration and management of the historic qualities of 41 of the most significant towns in Sussex with a view to:

- archaeological and historic environment research and management.
- informing strategic and local policy.
- underpinning urban historic land and buildings management and interpretation.
- encouraging the integration of urban historic characterization into the wider process of protecting and enhancing urban character.

1.2.2 Objectives

Key objectives of the project include the:

- synthesis of previous archaeological and historical work.
- creation of a Geographic Information System (GIS) that maps and allows the analysis of archaeological events, monuments and urban plan components using information obtained from a variety of sources.
- analysis of the origins and development of each town by establishing and examining its principal plan components and existing standing structures.
- identification of county-wide Historic Character Types and attribution of the types to different areas within each town.
- preparation of a Statement of Historic Urban Character for each town, to include assessment of archaeological potential and Historic Environment Value.
- identification of gaps in the understanding of the past occupation and historical development of character of each town through the development of a Research Framework.
- advice to local authorities on the development of guidance derived from the town studies.

1.3 Outputs

The principal outputs of the project comprise:

- Historic character assessment reports. Documents (of which this is one) that, separately for each town, summarize the setting and pre-urban activity; synthesize current archaeological and historical research; describe the development from origins to the present day; assess the surviving historic character and historic environment value; and set out a framework for future research on the historic environment of the towns.
- Geographical Information System (GIS) for the historic environment of each town. The GIS underpins the analysis and mapping of the town

reports, and is available to local authorities as a unique tool to support their decision making. The EUS-generated GIS data includes historic buildings and archaeological data, and mapping of areas for which Historic Character Type, historic land use, and Historic Urban Character Areas have been defined. The GIS data will be maintained and updated by the West Sussex County Council *Sites & Monuments Record* (SMR) and the East Sussex County Council *Historic Environment Record* (HER).

- Informing historic environment management guidance specific to each local planning authority, for the 41 EUS towns and Winchelsea, produced under the new Local Development Frameworks, and subject to formal consultation procedures.
- Background papers for the Sussex EUS project. Documents that include the project design, a summary of the methodology and an overall bibliography.

1.4 The structure of this report

1.4.1 The Setting

This introductory section describes the topography, geology, communications, and pre-urban archaeology of the town.

1.4.2 History

The history of Steyning in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the urban historic environment today. Aspects of the town's history – such as the ecclesiastical, manorial, jurisdictional and more recent social history – have been published elsewhere, most notably in the *Victoria County History*.³

1.4.3 Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds. This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on maps of the town from 1791 onwards. Again, this section follows a chronological structure, and focuses on aspects of the material evidence of the town's past that relate most closely to the historic environment today.

1.4.4 Statement of Historic Urban Character

Whereas sections on history and archaeology (above) explore the development of Steyning over time, this part of the report considers and defines the physical evidence of the past in today's townscape. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole town. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

1.5 Principal sources

Steyning has been the subject of considerable archaeological and historical interest. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

1.5.1 History

Steyning has been the subject of several local histories, but by far the most authoritative historical study has been that undertaken by **Tim Hudson** for the *Victoria County History*, published in 1980.⁴ Some of the intertwined early history of Steyning and Bramber was developed further in an article by Hudson in the same year.⁵ More recently, **John Blair** has produced a seminal reassessment of the origins of Steyning, drawing on the evidence for the development of the minster buried in later hagiography, in this case the *Life of St Cuthman*, Steyning's saint.⁶

1.5.2 Archaeology

Steyning is fortunate in having had 10 excavations within the historic town since the 1960s (remarkably, all published). In chronological order they comprise:

St Cuthman's Field – 1962⁷

Fletcher's Croft – 1967-8⁸

Tanyard Lane (Chantry Lane area) – 1977⁹

Testers (White Horse Square) – 1985¹⁰

Market Field – 1988-9¹¹

Chantry Green House – 1989¹²

Steyning Museum – 1989¹³

Coombe Court – 1992¹⁴

Tanyard Lane (western end) – 1994¹⁵

Steyning Library – 1994-5.¹⁶

Several minor archaeological assessments remain unpublished, and comprise those at **Bidlington** (High Street),¹⁷ **Penfold Way**,¹⁸ and **St Andrew's Hall** (Jarvis Lane).¹⁹ Outside the historic town, salvage excavations in 1959-60 revealed the cemetery of the hospital of St Mary Magdalen, at **Maudlin**.²⁰

The **West Sussex Sites & Monuments Record** (SMR) database has been invaluable for identifying such unpublished sites, and for providing the pre-urban archaeological context.

Mark Gardiner has been the principal archaeologist studying the town and the wider area, and, in addition to individual excavation reports, has produced a broader analysis of the archaeology of the Late Anglo-Saxon town.²¹

1.5.3 Historic buildings

Steyning's rich vein of surviving timber-framed buildings was the subject of a remarkable early study by **H. M. and U. E. Lacey**. English Heritage's statutory list of historic buildings is also of use, though many of the descriptions date from the 1950s and were necessarily produced without internal inspection. Very limited fieldwork only was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest (e.g. small flint barns and outbuildings of 18th and 19th-century date), and re-evaluating the dating and function of key buildings and monuments.

1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000

British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1875 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. The 1840 Tithe Map (*West Sussex Record Office*) captures pre-railway Steyning at a large scale, while the 1791 Edwards map of the town (published 1793) provides the earliest detailed map of the town. Both these maps have been digitized and rectified to fit the National Grid to allow comparison with other maps and data. RAF vertical air photo coverage of 1947 provides a useful snapshot in time, as does the modern equivalent flown for West Sussex County Council in 2001. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

1.6 Area covered by the report

The Sussex EUS assessment of Steyning covers the full extent of the town. This includes the King's Barn Lane and Roman Road area east of the bypass, and the Maudlin Lane, Clays Hill and The Ridings area on the southern edge of the town.

Steyning is one of six towns in Horsham District that have assessments such as this. The others are Bramber, Henfield, Horsham, Pulborough and Storrington. Although Bramber adjoins Steyning, the two settlements remain quite distinct and, thus, each has its own report.

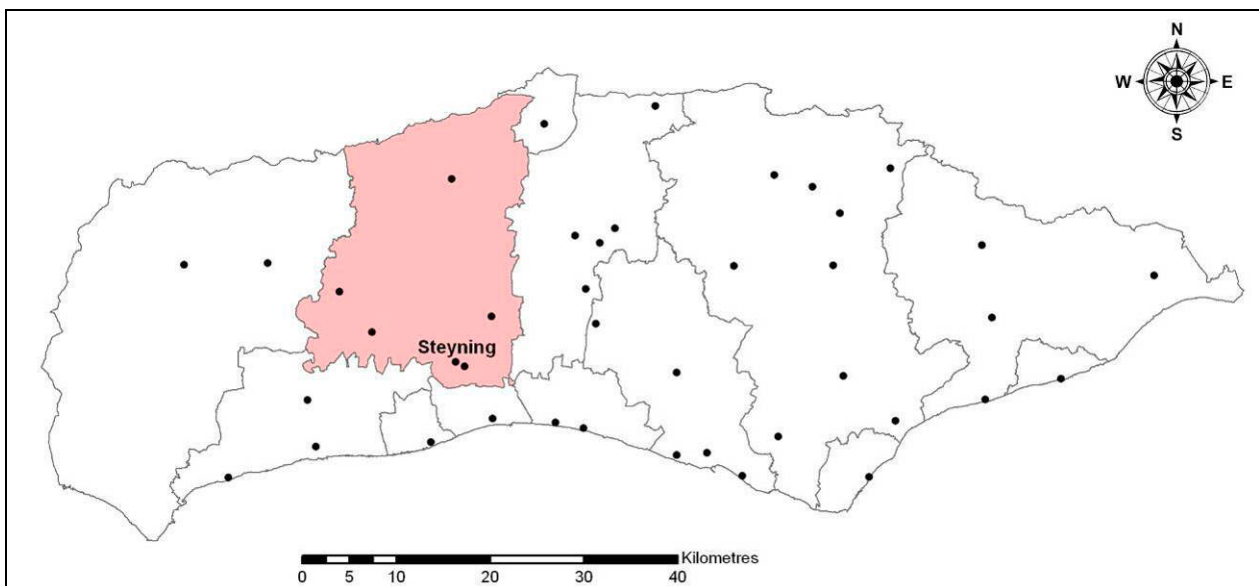


Fig. 1. Location of Steyning within Sussex. Horsham District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING



Fig. 2. Steyning from the Downs (to the west of the town).

2.1 Topography (Map 2)

Steyning is situated on the lower slopes of the scarp of the South Downs, which rise to 190m immediately west of the town, above Pepperscombe. The centre of the town lies 1.3km west of the River Adur, with its eastern suburbs extending to within 250m (the edge of the floodplain). The river flows southwards through a gap in the Downs to reach the sea at Kingston, 8.5km distant.

The principal streets of the town are the south-east to north-west High Street and south-west to north-east Newham Lane/Church Street, which form a cross-roads at the centre of the medieval town. Today, the main shopping area is along the High Street to the north of the cross-roads.

Suburbs extend to the north and east (up to and beyond the modern bypass) and to the south and west, where they rise up the Downs.

The town is at the south of Steyning Civil Parish, and 20th-century suburbs extend into Bramber Civil Parish. Until recently, the Kings Barn and

Roman Road area to the east of the bypass fell into Upper Beeding Civil Parish.

2.2 Geology (Map 2)

2.2.1 Solid geology

Along with the whole of Sussex, the rocks of the Steyning area are sedimentary. Descending the Downs and crossing Steyning towards the Low Weald, the rocks get progressively older. The chalk downland rising south-west of the town comprises Melbourn Rock and, above this, Upper and Middle Chalk Formations (all Upper Cretaceous). The town itself mostly lies on the Lower Chalk Formation (Upper Cretaceous). On the northern, lower side of Steyning a narrow band of siltstone from the Upper Greensand Formation (Lower Cretaceous) crosses the Mouse Lane, Coxham Lane, Tanyard Lane and Gatewick area. Beyond this the northern suburbs lie on the mudstones (commonly called clays) of the Gault Formation (Lower Cretaceous).

2.2.2 Drift Geology

The drift geology of the Steyning area shows that the scoured and embanked drainage channel that is the River Adur today is surrounded by reclaimed marshland. Alluvium (flanked by river terrace deposits) marks the location of the former marshy estuary of the Adur. As with the Arun and Ouse rivers, the estuary widened to a tidal compartment north of the Downs, in this case 2km across. Again like the areas on the Arun and Ouse, this remains known as The Brooks. Prior to embankment of the Adur, the estuary had multiple and changeable channels.

An arm of alluvium curves around the north-east of Steyning, to a point north of the church. This marks the lower part of the town's two convergent streams. Upstream of this point, the south-east stream valley (the River Brad) has considerable colluvial deposits (brown calcareous earths resulting from hillwash) overlying the Lower Chalk and Upper Greensand.

2.3 Communications

2.3.1 Water

The River Adur is tidal till well north of Steyning, at Bines Green. We have seen (section 2.2.2) how the present channel differs from the natural state of the former estuary with its multiple channels. Reclamation of the valuable alluvial soils of the river valley, the associated

management of freshwater drainage in the Weald, and the prevention of tidal ingress (through creation of sea walls) increased silting so that the Adur had ceased to function as a significant communications route for Steyning by the 14th century.

Revival of the Adur as a navigable route was attempted, with canalization between Shoreham and Baybridge (West Grinstead), from 1807.²² The most significant modifications to the river that this made in the Steyning area were the removal of meanders 2.5km north-east of the town, near Wyckham Farm.

2.3.2 Road

Since 1981 Steyning has had a bypass and now it lies just off the A283. Previously this Shoreham-Pulborough road passed through the centre of the town. On the south side of the town, Maudlin Lane leads to Botolphs, Coombes and the coast, along the west side of the Adur. To the west, Newham Lane and the Bostal converge at Steyning Round Hill, and lead to Sompting and Worthing. To the north-west, Mouse Lane leads to Wiston House, but formerly this was part of the great east-west route along the scarp of the Downs. To the north, the B2135 leads to West Grinstead and Horsham. To the east, Clays Hill connects Steyning with Bramber and, hence, the A2037 to Henfield and, again, Horsham; and also to the scarp-foot road to Lewes, via Fulking, Poynings and Plumpton.

2.3.3 Railway

The London Brighton and South Coast Railway (LBSCR) was authorized to build a line from Shoreham to Horsham in 1858, and this opened in 1861. The single track was doubled in 1880, but never electrified. Stations included those at Bramber, Steyning and Henfield. The line was identified for closure in the Beeching Plan, and service stopped in 1966. The bypass uses the (widened) railway cutting between Bramber and Steyning stations.²³

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

Within the EUS study area, two excavations have revealed prehistoric archaeology:

- Testers, White Horse Square – ditches were found dating to the 9th century BC and the mid-1st century AD.²⁴

- Coombe Court (off School Lane) – seven sherds of pottery dated to 1000-300 BC, and four flint flakes were found in colluvium or were residual in later features, but reflect activity in the area.²⁵

Elsewhere in, or on the edge of, the town there have been prehistoric find spots:

- Clays Field – remarkably, a Late Bronze Age (1000-700 BC) hoard was discovered in 1981, during creation of the artificial lake. The hoard comprises 98 items of metalwork, mostly spearheads. Searches over a wider area revealed human and animal bones, burnt flint, a flint scraper, a pottery sherd and several pieces of possible crucible, and these may or may not be contemporary with the hoard. The finds indicate a buried occupation layer [SMR reference: 3544 – WS1215].

- Newham Lane – a Late Iron Age small bevelled bronze ring found at the foot of Newham Lane in the ‘Old Mill stream’ in 1935 [an ambiguous location as the stream near here is not a mill stream]. Considered by British Museum to be a bridle bit or body harness of the 1st century BC [SMR reference: 3521 – WS457].

2.4.2 Romano-British

Although several routes through the town have been described as Roman, descending the Downs via terrace ways,²⁶ the east-west ‘Greensand Way’ Roman road remains the only reliably attributed Roman road in the area. It passes c.2.25km north of the centre of Steyning, and connected Stane Street, the London-Hassocks road and the London-Lewes road [SMR reference: 1931 – WS3786].

One excavation has produced significant evidence of Roman activity in the EUS study area:

- Market Field – 81 pieces of Roman tile/brick and a copper-alloy brooch were discovered during excavations.²⁷

Elsewhere in the town, there have been Romano-British find spots:

- Saxon Road [exact location withheld by finder] – Late Iron Age/Romano-British East Sussex Ware and other Roman pottery was discovered in a rubbish pit [SMR reference: 5388 – WS4048].
- 71 King’s Barn Lane – ‘Celtic’ and Roman pottery dating from 1-250AD was discovered in the back garden [SMR reference: 3501 – WS1204].

- St Andrew's churchyard – fragments of Roman brick, pottery, and oyster shells found [presumably through grave digging] north-west of church [SMR reference: 3502 – WS1205].

Recently two pieces of Calcaire Grossier have been identified in the 12th-century north aisle wall of the church. This Tertiary limestone from north-east of Paris is almost certainly re-used Roman building stone, but this does not necessarily imply a source local to Steyning church.²⁸

2.4.3 Early Anglo-Saxon

One excavation has produced limited evidence of Early Anglo-Saxon activity in the EUS study area:

- Testers, White Horse Square – three Early Anglo-Saxon sherds were discovered in the uppermost fill of a 1st century AD ditch.²⁹

2.4.4 Implications of pre-urban archaeology

There have been additional finds from the Steyning area (such as a Claudian coin and brooch, SMR reference 3520 – WS456), for which the find spots are unknown, but the implications from all the pre-urban finds are clear: considerable evidence for Romano-British, and earlier, occupation of the EUS study area has been found and should be anticipated in any archaeological excavation in the area. Moreover, although Early Anglo-Saxon pottery has been scarce, such finds are habitually so and, thus, there remains a possibility of a nearby settlement site, notwithstanding the evidence for the origins of Steyning in its 7th to 8th-century church (see below, section 3.1.2). Burials possibly attributable to this period on Steyning Round Hill, and the 5th or early 6th-century settlement at Botolphs attest to activity in the area.³⁰

3 HISTORY

3.1 Origins: 8th-12th centuries

3.1.1 Place-name

The name *Steyning* is likely to relate to the area and to predate any settlement. The Old English form *stæningas* is most likely a plural of *stæning*, probably meaning ‘places characterized by stones’, rather than previous interpretations as a folk-name referring to ‘Stān’s people’, ‘the people of the stone’, or ‘dwellers on the stony place’. It remains pure speculation as to what stones determined this topographical place-name.³¹



Fig. 3. St Andrew's church, the direct successor to the Anglo-Saxon minster church.

3.1.2 Anglo-Saxon minster

Steyning originated as an Anglo-Saxon minster (a mother church serving several later parishes), and not as a secular settlement, or ancient royal estate, as commonly supposed.³² The church was sufficiently important for King Æthelwulf of (a temporarily partitioned) Wessex to be buried there in 858, albeit only before later translation to Winchester. The origins of this minster, however,

are earlier and are set out in the *Life of St Cuthman*, Steyning's local saint. Whilst the text (as distinct from the earliest surviving manuscript copy of the late 14th century) dates from the mid 11th century or later, the content places St Cuthman and his foundation of Steyning in the late 7th or early 8th centuries. As such it provides important narrative evidence for the development of Steyning minster: it describes the building of a timber church on an isolated site that was ‘a sheltered place at the foot of a steep-sloping down... fittingly enclosed by the streams of two springs descending from the downs’.³³

3.1.3 Secularization

In common with other minsters, the isolation of the church was short lived as Steyning transformed from ecclesiastical to royal centre. The burial of King Æthelwulf illustrates that the link to the royal house was in place by the 850s, and this connection is confirmed by the will of his son, King Alfred (d. 899), in which he left the estate to his nephew Æthelwold.³⁴

3.1.4 Urbanization

The history of 11th-century Steyning shows that it had obtained urban status and, indeed, was the key town in the area. One indication of this is that Steyning had a mint by the end of Cnut's reign (1018-35). The mint had four moneys in the time of Edward the Confessor, and continued into the reign of William II (1087-1100).³⁵

Domesday Book (1086) provides more compelling evidence of urban status as it records that there were 118 dwellings in 1066 and 123 in 1086. However, it suggests that the post-Conquest settlement was more urbanized as burgesses ‘worked at court like *villagers* in the time of King Edward’.

There can be little doubt that there was a market before the Conquest, but the first references to it (or rather them, for there appear to have been both Wednesday and Saturday markets at an early date) are of the later 11th century.³⁶

In the 11th century the minster was succeeded by a Norman college of secular canons belonging to the abbey of the Holy Trinity, Fécamp. Its apparent maximum of four members had prebends (land, tithes or other sources of stipends in collegiate and cathedral churches) that corresponded to later parishes, indicating that there was direct continuity between minster and collegiate church: these were Steyning, Ashurst, Warminghurst and, possibly, West Angmering.³⁷ References to a second church in

Steyning represent a mis-reading of Domesday Book.³⁸

Steyning's role as the primary urban centre in this populous part of Sussex in the 11th century did not go uncontested. There was a struggle between William de Braose (who had been granted the lordship of the Rape of Bramber, and who had built a castle and founded a college of secular canons at Bramber by 1073) and Fécamp Abbey (who had been granted – but might not have received – the manor of Steyning by Edward the Confessor, but had its gift confirmed by William I and held it for the next two centuries). William de Braose's new borough at Bramber was intended to rival Fécamp Abbey's at Steyning, but Fécamp was not prepared to let this happen unchallenged. For example, in 1086 William I himself presided over a plea from the abbey that sought to stop the temporal and spiritual encroachments of Bramber into Steyning, effectively carving out a parish and the privileges that went with it. William I ruled in favour of Steyning and Fécamp, with a decision that included the requirement for de Braose to exhume 13 years' worth of burials at Bramber and to return them for lawful burial to 'the church of St Cuthman'. He was also ordered to destroy a road built on the abbey's land.³⁹

Such setbacks to his development of Bramber may have influenced de Braose's decision to found New Shoreham in 1086-96. This decision was to have considerable impact on Steyning.⁴⁰

The record of the dispute between de Braose and Fécamp emphasizes the separateness of the two settlements, but part of what was physically Steyning town was claimed by de Braose in the late 11th century. These 18 houses seem to be identical with those burgages at the south-eastern junction of Church Street and High Street that were part of Bramber borough, through to the 19th century.⁴¹

3.1.5 Port

The port was a key element in Steyning's importance as a town in its early history. Although not referred to in Domesday Book, it was known as St Cuthman's Port (*portus Cuthmanni*) and was in existence as early as the time of King Edward the Confessor. During the 11th century the port looked set to provide an important link with Normandy, not least through its acquisition by Fécamp Abbey, which had an interest in ports for cross-channel trade that included those of Winchelsea and Rye.⁴² However, St Cuthman's port started to decline as early as c.1100.

William de Braose played a part in this decline and his rivalry with Steyning and Fécamp extended to the introduction of tolls for Steyning-bound ships at Bramber bridge by 1086, impeding traffic to St Cuthman's Port by the physical form of his bridge at Bramber and Beeding (in 1103), and the foundation of New Shoreham.

The port is not located in the documentary record, though is commonly and quite reasonably supposed to have been located north of the church.⁴³ The alternative suggestion that it was located at King's Barn⁴⁴ is implausible as in 1086 this was a possession of de Braose and not Fécamp Abbey.⁴⁵

3.2 The later medieval town

3.2.1 Economic history

The rise of New Shoreham eclipsed Steyning during the 12th and 13th centuries, but the town remained important enough to send representatives to Parliament from 1295.⁴⁶ Indeed, Steyning's position in the county stayed broadly consistent during the later medieval period: in 1327 Steyning (together with Bramber) was ranked 10th in terms of wealth and in 1524 it was ranked 9th (in both cases excluding the Cinque Ports). This apparent stability, however, masks both the decline of Bramber and, more significantly, the decline of New Shoreham. The latter had declined from 2nd in 1327 to 14th in 1524. The population of Steyning borough in 1524 has been estimated at around 300.⁴⁷

The port appears to have survived into the 13th century, but was probably gone by the early 14th century.⁴⁸ Silting up and inning of the estuary played their role too, and if the port were functioning as late as that it is unlikely that it survived the dramatic and coast-changing storms of the late 13th century.

Steyning's market survived the later medieval period. The Wednesday and Saturday markets, and fairs on 8th and 29th September were confirmed in 1279. Whilst there is reference to the Saturday market in 1441-2, the tolls reduced in the late 15th century. There appears to have been something of a revival in the 16th century. Beyond the town, Newham Lane was known as *le Portwey* in 1470, meaning 'market road'.⁴⁹ The length of this road leading from White Horse Square to the cross-roads was known as Sheep Pen Street (*Schepenstrete*) in 1271,⁵⁰ which implies close association with the market, possibly indicating that the market was focused on the Church Street/High Street cross-roads, as

it was in the 17th and 18th centuries (see section 4.4.3).

There are few references to medieval shops. The market place was the subject of encroachment by four shops in 1288; wine merchants, wool merchants and cloth merchants were recorded in the 13th and early 14th centuries; and butchers, bakers, brewers, and fishmongers are known in the 15th century.⁵¹ The limited pre-1350 evidence suggests a concentrated commercial centre to the town with wide-reaching trade links.

The only trade guild recorded is that of the shoemakers and tanners in the late 15th century, and the relative proliferation of leather-based trades confirms the importance of the industry. A tannery appears to have been located on the stream near Singwells (now Springwells), at the south-east edge of the town.⁵²

Steyning had been intensively cultivated in 1086, and agriculture continued to play an important role in the economy of the town. Arable farming dominated at this period, but cattle and sheep are recorded too, the latter increasing between the 14th and 16th centuries,⁵³ with obvious links to the cloth and leather trades.

While it is unclear from Domesday as to how many of Steyning's four mills were in the town itself, later medieval references to mills are clearer. The East Mill (later Gatewick Mill) is referred to c.1200, and the West Mill (later Charlton, or Court, Mill) is mentioned in the 15th century, both on the northern stream on the fringes of the town. Another mill may have existed between these.⁵⁴

3.2.2 Church

The college was dissolved c.1260, with the church (and, indeed, manor and borough) remaining a possession of Fécamp Abbey. The Hundred Years' War made French possession of the advowson untenable, and the church eventually passed to Syon Abbey (Middlesex) in the mid-15th century. A vicarage is recorded in 1291.⁵⁵ By 1263 the dedication of the church was to St Andrew, possibly a much older, Anglo-Saxon, dedication.⁵⁶

The chantry of St Mary is recorded from the 13th century, and a brotherhood of the Holy Trinity is recorded in 1424. The latter owned Brotherhood Hall on Church Street.⁵⁷

3.2.3 Urban institutions

Steyning has a long jurisdictional history, but there is no clear evidence that the medieval

borough court had its own building. Law and order brought more tangible institutions, however, for the Abbot of Fécamp had a prison and gallows at Steyning in 1262-3, if not earlier. A new prison was built by Syon Abbey c.1450, and was in use in 1476-7. Contrary to local myth, this prison was not located at the Stone House, at the junction of High Street and Sheep Pen Lane.⁵⁸

3.3 The town c.1500-1800

3.3.1 Economic history

Steyning has been described as one of the 'lesser towns of the county' during this period.⁵⁹ That it retained some importance, however, is evident through a recent study of the rich source of probate inventories in the Wiston Archives, which has modified this view. The study shows that from the late 16th to the mid-18th centuries, Steyning was the key centre between Arundel, Horsham and Lewes, with industrious and, often, prosperous inhabitants.⁶⁰

Other indications of county importance in the 16th to 18th centuries are seen in the use of Steyning as a store for military supplies (1586 and 1626) and for quarter sessions (1667-1743).⁶¹ In 1555, Protestant recalcitrant John Launder was burnt at the stake, and Steyning had the dubious honour of being chosen as one of five Sussex locations for Marian martyrdom.



Fig. 4. The Chequer Inn sign.

Throughout this period, Steyning's position as a centre of communications remained important. Increasing coach travel in the 17th century saw the town on the main route from London to Shoreham and Brighton, with substantial provision for guest beds (25) and stabling (48) at its inns (principally The Chequer Inn and the White Horse Inn) recorded in a survey of 1686.⁶² In the 18th century Steyning was also on the main road to Worthing. The whole Horsham to Upper Beeding road, as well as Steyning Bostal

from Heaten Burials past Steyning Round Hill, was turnpiked in 1764.⁶³

Of diverse trades, the leather industry appears the most important. Although there are medieval references to the trade, the 17th and 18th centuries saw the industry prosper, with the tanyard remaining at the south end of the town (in the Singwells – now Springwells – area), and details of fellmongers and glovers revealed through inventories.⁶⁴ Evidence from wills suggests that Steyning was also a minor centre in the cloth industry in the early 16th century.⁶⁵

From a borough total of around 300 in 1524, the population rose to around 550 (for the whole parish) in 1642-4, despite recent plague. This dropped sharply to around 400 by 1676 (largely as a result of epidemics), recovering to just over 600 by 1724. Thereafter population started to grow more rapidly, reaching 1,174 by 1801.⁶⁶ The predominance of parish, rather than borough, statistics and the diverse source of these figures, mean that they should be taken as indicative of general trends only.

3.3.2 Church and religion

This period began with the drama of Henry VIII's Dissolution of the Monasteries. Its impact on the chantry and brotherhood was immediate and terminal. Whilst the parish church was institutionally more robust, the loss of Syon Abbey's funding for maintenance of the church was still a blow.

Roman Catholic recusants were few in Steyning, but Protestant nonconformity was more widespread. Quakerism in the town followed a visit by George Fox (founder of the Quakers in 1647) in 1655, but flourished in the renewed conformism of the Restoration (1660) and, especially, the Act of Uniformity (1662) with its Revised Book of Common Prayer. Quaker burial grounds and a meeting house are recorded in the 1660s and 1670s. Despite the Toleration Act (1689), Quakers declined in Steyning and were gone by 1740, the meeting house remaining in their possession for another 150 years. A small Baptist congregation is recorded during the 18th century.⁶⁷

3.3.3 Urban institutions

Steyning's free grammar school was founded in 1614, by William Holland. The school occupied Brotherhood Hall, and continues to do so. The building was used for schooling before the new foundation, and licensed schoolmasters can be traced back to 1579.⁶⁸ It is possible that a school

existed here under the brotherhood of the Holy Trinity, prior its suppression in 1548.

The Market House (or Sessions House) had multiple functions during this period, being used for the borough court, elections, market toll collection and quarter sessions.⁶⁹

A workhouse was purchased by the parish in 1729. The building survives as The Old Workhouse, in Mouse Lane.⁷⁰

3.4 Expansion: c.1800-2004

3.4.1 Economic history

The first electoral Reform Act (1832) was a clear indication of Steyning's decline when, along with adjoining Bramber, the town was identified as one of 56 rotten boroughs and disenfranchised.⁷¹ The decline was only relative to the rapid expansion of other (and especially coastal) towns, however, for between 1800 and the present Steyning has experienced a sustained period of population and economic growth.



Fig. 5. Market House, High Street (1771).

The significance of the town at the beginning of the period was sufficient for it to be selected as the location for barracks (c.1804-c.1814), built (off Jarvis Lane) in support of the Napoleonic Wars.

At the same time trade and industry were flourishing. The town now had three fairs, though just one by 1855, with this only ceasing after the Second World War. The market continued until 1974. The tanyard relocated to the northernmost stream in the early 19th century and expanded, surviving until 1941. The breweries at the southern edge of the town developed and then, in 1899, amalgamated, continuing into the 1920s. Lime-burning and related chalk extraction increased on the south and west fringes of the town, the quarrying continuing until the 1970s.⁷²

Improvements in roads continued with the creation of a more direct turnpike (toll) road from Upper Beeding to Shoreham along the east side of the Adur valley, replacing the old road over Beeding Hill (1807); and the turnpiking of the Steyning-Pulborough road in 1810.⁷³ However, the arrival of the railway in 1861 played a more significant role in the retention and expansion of trade and industry. It also resulted in rapid expansion of the eastern side of the town, most immediately with Station Road and Southdown Terrace, but more particularly the large villas in the Goring Road area. With journey times to Brighton of just under 30 minutes, commuting had arrived and, notwithstanding the continuance of minor industries and trades, this became the new economic basis for the town. The provision of new housing and the retention of the historic core have also made the town attractive as a location for retirement.

Expansion of the town accelerated after the Second World War. Construction included a large council estate (Shooting Field); a large housing estate encroaching on the Downs to the south-west of the town (Penlands); further development east of the railway (in what was then Upper Beeding parish); and a housing estate south of the town (The Ridings). The population for the (enlarged) parish is now c.5800.

Throughout – and perhaps in part because of – this growth, Steyning retained its range of shops and, thus, something of its role as market town.

3.4.2 Church and religion

St Andrew's church has remained intact as an institution throughout this period, although the last vestiges of its royal connections – its exemption from episcopal payments – disappeared.⁷⁴ Remaining glebe land was also developed in the 20th century, and the vicarage sold (1961) and replaced by a new one nearby.

Nonconformism strengthened in the 19th century, with a Wesleyan Methodist chapel built in 1835.

The success of this led to the building of the current Methodist Chapel (1878). The older chapel intermittently kept its nonconformist function, used first by the Salvation Army and, after the Second World War, by the Plymouth Brethren.⁷⁵

3.4.3 Urban institutions

During the 19th and 20th centuries Steyning has seen the development of a range of social and public functions that did not exist previously. The detail of these is beyond the scope of this brief account, but the salient institutions are included.

The town's educational function was expanded with the creation of a National School (1812), later rehoused in a dedicated building in Church Street (1841) and again moved next to the grammar school c.1858. An infant school was established in 1846, and amalgamated with the National School in 1919 to form Steyning C of E School. In 1953 Steyning County Secondary Modern opened on the northern edge of the town, the old school becoming Steyning C of E Primary School. The latter moved next to the secondary modern in 1963, and the grammar school and secondary modern combined in 1968 to become the present comprehensive school, retaining both sites.⁷⁶

Despite a reduced role in law and order, Steyning retained provision for adjourned sessions (to c.1860), and for stocks and a lock-up, accommodated in the Market House. Since c.1860 there has been a purpose-built police station. Petty sessions were accommodated in a new town hall, built in 1886 for a range of public uses. In 1958 this became a magistrates court-house (now closed).⁷⁷

In addition to this town hall and the facilities of the larger inns and public houses (especially the medieval Chequer Inn and the White Horse, the latter largely burnt down in 1949), this period has seen demand for public spaces for its diverse formal social activities. St Andrew's Hall (Jarvis Lane) replaced the town hall in this respect from 1958, and, in turn, has been replaced by the Steyning Centre (1992). The 1841 National School building has, since 1916, functioned as the church hall.

Sports facilities have appeared during this period: the cricket ground was established with its pavilion by 1900; the football ground in 1958; and the bowling green and public tennis courts since 1945.

Steyning's workhouse closed in 1835, with the opening of the new union workhouse in Ham Road, Shoreham.⁷⁸

4 ARCHAEOLOGY

4.1 Anglo-Saxon minster

4.1.1 Architectural evidence

No remains of the Anglo-Saxon church, or churches, have been identified or, given the thoroughness of the Norman rebuild, are likely to survive *in situ* above ground. Excavation may well reveal the location and form of the earlier building and, in the absence of evidence to the contrary, it must be assumed that the present church lies near, or over, the previous church.

4.1.2 Excavations and topography

There is no direct archaeological evidence for the precinct of St Cuthman's church, though the two streams of his *Life* can be identified as the Tanyard Lane/Gatewick House stream and that running from Dog Lane to Fletcher's Croft, then past the vicarage (sometimes called the River Brad). Respectively, these streams pass within 20m and 25m of the modern churchyard. There is Late Anglo-Saxon and post-Conquest evidence for the location and scale of the precinct, however, and from this we can infer a similar arrangement in the 8th and 9th centuries (see section 4.2.4).

4.2 Late Anglo-Saxon and Norman town (Maps 6-8)

4.2.1 Buildings

St Andrew's church is the only building surviving from this period. It is built on a grand scale in keeping with its old minster and later collegiate status. While originally of cruciform plan, only the western crossing piers and arch, and the adjacent arches opening from nave aisles to (lost) transepts survive. This work dates from c.1090-1100, and rebuilding could have been an immediate result of the gift to Fécamp Abbey. Parallels between the two churches are limited, though both use Winchester-style acanthus in sculpture of capitals. There may be a case for the influence of Bernay (a daughter house of Fécamp) on the early work at Steyning.⁷⁹

The remarkable nave (1160-80) combines coherent design with extreme ornament.⁸⁰ The western responds are, in fact, whole piers since the nave has been shortened. Much has been made of the greater external decoration on the south side of the Romanesque church, with implications for the location of the town.⁸¹

The fall of the land to the east of the surviving church has long suggested that the lost Norman eastern arm was supported by a crypt. This has been assumed to have been the location of the shrine of St Cuthman.⁸² The likeliest location for a Norman shrine, however, would have been adjacent to the high altar since the normal response to the 12th-century renewed interest in the cult of indigenous saints was the development of shrine types and their increased prominence.⁸³ As for the existence of a crypt, the east end of Durham Cathedral (with its more famous cult of St Cuthbert) must serve as a reminder that the less dramatic topography at Steyning does not make the existence of one axiomatic here.

Two very rare and early grave-covers were discovered in the 19th and 20th centuries, and are now kept in the porch. That incised with two crosses is of 10th or 11th-century date, while that with a bifurcated ridge and cross-bars is 11th century.⁸⁴ Both grave-covers are made of a fine-grained Hythe Beds sandstone, a close match to modern Midhurst stone.⁸⁵



Fig. 6. St Andrew's church: late 12th-century nave.

4.2.2 Excavations (Map 5)

Excavations at **St Cuthman's Field, Church Street**, took place in 1962, before extensions to

Steyning Grammar School, and in 1994-5, before the construction of **Steyning Public Library**. The two excavations overlapped: indeed one of the objectives of the second was to locate the first. Both excavations revealed evidence of Late Anglo-Saxon and Saxo-Norman occupation, including rubbish-pits and, most notably, a sunken-floored building with timber posts, redated to this period by the later excavation.⁸⁶

Nearby, excavations in 1967-8 in advance of the creation of **Fletcher's Croft** car park revealed ditches of probable 11th to 12th-century date, but no buildings or high density of rubbish-pits indicative of adjacent settlement. The north-south ditch aligned with a boundary that survived north of the site at the time of the excavation. The ditches enclosed large areas, were not aligned with the known tenements of Church Street and suggested earlier field boundaries. However, the nature of the excavation (including the poor weather)⁸⁷ means that the evidence is far from conclusive.

A small excavation took place to the north-west in 1989, prior to the building of **Steyning Museum**. The earliest feature was a ditch of the late 11th or early 12th century, again not aligned with Church Street. In fact the alignment appears very close to that of the Fletcher's Croft boundaries.⁸⁸

In 1977, excavations prior to redevelopment off **Tanyard Lane**, along narrow and sunken Chantry Lane, failed to find the anticipated buildings under supposed house platforms, but did reveal Late Anglo-Saxon rubbish pits. These were concentrated to the north of the site, possibly suggesting a building near, or on, Tanyard Lane, although the presence of iron slag in three of these pits indicates an industrial function for this area.⁸⁹

To the south of this, a small area was excavated in the rear garden of **Chantry Green House** in 1989. Pits were found (containing butchered bones), suggesting the proximity of buildings, and the site was rich in pottery dating from the late 10th to the middle of the 12th century. A pottery waster could suggest pottery manufacture in the vicinity.⁹⁰

Excavations in **Coombe Court** in 1992 in advance of the construction of the Steyning Centre revealed three timber buildings. These dated to 950-1150, and each is likely to have extended outside the excavated area. One of the buildings represents a rebuild of another, and all three were oriented at 90° to School Lane. They appear to have fronted the lane and suggest that

it was in existence by this time. The absence of occupation to the north of this on the Fletcher's Croft site (see above) means that the claim that Saxo-Norman settlement extended at least as far south as School Lane is rather misleading.⁹¹

The most significant excavation in Steyning has been that in **Market Field**, to the north-east of the church, in 1988-9, prior to the construction of a housing estate. This revealed two contemporary Late Anglo-Saxon farmstead enclosures. That to the west fell largely within the excavated area and included two timber buildings and several associated pits. The enclosing ditches, which had a double-gate entrance, had been repeatedly re-cut, suggesting long use, and the whole farmstead can be dated to the 10th century. Comparison with other sites, proximity to the church, the use of elaborate plank-on-end construction for one of the buildings, and the presence of a 9th-century gold ring in one of the rubbish-pits suggest that the homestead could have been of high status. Settlement ceased on the site by the late 11th or 12th centuries.⁹²

During installation of the church heating in 1938, four burials were found below the boiler house (then known as the **Vicarage Lane Cottage**, at TQ 17951 11388) c.7m east of the present churchyard. A few years previously, another burial had been located near to the cottage. Associated pottery suggests that these were Late Anglo-Saxon burials, and thus possible evidence for a larger churchyard.⁹³

Several excavations in Steyning have revealed little or no 11th or 12th-century activity, and have been used to interpret the limits of the town at this time.

On the north side at the west end of **Tanyard Lane**, excavation took place in 1994 before construction of housing. The lowest deposits contained pottery dating to after c.1100. It was suggested that this had been discarded from the adjacent town that extended towards the Tanyard Lane stream.⁹⁴

Excavation at **Testers, White Horse Square** in 1985 in advance of house building produced only residual Late Anglo-Saxon pottery, and Saxo-Norman pottery in a ditch and pit of 12th or early 13th-century date, with the site evidently not intensively occupied until later. This indicated that the site lay just outside the Saxo-Norman town.⁹⁵

Archaeological evaluations, or watching briefs during works, at **Penfold Way** and **Bidlington** (High Street) produced no evidence for this period.⁹⁶ This is consistent with the implications

of Testers (i.e. they lay outside the town), but negative evidence from such small-scale investigations is of limited value. A similar small-scale evaluation **St Andrew's Hall, Jarvis Lane** was unproductive due to the impact of the post-medieval brewery on the site.⁹⁷

Although not an urban feature, the discovery of two Late Anglo-Saxon burials at **14 Coombe Drove** in 1999 could well be linked to the nearby field called 'Heathen Burials'. This might be a rare example of Anglo-Saxon judicial burials at an administrative boundary, in this case a precursor of a section of the later Steyning-Bramber parish boundary.⁹⁸

4.2.3 Topographic analysis (Maps 6-8)

The location of the **Adur crossing point** before the construction of the causeway and bridges at Bramber has proved central to discussion of Late Anglo-Saxon and Norman Steyning. The identification of the earlier east-west route relies heavily on this, as does any hypothesis for the impact of the new bridge on the physical layout of the town. Hitherto, the consensus has been that the east-west route continued from Mouse Lane (west of Steyning) along Tanyard Lane and King's Barn Lane, or School Lane and Holland Road, or both, and that the new – more southerly – crossing at Bramber gave the impetus for a westwards shift of Steyning and the creation of the High Street.

The evidence for the pre-Bramber crossing does not entirely support this. The narrowest points of the tidal estuary south of Bines Bridge (near Henfield) were south of Bramber, at Botolphs (280m) and Beeding Court (350m). North of Bramber, the estuary narrowed to 430m at King's Barn-Beeding church. Of these candidates, the narrowest (i.e. Botolphs) is by far the most convincing as it was known as Old Bridge – and its church as St Peter of Old Bridge – until Botolphs (the name taken from the church and probably a high medieval introduction⁹⁹) gradually replaced it in the 13th and 14th centuries. The surviving church is located on a spur projecting into the estuary, and dates from c.1060-90. Excavations adjacent to it revealed a settlement dating back to the late 5th or early 6th century.¹⁰⁰ The direct link to Steyning of King's Barn Lane and the antiquity of King's Barn (first recorded 1210) and Beeding church (first recorded in 1073) has meant that the northern and widest crossing has proved a peculiarly attractive and resilient alternative (perhaps justifiably) in the absence of archaeological or documentary evidence.¹⁰¹

The new Bramber crossing did not connect directly to Steyning, and thus William de Braose built a new road. This has been identified with **Castle Lane**:¹⁰² there is no obvious alternative, since Clays Hill is a later turnpike road. Rather than forming a new high street, however, this road joins Jarvis Lane, which in turn joins the High Street. Since there is no evidence whatsoever for the re-routing (at that time, or later) of the High Street south of its junction with Church Street, this suggests that both Jarvis Lane and the High Street predate Castle Lane, and that the latter was a quite separate creation.

Similar evidence for the antiquity of the **High Street** is found at its north end. In the commonly assumed absence of a routeway along the later medieval High Street, any through-route along Mouse Lane and Tanyard Lane would hardly have curved southwards towards its junction with the High Street, as it does today. The direct route would have been through the site of the western Tanyard Lane excavations, yet the evidence from these is quite to the contrary. If Tanyard Lane existed at all at this date, the implication is that it turned southwards and away from Mouse Lane at this point, to join a pre-existing or contemporary road on the line of the later High Street.

Between Tanyard Lane and Jarvis Lane, there is further evidence for an 11th-century route equating to today's High Street since de Braose's 18 burgages in Steyning appear to have occupied the south-east corner of Church Street and High Street from the late 11th century. Significantly, these indicate that the north-eastern side of this part of the High Street at least was built up at this early date.

Evidence is scarce for other streets in the 11th and 12th-century town. The de Braose burgages confirm the existence of **Church Street**, and this would have been joined by **School Lane**, as attested by excavation. The continuation of Church Street to the west of the High Street is recorded in documents only as early as 1271, but the commonly held proposition that it was an earlier route to the town from the Downs is wholly reasonable.

There is limited evidence for the continuation for this route northwards, through Wyckham, to Henfield,¹⁰³ and certainly no cartographic or archaeological evidence of a northern route around the church. That said, it is improbable that Anglo-Saxon Steyning lacked the normal south-north drove routes that linked parent downland settlements to their areas of pannage in Wealden outliers. Indeed, Steyning retained Wealden common pasture at Nuthurst as late as

1228 with the presumed connecting drove road through Ashurst village and Horsebridge Common later becoming the Steyning-Horsham road. Both alternatives for the southern part of this route would have reached the town around the entrance to modern Breach Close.¹⁰⁴

Minor streets within the centre of modern Steyning might well have been part of the Late Anglo-Saxon and Norman town, but we can only speculate that these included Vicarage Lane, Church Lane, Chantry Lane, Elm Grove Lane and Tanyard Lane. The case for arrow-straight Holland Road and its eastern extension is too linked to implausible suggestions for locations of the port to gain any credence without more substantial evidence (see section 3.1.5).¹⁰⁵

Below the level of the street plan, there are few topographic features that can be related to the Late Anglo-Saxon or Norman town.

4.2.4 Discussion of the Late Anglo-Saxon and Norman town (Maps 6-8)

Although nothing is known of St Cuthman's timber church (or any Anglo-Saxon successor), there is every reason to suppose that it lies beneath or immediately adjacent to its Norman rebuild. The present churchyard appears to be a shrunken survival of the earliest minster precinct, although it requires little expansion for it to extend as far as the two streams in the manner detailed in the *Life of St Cuthman*. The old vicarage (now the 'Old Priory') represents the most probable site for the Norman college, and this falls within the putative minster precinct.

The 10th-century homestead in Market Field is the earliest settlement discovered to date, and it may represent a high status residence built up against what remained an essentially religious precinct. The evidence of Fletcher's Croft (insofar as it is to be relied on), due south of the church and within the possible precinct, is consistent with this, since no built-up area was located or implied. If this was an open area it could be a remnant of the earlier precinct. It is only further south at Coombe Court that proto-urban evidence has been located, and this sharp – and largely unconsidered – differentiation at School Lane might mark the 11th to 12th-century junction of town and minster, or former minster, precinct. It also appears to have been coincident with the boundary of the de Braose (later, Bramber borough) holdings in Steyning.

Other proto-urban activity is attested to the south-west and west of the church at Chantry Green House, Tanyard Lane/Chantry Lane, and the library area. With the sites at Testers and the

west end of Tanyard Lane seemingly close to the west and northern limits of the town, and the sites of small-scale archaeological assessments at Bidlington, Penfold Way and Dog Lane probably well beyond the south-western extremity, this gives a general, albeit imperfect, location for the 11th-century town.

It is probable that the low density proto-urban area of the early to mid 11th century (with its comparative invisibility in topographic evidence) saw considerable urbanization (such as the development of burgage plots) during the late 11th to early 12th centuries. This would be entirely consistent with the evidence from Domesday Book, with its differentiation between the villager-like occupants of 1066 and the townspeople of 1086. Influenced by the early decline of the port, the late 11th to early 12th centuries saw abandonment of the 10th-century homesteads east of the church and expansion of the town to the west.

The cumulative evidence for a route on the general alignment of the present High Street provides a through-route that would have continued the scarp-foot route of Mouse Lane along the west side of the Adur Valley, towards the Saxon settlements at Annington, Botolphs (with its river crossing point), Coombes and the coast. Church Street and School Lane were in existence at this time, but the presence of other streets can only be assumed.

With test pits to the north and west of the Market Field excavation drawing a blank, the location of the short-lived and minor port of St Cuthman remains unclear. The modest scale of Steyning when the port flourished in the 11th century, however, means that there is no reason to suppose that the port would have been built up in the manner of more substantial and later examples (e.g. the surviving western quay of the late 12th century at Southampton), and, on historical grounds at least, the tidal inlet north of the church remains the most probable location.

4.3 Later medieval town (Maps 9 and 10)

4.3.1 Buildings

Other than the church, Steyning has no known surviving buildings from earlier than the mid-14th century. The town does have 30 surviving buildings that date from between 1350 and 1500, however, providing a substantial body of evidence for the late medieval town. These are concentrated on the length of the High Street between the cross-roads and Tanyard Lane, and



Fig. 7. Medieval buildings on the south side of Church Street, from Brotherhood Hall (left) to the cross-roads with the High Street.

at the south-western end of Church Street. They confirm the largely continuous nature of the street frontages of these areas; the regeneration of the town in the period, that cautions us against over-emphasizing any late medieval decline; and the location and physical setting of the hall of the brotherhood of the Holy Trinity (now the grammar school). The evidence is skewed, however, since insubstantial buildings are less likely to have survived, and the concentration of buildings in part reflects the post-medieval fortunes of the town. For example, the lack of medieval buildings in parts of the historic core results from later replacement and demolition.

Although the 15th-century Stone House (with its height, corner site, partly stone construction and undercroft) and Brotherhood Hall (with its long jettied front) are the most obviously urban buildings, most of the townhouses exhibit a key urban characteristic: all except five are built right up to the street, the exceptions being outside the commercial centre. All the timber-framed houses are oriented parallel to the street, and four of these are Wealden houses. Only one of these (The Old Workhouse) lies outside the centre of the town, but the survival of a 14th-century Wealden house at 35 High Street, Winchester has demonstrated that such wide 'parallel hall'

houses were compatible with even the most intensely commercial of locations.¹⁰⁶ An ambitious and otherwise useful study of nearly all the timber-framed buildings in Steyning focuses on broad typologies (such as 'Wealden') and roof types, rather than on the evidence for commercial function.¹⁰⁷

4.3.2 Excavations (Map 5)

While the chief value of many of the excavations in Steyning lies in the Late Anglo-Saxon and Saxon-Norman periods, they have produced important evidence for the later medieval town. For dates of the excavations and their publications, refer to section 4.2.2, above.

Several of these sites revealed continuity with the earlier settlement. The excavations at **St Cuthman's Field, Church Street** showed the construction of a timber-framed house with an integral cartshed c.1450. This was oriented parallel to the street. Partially overlapping excavations on the **Steyning Public Library** site showed limited westwards continuation of the building, but it appears that it did not form part of a continuously built-up street frontage. At the nearby **Steyning Museum** site there was occupation in the late 13th and 14th centuries, but it was unclear whether this was continuous with

earlier occupation. Thereafter the site was vacant. Excavations at the west end of **Tanyard Lane** revealed that rubbish-pits were dug into earlier deposits in the early 13th century, through to the mid-14th century. These pits contained pottery wasters presumably from a nearby kiln (such evidence of medieval pottery kilns being comparatively rare in Sussex). The site still appears to have marked the northern margin of the town. Likewise, the **Tanyard Lane** site along Chantry Lane showed that it remained on the edge of continuous occupation from the Late Anglo-Saxon period to the 15th century.

Elsewhere there was evidence of new occupation. At **Fletcher's Croft** the earlier fields gave way to (possibly artisan) houses along School Lane in the mid-14th century. The site at **Testers, White Horse Square** produced more substantial evidence. It revealed the first signs of significant activity in the 12th or early 13th centuries, a ditch of this date marking or aligned to a tenement boundary. More intensive use can be dated from the mid-13th century, when the rear parts of some of the tenement plots were thrown together for a new holding alongside Charlton Street. This activity continued into the 14th century and has been identified as the site of the minor manor of Testers. The house itself has not been located, but, on the basis of the density of the flint rubble, may have been to the east of the excavated area. There was little activity beyond 1400, suggesting contraction of the town.

Although abandonment of the **Market Field** site occurred prior to this period, in the late 11th or early 12th centuries, similar, but less emphatic, evidence is found elsewhere. At **Coombe Court** the Saxo-Norman buildings were succeeded by minimal evidence of occupation: two rubbish-pits of 13th-century date, and a shallow boundary ditch.

A cemetery at **Maudlin** (in Bramber parish), was excavated in 1959-60, and can be identified as that belonging to the medieval leper hospital of St Mary Magdalen (first referred to in 1220).¹⁰⁸ This site was comparatively isolated, until reached by the extensive post-1945 expansion of Steyning.

4.3.3 Topography (Maps 9 and 10)

While the street pattern of the historic core of Steyning was largely in place in the preceding period, it is only from the later medieval period that finer topographic details are discernible, and these mainly comprise tenement, or burgage plot, boundaries. The High Street tenements that back on to Charlton Street can be differentiated

from those on the north-east side of the street as the latter are less regular. Both have been interpreted as 12th or 13th-century creations, those on the north-east simply reflecting the constraints imposed by the pre-existing town nearer the church.¹⁰⁹ The tenements south-east of Elm Grove Lane, however, have a quite different character: much more substantial plots can be identified extending to the High Street, and these are finely subdivided. The subdivision doubtless reflects the later medieval commercial value of this frontage. Moreover, by any reckoning these plots extend into the heart of the Late Anglo-Saxon and Norman urban area.

4.3.4 Discussion of the later medieval town (Maps 9 and 10)

At Testers, White Horse Square, the lack of occupation until the 12th or early 13th centuries is convincing evidence for later development of this area. Together with the clearly defined plots of the High Street, this has suggested a planned westwards shift, or new foundation, of the town at this time. While the broad argument remains convincing, it appears in need of refinement.

Archaeology of the later medieval period is at best ambiguous. Although excavation at Market Field reveals late 11th to early 12th-century abandonment north-east of the church, it remains unmatched by contemporary evidence for settlement shift. At some distance from the church Coombe Court does show little occupation after the 12th century, but this is near to the centre of the later medieval town. The sites nearer the church, however, show either continuity with earlier settlement, or in the case of Fletcher's Croft, building for the first time.

Further complexity is introduced by the 'planned' plots of the High Street. The marked differences in these suggest that those between Elm Grove Lane and Church Street predate those further to the north. The less convincing differentiation on the west side could be relevant as Testers is located in this area, considerably further away from the High Street than the c.50m length of the more regular plots to the north.

A more likely development of medieval Steyning is that the 12th century began with the town concentrated between the still largely open former minster precinct and the modern High Street. The latter became built up around and just north of the junction with Church Street in the late 11th and early 12th centuries, with creation of burgage plots (perhaps in successive phases) completing the building up of the High Street by the early 13th century. Importantly, the

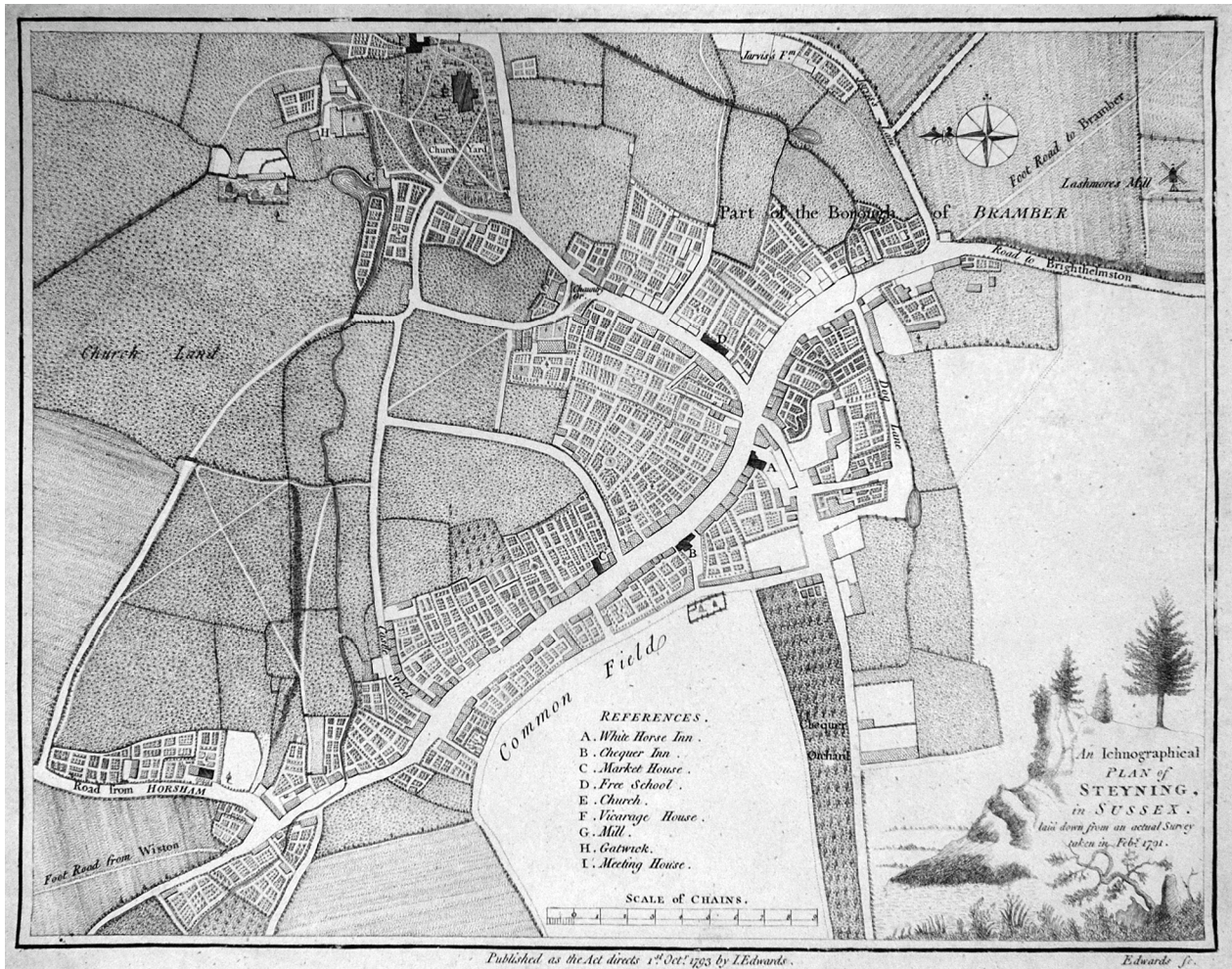


Fig. 8. 1791 Edwards map of Steyning.

evidence of the large but finely subdivided plots on the northern corner of High Street and Church Street indicates that this remained the commercial centre of the town until the mid 14th century. Gradual occupation of the former minster precinct – which had begun in the 11th century – continued during the later medieval period. Similar low-density and sporadic expansion occurring south and west of the High Street-Church Street cross-roads, and to the north of the High Street burgage plots (i.e. north of the junction with Tanyard Lane).

4.4 The town c.1500-1800

4.4.1 Buildings

Steyning has 68 surviving buildings that date from between 1500 and 1800: 12 from the 16th century, 19 from the 17th century, and 37 from the 18th century.

All of the 16th and 17th-century buildings are timber framed. Several of the early 16th-century buildings have continuous jetties, and mark the

demise of open halls. 61-3 High Street is the best example of the type and evidence for internal division right up into the roof space suggests that it was built as a row of shops.



Fig. 9. 61-3 High Street: a continuous-jettied townhouse.

The surviving buildings reflect the increase in coach travel from the 17th century. The carriage

entrance at The Chequer Inn (41 High Street) was created by demolition of part of what is now 39 High Street,¹¹⁰ and similar carriageways survive at 42-4, 52 and 58 High Street.

Steyning preserves several non-urban buildings from this period. 16th-century Jarvis, in Jarvis Lane, is a farmhouse built beyond the south-east edge of the town, and engulfed by 19th-century expansion. Gatewick House dates from c.1600 (refaced in the mid-18th century) and is a (reputed) manor located outside the fringe of the town next to the medieval mill (demolished 1878¹¹¹). 17th-century Newham House and Fags Barn, however, represent the presence of farms built within the urban area of the time.

The architectural changes to the church at this time reflected the impact of the Dissolution, and the loss of the support of Syon Abbey. Parts of the building were ruinous in 1578, and the chancel, crossing tower, transepts and the west end of the nave were subsequently demolished in the early 17th century. The present west tower was built at this time.¹¹²

Other church and nonconformist buildings survive from this period. Chantry Green House dates from the early 16th century, presumably functioning as the residence of the priests of the chantry of St Mary until confiscation in 1548.¹¹³ The old vicarage (misleadingly now called The Old Priory) dates from around 1600. Penn's House, Horsham Road, is of similar date and from 1678 was the Quaker meeting house.



Fig. 10. 40-2 High Street: 18th-century rebuilding.

The 18th-century, timber-framed and tile-hung Market House (72 High Street) is the sole surviving secular institutional building from the period.

To the 37 surviving 18th-century houses can be added 21 instances where completely new facades of brick, brick and flint, or mathematical tile were added to earlier timber-framed buildings. In other words, 60% of the pre-1800 buildings that survive either date from or were re-fronted in the 18th century. Given that some of these townhouses (such as Charlton House, 5 High Street; Springwells, 9 High Street; Penfold House, 17 High Street; and Chantry House, Chantry Green) were also on a much larger scale than earlier houses in the town, here then is tangible evidence of the expanding population and wealth of Steyning in the 18th century.

4.4.2 Excavations (Map 5)

The many excavations in Steyning have less value for this period, as a result of focus on earlier periods, disturbance of later layers, and, ultimately, the selection of the sites. Many of the sites relate to areas of the town that have been vacant since the late medieval and post-medieval periods. While this might well reflect late medieval contraction of the town, this must not be overplayed since these same sites have failed as barometers of change for the considerable expansion of the town in the 18th to 20th centuries. For dates of the excavations and their publications, refer to section 4.2.2, above.

At St Cuthman's Field, Church Street, continuous occupation of the site came to an abrupt end with demolition c.1700. This was the same at the partly overlapping site at **Steyning Public Library** and similar at the nearby **Steyning Museum** site. Here a lack of 15th to 18th-century material suggested that the site was largely unoccupied throughout this period. At **Fletcher's Croft**, occupation that began c.1350 was sporadic and ceased in the mid-16th century, the area reverting to pasture. The **Tanyard Lane** site along Chantry Lane reverted to a croft, and this usage continued throughout the c.1500-1800 period. No post-medieval activity was identified at **Coombe Court**, at long-abandoned **Market Field**, at the west end of **Tanyard Lane**, or **Testers**, unoccupied since c.1400.

4.4.3 Topography (Maps 11-13)

There was little large-scale re-organization of Steyning between 1500 and 1800 to upset the medieval topography. As seen in the evidence of the standing buildings, growth was largely confined to rebuilding or reoccupation of

tenements abandoned to gardens and yards in the late medieval period. Some of the medieval burgage plots were modified. For instance, 18th-century Chantry House cuts across long plots stretching back from the High Street.

The southern end of the High Street saw the most change, with apparent expansion of the medieval town and, especially, the development of the brewing and tanning industries. These have left the irregular historic plots, and the brewery pond (Dog Lane). On the edge of the town, the most substantial change was modification of the routes leading to the town. To the north, the Anglo-Saxon presumed droveway to Nuthurst (see section 4.2.3) became the later medieval road to Horsham and, by 1724, no longer entered the town around Breach Close, but on its present route.¹¹⁴ On the south of the town, the new turnpike road along Clays Hill was created leading directly to Bramber (1764).¹¹⁵

The building of the present market house (72 High Street) in 1771 re-used materials from its dilapidated predecessor. This earlier building stood in the middle of the High Street, near the cross-roads with Church Street and Sheep Pen Lane. This is consistent with the likely location of the medieval market and the pre-1771 market house (or another predecessor on the same site) could have been a feature of the medieval town, perhaps with origins in late 13th-century encroachments. Certainly a market house, doubtless that in the middle of the road in the 18th century, existed in 1655.¹¹⁶

4.5 Expansion: c.1800-2004 (Maps 1, 3 and 4)

4.5.1 Buildings and topography



Fig. 11. Police Station, Charlton Street.

The majority of the buildings in Steyning date from this period, not so much as a result of loss of earlier buildings, but through expansion of the town. This growth accelerated after the railway arrived (1861) and, again, after 1945.



Fig. 12. The former railway station goods shed, now residential.

There are 36 buildings dating from the early 19th century, and this is varied and scattered infill similar to the 18th-century houses. Terrace cottages appear with New Row in Tanyard Lane (by 1841), Charlton Street (c.1850) and, as housing for the expanding and relocated tannery, at Pompey's Terrace, Mouse Lane (1845) and Sir George's Place (1852).

The cottage style of these terraces and use of local materials (especially brick and flint) contrasts with the immediate post-railway architecture, such as that of Southdown Terrace and Clyde Terrace (adjacent to the station), and Hillside Terrace (off Castle Lane). Where local materials were retained (e.g. flint at the Police Station, c.1860) it was very much subordinate to Late Victorian villa design and restricted to small-scale or one-off developments.

Large-scale villas mark the beginning of the development of the Goring Road area on newly set-out streets from the 1890s (e.g. Clivedale, Castle Lane; and 51, 52, 53 and 55 Goring Road). The Edwardian period saw the

introduction of still substantial semi-detached houses in this area (e.g. the houses on College Hill from Monckton to Westlake House), and thereafter it developed in an increasingly eclectic mixture of styles throughout the 20th century.

Widespread and more uniform residential development began in the 1930s, in the King's Barn area and in the smaller terraces of Laines Road and Mill Road, again including newly set-out roads. The former continued immediately after 1945, while the latter was engulfed by the Penlands estate of the 1960s and 1970s. New

forms of houses appeared (bungalows, chalet bungalows, and small blocks of flats), together with increased provision of drives and garaging for cars. Similar development occurred on the southern edge of the town at Clays Hill, Maudlin Lane and The Ridings. To the north, 1940s and 1950s Shooting Field gave Steyning a large estate of standardized council housing (including the new secondary school site), later extended by residential development up to the new bypass (1981). By 2004 the town was almost entirely encircled by suburban development.

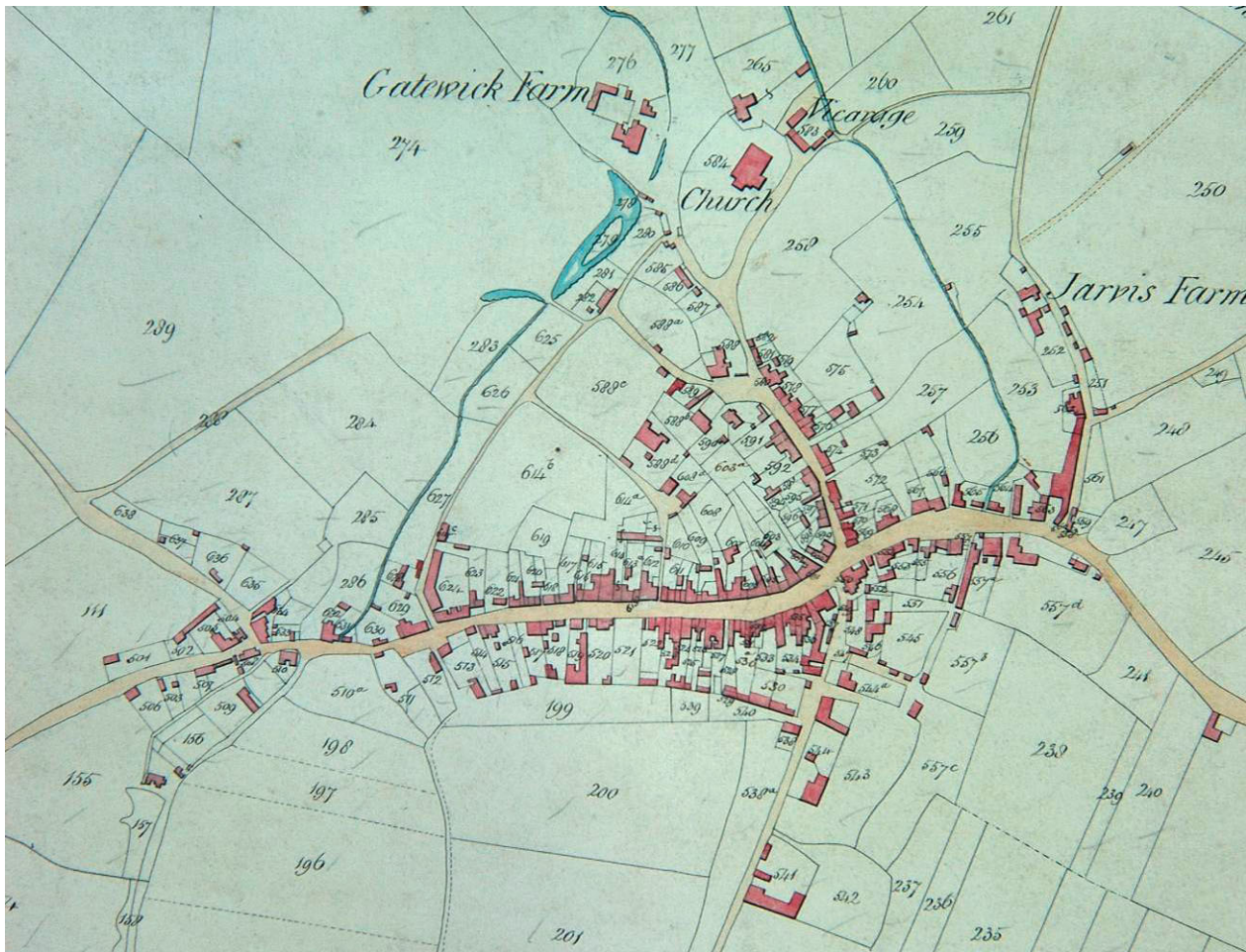


Fig. 13. Steyning tithe map, 1840 (copy in West Sussex Record Office).

5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Bereft of its minster and market town status and function, Steyning has retained much of its historic fabric: the 19th and 20th centuries have tended to add to rather than destroy the earlier town. The church, Church Street and High Street are amongst the very best survivals of medieval Sussex. Less visible is the archaeological evidence of the earlier town, whose origins lie in the 8th-century foundation of its church. The potential of this archaeology has begun to be realized through a series of excavations that have made Steyning one of the most valued small primary towns for research.

5.1.2 Historic environment designations (Map 4)

There are 111 listed buildings in the EUS study area (two Grade I, seven Grade II*, and 102 Grade II). Of these, 31 predate 1500; 12 are 16th century; 18 are 17th century; 32 are 18th century; 14 are early 19th century; two are later 19th century; and two (telephone boxes) are 20th century.¹¹⁷

There are an additional 29 important historic buildings recognized in this assessment that have not been listed (typically late 18th to early 19th-century outbuildings and barns).

Steyning has a Conservation Area. There are no Scheduled Monuments in the town.

5.1.3 Historic building materials

With the exception of the church (largely of Caen stone, with flint rubble core) and the Stone House (lower parts of Pulborough Stone), the pre-1700 buildings of the town are all timber-framed. Thereafter, brick is the dominant building material (the principal material at 52 of the 78 houses of this date), with flint used both as the main material and for decorative effect. Timber framing after 1700 is restricted to a very few minor barns/outbuildings and the 18th-century Market House. Clay tiles are used for roofs, tile-hanging (18 examples) and mathematical tiles (two examples). Horsham Stone is a flaggy sandstone used for roofing (32 examples, 25 of these on pre-1800 buildings).

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 6-15)

| Historic Character Types (HCTs) for Sussex EUS |
|---|
| Lane/road [includes all historic routes] |
| Major road scheme [modern ring roads, motorways etc.] |
| Bridge/causeway |
| Regular burgage plots |
| Irregular historic plots [i.e. pre-1800] |
| Proto-urban |
| Vacant [reverted from built-up to fields etc.] |
| Market place |
| Church/churchyard [i.e. parish] |
| Cemetery |
| Religious house [abbey, priory, convent etc.] |
| Great house |
| Castle |
| Town defences |
| Other fortification |
| Barracks |
| School/college |
| Public |
| Farmstead/barn |
| Mill |
| Suburb [estates and individual houses] |
| Retail and commercial [i.e. post-1800] |
| Extractive industry [e.g. sand pit, brickfield] |
| Heavy industry [e.g. steel or automotive industry] |
| Light industry [e.g. industrial estates] |
| Utility |
| Quay/wharf [inc. boatyards] |
| Harbour/marina/dock |
| Station, sidings and track |
| Inland water |
| Orchard |
| Market garden [inc. nursery] |
| Allotments |
| Race course |
| Sports field [inc. stadia, courts, centres etc.] |
| Park |
| Informal parkland [e.g. small civic areas, large grounds] |
| Seafront [piers, promenades etc.] |
| Beach/cliffs |

Table 1. Sussex EUS Historic Character Types.

Historic Character Types have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term 'Historic Character Types' and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also

reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 6-13) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

| Period | Date |
|-----------|----------------|
| Period 1 | 500,000BC-AD42 |
| Period 2 | 43-409 |
| Period 3 | 410-949 |
| Period 4 | 950-1065 |
| Period 5 | 1066-1149 |
| Period 6 | 1150-1349 |
| Period 7 | 1350-1499 |
| Period 8 | 1500-1599 |
| Period 9 | 1600-1699 |
| Period 10 | 1700-1799 |
| Period 11 | 1800-1840 |
| Period 12 | 1841-1880 |
| Period 13 | 1881-1913 |
| Period 14 | 1914-1945 |
| Period 15 | 1946-present |

Table 2. Sussex EUS chronology.

5.2.2 Historic Character Types in Steyning (Maps 14 and 15)

Although Historic Character Types represent county-wide types, modern Steyning is characterized by its particular concentration of some types and the comparative rarity, or

absence, of others. For example, the identification of large areas of *regular burgage plots* reflects the early importance of the town and the comparatively good preservation of medieval buildings and plot boundaries. The considerable extent of *irregular historic plots* reflects the survival of areas that saw later medieval abandonment and post-medieval (especially 18th-century) reorganization and expansion.

5.3 Historic Urban Character Areas (Maps 16-18)

5.3.1 Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 1 in Steyning combines four Historic Character Types that represent *regular burgage plots* dating from Period 5 (i.e. 1066-1149) and a *school* that, while dating from Period 9 (1600-99) itself, derives its character from a *religious house* of Period 7 (i.e. 1350-1499). Combining this complexity into a single HUCA called *Church Street* reflects the largely coherent character of the area today. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological potential, Historic Environment Value** and for linking to **research questions**.

Some components of the towns are not included as HUCAs: roads (other than those that were built as part of a particular development) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

5.3.2 Archaeological potential

Whilst the nature and extent of areas to which Historic Character Types have been applied is closely related to the survival of buried archaeology, this assessment considers the archaeological potential at the larger scale of the HUCAs. The reasons are twofold: first, the

typically smaller scale of areas of common Historic Character Type could misleadingly imply that high, or even low, archaeological potential is precisely confined, or that archaeological value is exactly coterminous with the edge of specific features (standing or buried); and, second, most Sussex towns have had insufficient archaeological investigation to support this precision. For this reason, too, there is no grading or ranking of archaeological potential. Rather, the summary of archaeological potential is used to inform the overall (graded) assessment of **Historic Environment Value** of each HUCA (see below).

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology (such as the prehistoric and Romano-British features and finds located in Steyning) tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been consideration of the potential for archaeology 'buried', or hidden, within later buildings and structures, as well as that for below-ground features.

5.3.3 Historic Environment Value (Map 18)

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

- Townscape rarity
- Time-depth or antiquity
- Completeness.

Lesser additional considerations in the assessment comprise:

- Visibility
- Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to

the historic environment management guidance for Horsham District.

5.3.4 Vulnerability

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

5.3.5 Research questions

Where relevant, reference is made to questions in the **Research Framework** for Steyning (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

5.3.6 Steyning's Historic Urban Character Areas (Maps 16-18)

The following assessments of the Historic Urban Character Areas (HUCAs) of Steyning commence with those that make up the historic core. Inevitably, these assessments are more extensive than those that relate to recent expansion of the town.

HUCA 1 Church Street (HEV 5)

HUCA 1 is in the centre of the 11th-century and modern town.

Today the area has a continuously built-up street frontage. There are 28 listed buildings (26 Grade II; one Grade II*; and one Grade I), of which six are Period 7 (1350-1499), four are Period 8 (16th century) and four are Period 9 (17th century). The unbroken run of 15th and early 16th-century timber-framed buildings extending on the south side from School Lane to the High Street is particularly remarkable. This includes the extensive frontage of Brotherhood Hall (Grade I), built as a guild hall, but functioning as the grammar school from 1614, and the Wealden house forming part of 1-5 Church Street (Grade II*). These are just two of 14 timber-framed buildings in the HUCA. Other key historic building materials include Horsham stone roofs (11 buildings) and widespread use of brick and flint.

Burgage plots are evident on both sides of the street but nowhere are very deep: those on north side have been constrained by the dominant High Street plots; those between School Lane and the library/museum appear to have been constrained by the open space of Fletchers Croft

(now partly infilled by 20th-century expansion of the school) and, ultimately, the putative extent of the Anglo-Saxon minster precinct. Boundaries from more substantial plots have been lost (above ground) under 20th-century development of the school to the rear of Brotherhood Hall.

The school extensions (and demolitions) have had the greatest impact on the historic environment, but otherwise the good survival of medieval plots (and the buildings thereon) and the potential for 11th to 12th-century and earlier archaeology means that **archaeological potential** of nearly all this HUCA is high.

The rarity of the survival and condition of plots and, especially, the late medieval and post-medieval buildings; the completeness of historic street-front; the visibility of the historic fabric; and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

HUCA 1 has seen considerable change in the 20th century (through the loss of the commercial activity and through gentrification), but this has stabilized. The Historic Environment Value of the area, however, means that **vulnerability** is high. The few remaining shops, pub and school are vulnerable to change of use, yet the survival of these enterprises is critical to the maintenance of the 900-year old commercial/urban character of the street. Moreover, the school frontage represents one of the very finest continuous lengths of medieval street frontage in Sussex (with its architectural quality, good repair, functional continuity, public access, and absence of over-restoration or suburbanizing details) and change of use would threaten this.

Research questions especially relevant to this HUCA relate to the minster precinct and its periphery (RQ3, RQ4, RQ9), burgage plots (RQ7, RQ14), and medieval buildings (RQ17, RQ19).

HUCA 2 High Street – north (HEV 5)

HUCA 2 lies on the edge of the 11th-century town, but was a principal urban street by the 13th century. Today this length of the High Street is almost continuously built up (conspicuous gaps being the White Horse Inn, burnt down in 1949, and the car park, created on a vacant plot). There are 48 listed buildings (47 Grade II and one Grade II*), of which 17 are Period 7 (1350-1499), six are Period 8 (16th century) and five are Period 9 (17th century). One of the finest buildings is the continuous-jettied example at 61-3 High Street (Grade II*), which dates from the early 16th century. This is one of 29 timber-

framed buildings in HUCA 2, of which many are hidden behind later (especially 18th-century) brick facades – one of the most (internally) visible and unexpected being 20 High Street. Other key historic building materials include Horsham stone roofs (11 buildings) and widespread use of brick and flint.

There are nine unlisted 18th and early 19th-century locally important historic buildings. These include barns/outbuildings, concentrated at the rear of plots on the south-west side of the High Street.

Burgage plots are well preserved, with those between Elm Grove Lane and Church Street considerably deeper and more subdivided. This area is likely to have been the commercial heart of the town since the 12th and 13th centuries.

Although redevelopment of individual buildings (most notably 43, 54, 77-81 and 88 High Street) and plots (e.g. to rear of 54 and 75 High Street) has been destructive, the otherwise the good survival of the extensive area of medieval plots (and the buildings thereon) and the potential for 11th to 12th-century and earlier archaeology mean that the **archaeological potential** of nearly all this HUCA is high.

The rarity of the survival and condition of plots and, especially, the late medieval and post-medieval buildings; the completeness of historic street-front (in the context of a functional high street); the visibility of much of the historic fabric (externally and internally in easily accessible commercial premises); and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

The combination of commercial pressures on the High Street and considerable Historic Environment Value mean that **vulnerability** is high. Internal and shop-front refitting of business premises; minor structural additions; and occasional rebuilding of non-listed buildings are all constant and continuing threats to buildings and archaeology. Additionally, the less protected boundaries and the minor locally-important historic buildings at the rear of plots (especially along Charlton Street) are vulnerable to neglect and conversion to residential use, the latter also undermining the commercial character, or function, of these medieval burgage plots that dates back to their creation.

Research questions especially relevant to this HUCA relate to burgage plots (RQ7, RQ14), and medieval buildings (RQ17, RQ19).

HUCA 3 High Street – south (HEV 4)

HUCA 3 lies just to the south-west of the 11th-century town, but the northern part of the area (High Street/Sheep Pen Lane) was occupied by the 13th century. Most of the area was on the fringe of c.1800 Steyning, with room for large houses, gardens, farm/barns, protestant nonconformity, tanyard (before the 19th-century shift to north end of town) and, above all, breweries, the stream being a focus for industry.

There are 23 listed buildings (19 Grade II and four Grade II*), of which two are Period 7 (1350-1499), three are Period 9 (17th century) and 14 are Period 10 (18th century). One of the finest buildings is the Stone House (Grade II*). Although links to mint and prison, and its supposed antiquity, are mythical, this 15th-century townhouse is distinguished by its stone construction and contemporary timber-framed solar. The other Grade II* listed buildings are 5 (Charlton House), 7 (Springwells) and 17 (Penfold House) High Street, three impressive 18th-century brick townhouses with Horsham stone roofs. Newham House (Grade II) and Faggs Barn (now residential, Grade II) represent small farmsteads built within, rather than absorbed by, the urban area.

There are seven unlisted 18th and 19th-century locally important historic buildings. These include barns/outbuildings, concentrated along Dog Lane, some of which formed part of Michell's Brewery. Also included is Bidlington, a large porticoed house of mid 18th-century date, again curiously absent from the listings.

Pre-1800 plots are well preserved, especially in the area bounded by High Street, Dog Lane, and Sheep Pen Lane, but these have none of the regularity of the burgage plots along the High Street to the north.

Although recent redevelopment has been limited (e.g. infill within the grounds of Bidlington, and the Tunsgate development on the north side of Jarvis Lane) recent archaeological investigations in the south of the HUCA have been unproductive as a result of the impact of the post-medieval breweries on earlier deposits, and the fact that most of the HUCA lies outside the medieval (and especially the 11th-century) town. However, excavations at White Horse Square (Testers) suggest that more is likely to survive in the less disturbed and more historic area towards the north-west of the HUCA, meaning that the **archaeological potential** of this HUCA is not low, but medium and variable.

The survival of the late medieval and dominant large-scale 18th-century buildings, together with

reasonable preservation of irregular historic plots, and outbuildings; the completeness of most of the historic street-frontages; the visibility of much of the historic fabric; and the archaeological potential give this diverse HUCA a high **Historic Environment Value (HEV)** of 4.

HUCA 3 has seen considerable change in the 20th century (with the loss of the brewing industry, culminating in the closure of that at the Three Tuns), but this has stabilized. The Historic Environment Value of the area and its centrality, openness and quietness, however, mean that **vulnerability** is still relatively high as these make the HUCA especially vulnerable to small-scale infill development. This has been seen at Bidlington, Newham House, and Coombe Court, and the large gardens of the Dog Lane area (where the brewery pond survives) remain especially vulnerable.

Research questions especially relevant to this HUCA relate to burgage plots (RQ7, RQ14), medieval buildings (RQ17, RQ19), and post-medieval industrial zones (RQ18).

HUCA 4 Chantry Green (HEV 5)

HUCA 4 is in the centre of the late 11th-century and modern town.

Today the HUCA comprises a loose scatter of houses around the small open area formed by Chantry Lane and Chantry Green. All five houses are listed (four Grade II; one Grade II*), of which two are Period 7 (1350-1499), one is Period 8 (16th century), and one is 17th century. Chantry House (Grade II*) is 18th century and the most impressive of the group. To the north of this building, there is an unlisted Period 11 (1800-40) small barn/outbuilding. Four of the houses are timber framed, one (thatched Saxon Cottage) representing the southern end of a much more significant building. Other building materials include brick (Chantry House is entirely of brick), flint and Horsham stone roofs.

Pre-1800 plots are well preserved, but, on the west of the green, these appear to cut through the long burgage plots extending all the way from the High Street: the boundaries here are possibly predominantly post-medieval.

There has been almost no recent redevelopment in this area, but very small archaeological excavations during landscaping at the rear of Chantry Green House, excavations partly in the HUCA along Chantry Lane on Tanyard Lane, and finds at Chantry Green Cottages show that the area is extremely rich in late 10th to mid-12th-century material, the comparatively open nature of the later occupation meaning that this is a key

area to explore the origins of the town. Clearly, the **archaeological potential** of this HUCA is high.

The survival of the 15th to 18th-century buildings, together with preservation of irregular historic plots; the absence of building since 1840; historic associations (John Launder, burnt at the stake here as a protestant martyr in 1555); the visibility of much of the historic fabric; and the archaeological potential give this diverse HUCA the very highest **Historic Environment Value (HEV)** of 5.

Chantry Green has seen no significant recent change, and with all the buildings in residential use, all (except the outbuilding at Chantry House) listed, and one (Saxon Cottage) in National Trust ownership, the **vulnerability** is low. Perhaps the greatest threat is to the rich archaeology through garden landscaping.

Research questions especially relevant to this HUCA relate to the minster precinct and its periphery (RQ3, RQ4, RQ9) and burgage plots (RQ7, RQ14).

HUCA 5 Church (HEV 5)

HUCA 5 comprises the church, churchyard, and the largely open areas to the north and south. Much of this is likely to have comprised the Anglo-Saxon minster precinct. There are six listed buildings (five Grade II; one Grade I). St Andrew's Church (Grade I) is a large-scale and superbly executed Romanesque church (of two periods, c.1090-1100 and c.1160-80) largely built of Caen stone and dominating this HUCA. The few other buildings of this area are mainly concentrated on lower ground to the north and east, including brick-built Gatewick House (c.1600, refaced in the 18th century) and timber-framed Old Priory (c.1600).

Pre-1800 boundaries are reasonably well preserved, especially the extent of the churchyard (no modern extensions here), the major houses and, even, the east-west boundary across St Cuthman's field. The two streams identified as boundaries in the 7th to 8th-century *Life of St Cuthman* still flow through the HUCA.

Archaeological excavations in Fletcher's Croft and elsewhere immediately adjacent to the HUCA, the open nature of the area, the lack of redevelopment, and the survival of historic buildings (especially the church) mean that the **archaeological potential** of this HUCA is high.

The rarity of the survival of a large open area in the centre of the earliest part of Steyning (possible largely coincident with the open Anglo-

Saxon minster precinct), the survival of the outstanding Norman church and other historic buildings and the archaeological potential give this HUCA the very highest **Historic Environment Value (HEV)** of 5.

Whilst redevelopment within the area (infill housing within the Old Priory garden, demolition of the thatched tithe barn and replacement by the new vicarage, and construction of Fletcher's Croft car park) mostly occurred decades ago, the **vulnerability** of the HUCA remains high. The recent housing development of church-owned Market Field has reduced the area, and continues the process of encroachment seen earlier at the new school/library site and at King Alfred Close. The remaining open land north of the church is especially vulnerable as is St Cuthman's Field to the south, the latter threatened by suburbanization as much as redevelopment.

Research questions especially relevant to this HUCA relate to the minster precinct and its periphery (RQ3, RQ4, RQ9) to the church (RQ2, RQ10, RQ11), and the port (RQ12).

HUCA 6 Mouse Lane corner (HEV 3)

HUCA 6 is north of the 11th-century town, on the fringe of the medieval town and, remarkably, remains on the fringe of the modern town. It is bisected by the more northerly of Steyning's two streams.

Today the area combines continuously built-up frontages, two mid-19th-century terraces, the more spacious former mill, and housing setback from the north side of Mouse Lane. There are seven listed buildings (all Grade II), of which two are Period 7 (1350-1499) and three are Period 9 (17th century). The Old Workhouse is the most distinctive of these: it is a 15th-century timber-framed Wealden house, used as the parish workhouse in the 18th and early 19th centuries. Penn's House and three of the other listed buildings are timber framed. Other historic building materials include brick, flint, stone, thatch and Horsham stone. There are two unlisted early locally important historic buildings, one of which (Yew Tree Cottage) is a 17th-century timber-framed house. Some of the boundaries of the irregular historic plots survive.

Archaeological excavations in the south-east of this HUCA, the survival of historic buildings and plots (including a mill with medieval origins, and a late 17th and early 18th-century Quaker meeting house with burial ground) and the limited impact of the 19th-century and later building suggest that

the **archaeological potential** of this HUCA is medium.

The partial survival of historic plots, mill and, especially, the medieval and post-medieval buildings (including the small-scale early terracing); the visibility of the historic fabric; and the archaeological potential give this HUCA a moderate to high **Historic Environment Value (HEV)** of 3.

Mouse Lane corner has seen little change in the 20th century other than some infilling (most noticeably at Court Mill). Whilst further infilling, or rebuilding, has implications for the archaeology, the greatest **vulnerability** is to its key characteristic of being on the fringe of the medieval and modern town. The north-west of historic Steyning is the only part that has not gained 19th and 20th-century suburbs, and maintaining this rare historic urban/countryside interface must be a priority.

Research questions especially relevant to this HUCA relate to medieval and post-medieval zones (RQ15, RQ18).

HUCA 7 Jarvis Lane (HEV 2)

HUCA 7 is on the fringe of the medieval town, but fairly central to the modern town. Today the HUCA is a mixture of spacious housing built within the former farm of Jarvis, and two terraces (one 19th and one 20th century). Jarvis is the only listed building (Grade II), a 16th-century timber-framed farmhouse. However, there are five unlisted early 19th-century locally important historic buildings, two of which are timber framed while the others are of brick/flint construction. Few pre-1800 boundaries survive, the principal one being the rear line of the modern plots along the north-west side of Jarvis Lane.

The 19th and 20th-century expansion of the town in this HUCA, the density of some of that development (i.e. the terrace housing) and the previous non-urban nature of the area mean that the **archaeological potential** of this HUCA is moderate.

The combination of one (rather invisible) pre-1800 building, several early 19th-century buildings, considerable late 19th and 20th-century development, and moderate archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 2.

HUCA 7 has seen considerable change in the 19th and 20th centuries as the historic lane and farm have become absorbed by the expanding suburbs of Steyning. The lack of scope for

further infill and moderate Historic Environment Value of the area mean that **vulnerability** is low.

Research questions especially relevant to this HUCA relate to medieval and post-medieval zones (RQ15, RQ18).

HUCA 8 Tanyard Lane (HEV 2)

HUCA 8 is on the fringe of the Saxo-Norman town, but fairly central to the modern town. It is bisected by the more northerly of Steyning's two streams, which appears to mark the limit of the medieval town. Late and post-medieval decline meant that the whole area was undeveloped c.1800. Today the HUCA is a mixture of housing (including two terraces, mostly 20th century), light industry (on the site of the 19th and 20th-century tannery) and a health centre/nursing home. There are no listed buildings, but there are two unlisted 19th-century locally important historic buildings.

Archaeological excavations in the south-east part of this HUCA; the lack of occupation during much of the late and post-medieval period; the location of this area within the Saxo-Norman and pre-1350 town; and the low density of most of the 19th and, especially, 20th-century expansion of the town in this HUCA; and the previous non-urban nature of the area mean that the **archaeological potential** of this HUCA is moderate to high.

The combination of low architectural and historic boundary interest with medium-high archaeological potential gives this HUCA a moderate **Historic Environment Value (HEV)** of 2.

HUCA 8 has seen considerable change in the 20th century as the vacant crofts have been redeveloped. Scope for further infill (especially around the health centre) remains, however, and this means that the **vulnerability** of the HUCA, and especially its archaeology, is medium to high.

Research questions especially relevant to this HUCA relate to the extent of the Saxo-Norman town (RQ6), and medieval (especially with regard to the pottery industry) and post-medieval zones (RQ8, RQ15, RQ18).

HUCA 9 New school buildings – Church Street (HEV 2)

HUCA 9 is in the centre of the Saxo-Norman and modern town. Today the area is occupied by a haphazard group of 20th-century school buildings, swimming pool and playgrounds, representing expansion of the historic grammar

school (see HUCA 1). There is one listed building, the Grade II Penfold Hall, originally the National School (1841). Most of the few pre-1800 boundaries (of what was previously largely an open area – part of Fletcher’s Croft) have survived.

The school extensions (and few demolitions) have reduced the chances of survival of archaeological deposits in much of the HUCA, but the high density of archaeological excavations in the immediate vicinity (which have produced most of our understanding of Saxo-Norman Steyning) suggest that the **archaeological potential** of remaining significant open, or undeveloped, areas (possibly even including surfaced areas such as playgrounds) could be very high.

The absence of historic buildings and the poverty of the modern development is counteracted by the survival of boundaries and, especially, the remaining pockets of high archaeological potential, giving this HUCA a **Historic Environment Value (HEV)** of 2.

HUCA 9 has seen radical change in the 20th century, but this has stabilized. However, the below-ground archaeology of the remaining open areas is vulnerable to construction of additional school buildings and facilities, and, thus, the **vulnerability** of the HUCA is still relatively high.

Research questions especially relevant to this HUCA relate to the minster precinct and its periphery (RQ3, RQ4, RQ9), and burgage plots (RQ7, RQ14).

HUCA 10 Charlton Street (HEV 2)

HUCA 10 lies immediately west of the medieval town, built on the laines (open, or common, fields) and the Chequer Orchard. Today the area has a continuously built-up frontage of small terraced cottages. There is one listed building group: the late 18th-century cottages at 1, 2 and 3 Charlton Street (Grade II). The terrace housing to the north mostly dates to c.1850, combining flint and brick construction, with some modern infill, and one area of light industry, behind which lies the police station (c.1860). The boundary to the rear of the houses represents the meeting of town and common fields since the mid-19th century.

The documented early 17th-century use for the cloth industry of what later became the Chequer Orchard,¹¹⁸ and the immediate proximity of the medieval regular burgage plots of the High Street, suggest that the **archaeological potential** of the HUCA is moderate.

The combination of relatively complete 18th and 19th-century terrace housing, and moderate archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 2.

Charlton Street has seen recent infill housing, but scope for more of this is very limited so that the **vulnerability** is low. Perhaps the greatest threats are to the remaining light industrial character of the street (for same threat to the east side of the street, see HUCA 2) and, especially, the characteristic abrupt junction with common land (now represented by the cricket field with the Rublees allotments beyond). The cricket field is especially vulnerable to suburbanization and further proliferation of sport/amenity facilities. Although this is, and has always been, outside the built-up area of the town, such changes would impact on the character of the HUCA and, indeed, the town.

Research questions especially relevant to this HUCA relate to the post-medieval zones (RQ18).

HUCA 11 Station (HEV 2)

HUCA 11 partly overlies the Anglo-Saxon pre- and proto-urban settlement, but lies outside the more westerly medieval town. The HUCA is centred on the site of the railway station. Today it is a slightly fragmented group of Historic Character Type areas all closely associated with the former station: 19th-century terraced semi-detached housing, concentrated on the roads (Station Road and Southdown Terrace) built to access the station and its hotel; remnants of the station itself (the large goods shed, now residential; and a pair of railway worker’s cottages, all mid-19th century); and Glebe Farm (until recently, dairy). There are no listed buildings.

Excavations of the Late Anglo-Saxon farmstead in Market Field were adjacent to this HUCA, and suggest similar (though necessarily more fragmentary) **archaeological potential** within plots along Station Road and, perhaps, Southdown Villas. Impact of the railway and successive rebuilding in much of the rest of the HUCA suggests lower potential.

The combination of 19th-century buildings, including remnants of the railway station, and significant archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 2.

The potential area of this HUCA has been reduced by the development of Market Field and the site of the station, the construction of the bypass, and the replacement of the railway hotel by housing, but the lack of scope for further infill

and the moderate Historic Environment Value of the area mean that **vulnerability** is low, with the predominant threat being any development of Glebe Farm and the consequent loss of proximity to the countryside.

Research questions especially relevant to this HUCA relate to Anglo-Saxon secular settlement (RQ4).

HUCA 12 Coxham Lane (HEV 1)

HUCA 12 lies north of c.1800 and earlier town, built on open fields. Today the area comprises a pair of Period 12 (1841-80) cottages, and 20th-century suburban expansion. The latter comprises the more spacious Period 14 (1914-45) development along pre-existing Coxham Lane, and denser post-war infill of Breach Close and Penns Court, the latter in part built over the site of the gas-works. There are no listed buildings. The few field boundaries that existed in c.1840 are preserved.

The location of this HUCA outside the pre-1900 town, the absence of any known non-urban archaeology, the density of development (especially in the south-west of the HUCA where there is known historic occupation – such as the Quaker meeting house: see HUCA 6), and the rebuilding of properties along Coxham Lane suggest limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area and the lack of opportunity for significant further infill mean that its **vulnerability** is low.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 13 Briton's Croft (HEV 1)

HUCA 13 lies west of the c.1800 town, built on open fields. Today the area consists of pre-war terrace housing and more spacious villas and a post-war factory (on Mill Road), and post-war infill between Mill Road and the High Street. The latter includes a residential care home and the fire station. There is one listed building, a K6 type telephone kiosk on the High Street. The Mill Road development preserves two pre-c.1840 field boundaries.

Whilst the HUCA is west of the c.1800 town, the High Street frontage is likely to have been occupied in the medieval period, and thus the **archaeological potential** of the eastern part of

the HUCA could be significant: that of the area to the west is likely to be more limited.

The quality of the 20th-century development, the absence of historic buildings or many boundaries, and the limited to moderate archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area and the lack of opportunity for significant further infill mean that its **vulnerability** is low, with the greatest threat being to the archaeology and coming from redevelopment of the fire station site and other open areas near the High Street.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 14 Newham Lane (HEV 1)

HUCA 14 lies west of the medieval town, but is largely coincident with the Chequer Orchard (18th and 19th centuries) and the earlier Turner's Croft (used for drying and finishing cloth in the early 17th century). Today, the area is a mixture of pre-war semi-detached housing, and more spacious post-war ribbon development to the west. There are no listed buildings, but nos. 1-14 Newham Lane retain the boundary of the orchard/croft.

The location of this HUCA outside the historic town, the density of development, and the anticipated lack of evidence for the earlier known usage of cloth drying suggest limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area and the lack of opportunity for significant further infill mean that its **vulnerability** is low.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 15 Goring Road (HEV 1)

HUCA 15 lies SE of the c.1800 town, although it does in part overlie the site of a short-lived barracks that was built c.1804. Today the HUCA comprises spacious villas, dating from the 1880s onwards, as the newly set-out area gradually filled up. The most recent (late 20th-century) building has been at a higher density, including flats/sheltered housing. Some of the few pre-c.1800 field boundaries are preserved.

The location of this HUCA outside the historic town and the degree of development are to

some extent counteracted by the scope for remains of the barracks. Also at the southerly limit of the HUCA, there are possibilities raised by the ancient name Heathen Burials and the discovery of two Late Anglo-Saxon inhumations (nearby, but just outside the area, in HUCA 22) and the tradition of discovery of a great number of urns. Together, this suggests moderate **archaeological potential**.

The uncoordinated 19th and 20th-century housing, the absence of historic buildings or many historic boundaries, and moderate archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area and the lack of opportunity for significant further infill mean that its **vulnerability** is low. The principal threats are the continuing replacement of some of the better late 19th-century and early 20th-century villas, and development on (or further suburbanization of) adjacent Clays Field.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 16 Maudlin (HEV 1)

HUCA 16 lies outside the c.1900 town. Today it comprises housing spread across the 20th century. There are no listed buildings, and only the eastern (former field) boundary predates the development.

The location of this HUCA outside the pre-1900 town, the absence of any known non-urban archaeology, and the density of development suggest limited **archaeological potential**: there remains a possibility that the deserted medieval settlement of Bidlington/Maudlin extended as far north as the southern part of this HUCA (see HUCA 22).

The architectural quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area and the lack of opportunity for significant further infill mean that its **vulnerability** is low.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 17 Shooting Field (HEV 1)

HUCA 17 lies north of the c.1945 town, and is built, in part, across open fields and, in the case of the south part of Thornscroft, partly over the pond for the former mill at Gatewick. Today it

comprises immediate post-war council housing (which commenced with more regularly-planned Thornscroft, followed by Shooting Field proper), Steyning Town football ground, and later housing estates expanding the town northwards and eastwards to the bypass. There are no listed buildings, but some of the few pre-c.1800 field boundaries survive.

The location of this HUCA outside the pre-1900 town, the absence of any known non-urban archaeology, and the density of development suggest limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low, with the greatest threat being that to the open spaces that characterize the post-war council estate.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 18 New schools - Shooting Field (HEV 1)

HUCA 18 lies north of the c.1945 town. Today it comprises Steyning Grammar School (co-educational comprehensive: see HUCA 1 for the other part of this school) and Steyning C of E Primary School, opened 1953 and 1963 respectively. There are no listed buildings, but some of the few pre-c.1800 field boundaries survive in the present playing field area.

The location of this HUCA outside the pre-1900 town, the absence of any known non-urban archaeology, and the density of development (in the extensive area of the school buildings) suggest limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and the limited archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the HUCA means that its **vulnerability** is low, with the greatest threat being loss of the open spaces of the playing fields.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 19 Cripps Lane (HEV 1)

HUCA 19 lies immediately east of – perhaps in part overlying – Late Anglo-Saxon Steyning, and is east of the later medieval town. Today the area comprises late 20th-century residential infill, that nearest the bypass replacing the railway hotel. There are no listed buildings and no preservation of historic boundaries.

The location of this HUCA east of the stream indicates that it lies outside the putative extensive precinct of the Anglo-Saxon minster, but it is possible that the sort of Late Anglo-Saxon occupation found in Market Field extended southwards as far as King Alfred Close. However, the density of all the infill development (and redevelopment) that makes up this HUCA suggests that the **archaeological potential** is at best moderate.

The quality of the 20th-century development, the absence of historic buildings or historic boundaries, and the moderate archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the HUCA means that its **vulnerability** is low, with the greatest threat being that to archaeology (if indeed much has survived) through any rebuilding or extensions.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 20 King's Barn (HEV 1)

HUCA 20 lies east of the c.1900 town. Today the area comprises 20th-century (pre- and post-war) residential development, mixing small blocks of flats, bungalows, chalet-bungalows, semi-detached houses and larger villas. There are no listed buildings and preservation of historic boundaries is limited due to openness of the agricultural fieldscape prior to development.

Despite the location of this HUCA outside the pre-1900 town and the density of development, some non-urban archaeological finds have been made (Late Iron Age/Romano-British pottery at 71 Kings Barn Lane and at the north end of Saxon Road) suggesting the nature of the area's limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and the limited archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the HUCA means that its **vulnerability** is low, with the

greatest threat being that to the archaeological remains through any rebuilding or extensions.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 21 Penlands (HEV 1)

HUCA 21 lies west of the c.1900 and earlier town, and overlies open fields. Today it comprises the 1930s residential development of Laines Road (with its groups of short terraces) and the encompassing larger 1960s and 1970s development of bungalows, chalet bungalows, semi-detached houses and some large detached houses. There are no listed buildings, but one locally important historic building (a barn) has been converted to part of the Roman Catholic church of Christ the King (1951). Several of the few pre-c.1800 field boundaries survive.

The location of this HUCA outside the pre-1900 town, the absence of any known non-urban archaeology, and the density of development suggest limited **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and limited archaeological potential give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low.

Broad, or Steyning-wide, **research questions** only apply to this area.

HUCA 22 The Ridings (HEV 1)

HUCA 22 lies south of the c.1900 and earlier town. Today it comprises the post-war housing development that overlies, and incorporates remains of, a medieval farm, and pre-war suburban expansion. The northern part overlies a late 19th and early 20th-century nursery. There are no listed buildings, but there is one locally important historic farmhouse (Maudlyn House, rebuilt in the early 19th century). Several of the few pre-c.1800 field boundaries survive.

Although this HUCA is outside pre-1900 Steyning, the south-east coincides with the deserted medieval settlement of Bidlington/Maudlin (the original, Anglo-Saxon, settlement of later Bramber parish). Maudlin House (previously Upper Maudlin Farmhouse and before that Bidlington Farmhouse) provides a direct link, and it appears that the early settlement was centred on the cross-roads, with the medieval leper hospital of St Mary Magdalen (first referred to in 1220¹¹⁹) located to the north-west – i.e. within the HUCA (considerable

evidence of the cemetery was discovered – and destroyed - during development in 1959-60). In the north-east corner of the HUCA two Late Anglo-Saxon inhumations have been excavated, possibly linking to the ancient name Heathen Burials for this area. Despite the developed nature of the HUCA it is possible that there remains moderate **archaeological potential**.

The quality of the 20th-century development and the absence of many historic buildings or boundaries, and the possible moderate archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low, with the main threat being to the archaeology in the north-east and, especially the south-east of the HUCA through extensions and rebuilding.

Research questions especially relevant to this area relate to Anglo-Saxon secular settlement (RQ4).

HUCA 23 Mount Park (HEV 1)

HUCA 23 lies south-west of the c.1945 and earlier town, and comprises a 19th to 20th-century chalk quarry for lime-burning. Today the lime-kilns have been replaced by mobile homes in a late 20th-century residential development, and the chalk face is now wooded. There are no listed buildings.

Although located outside the pre-1945 town, the low impact of the mobile homes suggests the possibility of preservation of below ground remains of lime-kilns and associated structures and, thus, limited industrial **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or many historic boundaries, and the limited industrial archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low, with the main threat coming from more substantial redevelopment and its impact on any industrial archaeology.

Research questions especially relevant to this area relate to post-medieval zones (RQ18).

HUCA 24 Market Field (HEV 1)

HUCA 24 lies east of the c.1945 town, but within the earliest (i.e.) 10th-century area of secular occupation: the area was abandoned in the late 11th or 12th centuries. Today the area comprises late 20th-century residential development. There are no listed buildings, and no preservation of historic field boundaries.

Although located outside the pre-1945 town, excavations have revealed well-preserved Late Anglo-Saxon/Saxo-Norman archaeology, though the scale of these excavations and the impact of the new housing is such that there is only moderate remaining **archaeological potential**.

The quality of the 20th-century development, the absence of historic buildings or historic boundaries, and the moderate archaeological potential combine to give this HUCA a **Historic Environment Value (HEV)** of 1.

The Historic Environment Value of the area means that its **vulnerability** is low, with the main threat coming from redevelopment and its impact on any remaining unexcavated archaeology

Research questions especially relevant to this area relate to Anglo-Saxon secular settlement (RQ4).

5.3.7 Summary table of Historic Urban Character Areas (HUCAs) for Steyning

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contribute to the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

| Summary of assessment of Historic Urban Character Areas (HUCAs) for Steyning | | | | |
|--|--|---|----------------------------------|-----------------|
| Historic Character Types (HCTs) | Historic Urban Character Area (HUCA) | Archaeological potential | Historic Environment Value (HEV) | Vulnerability |
| Regular burgage plots School/college | 1. Church Street | High | 5 | High |
| Regular burgage plots Light industry | 2. High Street – north | High | 5 | High |
| Irregular historic plots Informal parkland Public | 3. High Street – south | Medium (but variable across area) | 4 | Relatively high |
| Irregular historic plots | 4. Chantry Green | High | 5 | Low |
| Church/churchyard Irregular historic plots Informal parkland Suburb | 5. Church | High | 5 | High |
| Irregular historic plots Mill Suburb | 6. Mouse Lane corner | Moderate | 3 | Relatively high |
| Suburb | 7. Jarvis Lane | Moderate | 2 | Low |
| Light industry Suburb | 8. Tanyard Lane | Moderate to high | 2 | Medium to high |
| School/college Public | 9. New school buildings – Church Street | High (in open areas) | 2 | Relatively high |
| Irregular historic plots Public Suburb | 10. Charlton Street (for east side of street, see HUCA 2) | Moderate | 2 | Low |
| Station, sidings and track Farmstead/barn Suburb | 11. Station | Variable (high along Station Road, low elsewhere) | 2 | Low |
| Suburb | 12. Coxham Lane | Limited | 1 | Low |
| Light industry Public Suburb | 13. Briton's Croft | Variable (high on High Street, low elsewhere) | 1 | Low |
| Suburb | 14. Newham Lane | Limited | 1 | Low |
| Suburb | 15. Goring Road | Moderate | 1 | Low |
| Suburb | 16. Maudlin | Limited | 1 | Low |
| Sports field Suburb | 17. Shooting Field | Limited | 1 | Low |
| School/college Sports field | 18. New schools – Shooting Field | Limited | 1 | Low |
| Suburb | 19. Cripps Lane | Moderate | 1 | Low |
| Lane/road Suburb | 20. King's Barn | Limited | 1 | Low |

| Summary of assessment of Historic Urban Character Areas (HUCAs) for Steyning | | | | |
|---|---|--|---|----------------------|
| <i>Historic Character Types (HCTs)</i> | <i>Historic Urban Character Area (HUCA)</i> | <i>Archaeological potential</i> | <i>Historic Environment Value (HEV)</i> | <i>Vulnerability</i> |
| Suburb | 21. Penlands | Limited | 1 | Low |
| Farmstead/barn Suburb | 22. The Ridings | Moderate | 1 | Low |
| Suburb | 23. Mount Park | Limited (industrial archaeology) | 1 | Low |
| Suburb | 24. Market Field | Moderate | 1 | Low |

Table 3. Summary of assessment of Historic Urban Character Areas (HUCAs) for Steyning.

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-urban activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area. Thus, archaeological excavations in Steyning should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and Early Anglo-Saxon human activity in the area?

6.2 Origins

The focus of archaeological and historical analysis has been on the period after the mid-10th century, with insufficient attention on the earlier origins of the settlement. Key questions include:

RQ2: What was the location, form and construction detail (e.g. sculpture) of the Anglo-Saxon church(es), and is there any physical evidence for a cult of St Cuthman?

RQ3: Was there an identifiable minster precinct, what was its nature, did it include domestic buildings (e.g. of the minster church), and when and how was it reduced to the present churchyard?

RQ4: What evidence is there for Anglo-Saxon secular settlement?

RQ5: What was the road layout, how did this evolve, and how did it relate to east-west routes, river crossings (e.g. was there a river crossing at King's Barn), and a transhumant Downland-Wealden economy?

6.3 Late Anglo-Saxon and Norman town

Archaeological excavations have been concentrated on the open areas near the church, and to the north and west of the Saxo-Norman town. Questions that need addressing include:

RQ6: What was the extent of the town in the 11th and 12th centuries, and to what degree did it change over this period?

RQ7: What evidence is there for the evolution of the street plan during this period, especially in relation to settlement shift and the impact of the new river crossing at Bramber, and when and where did built-up street frontages first occur?

RQ8: What different zones (especially types of activity such as the evident pottery production), were there during this period, and how did they change (assessing the value of the Domesday Book evidence for late 11th-century change)?

RQ9: To what degree did any minster precinct remain distinct from the rest of the town?

RQ10: What was the form of the church during, and as a result of, its 12th-century rebuilding?

RQ11: What was the location and form of the college?

RQ12: What was the location and form of the port, and what was the nature of the seaborne trade?

RQ13: What evidence is there for the economy of the town, especially with regard to its Downland and Wealden hinterland?

6.4 Later medieval town

RQ14: How have tenements/burgage plots developed from the first built-up street frontages to the plots that survive today (e.g. are the plots to the north of Elm Grove Lane later than those to the south)? Have the latter been subdivided as a result of commercial pressure between 1250 and 1350?

RQ15: What different zones (e.g. social differentiation, or types of activity: especially consider industry), were there during this period, and how did they change?

RQ16: What documentary and archaeological evidence is there for late medieval decline?

RQ17: What evidence can the standing buildings provide for their function and date (i.e. through dendrochronology), especially those on the main commercial streets?

6.5 Post-medieval town

RQ18: What different zones (e.g. social differentiation, or types of activity: especially consider the brewing and tanning industries), were there during this period, and how did they change?

RQ19: How were the medieval and early post-medieval buildings adapted for new functions and changing status (e.g. creation of carriageways, or subdivision of hall houses)?

7 Notes

¹ The 41 towns of the Sussex EUS are: Alfriston, Arundel, Battle, Bexhill, Bognor Regis, Bramber, Brighton, Burgess Hill, Crawley, Crowborough, Cuckfield, Ditchling, Eastbourne, East Grinstead, Hailsham, Hastings, Haywards Heath, Heathfield, Henfield, Horsham, Hove, Lewes, Lindfield, Littlehampton, Mayfield, Midhurst, Newhaven, Peacehaven, Petworth, Pevensey, Pulborough, Robertsbridge, Rotherfield, Rye, Seaford, Shoreham, Steyning, Storrington, Uckfield, Wadhurst and Worthing. Chichester and Winchelsea are omitted as they are the subjects of more intensive studies.

² The *Character of West Sussex Partnership Programme* is led by West Sussex County Council in conjunction with the borough and district councils, AONB agencies and stakeholders. The main aims of the partnership are to produce a range of interlocking characterization studies; to produce planning and land management guidance; and to raise public and community awareness of character as a vital and attractive ingredient of the environment of the county. The full range of characterization studies comprise:

Landscape Character Assessments and Landscape Strategy for West Sussex (2005).

Historic Landscape Characterisation (HLC) of Sussex (2003-8).

Sussex Extensive Urban Survey (EUS) (2004-8).

Intensive Urban Survey of Chichester/Fishbourne (2005-6) (Chichester District Council).

Local Distinctiveness Study of West Sussex (2004-6).

³ Hudson, T. P. (ed.), 'Upper Beeding' and 'Steyning' in *Victoria County History 6:1* (1980), 29-45 and 220-35.

⁴ Ibid.

⁵ Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History 2* (1980), 11.

⁶ Blair, J., 'Saint Cuthman, Steyning and Bosham', *SAC 135* (1997), 173-92, at 183-4.

⁷ Barton, K. J., 'Excavations at Cuthman's Field, Church Street, Steyning, 1962', *SAC 124* (1986), 97-108.

⁸ Evans, J., 'Excavations in Fletcher's Croft, Steyning, 1967-8', *SAC 124* (1986), 79-95.

⁹ Freke, D. J., 'Excavations in Tanyard Lane, Steyning, 1977', *SAC 117* (1979), 135-51.

¹⁰ Gardiner, M., 'Excavations at Testers, White Horse Square, Steyning, 1985', *SAC 126* (1988), 53-76.

¹¹ Gardiner, M., 'The excavation of a late Anglo-Saxon Settlement at Market Field, Steyning, 1988-89', *SAC 131* (1993), 21-67.

¹² Bennell, M., 'New evidence for Saxo-Norman settlement at Chantry Green House, Steyning, West Sussex, 1989', *SAC 138* (2000), p. 225-31.

¹³ Reynolds, A. J. 'Excavations at Steyning New Museum, Church Street, Steyning, West Sussex 1989', *SAC 130* (1992), 60-8.

¹⁴ Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', *SAC 135* (1997), 143-71.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ C G Archaeology, *An archaeological watching brief maintained on groundworks at 'Bidlington', High Street, Steyning, West Sussex* (unpubl. report, Aug 2002).

¹⁸ Archaeology South-East, *An archaeological evaluation at Penfold Way, Steyning, West Sussex* (unpubl. report, Dec. 2001).

¹⁹ Beresford, G., *St. Andrew's Hall site, Jarvis Lane, Steyning: an archaeological evaluation* (unpubl. report, April 1993).

²⁰ Lewis, G. D., 'The Cemetery of St. Mary Magdalen, Bidlington', *SAC 102* (1964), 1-8.

²¹ Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', *SAC 135* (1997), 143-71.

²² Vine, P. A. L., *West Sussex Waterways* (1985), 4-12.

²³ Mitchell, V. & Smith, K., *Branch Lines to Horsham* (1982).

²⁴ Gardiner, M., 'Excavations at Testers, White Horse Square, Steyning, 1985', *SAC 126* (1988), 53-76.

²⁵ Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', *SAC 135* (1997), 143-71.

²⁶ For a recent example of this tradition see: Blair, J., 'Saint Cuthman, Steyning and Bosham', *SAC 135* (1997), 181, Fig. 4.

²⁷ Gardiner, M., 'The excavation of a late Anglo-Saxon Settlement at Market Field, Steyning, 1988-89', *SAC 131* (1993), 21-67.

²⁸ Bone, D., 'Roman building stone at Steyning,' *SAS Newsletter 102* (April 2004), 10.

²⁹ Gardiner, M., 'Excavations at Testers, White Horse Square, Steyning, 1985', *SAC 126* (1988), 53-76.

³⁰ Holden, E. W., 'Anglo-Saxon Burials on Steyning Round Hill', *SAC 123* (1985), 259-61; Gardiner, M. 'An Anglo-Saxon and medieval settlement at Botolphs, Bramber, West Sussex', *Archaeol. J.* 147 (1990), 216-75.

³¹ Blair, J., 'Saint Cuthman, Steyning and Bosham', *SAC 135* (1997), 183-4; Mawer, A., & Stenton, F.M., *The Place-names of Sussex* (1929-30; reprinted 2001), 234-6.

³² E.g. Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History 2* (1980), 11.

³³ Blair, J., 'Saint Cuthman, Steyning and Bosham', *SAC 135* (1997), 173-92.

³⁴ Ibid.

³⁵ Hudson, T. P. (ed.) *Victoria County History 6:1* (1980), 220.

³⁶ Ibid., 234.

³⁷ Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History 2* (1980), 14.

³⁸ E.g. Garratt, J. G., *Bramber and Steyning: with Notes on Beeding Coombes and St Botolphs* (1973), 64.

³⁹ Rushton, N. S., 'Parochialization and patterns of patronage in 11th-century Sussex', *SAC 137*, 143-4; Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History 2* (1980), 19-23.

- ⁴⁰ Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History* 2 (1980), 23 and note 110.
- ⁴¹ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 202.
- ⁴² Hudson's suggestion that Fécamp's interest in Rye and Winchelsea came about as a result of the failure of St Cuthman's port (*ibid.*, 234) appears to be a misreading of the evidence: pers. comm. Dr Mark Gardiner, The Queen's University of Belfast; see also, Gardiner, M., 'Shipping and Trade Between England and the Continent during the Eleventh Century', *Proceedings of the Battle Conference on Anglo-Norman Studies* 22 (2000), 71-93.
- ⁴³ E.g. Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History* 2 (1980), 15.
- ⁴⁴ E.g. Evans, J., 'Excavations in Fletcher's Croft, Steyning, 1967-8', *SAC* 124 (1986), 81-2 and 90.
- ⁴⁵ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 35.
- ⁴⁶ *Ibid.*, 240.
- ⁴⁷ Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', *SAC* 114 (1976), 1-26.
- ⁴⁸ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 234.
- ⁴⁹ *Ibid.* 225, 234-5; Mawer, A. & Stenton, F. M., *The Place-names of Sussex* (1929-30; reprinted 2001), 236.
- ⁵⁰ Mawer, A. & Stenton, F. M., *The Place-names of Sussex* (1929-30; reprinted 2001), 236.
- ⁵¹ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 235.
- ⁵² *Ibid.*, 235; Pennington, J. and Sleight, J., 'Steyning Town and its Trades 1559-1787', *SAC* 130 (1992), 173.
- ⁵³ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 233.
- ⁵⁴ *Ibid.*, 233.
- ⁵⁵ *Ibid.*, 226-7, and 241.
- ⁵⁶ Blair, J., 'Saint Cuthman, Steyning and Bosham', *SAC* 135 (1997), 179.
- ⁵⁷ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 242.
- ⁵⁸ *Ibid.*, 223 and 237.
- ⁵⁹ *Ibid.*, 221.
- ⁶⁰ Pennington, J. and Sleight, J., 'Steyning Town and its Trades 1559-1787', *SAC* 130 (1992), 164-88.
- ⁶¹ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 221.
- ⁶² Pennington, J., 'Inns and Taverns of Western Sussex, England, 1550-1700: A Documentary and Architectural Investigation', in Kümin, B., & Tlustý, B. A., (eds.), *The World of the Tavern: Public Houses in Early Modern Europe* (2002), 116-35, at 120; see also, Pennington, J., 'Inns and Alehouses in 1686', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 68-9. The Swan Inn (at 46-52 High Street) is documented from 1609: pers. comm. Janet Pennington.
- ⁶³ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 225.
- ⁶⁴ Pennington, J. and Sleight, J., 'Steyning Town and its Trades 1559-1787', *SAC* 130 (1992), 173-5.
- ⁶⁵ Cornwall, J., 'Sussex Wealth and Society in the Reign of Henry VIII', *SAC* 114 (1976), 18.
- ⁶⁶ Cooper, J. H., 'A Religious Census of Sussex in 1676', *SAC* 45 (1902), 142-8; Pennington, J. and Sleight, J., 'Steyning Town and its Trades 1559-1787', *SAC* 130 (1992), 165; Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 224. The calculations for total populations are the author's and are necessarily indicative, with the following multipliers used: 131% for surveys of adults (1676), 275% for adult males (1642-4), and 450% for families (1724).
- ⁶⁷ McCann, T., 'Religious Observance in the 17th Century', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 56-7; Garratt, J. G. *Bramber and Steyning: with Notes on Beeding Coombes and St Botolphs* (1973), 89-91; Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 244-5.
- ⁶⁸ Sleight, J. M., *A Very Exceptional Instance: Three Centuries of Education in Steyning, Sussex* (1981), 15-16.
- ⁶⁹ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 238; the Market House at 72 High Street (1771) had a predecessor in the middle of the High Street, near the cross-roads with Church Street and Sheep Pen Lane: see section 4.4.3.
- ⁷⁰ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 239.
- ⁷¹ Childs, R., 'Parliamentary Representation', in Leslie, K. and Short, B. (eds.) *An Historical Atlas of Sussex* (1999), 72-3.
- ⁷² Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 235-7; Pennington, J. and Sleight, J., 'Steyning Town and its Trades 1559-1787', *SAC* 130 (1992), 173.
- ⁷³ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 225.
- ⁷⁴ *Ibid.*, 245.
- ⁷⁵ *Ibid.*
- ⁷⁶ Sleight, J. M., *A Very Exceptional Instance: Three Centuries of Education in Steyning, Sussex* (1981), 55-60 and 95-100.
- ⁷⁷ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 221, 225 and 238.
- ⁷⁸ Sleight, J. M., *A Very Exceptional Instance: Three Centuries of Education in Steyning, Sussex* (1981), 59.
- ⁷⁹ Zarnecki, G., 'Romanesque Sculpture in Normandy and England in the Eleventh Century', *Proceedings of the Battle Conference on Anglo-Norman Studies* 1 (1978), 168-89; Gem, R., 'The Early Romanesque Tower of Sompting Church, Sussex', *Proceedings of the Battle Conference on Anglo-Norman Studies* 5 (1982), 126-8. Dominic Tweddle has suggested a date of c.1120 for this work at Steyning, but this appears to be on the basis of a much earlier article by Zarnecki (Zarnecki, G., 'The Winchester acanthus in Romanesque sculpture', *Wallraf-Richartz Jahrbuch* 17 (1955), 211-5, at 212) and without reference to Gem's discussion: Tweddle, D., Biddle, M., & Kjølbbye-Biddle, B., *Corpus of Anglo-Saxon Stone Sculpture Volume IV: South-East England* (1995), 69.
- ⁸⁰ Thurlby, M. & Kusaba, Y., 'The Nave of St Andrew's Church at Steyning - A Study in Variety in design in Twelfth Century Architecture in Britain', *Gesta* XXX/2 (1991), 163-175.

⁸¹ E.g. Reynolds, A. J. 'Excavations at Steyning New Museum, Church Street, Steyning, West Sussex 1989', SAC 130 (1992), 62; Gardiner, M., 'The excavation of a late Anglo-Saxon Settlement at Market Field, Steyning, 1988-89', SAC 131 (1993), 39.

⁸² E.g. Hudson, T. P., 'The origins of Steyning and Bramber', *Southern History* 2 (1980), 13.

⁸³ Crook, J., *The Architectural Setting of the Cult of Saints in the Early Christian West c.300-c.1200* (2000), 210-41.

⁸⁴ Tweddle, D., Biddle, M., & Kjølbye-Biddle, *Corpus of Anglo-Saxon Stone Sculpture Volume IV: South-East England* (1995), 197-8.

⁸⁵ Worssam, B. C., in *ibid.*, 17.

⁸⁶ Barton, K. J., 'Excavations at Cuthman's Field, Church Street, Steyning, 1962', SAC 124 (1986), 97-108; and Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', SAC 135 (1997), 143-71.

⁸⁷ Evans, J., 'Excavations in Fletcher's Croft, Steyning, 1967-8', SAC 124 (1986), 79-95.

⁸⁸ Reynolds, A. J. 'Excavations at Steyning New Museum, Church Street, Steyning, West Sussex 1989', SAC 130 (1992), 60-8.

⁸⁹ Freke, D. J., 'Excavations in Tanyard Lane, Steyning, 1977', SAC 117 (1979), 135-51; for identification of norther group of pits see Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', SAC 135 (1997), 168.

⁹⁰ Bennell, M., 'New evidence for Saxo-Norman settlement at Chantry Green House, Steyning, West Sussex, 1989', SAC 138 (2000), 225-31.

⁹¹ Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', SAC 135 (1997), 143-71.

⁹² Gardiner, M., 'The excavation of a late Anglo-Saxon Settlement at Market Field, Steyning, 1988-89', SAC 131 (1993), 21-67.

⁹³ Cox, E. W., 'An Ancient Burial Ground', *Steyning Parish Magazine* 225 (Sept. 1938), 2.

⁹⁴ Gardiner, M., and Greatorex, C., 'Archaeological excavations in Steyning, 1992-95: further evidence for the evolution of a late Saxon small town', SAC 135 (1997), 143-71.

⁹⁵ Gardiner, M., 'Excavations at Testers, White Horse Square, Steyning, 1985', SAC 126 (1988), 53-76.

⁹⁶ Archaeology South-East, *An archaeological evaluation at Penfold Way, Steyning, West Sussex* (unpubl. report, Dec. 2001); C G Archaeology, *An archaeological watching brief maintained on groundworks at 'Bidlington', High Street, Steyning, West Sussex* (unpubl. report, Aug 2002).

⁹⁷ Beresford, G., *St. Andrew's Hall site, Jarvis Lane, Steyning: an archaeological evaluation* (unpubl. report, April 1993).

⁹⁸ Tod, C., *Millennium Man in Coombe Drove, Steyning* (unpubl. typescript, Steyning Museum, 2001); Mawer, A. & Stenton, F. M., *The Place-names of Sussex* (1929-30; reprinted 2001), 236-7.

⁹⁹ Pers. comm., Dr John Blair, The Queen's College, University of Oxford.

¹⁰⁰ Harris, R. B., *St Botolph's Church* (unpubl. University of London BA dissertation, 1986); Gardiner, M. 'An Anglo-Saxon and medieval settlement at Botolphs, Bramber, West Sussex', *Archaeol. J.* 147 (1990), 216-75; Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 195.

¹⁰¹ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 31, 35 and 42.

¹⁰² *Ibid.*, 204.

¹⁰³ *Ibid.*, 225.

¹⁰⁴ *Ibid.*, 225 and 232.

¹⁰⁵ Evans, J., 'Excavations in Fletcher's Croft, Steyning, 1967-8', SAC 124 (1986), 79-95.

¹⁰⁶ Harris, R. B. *The origins and development of English townhouses operating commercially on two storeys* (unpubl. D.Phil thesis, 1994, University of Oxford).

¹⁰⁷ Lacey, H. M. & U. E., *The Timber-framed Buildings of Steyning* (1974).

¹⁰⁸ Lewis, G. D., 'The Cemetery of St. Mary Magdalen, Bidlington', SAC 102 (1964), 1-8; Salzman, L. F., 'The Hospital of Bidlington', in Page, W. (ed.), *Victoria County History* 2 (1907), 98-9.

¹⁰⁹ Gardiner, M., 'Excavations at Testers, White Horse Square, Steyning, 1985', SAC 126 (1988), 61.

¹¹⁰ Holden, E. W., 'No. 39 High Street, Steyning', SAC 125 (1987), 255-6; Pennington, J., *The Inns and Taverns of Western Sussex, 1550-1700: A Regional Study of their Architectural and Social History* (unpubl. Ph.D. thesis, University of Southampton, 2003), 195 and 212.

¹¹¹ Stidder, D., & Smith, C., *Watermills of Sussex* vol. 2 (2001), 50.

¹¹² Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 244.

¹¹³ Pennington, J. in Bennell, M., 'New evidence for Saxo-Norman settlement at Chantry Green House, Steyning, West Sussex, 1989', SAC 138 (2000), 226-7.

¹¹⁴ Hudson, T. P. (ed.) *Victoria County History* 6:1 (1980), 225.

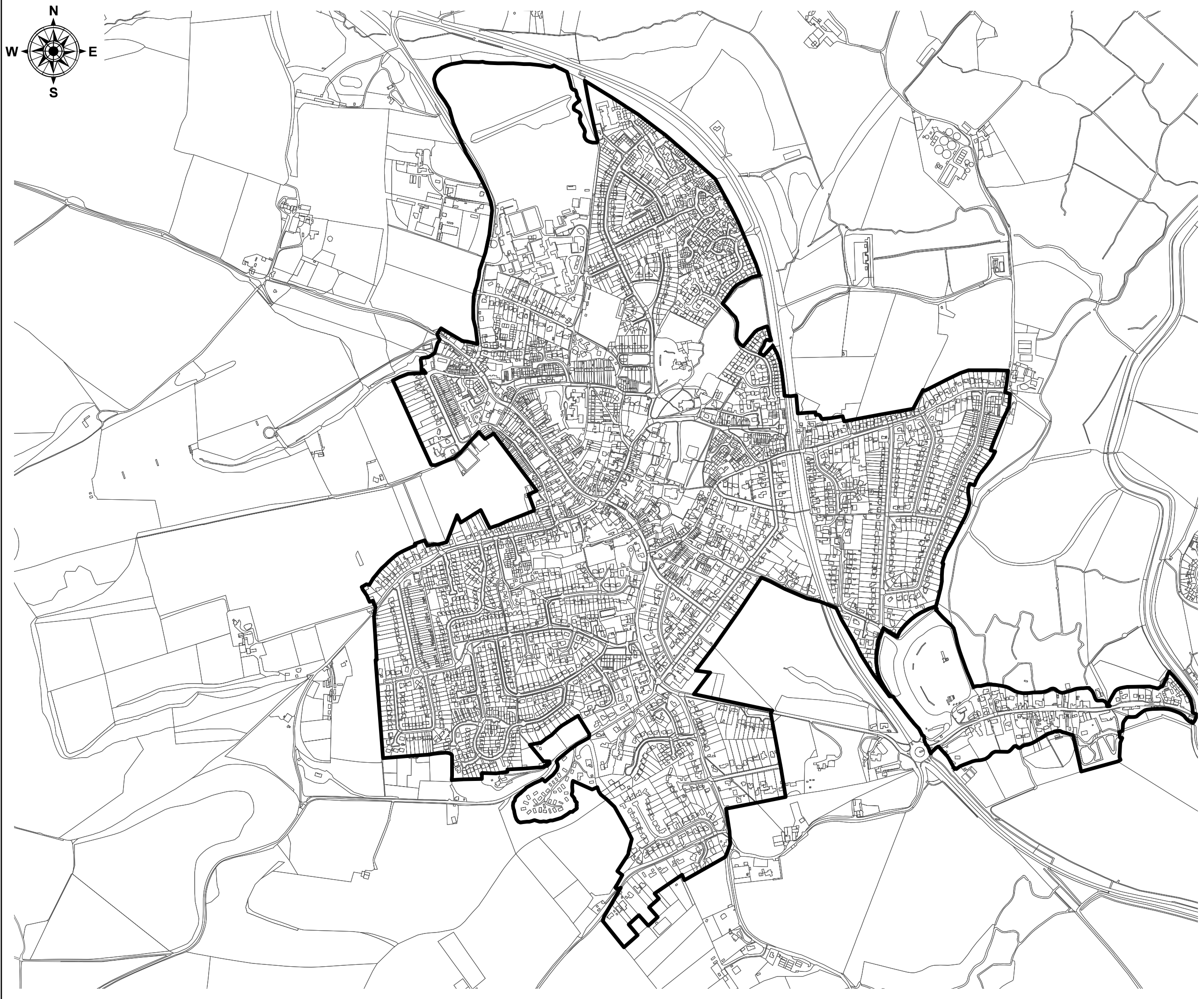
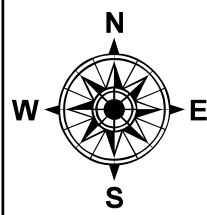
¹¹⁵ *Ibid.*

¹¹⁶ Pennington, J., *The Market Houses of Steyning* (unpubl. research paper, April 2005).

¹¹⁷ Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.

¹¹⁸ Pennington, J. and Sleight, J., 'Steyning Town and its Trades 1559-1787', SAC 130 (1992), 177, 186 (note 39).

¹¹⁹ Salzman, L. F., 'The Hospital of Bidlington', in Page, W. (ed.), *Victoria County History* 2 (1907), 98-9.



Sussex EUS




ENGLISH HERITAGE

STEYNING MAP 1

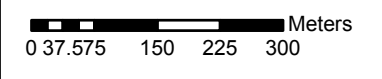
Extent of Steyning EUS study area

KEY

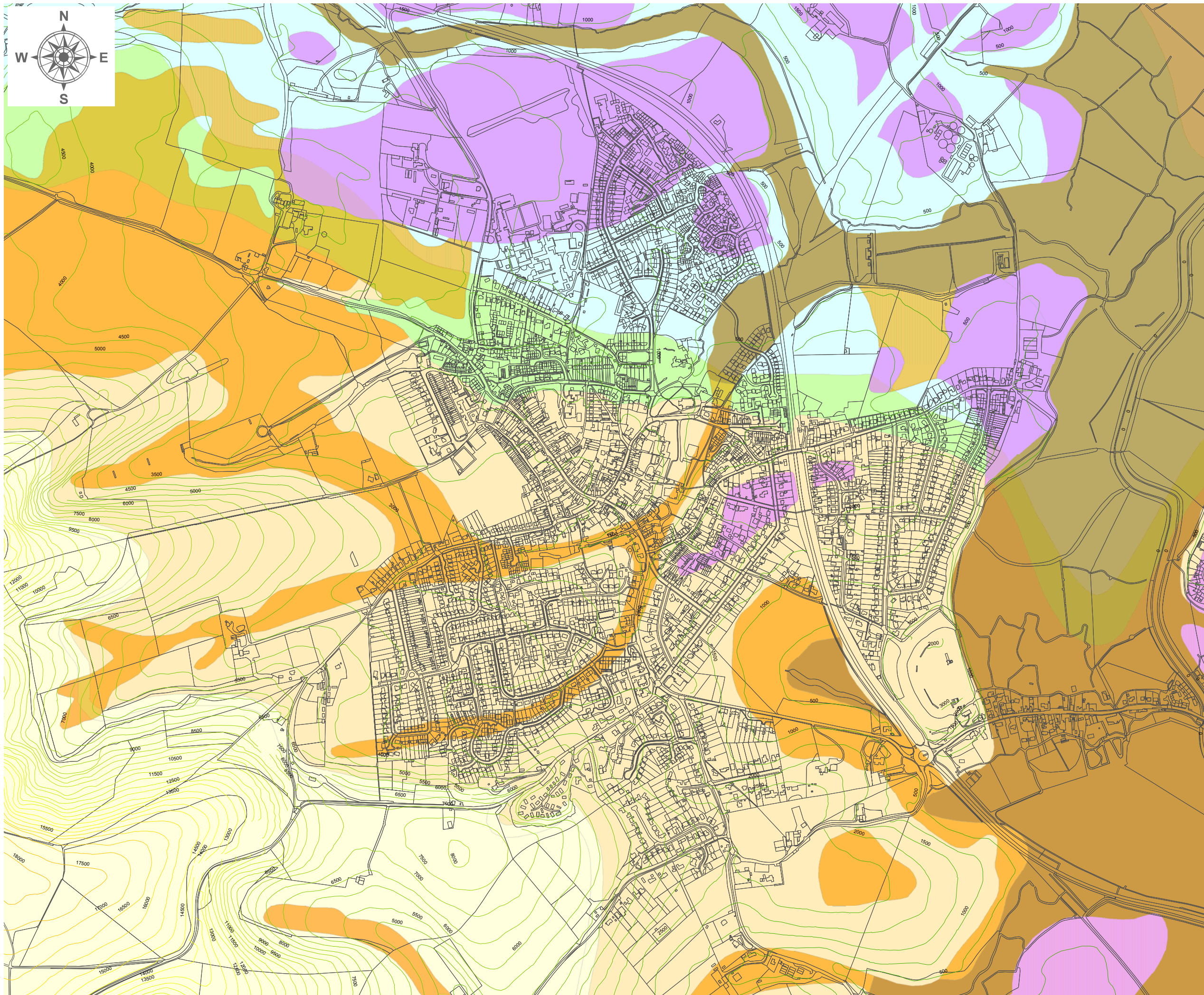
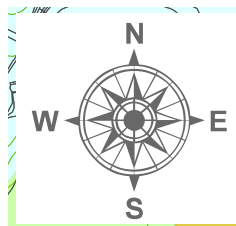
 EUS boundary

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:9,000



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Sussex EUS



ENGLISH HERITAGE

STEYNING MAP 2

Solid and drift geology,
with 5m contours

KEY

Drift geology

- ALLUVIUM
- HEAD [UNDIFFERENTIATED]
- RIVER TERRACE DEPOSITS, 1
- RIVER TERRACE DEPOSITS, 2
- RIVER TERRACE DEPOSITS, 3

Solid geology

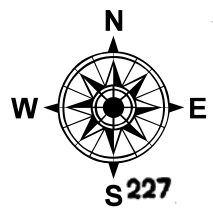
- GAULT FORMATION
- LOWER CHALK FORMATION
- MELBOURN ROCK
- UPPER AND MIDDLE CHALK FORMATION
- UPPER GREENSAND FORMATION

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:9,000

0 37.575 150 225 300 Meters

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Sussex EUS



Brighton & Hove

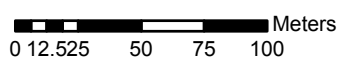


ENGLISH HERITAGE

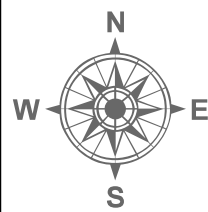
STEYNING MAP 3
Ordnance Survey
1st Series 25" (1875)

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000



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STEYNING MAP 4

Historic buildings. NB Grades of listed buildings are shown. No grade means that the building is not listed, but has significant historical value as determined by the Sussex EUS.

KEY

SteYning buildings

Listing Grade

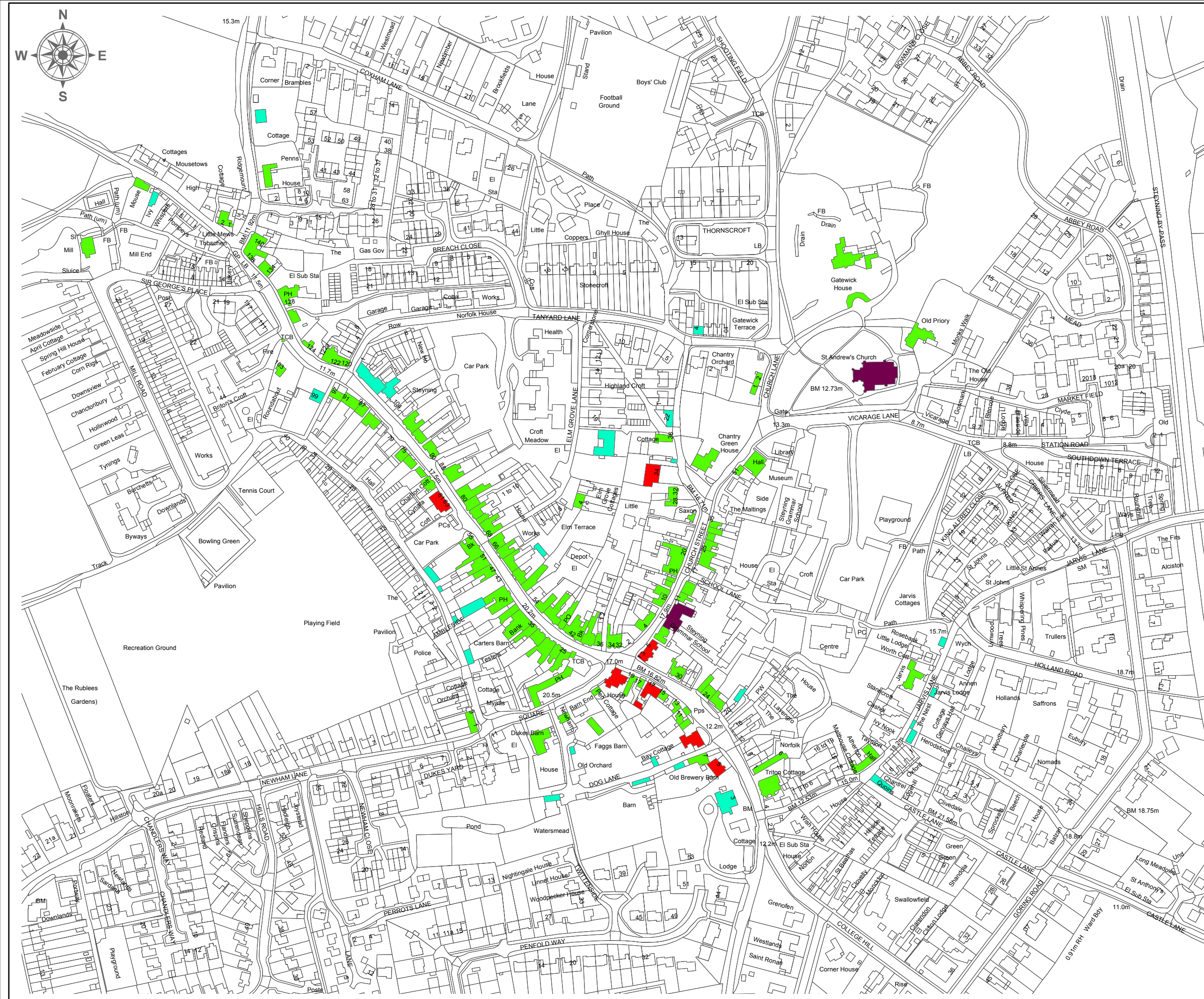
- I
- II
- II*
- None

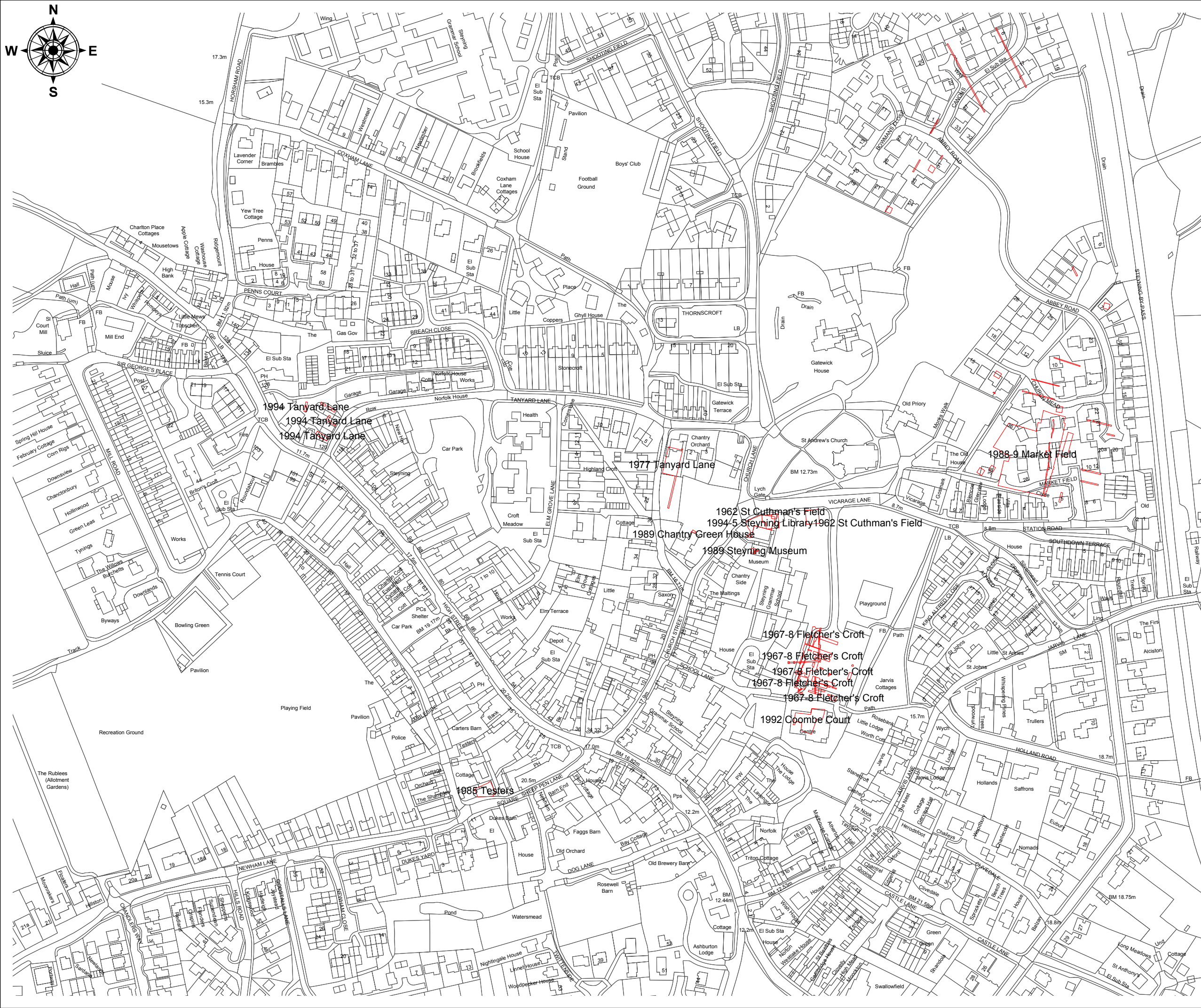
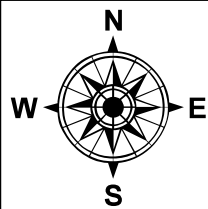
EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
August 2004

SCALE 1:3,000

0 12.525 50 75 100 Meters

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Sussex EUS

Brighton & Hove

ENGLISH HERITAGE

STEYNING MAP 5

Archaeological excavations in the town 1962-2004

KEY

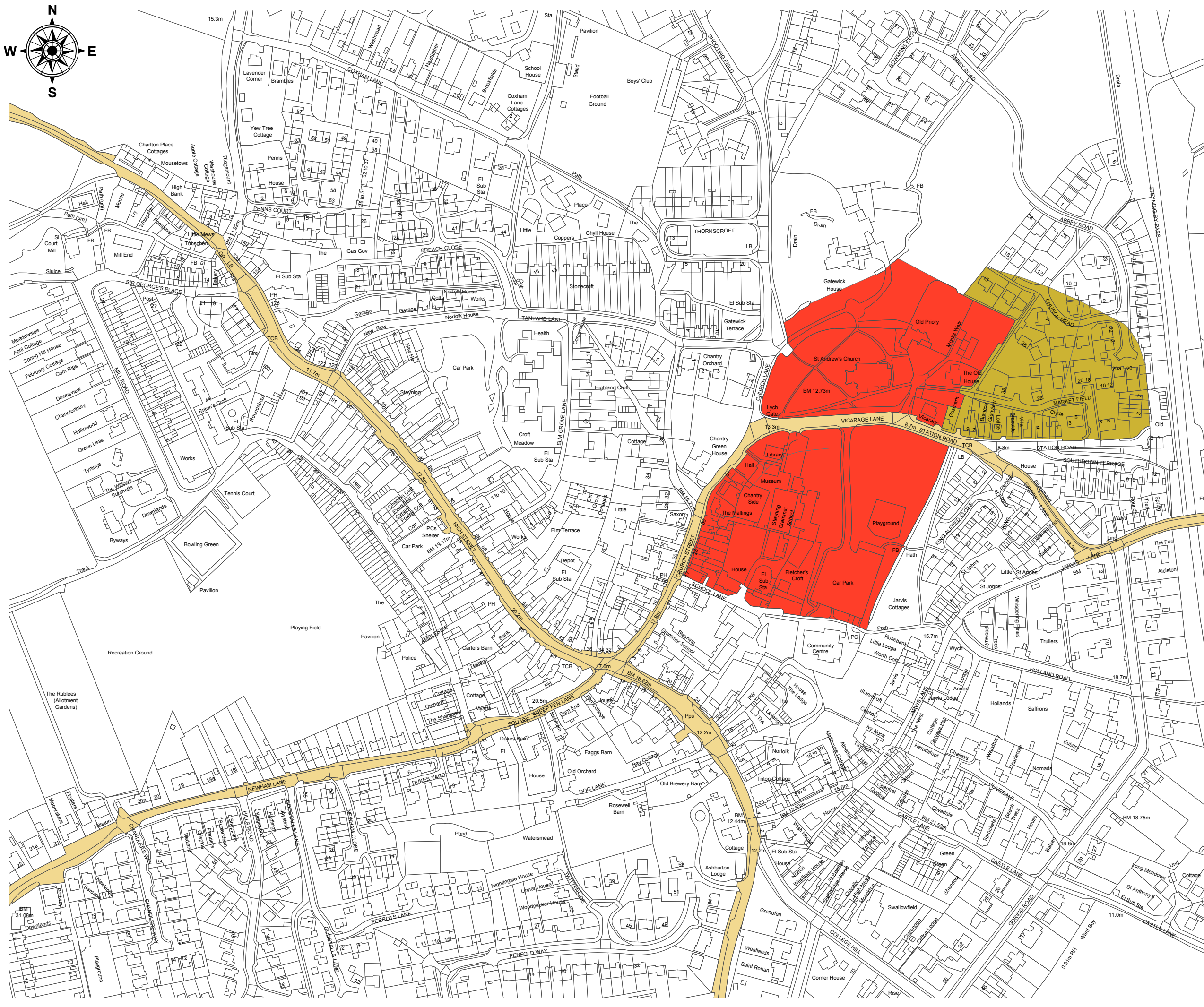
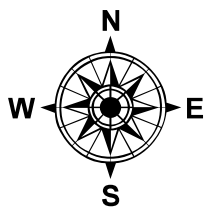
Steyning excavations

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000

Meters
0 12.525 50 75 100

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Sussex EUS



ENGLISH HERITAGE

STEYNING MAP 6 Period 3 (410-950)

KEY

EUS Steyning Use

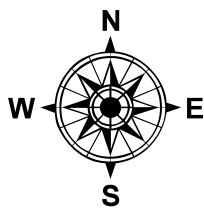
- Church/churchyard
- Farmstead/barn
- Lane/road

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000

0 12.5 25 50 75 100 Meters

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STEYNING MAP 7 Period 4 (950-1065)

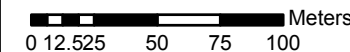
KEY

EUS Steyning Use

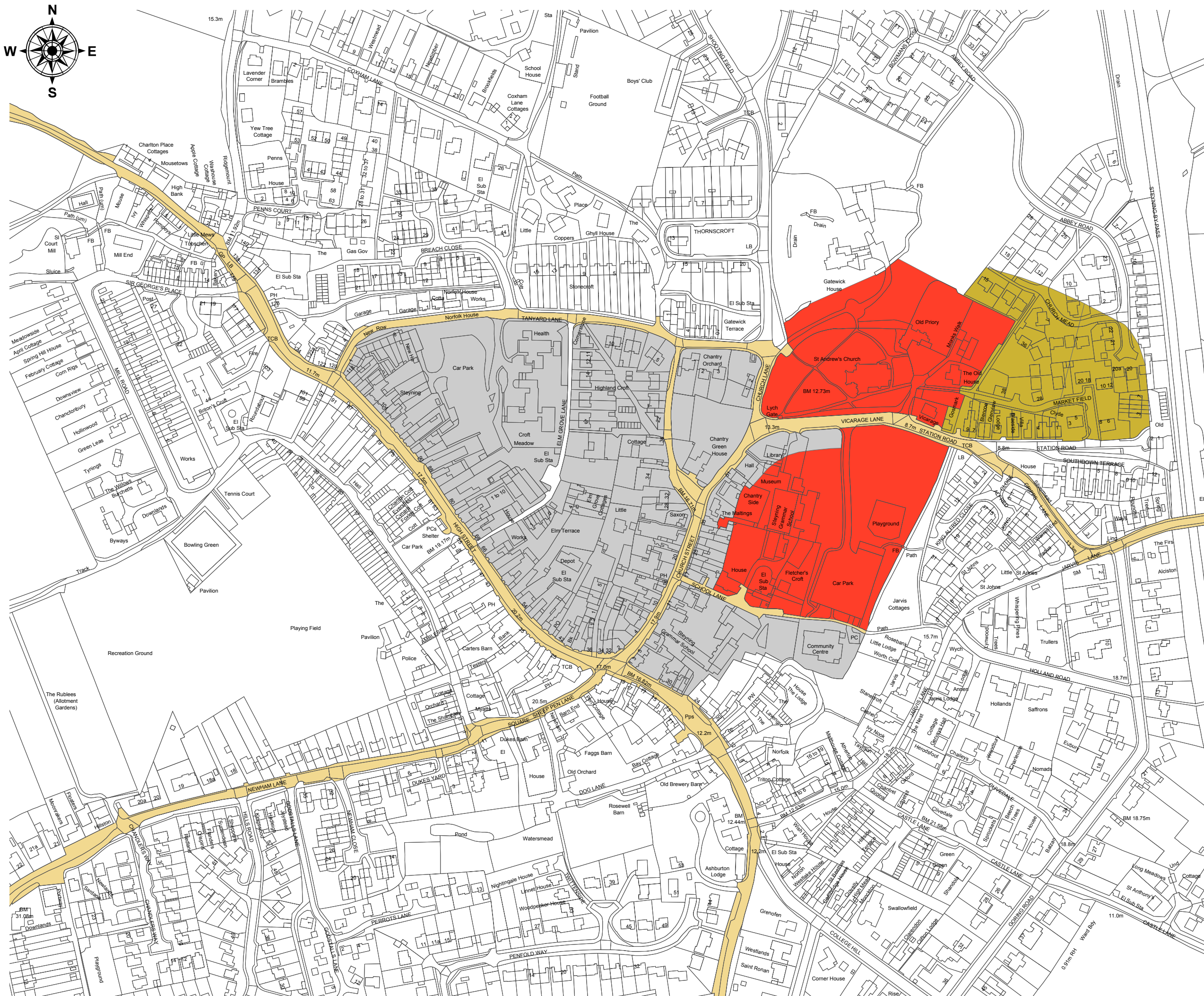
- Church/churchyard
- Farmstead/barn
- Lane/road
- Proto-urban

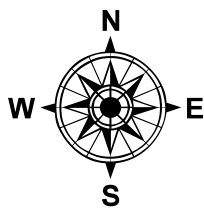
EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000



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STEYNING MAP 8 Period 5 (1066-1149)

KEY

EUS Steyning

Use

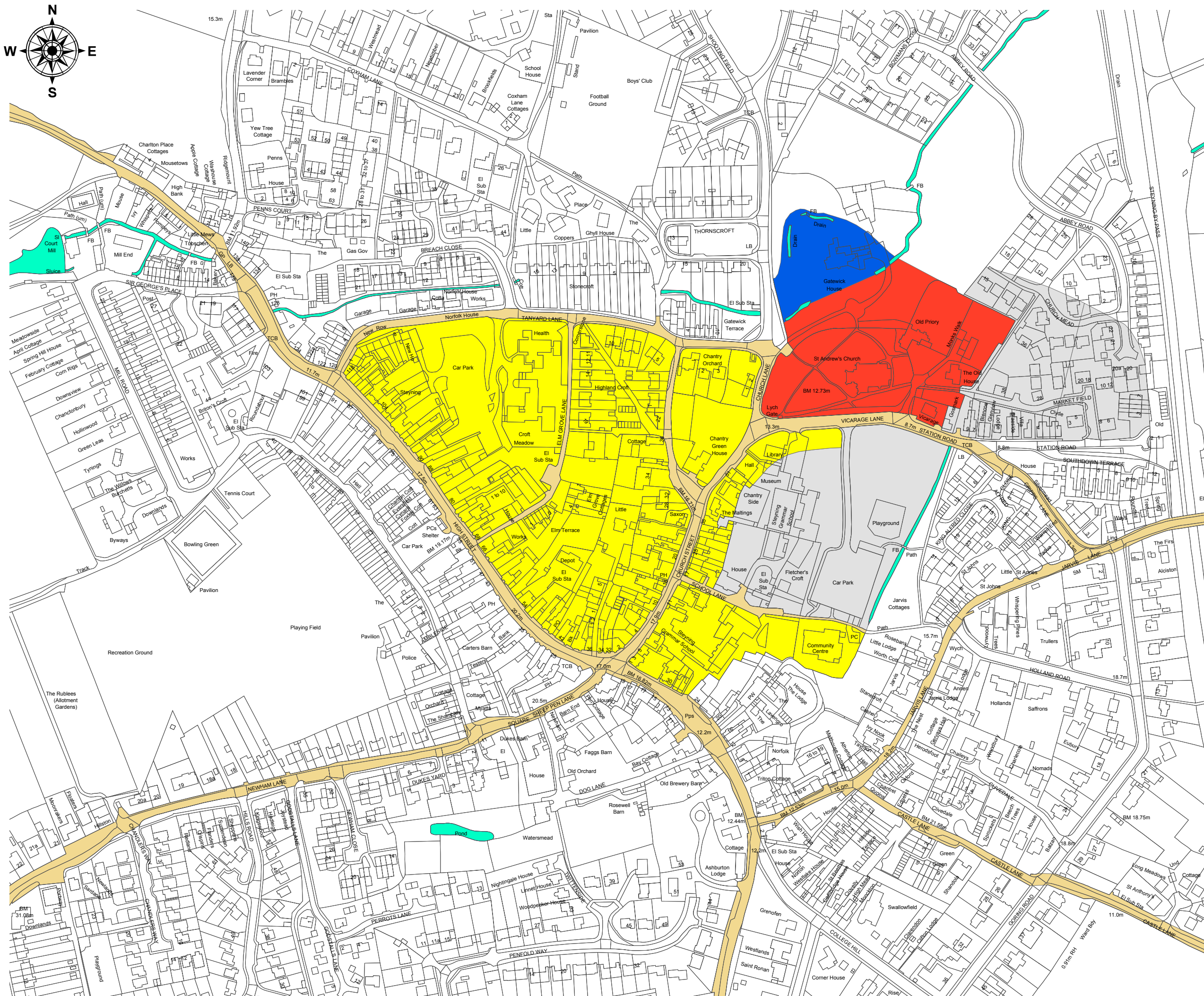
- Church/churchyard
- Inland water
- Irregular historic plots
- Lane/road
- Mill
- Vacant

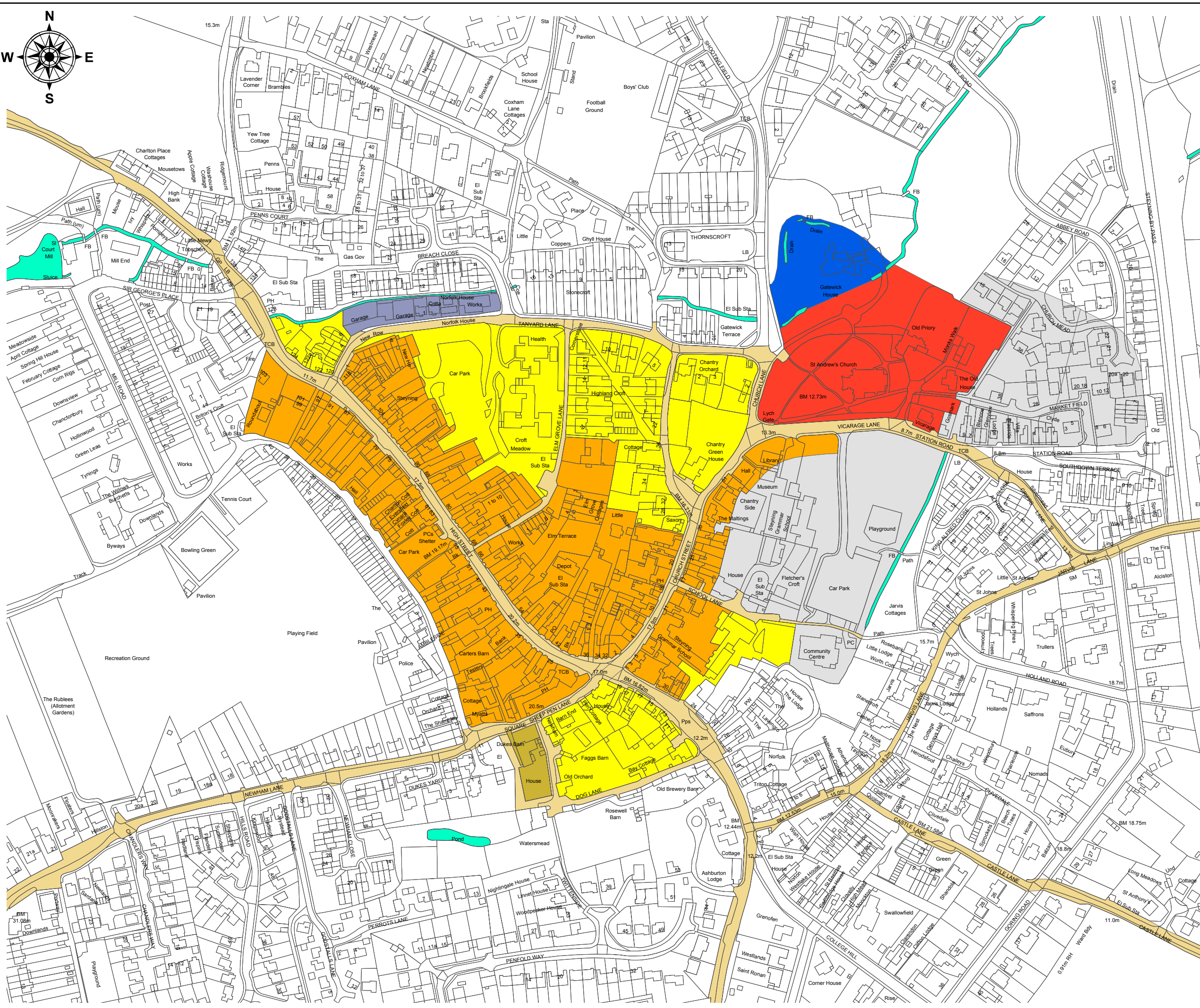
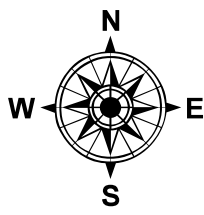
EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000

Meters
0 12.5 25 50 75 100

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Sussex EUS



ENGLISH HERITAGE

STEYNING MAP 9 Period 6 (1150-1349)

KEY

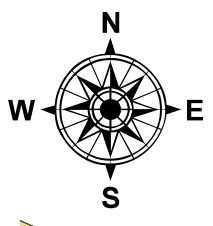
- EUS Steyning Use**
- Church/churchyard
 - Farmstead/barn
 - Inland water
 - Irregular historic plots
 - Lane/road
 - Light industry
 - Mill
 - Regular burgage plots
 - Vacant

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000

0 12.5 25 50 75 100 Meters

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STEYNING MAP 10
Period 7 (1350-1499)

KEY

EUS Steyning Use

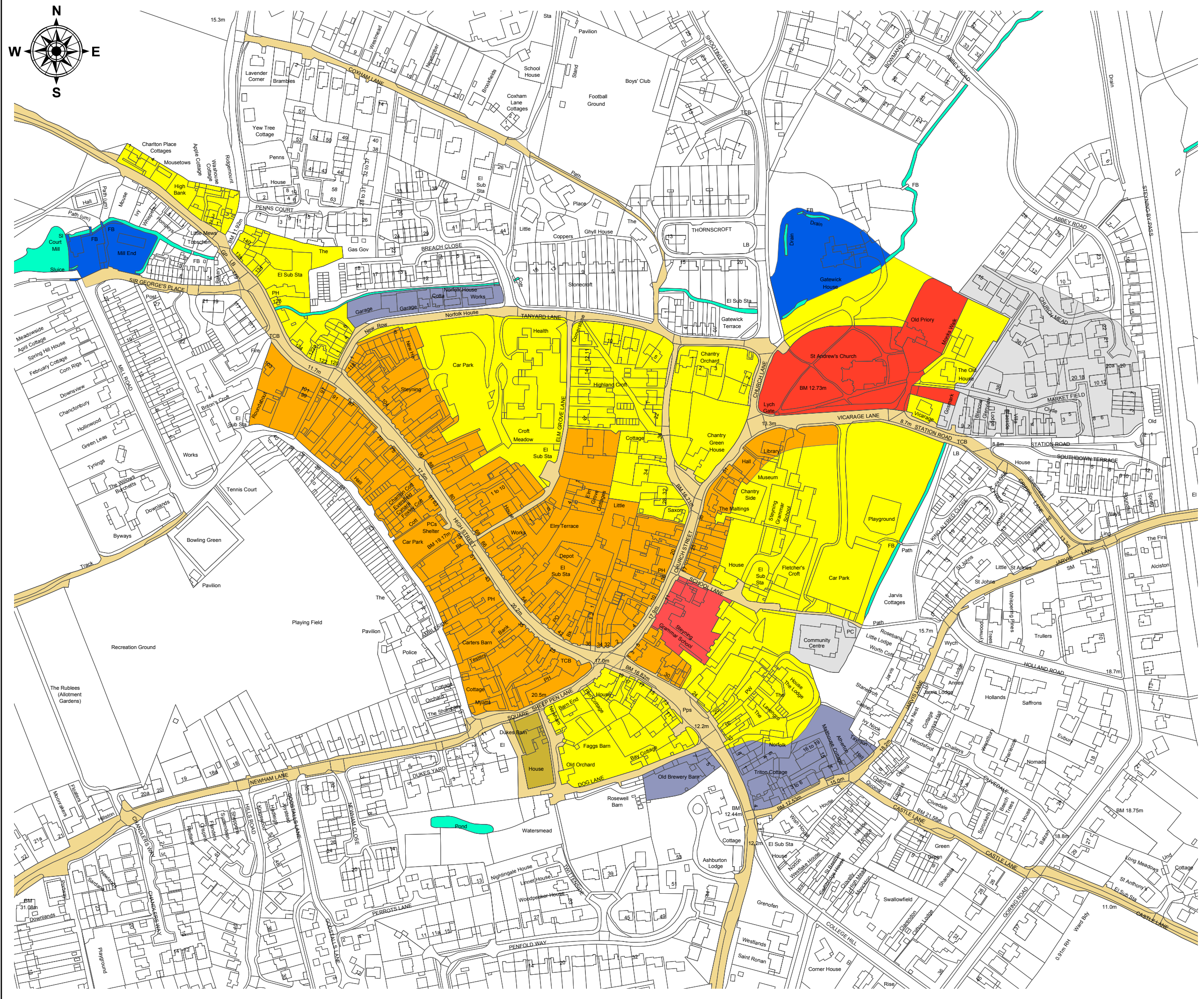
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road
- Light industry
- Mill
- Regular burgage plots
- Religious house
- Vacant

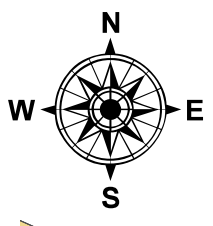
EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000

0 12.525 50 75 100 Meters

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STEYNING MAP 11

Period 8 (1500-1599)

KEY

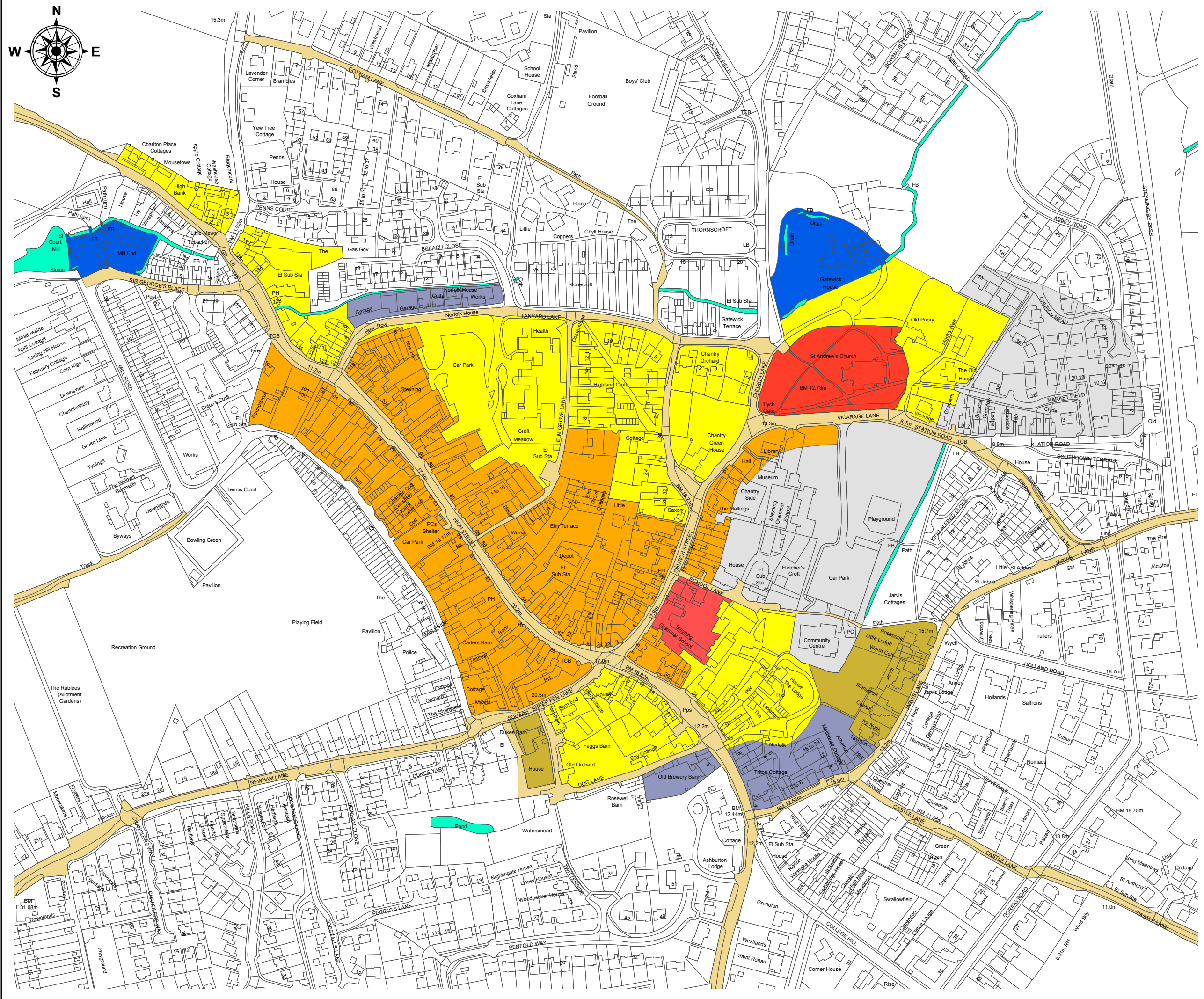
EUS Steyning Use

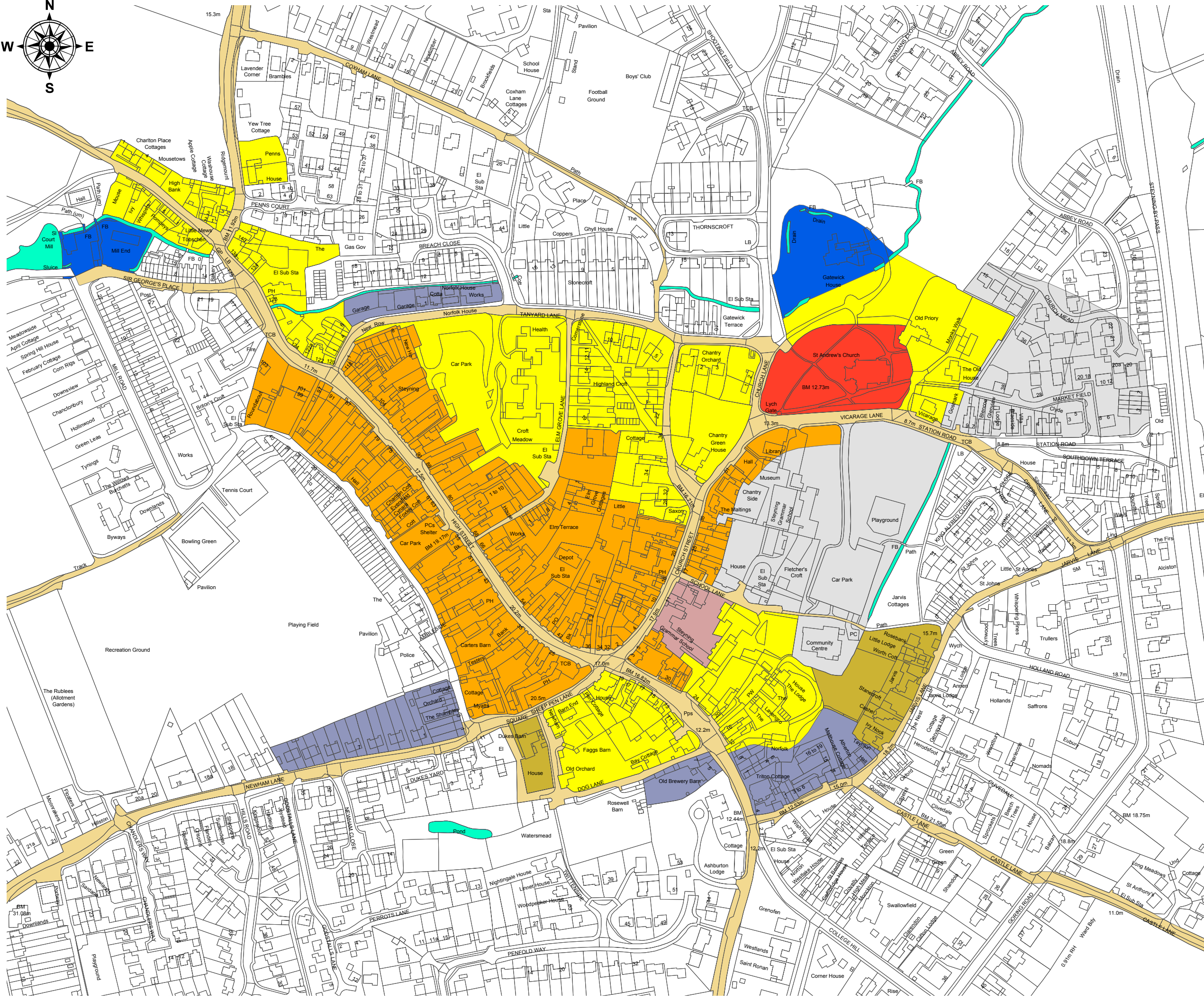
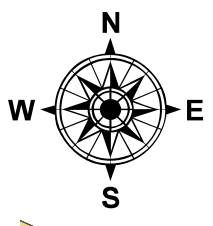
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road
- Light industry
- Mill
- Regular burgage plots
- Religious house
- Vacant

EUS research and mapping:
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June 2004

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STEYNING MAP 12
Period 9 (1600-1699)

KEY

EUS Steyning Use

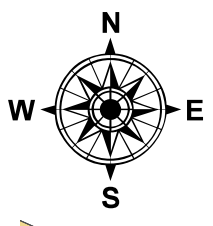
- Church/churchyard
- Farmstead/barn
- Inland water
- Irregular historic plots
- Lane/road
- Light industry
- Mill
- Race course
- Regular burgage plots
- School/college
- Vacant

EUS research and mapping:
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 June 2004

SCALE 1:3,000

0 12.525 50 75 100 Meters

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STEYNING MAP 13

Period 10 (1700-1799)

KEY

EUS Steyning

HCT

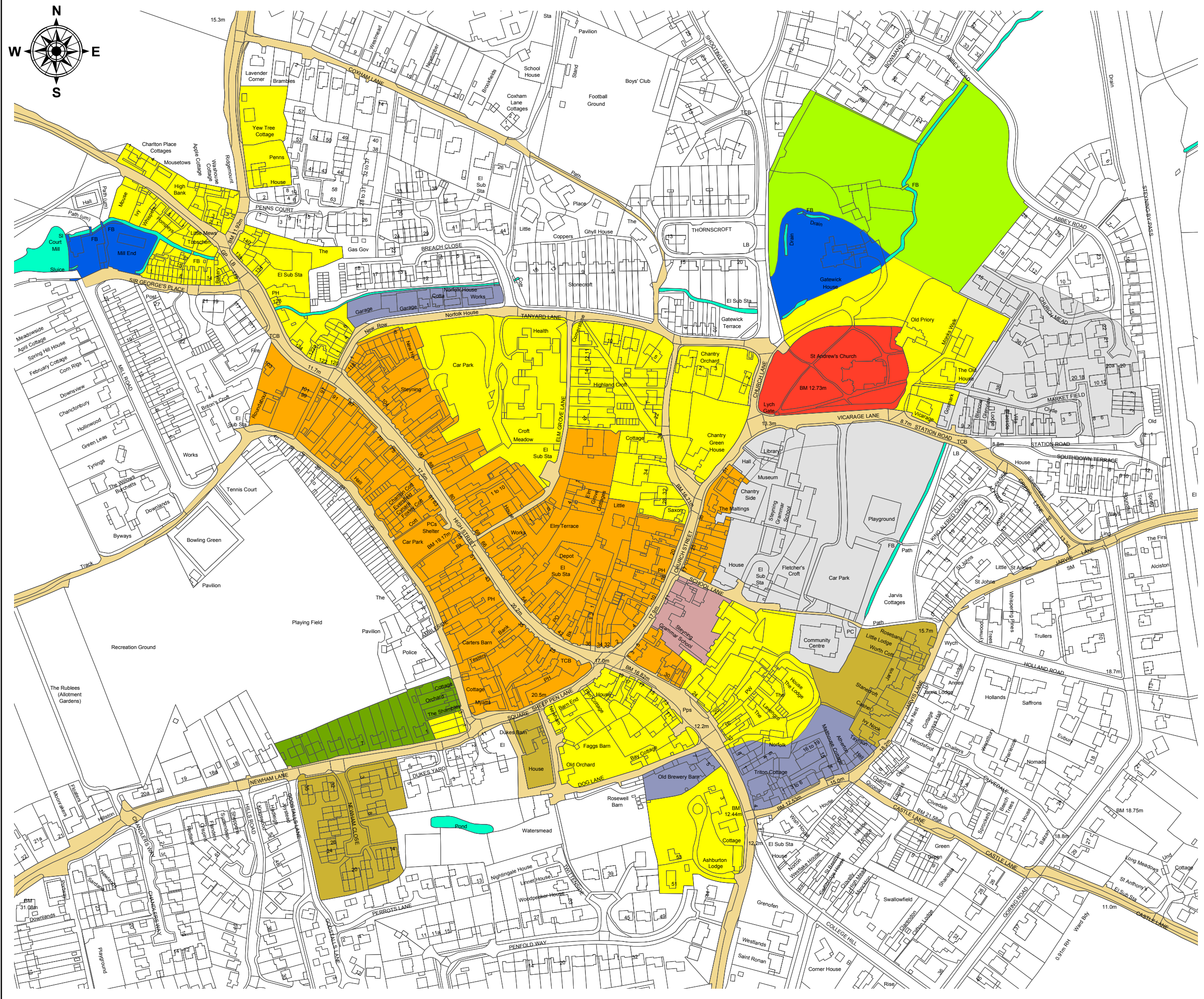
- Church/churchyard
- Farmstead/barn
- Informal parkland
- Inland water
- Irregular historic plots
- Lane/road
- Light industry
- Mill
- Orchard
- Regular burgage plots
- School/college
- Vacant

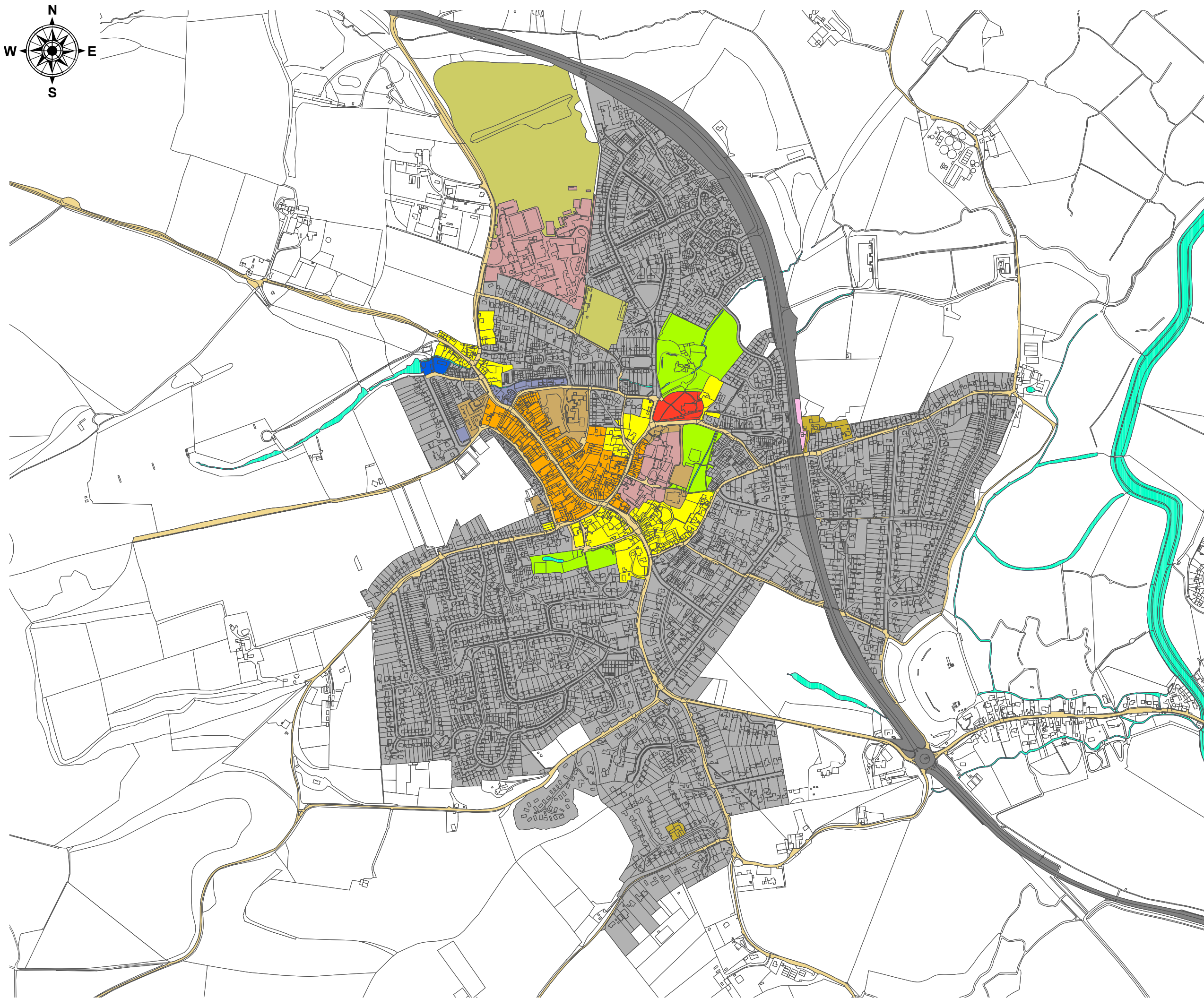
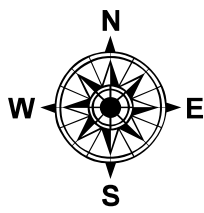
EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000

Meters
0 12.5 25 50 75 100

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



STEYNING MAP 14

Historic Character Types (2004)

KEY

EUS Steyning

HCT

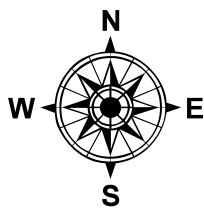
-  Church/churchyard
-  Farmstead/barn
-  Informal parkland
-  Inland water
-  Irregular historic plots
-  Lane/road
-  Light industry
-  Major road scheme
-  Mill
-  Public
-  Regular burgage plots
-  School/college
-  Sports field
-  Station, sidings and track
-  Suburb

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:9,000

0 37.575 150 225 300 Meters

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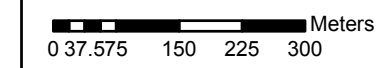
STEYNING MAP 15

Historic Character
Type areas showing
principal period from
which present
character is derived.

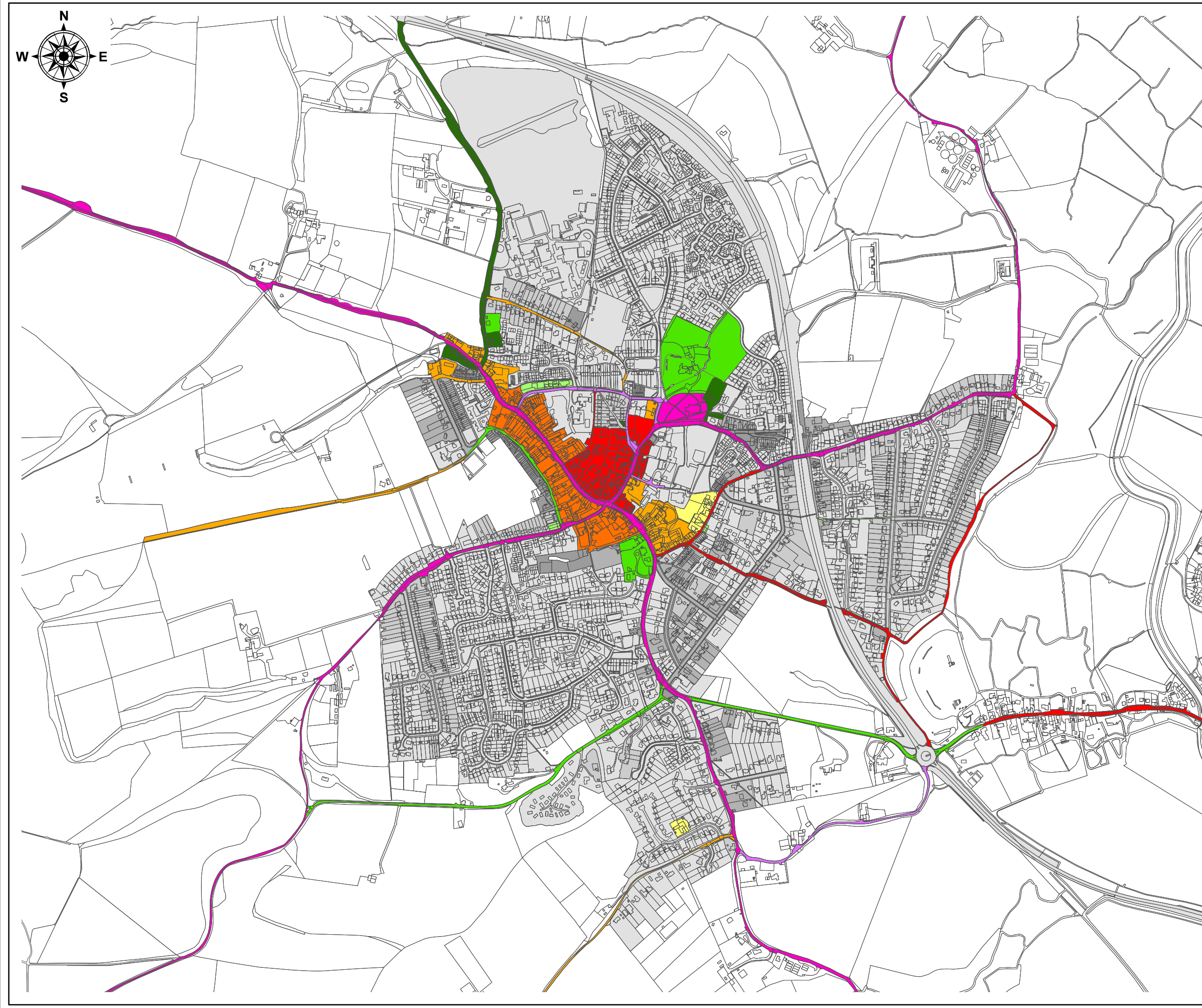
| KEY | |
|---------------------|----|
| EUS Steyning PERIOD | |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |

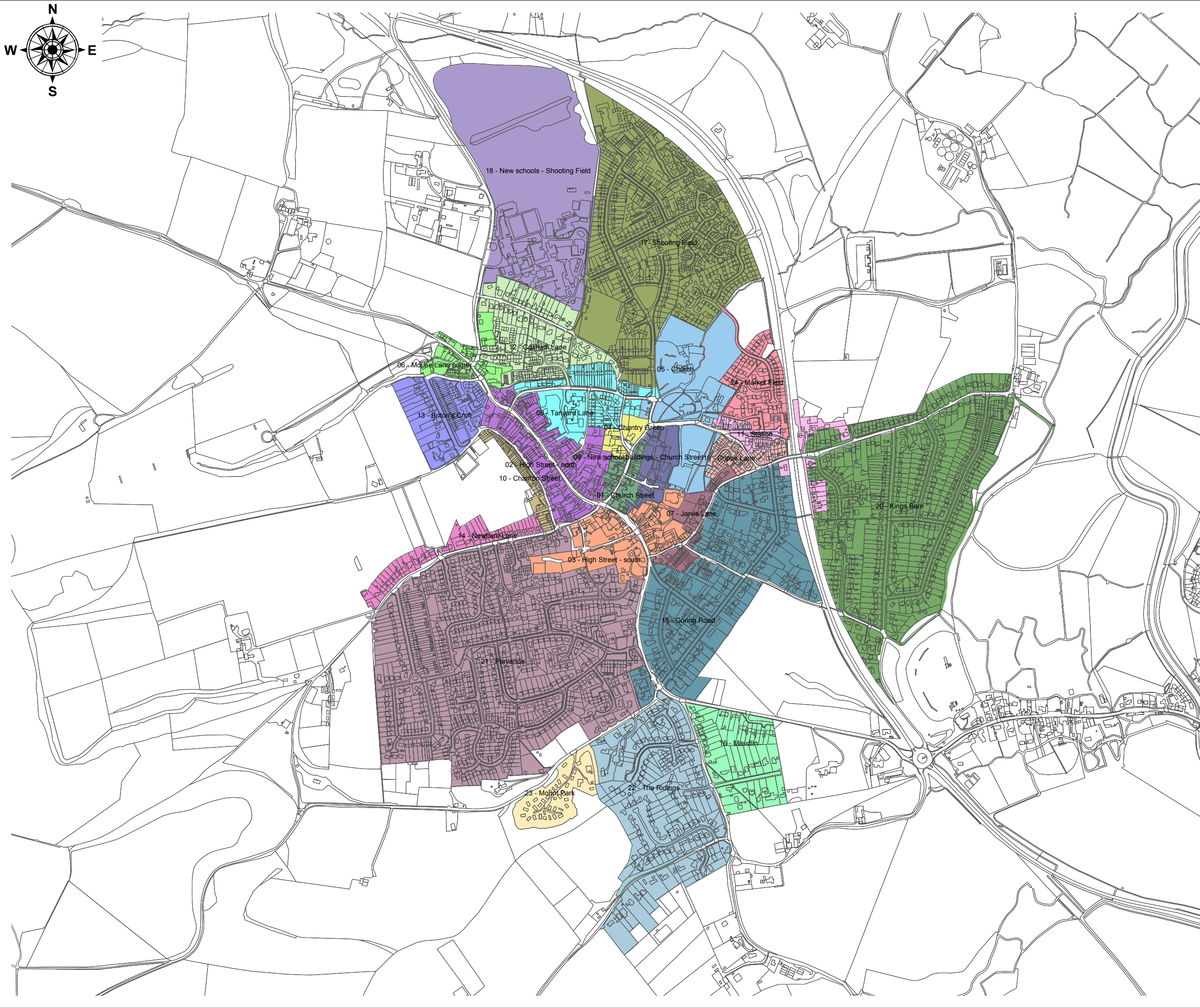
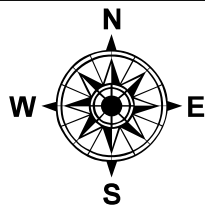
EUS research and mapping:
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ENGLISH HERITAGE

STEYNING MAP 16

Historic Urban Character Areas (HUCAs)

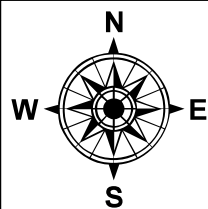
| KEY | |
|---|---------------|
| HUCA | |
| 01 - Church Street | [Green] |
| 02 - High Street - north | [Purple] |
| 03 - High Street - south | [Orange] |
| 04 - Chantry Green | [Yellow] |
| 05 - Church | [Blue] |
| 06 - Mouse Lane corner | [Light Green] |
| 07 - Jarvis Lane | [Dark Blue] |
| 08 - Tanyard Lane | [Cyan] |
| 09 - New school buildings - Church Street | [Dark Purple] |
| 10 - Charlton Street | [Brown] |
| 11 - Station | [Pink] |
| 12 - Coxham Lane | [Light Green] |
| 13 - Briton's Croft | [Blue] |
| 14 - Newham Lane | [Purple] |
| 15 - Goring Road | [Dark Blue] |
| 16 - Maudlin | [Light Green] |
| 17 - Shooting Field | [Dark Green] |
| 18 - New schools - Shooting Field | [Purple] |
| 19 - Cripps Lane | [Orange] |
| 20 - Kings Barn | [Dark Green] |
| 21 - Penlands | [Dark Purple] |
| 22 - The Ridings | [Blue] |
| 23 - Mount Park | [Yellow] |
| 24 - Market Field | [Pink] |

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:9,000

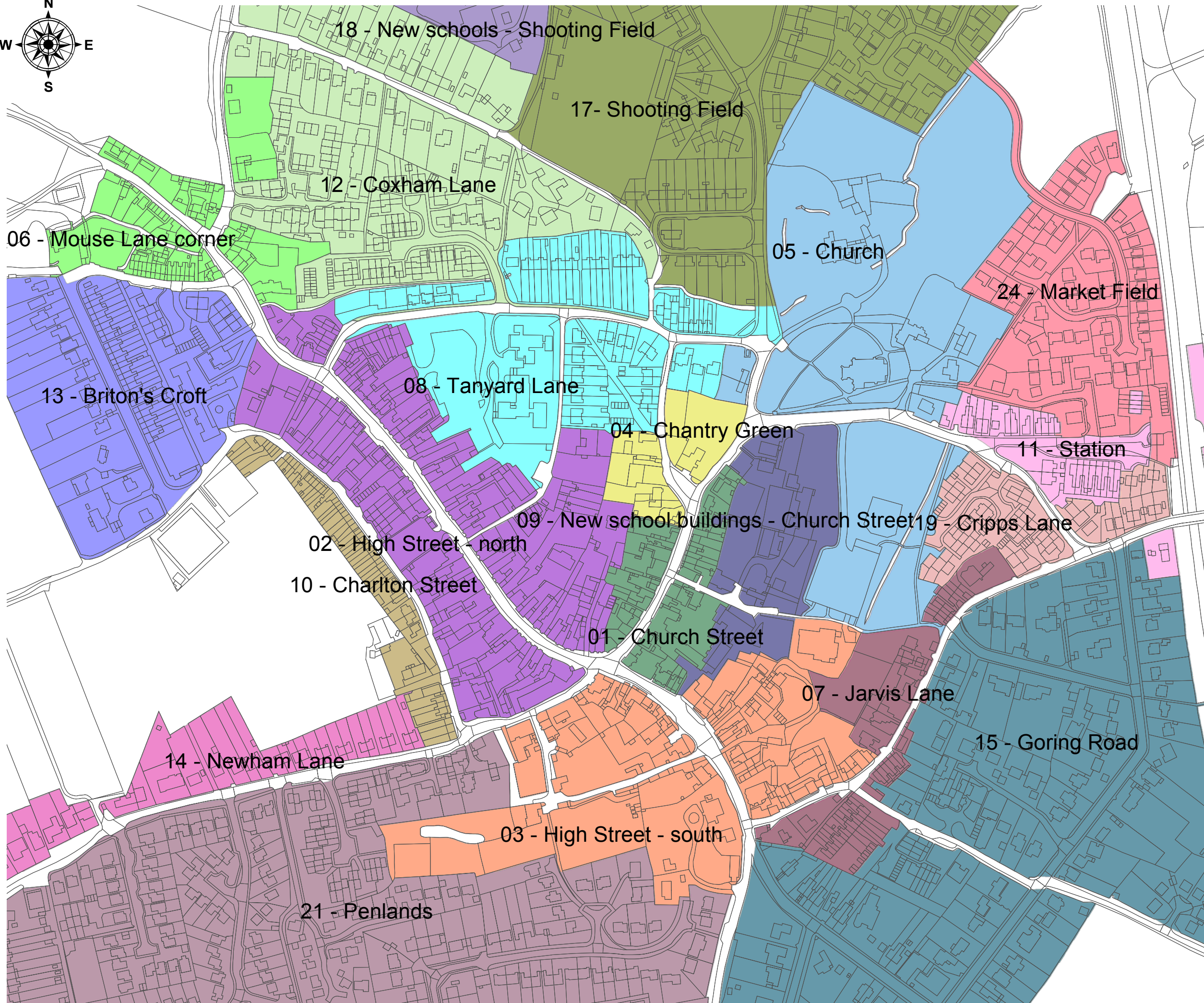
0 37.575 150 225 300 Meters

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STEYNING MAP 17

Detail of central area showing Historic Urban Character Areas (HUCAs)



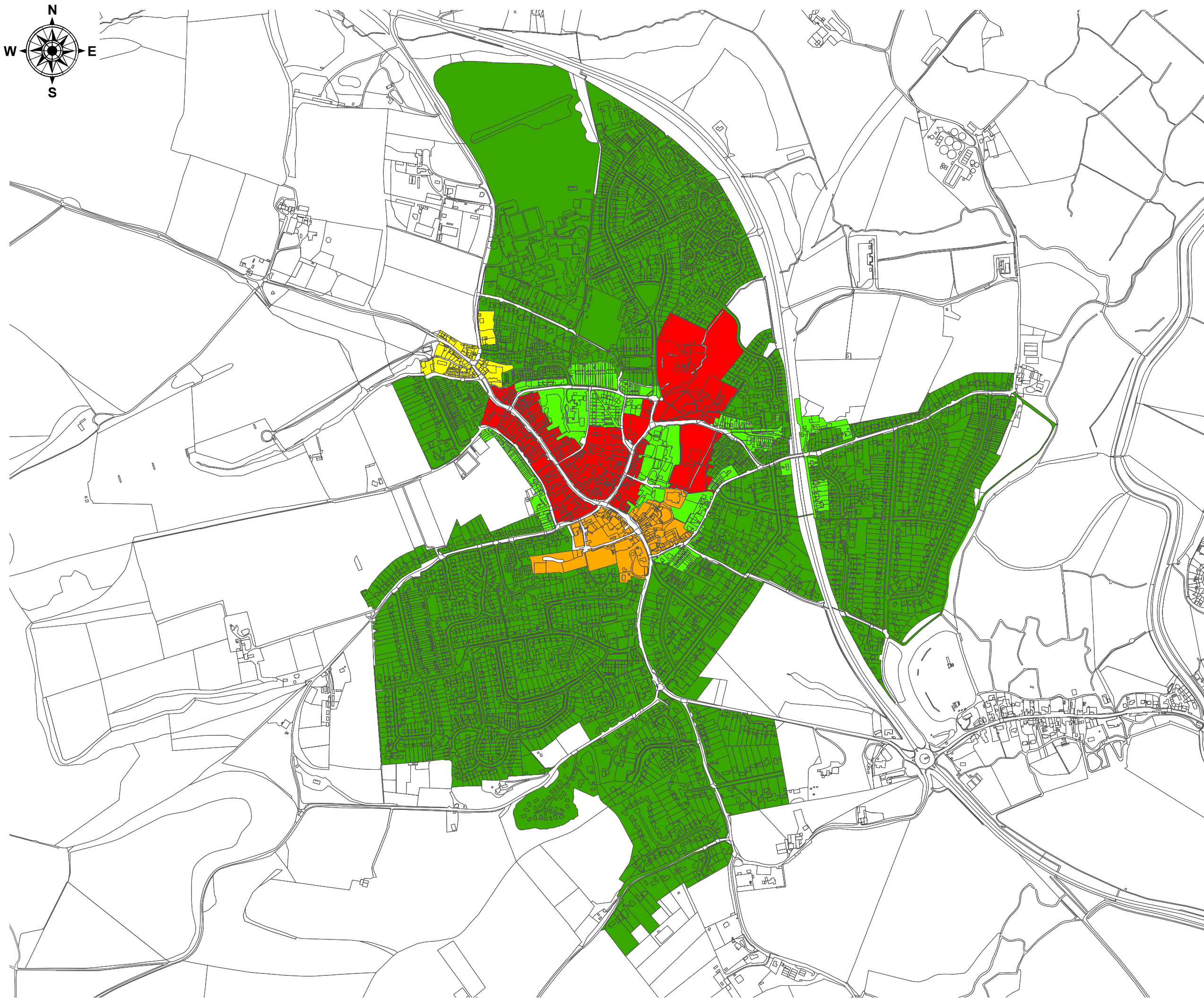
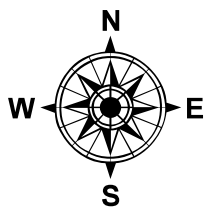
KEY

| HUCA | Description |
|------|--------------------------------------|
| 01 | Church Street |
| 02 | High Street - north |
| 03 | High Street - south |
| 04 | Chantry Green |
| 05 | Church |
| 06 | Mouse Lane corner |
| 07 | Jarvis Lane |
| 08 | Tanyard Lane |
| 09 | New school buildings - Church Street |
| 10 | Charlton Street |
| 11 | Station |
| 12 | Coxham Lane |
| 13 | Briton's Croft |
| 14 | Newham Lane |
| 15 | Goring Road |
| 16 | Maudlin |
| 17 | Shooting Field |
| 18 | New schools - Shooting Field |
| 19 | Cripps Lane |
| 20 | Kings Barn |
| 21 | Penlands |
| 22 | The Ridings |
| 23 | Mount Park |
| 24 | Market Field |

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:3,000
0 12.525 50 75 100 Meters

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Sussex EUS



ENGLISH HERITAGE

STEYNING MAP 18

Historic Environment Value (HEV) - assessed for Historic Urban Character Areas (HUCAs)

KEY

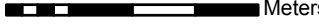
Steyning HUCAs

HEV

-  1
-  2
-  3
-  4
-  5

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
June 2004

SCALE 1:9,000

 Meters
0 37.575 150 225 300

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