

**Land North of Horsham, West Sussex:
Historic Environment Desk-Based Assessment
(Heritage Statement)**

NGR 519000 134000 (centred)

Horsham District

**Prepared for Liberty Property Trust UK Ltd.
v.09**

**Richard James
BA, MCIfA
With contributions by
Dr Matt Pope**

**Project No. 6434
Report No. 2014213**

WSHER Ref. 60578-078

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Summary

A Desk-Based Assessment has been prepared for a proposed development on land north of Horsham, West Sussex. The Site is currently mixed agricultural land comprising modern amalgamated arable fields. Historically, the landscape was a much more intimate mosaic of small irregular fields bounded by hedgerows and intermixed with grazing and woodland.

The assessment has concluded that:

- *The Site has a high potential for archaeological deposits of early prehistoric (Mesolithic) date, a moderate-high potential for later prehistoric and Romano-British deposits (both Site wide), and localised moderate-high potential for medieval and post-medieval deposits around existing historic settlement sites;*
- *The Site contains historic hedgerows;*
- *The Site contains, or lies adjacent to, a number of designated heritage assets comprising scheduled monuments and listed buildings;*
- *Setting issues have been identified in relation to some listed buildings, due to the contribution their setting makes to their overall significance;*
- *Recommended mitigation includes fieldwalking, geophysical survey, geoarchaeological test-pitting and trial-trenching across the Site.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the University College London Centre for Applied Archaeology) has been commissioned by Liberty Property Trust UK Ltd. to carry out an archaeological appraisal, consisting of a desk based assessment (DBA) and preliminary walkover survey, of farmland to the north of Horsham, West Sussex (Figs 1 & 2). It is proposed to submit an outline planning application for a residential and commercial development, supported by an Environmental Impact Assessment. This document comprises a baseline assessment of cultural heritage issues which will underpin an Environmental Statement chapter, and will be submitted in support of the outline planning application as a technical appendix. For the purposes of planning, this document constitutes a heritage statement.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in *Standards and Guidance for archaeological desk-based assessment* (ClfA 2014). The detailed scope of assessment was formulated in discussion with Historic England and the West Sussex County Council Archaeological Officer¹. The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 519000 134000. It comprises an irregular rectangular block of farmland and woodland, measuring approximately 3kms east-west and 1.3kms north-south, and comprising two distinct blocks linked by an access route. It is located on the northern edge of Horsham, bounded to the south by the A264, to the east by the A264, the railway line and Wimland Road, to the west by Langhurstwood Road and to the north by woodland and farmland. The Chennells² Brook runs through the south-eastern part of the Site. Two lanes run through the Site: Old Holbrook and Rusper Road. A bridleway, Bush Lane, crosses the Site east of Rusper Road (Fig. 2).
- 1.4 A wider Study Area measuring 5.5kms east-west and 3.5kms north-south (defined by NGR 516000 132000 & 521500 135500) has been considered to place the Site in context (Fig. 1). This Study Area has been defined in consultation with Historic England and West Sussex County Council, and is designed to ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed.

¹ Archaeological advisor to Horsham District Council at the time.

² Also known as the Chennells Brook, a more archaic form associated with a Norman surname.

- 1.5 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

- 1.6 In drawing up this desk-based assessment, cartographic, aerial photographic and documentary sources held by the West Sussex Record Office at Chichester have been consulted. Archaeological data was obtained from the Historic Environment Record held by West Sussex County Council. Listed Building and Conservation Area data was acquired from Historic England and Horsham District Council. Relevant sources held within Chichester, Horsham and Lewes reference libraries and the Archaeology South-East library were utilised, and appropriate Internet databases interrogated. These included: The Defence of Britain Project, the National Heritage List, and the Magic website, which holds government digital data of designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 The Site occupies a shallow basin in the valley of the Channelles Brook, extending in altitude from c.50m to c.75m, but reaching up to c.90m in the north-west corner. The Site is broadly level or gently sloping upwards until the 75m contour is reached, beyond which the terrain climbs up to a wooded ridge. The site is relatively intimate in aspect, with piecemeal distance views screened by the presence of hedgerows and the tree-lined railway line and A264. The land use is entirely agricultural, mostly arable with some pasture and a small amount of woodland, and has been subject to considerable boundary removal in the modern period.

2.2 According to the British Geological Survey 1:50,000 scale geological mapping available online³, the natural geology of the site comprises mostly Weald Clay, with a narrow belt of Horsham Stone crossing the northern edge of the Site between Graylands and Old Hawkesbourne Farms, and a smaller belt of ironstone in the eastern corner north of Owlcastle Farm. The southernmost fields, between Channelles Brook and the A264, contain a deposit of Arun River Terrace Gravels, with Upper Tunbridge Wells Sand nearer the road. The Channelles Brook valley (a headwater of the Arun) itself contains Alluvium. No geotechnical investigations have been carried out at the time of preparation of this report⁴, but historic geotechnical borehole logs available on the BGS website contain limited data relating to the environs of the Site: a series of boreholes excavated along the route of the A264 in 1980 indicated a consistent stratigraphy of topsoil (ranging in depth from 0.2-0.6m) overlying natural geology, while a well sunk at Morris Farm in 1942 (and disused by 1947) recorded 100 feet (c.30m) of 'rock and clay'. A series of test-pits excavated along a short stretch of the A264 in 1985 between Newhouse Farmhouse and Roffey Place (just outside the south-eastern extremity of the Site) recorded topsoil averaging 0.25m in depth directly overlying the natural geology (Holgate 1987).

The Arun Valley Gravels (Dr Matt Pope, UCL Institute of Archaeology)

2.3 The river terrace gravels in the vicinity of the Study Area have not been studied in any detail, but probably take the form of rounded to sub-rounded gravels within a relatively coarse loamy matrix (Gallois & Worssam 1997). In all probability they are likely to be superficial in nature, rarely attaining great depth, and highly disturbed close to the surface through pedogenesis (the process of soil formation), rooting and agricultural activity.

³ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed 18/06/2014.

⁴ September 2014.

2.4 These deposits are likely to have formed under periglacial conditions, with meltwater discharge from central Wealden snow-fields leading to the formation of gravel bars in a high-energy braided river regime. With at least two episodes of terrace formation represented in the Upper Arun valley, it is likely that at least two full, separate glacial cycles are represented here. Middle/Late Pleistocene deposits from interglacial/interstadial periods may also be present, although this is less likely due to the susceptibility to erosion in areas of low relief. Deposits from these periods, if present, might reflect lower-energy regimes with a more fine-grained alluvial component. Peat levels might possibly be preserved, offering potential for palaeoenvironmental reconstruction. An indication of the potential that sedimentary lenses of this nature might hold is suggested by the Mid-Devensian sequence recorded from a channel incised into the Gault Clay at Horton, West Sussex. Here, gravel containing fauna of bison, reindeer, mammoth and rhinoceros remains, some possibly exhibiting cut marks, were located in 1912 (Coope & Cooper 2000).

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 12 (paragraphs 126 – 141) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities '*should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.
- 3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.
- 3.1.4 The NPPF is supported by Planning Policy Guidance, launched in March 2014 (<http://planningguidance.planningportal.gov.uk/>). In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum.
(<http://historicengland.org.uk/advice/planning/planning-system/>).

Local Planning Policy

3.2 Horsham District Planning Framework

- 3.2.1 The Horsham District Planning Framework 2015 also has a policy relating to the historic environment:

Policy 34: Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

- a. *Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
- b. *Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
- c. *Reinforce the special character of the District's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
- d. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
- e. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
- f. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
- g. *Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
- h. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

3.2.2 In addition, general references to the historic environment are also found in the following policies:

- Policy 2: Strategic Development;
- Policy 32: The Quality of New Development; and
- Policy 33: Development Principles.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.6 and including additional assets, where appropriate, identified from field survey. The identified assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Figs 3 & 4.

4.2 Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Scheduled Monuments (SM)

4.2.2 One SM is recorded within the Site:

- Moated site 200m west of Graylands Copse (**17**).

4.2.3 Two further SMs are recorded within the Study Area, all immediately adjacent to the Site (Fig. 3):

- Motte and bailey castle north of Chennells⁵ Brook Farm (**18**); and
- The 'Castle' moated site, 500m ESE of Hawkesbourne Farm (**21**).

Listed Buildings

4.2.4 One Listed Building is recorded within the Site (Fig. 3):

- The Moated House (Grade II) (**87**).

⁵ This alternative spelling of Channells as Chennells is the form used in the Historic England official designation record, and is repeated here on that basis. The correct modern form for the watercourse based on Ordnance Survey usage is Channells.

4.2.5 Forty Listed Buildings are recorded in the Study Area (Fig. 3):

Adjacent to the Site

- Brook House (Grade II) (30);
- Holbrook Park (Grade II) (82);
- Holbrook Park House (Grade II) (83).
- Hollywick Farmhouse (Grade II) (84);
- Hawksbourne Farmhouse (Grade II) (88);
- King's Farmhouse (Grade II) (89); and
- Barn to the South West of Brook House (Grade II) (90).

Up to 500m from the Site

- Moorhead Cottages (Grade II) (29) – 370m from the Site;
- Clyst Hayes (Grade II) (73) – 230m from the Site;
- Newhouse Farmhouse (Grade II) (75) – 150m from the Site;
- Roffey Place (Grade II) (76) – 375 m from the Site;
- Clovers (Grade II) (77) – 380m from the Site;
- Fivensgreen (Grade II) (79) – 260m from the Site;
- Ryder's Farmhouse (Grade II) (80) – 225m from the Site;
- South Lodge to Holbrook Park (Grade II) (81) – 200m from the Site; and
- Channelles Brook (Grade II) (86) – 390m from the Site.

500m – 1km from the Site

- Fernbrook Cottage, Oak Tree Cottage, Old Timbers (Grade II) (74);
- The Cherry Tree Inn (Grade II) (78);
- Northlands Farmhouse (Grade II) (85);
- Wimland Farmhouse (Grade II) (91);
- Weston Cottages (Grade II) (93);
- Great Daux (Grade II) (94);
- Cox's Farmhouse (Grade II) (97); and
- Church of All Saints (Grade II) (106).

Over 1km from the Site

- Weston Place (Grade II) (31);
- Chestnut Court (Grade II) (66);
- 1 and 1A Pondtail Road (Grade II) (67);
- Outbuilding and Wall to Nos 1 and 1A (Grade II) (68);
- Haven Cottage (Grade II) (69);
- Lambs Farm House (Grade II) (70);
- Mill House (Grade II) (71);
- Warnham Mill (Grade II) (72);
- Timber Framed Outbuilding to North of Weston Place (Grade II) (92);
- Little Daux (Grade II) (95);
- Lower Chickens Farmhouse (Grade II) (96);

- Geerings (Grade II) (98);
- Geerings Cottages (Grade II) (99);
- Durfold Manor (Grade II) (100)⁶;
- Burcombe Cottage (Grade II) (101);
- Salmons (Grade II) (102);
- South East Lodges of Warnham Court School (Grade II*) (103);
- Dendy's (Grade II) (104); and
- Roffey Park (Grade II) (105).

Conservation Areas

4.2.6 The Site does not lie within a Conservation Area or within the setting of any Conservation Areas. No Conservation Areas are recorded within the Study Area.

4.2.7 *Registered Historic Parks and Gardens*

The Site does not contain any Registered Historic Park and Gardens, although there is one within the Study Area (Fig. 3):

- Warnham Court (Grade II) (109) – 1.1 kms from the Site.

Non-Designated Heritage Assets

4.2.8 *Locally Listed Buildings*

There are no locally listed buildings⁷ within the Site. There are two locally listed buildings within the Study Area (Fig. 3):

- 72 Littlehaven Lane (107) – 1.3 kms from the Site; and.
- Flagstones, North Heath Lane (108) – 1.3 kms from the Site.

4.2.9 *Ancient Woodland*

Whilst technically an ecological designation, Ancient Woodland is defined as woodland known to have existed since 1600, and which may therefore contain archaeological features relating to historic woodland management or pre-woodland land use. Three areas of Ancient Woodland are located within the Site⁸, formed of six separate land units (141 – 143) (Fig. 3). Further areas of Ancient Woodland border the Site along its northern edge, but lie outside the development area and have no public access.

4.2.10 *Sites of Archaeological Importance (SAI)/Archaeologically Sensitive Areas (ASA)/Archaeological Notification Areas (ANA)*

⁶ Actual location – the position plotted from the NGR quoted in the National Heritage List is wrong.

⁷ As defined by Horsham District Council: *The Horsham Town Local List: Locally important historic buildings*. Horsham District Council (2011).

⁸ <http://magic.defra.gov.uk/#>

The Site contains four SAI/ASA/ANA – these are local designations with no statutory protection, identified on Local Plan Proposals Maps and the WSHER as guidance for planning decisions⁹ (Fig. 4):

- A rectangular area within the fields west of ‘The Castle’ SM associated with a prehistoric findspot (14);
- Wider area around the SM west of Graylands Copse (17);
- Area around The Moated House (22); and
- An alleged moat at Bush Lane which may be a misidentification of former watercourses (119).

4.2.11 *Historic Parkscapes*

The Site contains two areas of Historic Parkscape, with a further example within the Study Area just to the east (defined on WSHER GIS mapping) (Fig. 3). These have no formal designation, but have been identified by WSHER as landscapes of historic interest, and therefore are treated here as non-designated heritage assets:

- Graylands (32) – within the Site;
- Holbrook Park (33) – within the Site; and
- Roffey Park (34).

4.2.12 *Historic Hedgerows*

The Site contains 12 hedgerows (144 – 155) designated as of historic significance based on the criteria within The Hedgerows Regulations 1997 (see Appendix 3), specifically Criteria 5: ‘forms an integral part of a pre-1845 field system’; all the identified hedgerows correspond to field boundaries identifiable on the 1844 Horsham Tithe map (Figs 3 & 10). Under the terms of the Regulations, these must not be removed without the permission of the local planning authority.

4.3 Archaeological Periods Represented

The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Figs 3 & 4.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c. 5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c. 2,300 BC)

⁹ ASAs and ANAs are county designations, while SAIs are district designations – in practice they appear to have no substantive difference, being a mechanism for alerting planning officers to areas of archaeological importance. ASAs are in the process of being replaced by ANAs (*pers. comm.* WSHER).

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)
Prehistoric: Iron Age (c. 600 BC - AD 43)
Romano-British (AD 43 - c. AD 410)
Early Medieval (c. AD 410 - AD 1066)
Medieval (AD 1066 - AD 1540)
Post-medieval (AD 1540 to date)

4.4 Historic Landscape Character

4.4.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, the western parts of the Site (i.e. those areas west of Rusper Road) are mainly defined as 'modern field amalgamations', with the fields in the north-west corner, between Graylands Copse and the Graylands industrial estate defined as 'informal parkland', although now agricultural in character and use. East of Rusper Road, the area south of Bush Lane is also defined as 'modern field amalgamations' while the remainder of this part of the Site is defined as 'aggregate assarts', defined as piecemeal clearance of small irregular fields from woodland (or wooded heaths and commons) of medieval origin (Bannister 2010) – however, this definition appears to be based on the Epoch 3 OS mapping (the edition produced around the time of the First World War) and the current field pattern appears to be of more modern origin and is similar to the amalgamated field patterns elsewhere in the Site. Consequently, the Site is primarily a modern arable agricultural landscape resulting from significant historic boundary removal in modern times.

4.5 Previous Archaeological Work

4.5.1 No recorded archaeological work has previously taken place within the boundaries of the Site.

4.6 Prehistoric

Early Prehistoric (Palaeolithic & Mesolithic) (Dr Matt Pope)

4.6.1 The Horsham landscape represents an important one for the study of human prehistory in north-west Europe. Specifically this importance relates to the development of a technological framework for understanding post-glacial, Mesolithic hunter gatherers within the region during the 20th century. The town of Horsham lends its name to a characteristic microlith form, the Horsham point, a relatively large and distinctive, basally retouched point. The importance of the Horsham point as a potential chronological and cultural marker on both sides of the English Channel was brought to wider attention by Grahame Clark (1932). His work on Mesolithic assemblages from southern Britain identified 'Horsham points' within a chronological succession of microlith and assemblage types (Clark 1932, 1934). Roger Jacobi was later to undertake a review of the region's Mesolithic, classifying assemblages

into three main chronological groups suggesting that Horsham points were characteristic of a Middle Mesolithic Phase (Jacobi 1978a):

- i. Early Mesolithic 'Maglemosian' broad blade industries dominated by simple obliquely blunted points and less elaborate shapes, concentrated on Lower Greensand sites;
- ii. 'Middle' Mesolithic industry peculiar to the Weald, east of Horsham, not found elsewhere in Britain. Assemblages reflecting this technology include obliquely blunted points, isosceles triangles and large proportions of basally retouched "Horsham" points.
- iii. Late Mesolithic 'Sauveterrian' smaller narrow blade industries dominated by geometric shapes including narrow scalene micro-triangles, rod like backed bladelets. Assemblages such as these are much wider spread within the south east, including Wealden and coastal plain sites.

4.6.2 More recent work by Reynier on assemblages across England divided the Early Mesolithic into three stages: Star Carr, Deepcar and Horsham type assemblages (Reynier 2005). The review by Holgate in 2003 maps some of the known Mesolithic sites of Sussex and is able to make a distinction between the early 'Star Carr' and 'Deepcar' types and the slightly later 'Horsham point' assemblages (Holgate 2003, Figs 2, 3). Assemblages with rod and geometric microlith types are characterised as 'late' Mesolithic (Jacobi 1978). Consequently the Horsham point still plays a key role in identifying chronological depth within the early post-glacial hunter-gatherer cultures of northern Europe. Microlith typology remains very important for the region, as so many artefact collections lack proper provenance or contextual data; sometimes typology provides the only guide to age range. It is therefore important that these chronologies are tested through the isolation of datable assemblages and also compared with continental data, especially that of northern France.

4.6.3 Despite regular county and regional surveys of the Mesolithic period in the South-East during the last half century (e.g. Curwen 1954, Wymer 1977, Jacobi 1978b, Pitts 1980, Drewett et al. 1988, Gardiner 1990, Drewett 1999, Holgate 2003) little or no systematic work has been undertaken to more clearly define the spatial and temporal constraints of the Horsham industries around the area of Horsham itself. Indeed until recently the low Weald was considered an area of only marginal importance in terms of potential for Mesolithic archaeology, compared to the rock shelter sites of the central Weald. This assumption has recently been challenged by ongoing work being undertaken at Coombe Haven, near Bexhill, West Sussex. This is a large, landscape-scale excavation of a landscape underlain by Hastings Beds and Wadhurst Clay, fringing an alluviated valley (Champness 2007). The work has revealed multiple Mesolithic scatters, in apparent primary context on both the valley sides and the edges of the floodplain, with scatters sealed under later Holocene alluvium. The landscape is typical of many fringing the central Weald

outcrops and should put us on notice that there is the potential for entire early Holocene landscapes to lie locally preserved in topographies yet to be subject to systematic survey and rarely impacted upon by modern development.

4.6.4 The proposed area of development lies within the similar landscape of the Horsham area and forms part of the core area in which early collectors such as Piffard, Attree and Thomas Honeywood worked and helped to define the region's Mesolithic (Curwen 1954, Jacobi 1978). The immediate area within and around the proposed development contains 10 known Mesolithic sites but the potential for more should be considered very high and should be considered of regional importance. Specifically these sites, recorded on WSHER and shown on Fig. 4 comprise:

- MWS690: The Plain (1);
- MWS694: Roffey Park (2);
- MWS696: Roffey Park (3);
- MWS4036: Roffey Hurst (4);
- MWS4404: Rookwood Farm Gold Course (5);
- MWS4468: Roffey (6);
- MWS5331: Rusper (7);
- MWS5332: Horsham (8);
- MWS5481: The Plain (9); and
- MWS5482: Halt (10).

4.6.5 The potential, demonstrated by the findspot at Old Faygate (not on WSHER but possibly part of site MWS4545), of a shouldered point of clear Upper Palaeolithic age should act as a warning that older Palaeolithic archaeology may be present in the environs. This could be buried at depth on valley sides, survive within ploughsoil or lie within sub-surface capture points on the hillside and hill top, the potential for which was demonstrated locally at Beedings (Pope 2013). Any surface find of Palaeolithic material must be considered to be indicative of local preservational contexts where this material has remained, through the last stage of the last glacial and through early to mid-Holocene erosion. The additional presence within the development area of Terrace Gravels of the Arun Valley (of unknown age) also requires consideration and assessment for Palaeolithic potential.

4.6.6 To summarise, the site lies in an area of historical importance in the development of our understanding of British post-glacial hunter-gatherer cultures and which has not been subjected to modern systematic study (Pope 2014). High potential exists for regionally important Mesolithic archaeology at the site with less, but untested, potential for Palaeolithic archaeology. Both can be assessed through a combination of geoarchaeological investigation, field walking and follow-up targeted ground truthing of concentrations identified through fieldwalking. In order

to be effective, fieldwalking must be undertaken wherever possible under ideal conditions (ploughed, weathered fields) and follow-up excavation must be directed to understand the local, sub-soil and solid geology conditions to establish local capture points. Dating and characterisation of river terrace deposits must be undertaken in combination with assessment for artefact potential.

Late Prehistoric

4.6.7 Later prehistoric material within the Weald tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham (Broadbridge Heath/Wickhurst Green) has produced considerable evidence for previously unsuspected prehistoric occupation on the claylands. The small amount of prehistoric material that is otherwise known from the area tends to be of Mesolithic date and reflects activities associated with resource exploitation, often on a seasonal basis, and mainly comprises evidence for hunter gathering activity (see above). Some small-scale agricultural exploitation of the more tractable soils is suggested by pollen evidence from the Neolithic onwards, and the presence of Bronze Age barrows (burial mounds) within the High Weald (concentrating to the east and south-east of the Study Area in the St. Leonard's Forest area) points to some level of settlement at this period. The Iron Age saw the exploitation of iron ore deposits, and the presence of fortified hilltop enclosures suggesting some level of control of this industry.

4.6.8 Fourteen prehistoric sites are recorded within the Study Area. These all refer to Mesolithic activity sites around Roffey, in the eastern part of the Study Area, and a general scatter of individual artefacts:

- Ten sites representing artefact scatters or individual findspots of Mesolithic flint tools, mostly in the eastern part of the Study Area around Roffey, but including locations to the north and west of the Site (1 – 10). Site 10, adjacent to the south-east corner of the Site, covered 1.5 acres and comprised up to 2000 flints;
- Three sites representing flint scatters or individual findspots of Neolithic flint tools, all around Roffey (11 – 13); and
- A Bronze Age flint dagger of lanceolate form found within the Site (Bakehouse Field) in 1890 (14).

4.7 Romano-British

4.7.1 Evidence for Roman activity in the Weald is sparse, and is confined mainly to roads and ironworking sites. Few settlement sites have been found in the High Weald (Rudling 1999), although some sites such as villas at Chiddingfold in Surrey and Wiggonholt in West Sussex are known

from the less bleak periphery (Gardiner 1990) and recent work west of Horsham has produced some evidence for occupation.

4.7.2 One Romano-British site is recorded within the Study Area:

- A single sherd of East Sussex Ware found during excavations in 1989 at the medieval castle south of the Site (15).

4.8 Early Medieval

4.8.1 During the early medieval period, the Weald was largely covered by the great forest of *Andredeswald*. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seems to have shrunk in scale in comparison with the Roman period. The Weald was an important area for seasonal swine pastures established as extra-territorial parcels of land associated with parent manors situated on better soils elsewhere in the region; Hawkesbourne originated as a detached tithing of the manor of Applesham near Steyning. Many of the north-south aligned roads, tracks and footpaths in the region originated at this time as droveways.

4.8.2 Little is currently known of the nature of Saxon occupation in the surrounding rural area. Horsham itself is not mentioned in Domesday, although its appearance in a pre-Conquest charter suggests a settlement of some nature (Darby & Campbell 1962, 420). By the 10th century, the multiple estates had begun a process of fragmentation into smaller units, and it is from this process that the separate parish of Horsham probably derives, although the date of this process is unclear – the Site lay within the northern part of Horsham parish, not far from the border with Ruper. The settlement pattern, which largely developed from the Mid-Late Saxon period, tends to conform to the Ancient Countryside pattern (Rackham 1986), comprising an irregular landscape of fields carved out of the woodland, with settlement largely comprising a dispersed pattern of hamlets and isolated farmsteads. The area falls within the Weald Sub-Province within the South Eastern Province in Roberts & Wrathmell's rural settlement classification (Roberts & Wrathmell 2000).

4.8.3 No Anglo-Saxon sites are recorded within the Study Area, although many of the place-names originated in this period, indicating that many of the medieval settlement foci, represented by dispersed farmsteads, may have early origins.

4.9 Medieval

4.9.1 During the medieval period, the Site lay within the lands of several different manors, primarily the manors of Horsham and Hawkesbourne, the latter an outlier of the manor of Applesham. Holbrook originated as a copyhold tenement of the manor of Marlpost, while the manor of Roffey (a

sub-manor of Chesworth) lay to the east (Hudson 1986; Hurst 1868). The boundaries between the various and complex manorial holdings are difficult to reconstruct, although key landscape features such as lanes and trackways, watercourses and prominent linear hedgerows are likely to be relevant.

4.9.2 The central part of the Site lay within the manor of Hawkesbourne, which was first recorded in 1073 when William de Braose, the manorial lord and a powerful Marcher baron, granted tithes from *Ablesborna* (derived from 'the stream of Ealh') to the college he founded at Bramber, adjacent to his primary castle. The manor descended with Applesham into the 13th century, and thereafter as an under-tenancy of Broadwater until the 15th century. A park is mentioned within the manor in 1335, and the lord, Ralph de Camoys, had free warren (the sole right to grant small game, but not deer) there. A manor house is recorded in 1485 and again in 1572 – its location is unknown, but the earthwork site known as 'The Castle' (21) could be a candidate. The manor of Roffey lay south-east of the Site, and was first recorded (as a sub-manor of Chesworth) in the 15th century, with a park listed in 1439 and a manor house possibly located at the existing Roffey Place (76). Holbrook is first recorded c.1285 as a tenement of the manor of Marlpost, although nothing is known of its medieval history. The Moated House (87), 17th century and later in its current form, occupies a possible earlier moated site – Hurst records in 1868 that it was occupied by R.H. Hurst, whose ancestors lived there in the 15th century (Hurst 1868).

4.9.3 The agricultural regime initiated in the Saxon period in the Weald, mainly scattered pastoral activity, continued on into the medieval period. The typical heavy clayey soils of the area rendered much of the land unsuitable for arable farming at this time, as the primitive ploughing technology was unable to cope with these heavier soils. Consequently, an open field agricultural system never developed to any great extent, and those few examples that did exist were enclosed at an early date and have left few traces in the documentary record (Chapman & Seeliger 2001). Many of the scattered landholdings in the region had developed into small settlement foci, many of which still survive as farms in the modern landscape. Warnham is mentioned as a tithing (a sub-division of a hundred, in this case the Hundred of Steyning) in 1166, with references to a church at the same period, but with no certain evidence for any sort of nucleated settlement – the high tax assessments recorded for 1334 suggest a relatively dense population for the locality, but do not indicate how that population was distributed (Hudson 1986). Roffey existed as a small hamlet by 1315. The rural landscape comprised a mainly pastoral landscape of irregular assarts with small patches of common demesne (land held in hand by the manorial lord) arable around scattered settlement foci with extensive common grazing to the south (Horsham Common, still surviving in 1800 – Fig. 7).

4.9.4 Other elements of the medieval landscape include a mill mentioned at Hawkesbourne in 1386 (probably a watermill within the manor, located perhaps along the stream valley south of the Site, although no earthworks relating to such a mill were identified during the walkover survey element of this project) and a 14th century iron bloomery at Roffey, recorded in 1338 producing 6000 crossbow bolts for the royal army.

4.9.5 Sixteen sites of medieval date are recorded within the Study Area:

- Four defensive sites, representing three moated sites (17), (21) and (22) and a Norman motte and bailey castle (18);
- Two ironworking sites at Roffey (16 and 19);
- Three Grade II Listed Buildings of medieval origin (29 – 31);
- The site of a former medieval house (23);
- Four farmsteads of medieval origin (24, 26 – 28);
- A pillow mound (artificial rabbit warren) (25); and
- A quantity of medieval pottery found during excavations at the motte and bailey castle (20).

4.10 Post-Medieval

Horsham

4.10.1 The post-medieval period saw Horsham retaining its function as a market town. The layout remained fundamentally medieval in nature, with piecemeal suburban development on all sides. By 1524, the town had the highest average wealth in Sussex, and was referred to in 1730 as the 'Metropolis of the Weald' (Hudson 1986, 132). In 1648 the town played a small part in national events when it was the scene of a Royalist uprising, swiftly crushed by the New Model Army. The later post-medieval period saw a continuing rise in prosperity, partly due to the presence of a large barracks and the holding of assizes in the town, culminating in its status as joint county town of West Sussex (with Chichester) in 1889. By 1939, Horsham had acquired its present function, a dormitory settlement serving London.

The rural landscape

4.10.2 The agricultural landscape around Horsham is in part a fossilised late medieval landscape, comprising small irregular fields carved from the surrounding woodland, much of which has been left as shaws, often managed for woodland products through coppicing – woodland remained an important resource until modern times, with Langhurst Wood (west of the Site) producing 6000 loads of timber and 11,500 cords of underwood in 1598 (Hudson 1986, 130). The Sussex HLC indicates most of the Site comprises 'modern field amalgamations', indicating a modern post-war reorganisation of an earlier landscape – comparison with historic mapping suggests that this originally comprised an assarted landscape of medieval origin interspersed with early 19th century enclosures from the

common, although most of the internal boundaries have been destroyed, leaving just a partial skeleton of the original field pattern. The farming regime was largely mixed, and many of the local tenants had grazing rights on Horsham Common until extinguished upon enclosure in 1812-13 – by the late 19th century most of the parish was pasture, poultry, market gardening and fruit. A number of landscape parks were established in the area, including the original Warnham Park, recorded between 1634 and 1751 and referenced in the landscape by Park Farm situated immediately south of the south-western corner of the Site. Roffey Park was disparked in the 19th century, and a new park laid out by 1896 around the new house, beyond the south-east boundary of the Site. Holbrook was established in the 19th century, associated with a house built c.1800 and enlarged in Italianate style in 1844.

4.10.3 Areas of open waste such as Horsham Common immediately south of the Site, were used as common pasture for manorial tenants and for other uses such as military musters, fairs and executions, until enclosed in 1812-13. A number of stone quarries and sand and clay pits provided alternative or additional employment for farming communities, with additional large-scale industrial development such as brickworks to the west of the Site. The general remoteness of the landscape around the Site prior to the 19th century is evidenced by Owlscastle, situated at the eastern end of the Site; this may be derived from owlers, a local term for wool and sheep smugglers, suggesting a little frequented smuggling route (Mawer & Stenton 1929). Alternatively, it may refer to an isolated building 'haunted' by owls.

4.10.4 Scattered across the landscape are a number of large farms, often comprising buildings of early post-medieval date, but occupying much older sites, although many of the names are first recorded in the post-medieval period: Pondtail in 1626; Holbrook ('hollow meadow') in 1504; Rapeland Farm (now Hawkesbourne) ('place where rape grows') in 1537. Smaller building plots along the roadsides often represent illegal encroachments (squatter settlements) onto former wasteland (Hudson 1986, 145). Some modification of the field pattern, including the grubbing out of shaws and hedgerows, took place during the 19th century when advances in technology allowed arable farming to be carried out on a much greater scale than before, but particularly in the post-war period with the advent of large agricultural plant. Further landscape developments included the expansion of Horsham in the 19th and 20th centuries and the construction of the two railway lines in 1848 and 1867. During the Second World War, a number of temporary searchlight batteries were established around the Study Area, providing a defence line for London, and a Flame Warfare Establishment was built north of the Site in 1941 to test liquid fuel rocket engines (Cocroft 2000). An RAF Hurricane fighter was shot down within the Study Area in August 1941, killing the pilot (Sgt Ernest Bloor, No. 1 Squadron) (not recorded on WSHER) – military crash sites are of archaeological significance, and are

protected under the Protection of Military Remains Act 1986, with no ground disturbance permitted within a 100m radius without a licence from the Ministry of Defence – in this case, the crash site was recorded in a subsequent street name (Bloor Close), which lies 300m south of the Site and therefore has no implications for the proposed development (Burgess & Saunders 1994).

4.10.5 85 post-medieval sites are recorded within the Study Area:

- Seven former or existing historic parkscapes and parkland features/structures including an icehouse (**32 – 34, 37, 38, 65** and **109**);
- Seven industrial sites, comprising a watermill, ironworking sites and brickworks (**35, 36, 39 – 42** and **55**);
- Nineteen historic farmsteads (**44 – 54** and **56 – 63**);
- Five military sites (searchlight batteries, and anti-tank obstacle and a research facility, all of Second World War date) (**64** and **137 – 140**);
- Forty-one Listed and two Locally Listed Buildings (**66 – 108**);
- Three Ancient Woodlands, of at least 17th century origin (**141 – 143**); and
- One artefact findspot (an 18th century clay pipe) (**43**).

4.11 Undated

4.11.1 39 undated sites have been recorded within the Study Area. These comprise:

- A hearth found during archaeological work in 1992 (**111**);
- Ten minepits associated with iron-working, probably of 16th – 18th century date but feasibly earlier (**110, 112 – 118, 125** and **133**);
- An alleged moat at Bush Lane, probably a stream diversion of 18th century date (**119**) – the misidentification may derive from an antiquarian note (Anon. 1902);
- Four geophysical anomalies interpreted as representing agricultural activity (**120 – 123**);
- Hollow-ways and earthwork banks within woodland (**124, 126 – 128, 130, 131** and **136**);
- Two charcoal-burning platforms in woodland (**129** and **132**); and
- A pond and viewing platform (**134** and **135**).

5.0 CARTOGRAPHIC EVIDENCE

5.1 Early county maps show little detail about the Site, but emphasise the rural nature of the locality. The 1724 one-inch map by Richard Budgen (Fig. 5) shows the main road network (including Rusper Road, turnpiked by this date) and two buildings in the area of the Site that represent 'Hawksbourne' and 'Mole', the latter possibly the Moated House (perhaps in error for 'Mote'). Gardner and Gream's one-inch map of 1795 (Fig. 6) shows more detail, although the field pattern is largely stylised. Nevertheless, some of the buildings can be recognised and Bush Lane is prominent with buildings at Bush Cottage and Owlcastle; Bush Cottage is shown to the north of the stream, supporting the view that the HER entry for an alleged moat is a misidentification of a stream realignment (119). The Ordnance Survey Draft map of c.1800 (Fig. 7) shows the contemporary landscape in more detail; Graylands, Holbrook (within a stippled area of parkland), Graylands Farm, Bush Cottage and Owlcastle were all shown, although only the first two were named. Prominent areas of woodland were shown west of Owlcastle and along the south-eastern boundary of the Site.

5.2 The earliest available detailed map is an 1811 estate plan (WSRO 3296/158) showing the Holbrook portion of the Site (Fig. 8). This shows the house and ancillary buildings at Holbrook, situated along the lane with a series of ornamental ponds, and a large area of parkland to the west. Lines of trees within the park represent former field boundaries, indicating a recently cleared system of small rectilinear fields. The northern half of the map shows a landscape of woodland and small assarted fields. Morris' Farm did not exist at this time.

5.3 The Horsham Inclosure map of 1812-13 (WSRO QDD/6/W8) only shows part of the south-eastern corner of the Site (Figs 9a and 9b). Bush Lane is prominent, with Bush Cottage shown as two rectangular buildings in plot 225 (Fig. 9b) – the stream is shown flowing to its north and west by this time, indicating that the stream realignment took place during the first decade of the 19th century. The existing field pattern is broadly recognisable within a much more complex system of smaller fields, probably of medieval origin. The map also clearly shows that Bush Lane originally extended east from Owlcastle to join Wimland Road in the vicinity of Brook House (30).

5.4 The next available mapping was the Horsham Tithe of 1844 (Figs 10a – 10d; Appendix 2 reproduces the Apportionment data). This shows a complex and irregular arrangement of small fields, largely arable but with smaller areas of pasture around farmsteads and meadowland in the stream valley. Some of the field boundaries are still evident in the modern landscape, although most have been destroyed during periods of 20th century field amalgamation. Field names are of variable interest, with

most being variants of 'X Acres', while others give a picture of the contemporary landscape: e.g. Barn Field, Alder Field and Furze Field. Blue Button Field is unusual, but similarly named fields in Dorset and Cheshire have been identified as 'land on which devil's bit scabious [a round, blue flower] grew'. Jack Burstow's Field may relate to an individual, although Jack is often used to refer to unused land. Other interesting field names include Steeple Field (probably derived from the Old English for clearing), Sharples (meaning steep land), Bailey Field (possibly land assigned to the bailiff of the manor), Night Cooks and Long Cooks (possibly a reference to woodcock), Bath Plat (land by a pond) (Field 1989). Names with a clear archaeological relevance include Pit Field, Mine Pits, Castle Field, Potlands, Fullers Field and Bakehouse Field. An 1861 plan showing the estate of R.H. Hurst, i.e. Moated House and Hawkesbourne (WSRO ACC 4401/1) is almost identical (not illustrated), and was probably a direct copy of the relevant extract of the Tithe map (a common practice for estate maps prior to the advent of readily available detailed Ordnance Survey mapping).

5.5 Coverage by Ordnance Survey mapping between 1875 and 1912 emphasises the largely static nature of the landscape prior to modern field amalgamations (Figs 11 - 19). The fieldscapes were considerably more complex than now exists, with occasional small field barns and other agricultural buildings scattered through the fields. The main changes in the period covered by these maps was the creation of the parklands at Graylands and Holbrook. In both cases the original field patterns are recorded by lines of trees retained once the hedgerows they were formerly a part of had been grubbed out. Details of the historic buildings and parkland will be discussed in the section dealing with setting issues.

6.0 AERIAL PHOTOGRAPHS

6.1 A search was made of the air photograph collections of the West Sussex Record Office, together with other imagery available online. The following aerial photographs were checked:

- WSRO APH1 (3SW, 23SW & 14NW) (1947-50);
- WSRO APH100 (frames 85935-85942) (December 1960);
- WSRO APH65 (c.1960);
- WSRO WDC/SU19/1/3 (1961);
- WSRO APH120 (frames 152035-152036 [Run 24]; 647564 [Run 25]; 647669 [Run 26]) (1971);
- RS CPE/UK/1966 (frames 4204-4208) (Apr. 1947) available online¹⁰;
- Google Earth imagery (Dec. 2001 – June 2013).

6.2 A spread of photographs was available for the Site, although many were of limited use either through scale or coverage of Site (e.g. the 1961 prints cover the western bypass, which is not evident from the catalogue entry). In terms of land-use, they served to support the generally unchanging nature of the Study Area, which has been used as agricultural land for the entire period covered by the photographs. No features of archaeological interest were observed on any of the photographs, with cropmarks limited to field boundaries identifiable on 19th century mapping.

¹⁰ <http://www.sussex.ac.uk/geography/researchprojects/airphotos-historic/1940/index.html?COL=1+ROW=1+ZOOM=b+GPSX=-1+GPSY=-1>

7.0 WALKOVER SURVEY: Extant Heritage Assets within the Site

7.1 A walkover survey by the author was undertaken on 5th & 10th-12th September 2014. Conditions were good, being dry and sunny with reasonable distant visibility.

7.2 The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey.

7.3 The survey identified three specific areas of archaeological significance (Figs 3 & 4):

- Historic Hedgerows: 12 hedgerows were identified as being of historic significance according to the criteria within the Hedgerows Regulations 1997 (Appendix 3) (**144 – 155**). These are all mature hedgerows, sometimes associated with occasional mature standard trees, and generally lining ditches. Little evidence for positive earthworks (hedgebanks) was seen, although some of the hedgerows were too densely vegetated to allow access to, or even sight of, the interior. Hedgerow **144** comprises a shaw, 15-20m wide, consisting of a flat strip defined by two ditches with intermittent internal banks, with mature oaks along the western boundary and a scatter of youngish hazel coppice within the interior. This feature forms part of a larger linear feature that extends north of the Site as a wooded ghyll, possibly forming the western boundary of the manor of Hawkesbourne.
- Ancient Woodland: three areas of Ancient Woodland exist within the Site. A rapid assessment of the interiors was carried out, although this was hampered by the extent of seasonal ground vegetation. **141** was defined by a low woodbank on three sides, with the southern edge inaccessible. The interior is very irregular, with a large water-filled pit in the centre and numerous other small pits scattered around, presumably deriving from quarrying of Horsham Stone (a belt of which runs through the wood). Brick footings in the south-east corner relate to agricultural buildings shown on the 1844 Tithe map (where the wood is named Barn Coppice). **142** was also defined by a woodbank and contained a large quarry pit in the centre, now landscaped as a pond (and with the surroundings cleared of trees). **143** comprised a linear valley bottom wood following the extremely sinuous and deeply cut stream, although earthworks were limited to woodbanks along the western stretch. All the woods had hazel coppice and some standards of various species, but no clear examples of veteran trees.

- The alleged moated site at Bush Cottage (119) now contains no evidence for any structures – it forms the western end of a ploughed field (Plate 1), with no clear evidence for any building material within the soil. The stream now passes to the north and west of the former cottage site by a series of straight lengths of deeply incised valley, similar in appearance to the remainder of the watercourse to the south-west except that is more sinuous. The historic map evidence suggests the stream originally ran south of the cottage until a point between 1800 and 1811 when it was diverted, probably to rationalise existing fields for reasons of agricultural efficiency. The former course of the stream to the south-east of the cottage site is evident as a low linear depression crossing the arable field, rendered slightly more visible at the time of the site visit by a growth of grass (Plate 2). The cottage itself was marked on 18th and 19th century historic maps, and a series of estate papers which may relate to this site (although this is uncertain) identifies a series of tenancies from 1712 until 1800 (WSRO ACC 5121).

7.4 No evidence for any further archaeological features were visible as surface features. Both banks of the two stream channels were inspected, but no earthworks suggestive of mill sites, fishponds or other archaeological sites associated with watercourses were observed – both channels have the character of deeply cut wooded ghylls.

8.0 ASSESSMENT OF SETTING ISSUES RELATING TO DESIGNATED HERITAGE ASSETS

8.1 An assessment was made of the potential impact of the proposed development in relation to designated heritage assets and their settings. This assessment was carried out in accordance with Historic England¹¹ guidance relating to assessing the significance and setting of heritage assets (English Heritage 2008; *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*; *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*), with a further and cruder grading required to assist in populating sensitivity and value matrices during the environmental impact assessment (EIA) process, usually abbreviated as 'DMRB' (Highways Agency 2007 with amendments to conform to DMH Stallard templates). The key issue to bear in mind when assessing potential impacts on the setting of heritage assets is that the setting of a heritage asset has no intrinsic importance or value in itself, only the extent to which it contributes to the significance of the heritage asset in question. A proposed development does not necessarily have to be visible from a heritage asset to affect its setting or significance; equally, a proposed development can be fully visible from or even directly adjacent to an asset but will not have a significant impact if the setting does not contribute to the significance of the asset or if the development does not fall within that setting if it does contribute. Consequently, general issues of visual impact and views are not directly relevant to this assessment unless they have heritage significance.

8.2 The assessment follows the three-step approach set out in the guidance: Step 1: identifying the heritage assets affected and their settings; Step 2: assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s); and Step 3: assessing the effect of the proposed development on the significance of the asset(s). The assessed heritage assets will be considered by category: Scheduled Monuments, Listed and Locally Listed Buildings, a Registered Historic Park and Garden, and Historic Parkscapes. Step 3 will be carried out in Section 11.0.

Step 1: identifying affected heritage assets

Scheduled Monuments

8.3 There are three Scheduled Monuments (SM) within the Study Area, within or extremely close to the Site boundary. They comprise a motte and bailey earthwork castle (18) and two medieval moated sites (17 and 21).

¹¹ Until recently English Heritage.

Listed Buildings

8.4 Forty-one Listed Buildings and two Locally Listed Buildings are recorded within the Study Area. All of the assets were visited (to the extent that was possible from the public realm) to determine whether there were likely to be any potential effects from the proposed development. Eight assets (all Grade II Listed Buildings) were identified to be the subject of detailed assessment (see below) – the remaining thirty-five assets are considered to be unaffected by the proposed development as it lays beyond their setting due to distance from the Site and/or the presence of intervening topography/extensive screening vegetation (multiple belts of trees and hedgerows), or modern residential developments, precluding any intervisibility with the Site. A large number of additional Listed Buildings were assessed within Warnham village, at the request of Historic England, although lying beyond the western edge of the Study Area. The setting of these assets is defined by the historic village and its immediate environs, and the Site lies beyond this setting due to distance and intervening high ground. Consequently the proposed development will have no effect on their significance or settings.

- Brook House (Grade II) (30);
- Holbrook Park (Grade II) (82);
- Holbrook Park House (Grade II) (83);
- Hollywick Farmhouse (Grade II) (84);
- The Moated House (Grade II) (87);
- Hawksbourne Farmhouse (Grade II) (88);
- King's Farmhouse (Grade II) (89); and
- Barn to the south-west of Brook House (Grade II) (90).

Registered Historic Park and Garden

8.5 One Registered Historic Park and Garden exists within the Study Area:

- Warnham Court (Grade II) (109).

Historic Parkscapes

8.6 Three Historic Parkscapes (as defined by WSHER) exist within the Study Area, two of which lie within the Site:

- Graylands (32);
- Holbrook Park (33); and
- Roffey Park (34).

Step 2: assessing contribution of setting to significance

Scheduled Monuments

Motte and bailey castle at Chennells Brook Farm (18)

8.7 The castle comprises an earthwork castle of Norman date, comprising a central motte (mound) 2m high, set within a deep moat, with a bailey enclosure to the east¹², also moated. The castle was approached by a causeway from the south. Parts of the earthworks have been eroded by the adjacent stream. The history of the castle is unclear – an on-site interpretation panel, based on Braun 1936, states it was built as a hunting lodge by William or Philip de Braose, lords of Chesworth manor, c.1110, but it appears to have had an additional use as a fortified centre controlling the northern part of their territory, and was occupied by William's nephew, William de Chernella and perhaps a small garrison. It appears to have been deliberately destroyed by 1160, perhaps associated with a demilitarisation phase following the end of the civil war between King Stephen and the Empress Matilda. It has alternatively been interpreted as a moated site (Place 1989), although the scheduling currently favours the earlier interpretation.

8.8 The earthworks are located within the stream valley on the northern edge of Horsham, with the A264 and its intersection with Rusper Road to the north, Rusper Road itself to the west and Lemmington Way to the south, and residential properties off Winterbourne to the east. The close environs of the asset are densely wooded, including thick scrub, on all sides, and the site has the character of suburban edgeland used for dog walking. There is no significant visibility out into the surrounding landscape from any part of the asset, and occasional glimpsed views are of roads and houses (Plates 3 & 4). The asset is accessed by a narrow gap in the surrounding vegetated belt from Lemmington Way. The existence of the A264, a substantial dual carriageway within a wooded corridor, has severed the asset from any meaningful relationship with the Site to the north and constrains everything to its south within a large suburban block. Consequently, the setting of the asset is effectively constrained within the area enclosed by the three roads and the residential properties.

8.9 The significance of the asset is primarily related to its evidential and historical value, as an example of an important monument form associated with the Norman Conquest, a key historical event, surviving in the landscape as an archaeological site with relatively little subsequent disturbance (as far as that can be divined in the absence of excavation), and is restricted to the physical fabric of the scheduled area (as is reflected in the scheduling record). The wider setting is modern and does

¹² The scheduling record says west, but this is wrong.

not contribute to the significance. The overall DMRB grading (sensitivity/grading) for this asset is High.

Moated site 200m west of Graylands Copse (17)

8.10 This asset represents a medieval monument form often associated with high status settlement. There are over 200 recorded in Sussex (Jones 1999) and 6000 across England, and they comprise a moated platform on which often (though not always) stood a collection of domestic buildings, often a manorial centre, although many contained only gardens (in and outside of the moated platform) (Creighton 2009). The central 'island' measures c.0.05ha, which is on the small side; fieldwork in Suffolk has found that sites larger than 0.4ha tend to indicate manorial sites, with sites smaller than this occupied by free tenants, although it is difficult to extrapolate across regions (Creighton & Barry 2012). Whatever the social status of the occupants, the moat was designed more as a status symbol than a serious defensive measure. According to Historic England:

They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

8.11 The early history of the asset is unknown, as is the extent of any post-medieval use or occupation. It was re-used as a decorative landscape feature in the 19th century, planted with exotic trees and containing brick buildings and a brick bridge, although little trace now survives of these elements with the exception of a possible bridge abutment in the north-east external corner of the moat. This phase of use was probably associated with the development of the park at Graylands. The asset now comprises a rectangular island (70m x 65m) defined on all four sides by a water-filled moat up to 10m wide (Plate 5). A retaining bank is evident along the western outer edge of the moat. The interior is now densely wooded with mature trees and thick understorey, including significant amounts of rhododendrons, with no visibility of any part of the interior (Plate 6). The outer edge of the moat is also colonised by scrub and trees.

8.12 The current setting of the asset is within a pasture field (extending to the east and south with woodland beyond), used mainly for sheep, and scattered with former parkland trees (mature oaks representing former hedgerows grubbed out in the 19th century during the creation of Graylands Park) (Plate 7). Immediately to the north and north-east is a large modern arable field, scattered with occasional mature oaks and a clump of pines which originated as hedgerow trees subsequently retained within Graylands Park (the pines are entirely parkland in origin) (Plate 8). A gap in the woodland to the south-east provides further glimpses of arable fields (Plate 9). This setting is primarily that of a modern mixed agricultural landscape, with a slight parkland flavour imparted by the scattered trees (together with exotic species on the moated site itself and

in the woodland to the east). However, comparison with Ordnance Survey mapping indicates that the surviving trees are a small fraction of what formerly existed. Consequently, the existing landscape is a late 20th century creation for modern agricultural purposes, replacing 19th century parkland which itself replaced a complex assarted fieldscape of late medieval/early post-medieval date, little trace of which exists (other than occasional trees). The earlier landscape is the most significant as far as the asset is concerned, and little survives - the main significance of the asset is now evidential and historical in relation to its history as a medieval occupation site – it is likely that the central island contains archaeological deposits relating to its medieval use (albeit disturbed by tree growth and the construction of 19th century buildings) and the moat may contain preserved sediments of palaeo-environmental value. The rural setting, although aesthetically attractive, contributes little to its overall significance. The overall DMRB grading (sensitivity/grading) for this asset is High.

The 'Castle' moated site, 500m ESE of Hawkesbourne Farm (21)

8.13 This asset is a similar monument to 17, to which the comments in 8.10 above apply equally. Again, the early history is unknown, but it is possible that it originated as a manorial centre for Hawkesbourne manor as it is relatively large in size (0.3 ha) and has unusually large earthwork banks (Plate 10). Alternatively, it may be a hunting lodge associated with the park recorded at Hawkesbourne in the 14th century. The asset is now situated within ancient woodland, suggesting it was probably disused by the end of the medieval period. It comprises a rectangular platform, 0.3 ha in area, with a prominent earth bank along all four sides, measuring between 1.5 and 2.2m high and c.7m wide, with an entrance in the eastern side. It is surrounded by a now-dry moat, 10m wide and 2m deep.

8.14 The asset is now entirely located within mature deciduous ancient woodland, within Horsehead Ghyll (part of the wider Channells Brook valley), separated from the Site by a wooded strip 15-20m wide (Plate 11). Its modern setting is largely confined to the woodland, with glimpsed seasonal views of the adjacent farmland (arable to the south-west and horse pasture to the north-west). Its original landscape setting is unknown, and while it may feasibly have been constructed within a cleared area in woodland (particularly if it was a hunting lodge), the internal woodland cover, including in and around the moat, is clearly post-abandonment encroachment. The farmland to the west is defined on the HLC as 'aggregate assarts', implying a preserved medieval landscape – however, this is inaccurate as, apart from one surviving hedgerow of historic interest, the character is now predominantly modern, with a large arable field to the south-west, and a series of horse paddocks to the north-west, the latter with significant sub-division by wire fencing – prior to the mid-19th century, the area was a mosaic of smaller arable fields and scattered woodland, significantly altered by modern field amalgamations. Consequently, the main significance of the asset is now evidential and

historical in relation to its history as a medieval occupation site – it is likely that the central island contains archaeological deposits relating to its medieval use (albeit disturbed by tree growth) and the moat, while dry, may still contain preserved sediments of palaeo-environmental value. The setting, while rural, contributes little to its overall significance. The overall DMRB grading (sensitivity/grading) for this asset is High.

Listed Buildings

Brook House (Grade II) (30) and Barn to the south west of Brook House (Grade II) (90)

8.15 These assets comprise a medieval open hall with rear additions of 16th and early 20th century date, and an associated weatherboarded barn of 16th-17th century date (now converted for residential use), located on the eastern side of Wimland Road with a direct view of the easternmost field within the Site, partly screened by the roadside hedge (Plates 12 & 13). The upper parts of these buildings are visible from the field to the west. The 1844 Tithe apportionment indicates it was a homestead at that date, associated with mixed agricultural land located east of Wimland Road, with no clear tenurial link with the Site. It is located on Gardner and Gream's 1795 map as 'Parson's Farm' and is first recorded as such in 1548 (Mawer & Stenton 1929) which, together with the surviving medieval fabric, suggests a settlement site of some antiquity, representing an original medieval dispersed settlement focus. Historic mapping indicates that it was located along a minor rural lane, associated with a farmyard (still surviving though modified), and set within an intimate landscape of small, assarted fields, woodland and lanes (including a now-vanished extension of Bush Lane which originally joined Wimland Road directly opposite the assets). This landscape has now been significantly modified, with most of the small fields amalgamated into larger arable units generally bounded by a skeleton of surviving hedgerows (often those most difficult to remove, e.g. incorporating watercourses). The railway now passes within a wooded corridor to the south-east of the house, with the A264 dual carriageway beyond.

8.16 The original setting of the assets was, therefore, intimate agricultural land of probable medieval origin, with the functional setting (i.e. the land attached to the house as a working farm) apparently focussed to the east, with further axes extending along the lanes. This has been substantially modified to cater for the needs of modern agri-industry, but the surrounding open farmland, including the adjacent parts of the Site to the west, still reflects an agricultural character, albeit modern, and allows the asset to be understood in terms of its farming origins (Plate 14). It therefore contributes to the significance of the asset, although reduced to some extent in view of the modern character. The evidential value of the physical fabric of the two buildings, together with the spatial association between them and their curtilage as a farmstead, is of greater

significance. The overall DMRB grading (sensitivity/grading) for this asset is Medium.

Holbrook Park (Grade II) (82) and Holbrook Park House (Grade II) (83)

8.17 These assets comprise a mid-19th century country house, originally built c.1800 and enlarged by c.1844 in Italianate style and an early to mid-19th century house that may formerly have been the stables. The assets were located on the eastern edge of a large landscaped park, laid out by c.1800 – the estate plan of 1811 shows the assets situated adjacent to enclosed gardens and a string of ornamental water features, with a large expanse of open parkland to the west; lines of trees record the position of former hedgerows indicating an earlier landscape of small fields. By 1875, the formal grounds had extended further to the south (partly bounded on the west by a still extant ha-ha), and the southern part of the park enclosed, perhaps for agriculture.

8.18 The current setting retains much of the designed landscape, although now limited to the area within the ha-ha (the original formal gardens), set out as private enclosed gardens – the parkland to the west is now a large single field used for pasturing cattle, with all the former trees removed, and has the character of agricultural land, albeit still open grassland (Plate 15). The southern part of the former gardens is now a separate landholding with a modern house. The perimeter of the current gardens is densely vegetated with tree belts, including *leylandii* which act to exclude views beyond the garden perimeter and which allow only very occasional partial views out into the surrounding landscape (Plate 16). Views east are largely limited to the eastern boundary of the curtilage and the lane (Old Holbrook) beyond, with partial glimpses of the horse paddocks on the eastern side of the lane. The formerly rural nature of this laneside position has been eroded by the addition of a line of modern detached properties which give a suburban character to this part of Old Holbrook. As a designed landscape, the immediate setting does make a major contribution to the significance of the assets as a whole, but is restricted to the gardens; the wider farmland beyond does not due to its change of character, although the open landscape has some generic value and should be respected in the design. The overall DMRB grading (sensitivity/grading) for this asset is Medium.

Hollywick Farmhouse (Grade II) (84)

8.19 This asset comprises a 17th century timber-framed house with later rebuilding, set within an enclosed garden on the eastern side of Old Holbrook/Northlands Road, protruding out as a prominent salient into a large arable field (Plate 17). The southern and eastern boundary comprises a high conifer hedge, with the north-eastern boundary formed by wooden fencing and outbuildings. The asset has a direct view of the Site to the east and north, but this is limited to the field within which it sits (Plates 18 & 19). The 1844 Tithe map indicates that the asset originally formed part of Rapeland Farm, specifically the farmhouse, and lay with a

landscape of small enclosed fields, with a long but small field extending due east to the adjacent woodland. This landscape has been modified by 20th century hedgerow removal and field amalgamation, and now comprises large arable units separated by a few surviving hedgerows – the one immediately east of the asset is effectively a narrow wooded ghyll. The asset no longer has the character of a farmstead, but is a commuter house set within landscaped grounds including a formal garden and a swimming pool. Consequently, much of the significance of the asset is evidential relating to the building itself and the plot on which it stands, both of which may contain structural or buried evidence relating to the historical development of the asset. However, the generic rural setting and open aspect also contributes to the significance of the asset in allowing its historic origins as a farmstead to be read. The overall DMRB grading (sensitivity/grading) for this asset is Medium.

The Moated House (Grade II) (87)

8.20 This asset comprises a 17th century tile-hung brick farmhouse, located within an earlier irregular moat of probable medieval date. It is now flanked to the east by large modern agricultural buildings and to the south by modern business units including a nursery. The asset has a direct view across the arable field to the north and north-west and partial glimpsed views of the pasture field to the east. Views across the pasture fields to the south and west are screened by buildings and vegetation (Plates 20 – 28). Up until the 20th century, the asset was defined within the moat and set within an intimate landscape of small fields – the 1844 Tithe map shows the house (in red) with a large ancillary building (probably a barn) to the south. Later maps show further structures within the moat, indicating that historically the farmstead was enclosed within the moated circuit. Only the house now survives, the other buildings replaced by lawns, parking areas and a modern outbuilding/garage. The surrounding fieldscape has been rationalised into large modern fields used for arable or cattle pasture, although prominent hedgerows survive to the west and north-east, retaining some of the framework of the original landscape. The modern buildings around the asset represent an extension of the site beyond the historic farmstead area and intrude an industrial element into the character of the site.

8.21 The asset has historically been an isolated settlement located within farmland. This wider setting still exists, although the original historic landscape character has been changed due to the extent of modern field amalgamation. In addition, as a moated settlement, it has been to some extent deliberately designed to sit apart from its surroundings, with the moated aspect serving to focus attention inwards, strongly defining a space separate from the wider landscape. This is emphasised by the existing extent of vegetation around the perimeter of the moat. In addition, while the house and the surrounding fields were all in single ownership in 1844, this is no longer the case, with the physical link to the fields to the north and south now severed. Nevertheless, it is considered

that while the key setting of the asset comprises the moated enclosure, the wider setting of open fieldscapes also contributes in allowing the agricultural origin of the asset to be read, although to a reduced extent due to changes in historic landscape character of both the asset itself and the environs. The overall DMRB grading (sensitivity/grading) for this asset is Medium.

Hawksbourne Farmhouse (Grade II) (88)

8.22 This asset comprises a 16th-17th century timber-framed house with later refacing. It is located on the eastern side of Rusper Road, on the northern boundary of the Site, adjacent to Old Hawkesbourne Farm. The site itself may be of medieval origin, associated with the manor of Hawkesbourne, although the location of the medieval manorial centre is unknown. By the 19th century, it had declined in status to a farmhouse associated with a farmstead set within small fields and paddocks. This landscape context still survives to an extent, although the house and farmstead appear to have been separated into different holdings, the latter now expanded as Old Hawkesbourne Farm with its own house and a predominantly equestrian character with paddocks and training rings to the east. Despite these modern changes, the setting still retains elements of the original landscape and therefore contributes to the overall significance, although this is confined to the environs of the asset (Plate 29). The overall DMRB grading (sensitivity/grading) for this asset is Medium.

King's Farmhouse (Grade II) (89)

8.23 This asset comprises a probably 17th century farmhouse with later restorations, located on the western side of Wimland Road with direct views to the north-west across the large field forming the easternmost part of the Site, partly limited by the garden and boundaries (Plate 30). Its roadside location, sandwiched on a narrow neck of land between the road and a stream, suggests it may have originated as an encroachment (or 'squatter' settlement) on a strip of roadside waste – the area immediately north is listed on the 1795 map as Gibbs Green (Fig. 6), and a succession of other similar plots are recognisable extending along a north-easterly extending finger of Horsham Common (Figs 6 and 7). The surrounding landscape was more complex and intimate than at present, with a now-lost extension of Bush Lane to the north, and what is now a large arable field formerly divided into a series of small arable enclosures, the irregularity of which suggests an origin as medieval assarts. The modern rural landscape has the character of modern amalgamated arable fields but the broad character of an 'island' site sandwiched between fieldscapes and road remains, and contributes to the overall significance of the asset. The overall DMRB grading (sensitivity/grading) for this asset is Medium.

Registered Historic Park and Garden

Warnham Court (Grade II) (109)

8.24 This asset comprises a largely 19th century house set within formal gardens and ornamental woodlands, within a larger deer park extending to the south and east. According to the register entry, the primary views from the house and gardens are towards the south across the park and over to the South Downs in the distance, with a wider setting of wooded farmland, with the suburbs of Horsham to the east. The primary focus of the view from the garden terraces was a lake situated to the south in the park. Views to the north and east are partly constrained by arable fields and wooded road corridors (A24), with further belts of trees and the railway beyond (Plate 31). The Site is 1.1 km away at its nearest point. Consequently, the main setting of the park is focussed towards the south and away from the Site, and does not include the Site. The overall DMRB grading (sensitivity/grading) for this asset is Medium.

Historic Parkscapes

Graylands (32)

8.25 This parkland was established in the late 19th century when a country house was created from a former farmstead. Historic mapping shows a large expanse of grassland extending south from the house, with the moated site 17 in the south-west corner. The 1897 OS map (Fig. 14) shows lines of trees reflecting former hedgerows and shaws (themselves still visible on the 1875 map – Fig. 11), while the 1844 Tithe map (Fig. 10a) shows an even more complex landscape of small enclosed fields. The parkland existed into the late 20th century before being converted into arable, with a small area of pasture (separated by a wire fence) at the south-western corner. Most of the former trees were felled, leaving a fragmentary scatter. The existing character is of modern arable, with the surviving trees providing a hint of the former land-use, but with only a solitary clump of pines suggesting a parkland phase rather than just surviving hedgerow trees.

8.26 The house is prominent at the top of the slope, although not visible from the field to its south-west (i.e. within the site) due to screening vegetation, but clearly visible from the field just to the east. The house now forms part of an industrial estate and is flanked by numerous industrial buildings and infrastructure. In conclusion, therefore, the historic land use as parkland is not reflected in the present landscape character, with designation based on historic map evidence rather than physical survival. The overall DMRB grading (sensitivity/grading) for this asset is Negligible.

Holbrook (33)

8.27 This parkland was created in the late 18th-early 19th century. The 1811 estate map (Fig. 8) shows formal grounds around the house, with an expanse of parkland to the west containing lines of trees representing

former hedgerows of an earlier agricultural landscape. The designed landscape is now restricted to the gardens around the house, separated from the former parkland by dense screening vegetation forming a very definite boundary. The former parkland trees have now all been felled, and the land is now in agricultural use as cattle pasture. It is no longer readable in the landscape as part of a former park and does not contribute to the significance of the remaining designed core (see 8.16 and 8.17 above). The overall DMRB grading (sensitivity/grading) for this asset is Negligible.

Roffey Park (34)

8.28 Roffey Park was established in the late 19th century, extending from the house down as far as the East Grinstead road (now the A264). The area around and to the south of the house is still parkland, although the greater amount of the former park extending from just north of the house down to the road is now a large arable field. Consequently, the setting of the park has contracted to the area around the house, with a wider landscape setting across the valley to the north towards the wooded ridge beyond. The Site lies in the lower valley basin to the west of the park, behind the modern infrastructure of the A264 and railway, and does not form a significant part of the setting of the parkland. The overall DMRB grading (sensitivity/grading) for this asset is Low.

9.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

9.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are 21 known heritage assets within the Site. There are a further 13 designated heritage assets where potential impacts on setting or significance has been identified.

Heritage assets within the Site

- Archaeologically Sensitive Area identified with the findspot of a Bronze Age flint dagger (14);
- Scheduled Monument – homestead moat (17);
- Archaeological Notification Area associated with, and wider than, the scheduled moated site (17);
- The Moated House, a Grade II Listed Building (87) and the moated enclosure around it, which is both an Archaeologically Sensitive Area and an Archaeological Notification Area in its own right (22);
- The alleged moated site at Bush, an Archaeological Notification Area (119);
- Three areas of Ancient Woodland (141 – 143); and
- Twelve historic hedgerows (144 – 155).

Heritage assets outside the Site with potential impacts

- Scheduled Monument – motte and bailey castle (18);
- Scheduled Monument – homestead moat (21);
- Seven Grade II Listed Buildings (30, 82 – 84 & 88 – 90);
- A Registered Historic Park and Garden (109); and
- Three areas of historic parkscape (32 – 34).

9.2 It is also considered that there is the potential for as-yet-unknown heritage assets of archaeological significance (i.e. buried archaeological deposits) to be present within the Site. This comprises:

- A high potential for deposits of early prehistoric date, primarily Mesolithic but possibly Palaeolithic also, to exist particularly in relation to former river terrace gravel deposits;
- A moderate potential for later prehistoric and Romano-British deposits across the Site, based on the results of recent work at Wickhurst Green on the western edge of Horsham;
- A moderate to high potential for medieval and post-medieval deposits in proximity to known areas of historic settlement.

9.3 In relation to buried archaeological deposits, a desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm

whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork. The significance of any buried deposits cannot be determined at the present time in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

10.0 EXISTING IMPACTS ON ARCHAEOLOGICAL POTENTIAL

- 10.1 The site is situated on a clay substrate. The Weald Clay is generally acidic in nature. Acidic soils will probably have adversely affected the survival of bone and iron. Most pottery survives reasonably well in all soil conditions. However, despite the homogeneity implied by the geological mapping (surveyed in the 1960s), it should be remembered that many other factors, including 'types of local bedrock, vegetation and human activity in the vicinity of the site can all influence acidity or alkalinity, either of which may differ widely over the geography of a single site' (Watkinson & Neal 1998, 7). Sub-surface survival of flint though, is likely to have been good. The soil chemistry within areas of gravel may differ.
- 10.2 The area is likely to have been under a mixed arable/pastoral regime from at least the medieval period onward. Intensive cultivation by modern farm machinery is likely to have been extensive over the Site. This will have impacted upon the archaeological resource to some degree, with truncation of sub-surface deposits expected. The degree to which any truncation may have occurred is impossible to judge without the establishment of ploughsoil depth, and this is likely to differ between and within fields. Archaeological work elsewhere on clayland sites suggests that topsoil depth is generally insufficient to have protected archaeological deposits from plough damage, although in this case the location of the Site at the foot of a slope may have resulted in deeper levels of overburden protecting archaeological deposits.
- 10.3 The pre-medieval landscape will not necessarily have respected the modern field and settlement pattern. Consequently, such pre-medieval settlement evidence that might survive beneath the ploughsoil may not have been disturbed by later occupation.
- 10.4 In summary it would appear that past and present arable cultivation is likely to have had the most adverse impact on the likely archaeological resource of the site area, although to what degree is uncertain. Acidic ground conditions may have destroyed or badly damaged the preservation of specific types of material remains.

11.0 IMPACT OF PROPOSED DEVELOPMENT

11.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. At this outline stage only broad details are currently available of the proposed development of the Site as an illustrative masterplan and concept masterplan (Figs 20 & 21).

Impacts on designated heritage assets

Physical impacts

- Scheduled monuments (**17, 18 & 21**): these lie outside the Site boundary or in areas retained as landscape buffers, and no significant physical impacts are anticipated, although the extent of possible public access (with associated infrastructure such as fencing, footpaths and interpretation boards) has yet to be determined;
- Listed buildings (**30, 82 – 84, 87 – 90**): these lie outside the Site boundary or within protective buffer zones and no physical impacts are anticipated (subject to the results of the noise and vibration assessment);
- Registered Historic Park and Garden (**109**): no physical impact due to distance from the Site;
- Historic parkscapes (**32 – 34**): no physical impact on Roffey Park. There will be no physical impact on parkland character in Graylands and Holbrook historic parkscapes as none survives, although general impacts on non-parkland buried archaeological deposits may be expected (see 11.4 below);
- Ancient woodland (**141 – 143**): A road will be cut through the easternmost of the three plots of Ancient Woodland (**143**), although no archaeological features were identified in this part of the woodland during the walkover survey. No physical impact is anticipated in the remaining areas as these will be retained within protective buffer zones;
- Historic hedgerows (**144 - 155**): most of these are to be retained within the proposed development as internal boundaries. Some may be removed entirely or in part, or be subject to access breaches, which will destroy archaeological deposits; and

- Extensive impacts (see 11.6 below for details) are expected in three of the identified areas of archaeological importance (ASA/ANA/SAI) within the Site (14, 17 and 22). The fourth (119) is shown as lying within the nature park – extensive ground disturbance is not anticipated here, and the cessation of ploughing in this area would be considered a positive enhancement.

Setting issues

Scheduled Monuments

11.2 No significant impacts on the setting (as it contributes to heritage significance) of the Scheduled Monuments have been identified:

- Moated site (17): the setting is modern and agricultural in character and does not contribute to the significance. The area around is to be used as cemetery and allotments, which will retain the open aspect;
- The 'Castle' moated site (18): the setting is constrained by the mature woodland in which it lies and which does not contribute to its significance, and which will remain unaffected. A further landscape buffer will be established along the eastern edge of the development;
- The motte and bailey castle (21): the Site does not lie within the setting, which is closely constrained by vegetation and the A264.

Registered Historic Park and Garden

11.3 No impact has been identified on the setting of Warnham Court (109) as the Site does not lie within its setting, which is primarily focussed away from the Site and lies a significant distance from it.

Historic Parkscapes

11.4 No impact has been identified on the setting of Graylands and Holbrook Parks (32 and 33) as these parkscapes do not survive as readable historic landscapes. The Site does not lie within the setting of Roffey Park (34).

Listed Buildings

11.5 A potential impact has been identified on the setting of the Listed Buildings (to be confirmed in the ES chapter), as their rural context will be partly lost. This impact is reduced to a certain extent as the setting of these assets contributes less to their overall heritage significance due to the landscape in which they are located having lost much of its historic character through extensive boundary removal to accommodate modern industrial farming, producing large fields with wide views where previously existed a complex mosaic of smaller fields bounded by large hedgerows and intermixed with grazing and woodland. Nevertheless, the rural setting is still an important characteristic. The farmhouses are no longer working

farms, and now have the character of upmarket commuter homes with a reduced link to the surrounding working landscape:

- Brook House and Barn and King's Farmhouse (**30, 89 and 90**): the original setting of these assets has changed considerably and little of the detail of the historic landscape remains. However, the open agricultural landscape still contributes to the significance of the assets in allowing their agricultural origins as isolated settlements to be read, with views across the field to the west. The Site will be separated from them by a strip of farmland and a wide landscape buffer with tree planting – this partially replicates and references the former landscape of smaller fields bounded by large hedgerows and shaws which originally lay closer to the assets than the existing field boundaries, and retains the overall rural setting of the assets, allowing them to be seen across open land towards the lane;
- Holbrook Park and Holbrook Park House (**82 and 83**): the setting of these assets is limited to the designed landscape in which they are located, which is inward-looking and private with perimeter planting excluding any relationship with the surrounding agricultural landscape. This setting will remain unaffected by the proposed development provided the perimeter planting is protected by a buffer;
- Hollywick Farmhouse (**84**): the rural setting will be replaced by residential development immediately beyond the curtilage. However, although the large arable field in which the asset is located is a modern replacement for a more intimate landscape of paddocks and smaller fields and the historic character of the former farmstead has been degraded by its development as a well-appointed dwelling set in landscaped grounds with modern additions such as a swimming pool, the open agricultural landscape still contributes to the significance of the assets in allowing their agricultural origins to be read and will be impacted upon by the development if it extends up to the curtilage of the asset;
- The Moated House (**87**): the moated enclosure will be preserved, as will some of the open environs to the south and north as amenity space. The area to the east is shown on the masterplan as a community facility. The remainder will be developed for residential purposes, impacting upon the sense of openness. Although the asset lies in the centre of an open landscape, this is a modern replacement of a much more intimate fieldscape, although this open agricultural landscape still contributes to the significance of the assets in allowing their agricultural origins to be read. The existing modern agricultural sheds and business units are not a positive visual addition, and no historic farm buildings survive, reducing the historic character of the asset;

- Hawkesbourne Farmhouse (88); this asset is now a dwelling separated from its former farmstead setting, itself now modified in character as a modern equestrian centre. The immediate setting of the asset will be protected in a buffer zone outside the area of proposed development, which will be located some distance to the east and south, where the ground falls away in both directions across modern amalgamated fieldscapes. Views beyond this zone are currently limited by screening vegetation and terrain. In addition, the development to the south is proposed as a school, with playing fields providing a more open landscape.

Impacts on non-designated heritage assets

Physical impacts

11.6 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any buried archaeological deposits present on the Site:

- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
- Excavation of service trenches;
- Construction of access roads and car parking areas;
- Cultivation as part of an allotment;
- Tree planting for landscape mitigation;
- Cemetery use, in terms of both the repeated excavation of graves and the construction of monuments, memorial chapels and other infrastructure;
- Given the sloping nature of parts of the Site, some degree of terracing or other ground reduction may be anticipated.

Setting impacts

11.7 No significant setting issues are anticipated on non-designated heritage assets. No proof currently exists to confirm the high predicted potential for buried archaeological deposits, and while key settings may be identified during mitigation fieldwork (e.g. between hilltop enclosures, or field systems linked trackways, where these are clearly contemporary or can be demonstrated to provide significant evidence of continuity) these and the assets themselves are likely to be damaged or destroyed during the very works intended to investigate them (see 12.4).

12.0 RECOMMENDATIONS FOR MITIGATION

12.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. A site assessed as having low potential may still contain unsuspected archaeological deposits. This section offers a suggested programme of further fieldwork which will provide this confirmation. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Horsham District Council) and their archaeological advisors.

Designated Heritage Assets

12.2 Detailed mitigation is not easy to formulate for any potential effects on the setting or significance of designated heritage assets at outline application stage, as the layout exists in masterplan form (see Figs 20 & 21). However, any such effects are likely to be of no more than a moderate nature (before mitigation) and many of the assets, where no or little impact has been identified affecting the setting, may not require mitigation from a strictly heritage perspective as the significance of the asset is not significantly affected, although they may benefit from landscape mitigation such as landscape buffers, perimeter planting etc.

12.3 Appropriate mitigation where a moderate effect is identified is likely to take the form of enlarging existing green areas or redesign to insert new green areas around the listed buildings identified as having moderate effects, preserving the sense of them existing within an open landscape.

12.4 In terms of the scheduled monument that lies within the Site (17), this asset can be enhanced for the benefit of the community through the creation and implementation of a suitable heritage management plan, which should allow the asset to be managed in an appropriate and sustainable manner and interpret the asset for the public.

Non-Designated Heritage Assets

Phase 1 – Non-intrusive

12.5 It is recommended that fieldwalking (on available, crop-free arable) and geophysical survey (on pasture and crop-free arable) is carried out on a representative sample of the developable areas of the Site to be subject

to ground disturbance (agreed with Horsham District Council's archaeological advisors). This will provide an indication of the likely survival of below-ground archaeological deposits, and allow a targeted response to be formulated for further intrusive evaluation. These works should be undertaken at the pre-determination stage.

Phase 2 – Intrusive

12.6 The second phase of works should include an evaluation by trial trenching, including geoarchaeological test-pitting of localised patches of river terrace gravel (the latter restricted to a small area of arable in the south-east corner adjacent to the railway line), following further non-intrusive survey (geophysics and fieldwalking) to expand the Phase 1 works if required by Horsham District Council's archaeological advisors. This would help to establish with a greater degree of certainty the presence or absence of any archaeological features, and would provide a relatively economical method for establishing the character, dating and degree of preservation of any such deposits. This information would then be invaluable in formulating an appropriate mitigation strategy for the Site. The details and extent of any trial trenching programme require discussion with Horsham District Council's archaeological advisors (WYG Environment Planning Transport Ltd) following the formulation of detailed development proposals. These works can be carried out post-determination under a suitable condition.

Phase 3 – investigation of key areas identified in Phases 1 & 2

12.7 Further mitigation will be formulated in discussion with Horsham District Council's archaeological advisors based on the results of the trial trenching to inform the detailed design stage, and may include preservation in situ (achieved by design amendments) or by record (by more extensive open area excavation).

Other Mitigation

12.8 The historic hedgerows present on the Site are an important element in local landscape character and serve to anchor the proposed development within the historic landscape. Sensitive design of any proposed development layout should respect the position of the hedgerows, preserving them as landscape features where possible. Any breaches planned through existing hedgerows should be minimised, and the affected portions should be subject to archaeological monitoring and recording.

13.0 ACKNOWLEDGMENTS

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Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Fig. 1)

(Designated heritage assets in **bold**; Listed Building numbers are in *italics*; Site Numbers with an asterisk * are within the Site)

| Site No. | HER/LBS No. | NGR (TQ) | Description | Period |
|----------|----------------|--------------------|---|---------------------------|
| 1 | MWS690 | 205 327 | 'The Plain' Mesolithic site. Area over which microliths have been sparsely found. | Mesolithic |
| 2 | MWS694 | 210 331 | Mesolithic flint site in Roffey Park, found prior to 1971. | Mesolithic |
| 3 | MWS696 | 209 336 | Mesolithic flakes found prior to 1963. | Mesolithic |
| 4 | MWS4036 | 204 323 | Broken Mesolithic tranchet axe found during the excavation of a water trench in 1993. | Mesolithic |
| 5 | MWS4404 | 170 332 | Several pieces of flintwork found in evaluation trenches at Warnham Place Farm, 1992. | Mesolithic |
| 6 | MWS4468 | 196 329 | Small flint scatter found in evaluation trenches in Roffey, 1991. | Mesolithic |
| 7 | MWS5331 | 197 342 | Twelve flints found at Ruper. | Mesolithic |
| 8 | MWS5332 | 186 349 | Fifteen flints found at Horsham. | Mesolithic |
| 9 | MWS5481 | 201 327 | Pygmy flakes found at 'The Plain'. | Mesolithic |
| 10 | MWS5482 | 202 332 | Mesolithic site covering 1.5 acres found at Halt prior to 1933. Nearly 2000 flints found, with a transverse axehead from nearby. | Mesolithic |
| 11 | MWS4584 | 2050 3265 | Neolithic flint scatter found at The Plain. | Neolithic |
| 12 | MWS4606 | 2100 3275 | Ogival flint arrowhead and a plano-convex flint knife found by chance prior to 1988. | Neolithic |
| 13 | MWS4644 | 211 329 | Flint leaf arrowhead found in Daisy Field. | Neolithic |
| *14 | MWS6668 | 195 342 | Lanceolate flint dagger found in 1890 on the surface of Bakehouse Field. <i>Archaeologically Sensitive Area</i> | Bronze Age |
| 15 | MWS3716 | 1879 3318 | Single sherd of grog-tempered East Sussex Ware (50BC – AD 400) found during excavations of an outlying earthwork at Chennells Brook Farm motte and bailey castle in 1989. | Iron Age / Romano-British |
| 16 | MWS953 | 2035 3328 | Roffey Forge – bloomery site. Recorded in 14 th century. <i>Archaeologically Sensitive Area</i> | Medieval |
| 17 | MWS3534 | 17513 34208 | Homestead moat near Graylands Copse – a rectangular platform defined by water-filled moats on all four sides. Of medieval origin, but re-used in the 19th century as an | Medieval |

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|-----|----------|-------------|--|--------------------------------|
| | | | ornamental landscape feature – brick footings and a brick bridge survive from the latter period. <i>Scheduled Monument (SM20005)</i> <i>Archaeological Notification Area 007</i> | |
| 18 | MWS3985 | 18826 33254 | Motte and bailey castle at Chennells Brook Farm, probably late 11 th century in date. <i>Scheduled Monument (SM12885)</i> | Medieval |
| 19 | MWS4004 | 2102 3353 | Roffey Ironworks – excavations in 1994 revealed footings of a probable timber-framed building and a sandstone base, together with burnt stone, iron slag and 14 th -16 th century pottery. | Medieval |
| 20 | MWS4410 | 1879 3318 | Quantity of 14 th -15 th century pottery found during excavations of an outlying earthwork at Chennells Brook Farm motte and bailey castle in 1989. | Medieval |
| 21 | MWS5771 | 19740 34126 | 'The Castle' moated site, situated within woodland east of Hawkesbourne Farm. <i>Scheduled Monument (SM20035)</i> <i>Archaeological Notification Area 006</i> | Medieval |
| *22 | MWS6666 | 1875 3383 | D-shaped homestead moat enclosing Moated House Farm. South side has been filled in but other sides are complete and water-filled. Original entrance at SE corner. <i>Archaeological Notification Area 006</i> <i>Archaeologically Sensitive Area</i> | Medieval |
| 23 | MWS7946 | 2065 3335 | Late medieval hall-house in Brook Lane, excavated on route of Horsham (Northern) By-Pass in 1985. | Medieval |
| 24 | MWS8531 | 20770 33321 | Clovers Farm – medieval historic farmstead: three-sided loose courtyard with detached farmhouse, of which only the latter survives. | Medieval |
| 25 | MWS8949 | 21122 32189 | Pillow mound (artificial rabbit warren), 6m wide and 1m high with slight flanking ditches. | Medieval |
| 26 | MWS9936 | 16663 34675 | Cox Farm – medieval historic farmstead. Three-sided L-Plan loose courtyard farmstead with additional detached elements. Detached farmhouse. | Medieval |
| 27 | MWS10751 | 16119 34730 | Geerings Farm – 19 th century double-sided loose courtyard farmstead with detached farmhouse, of medieval origin. | Medieval- Post- Medieval |
| 28 | MWS11199 | 192 343 | Hawkesbourne Farm – four-sided loose courtyard farmstead with the presence of a second yard and attached farmhouse. | Medieval |
| 29 | 298214 | 19944 32748 | Moorhead Cottages – medieval hall-house with cross-wing, with 17 th -19 th century additions. <i>Grade II Listed Building</i> | Medieval |
| 30 | 299277 | 20471 33618 | Brook House – medieval hall-house with 16 th and 19 th century additions. <i>Grade II Listed Building</i> | Medieval |

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|----|---------------------|-------------|---|-----------------|
| 31 | 299625 | 16443 33773 | Weston Place – 15 th century house, rebuilt in 1907. <i>Grade II Listed Building</i> | Medieval |
| 32 | MWS61 | 1781 3460 | Graylands – historic park shown on 1872-4 OS map. | Post-Medieval |
| 33 | MWS62 | 1840 3384 | Holbrook Park – historic park shown on Greenwood's map of 1825. | Post-Medieval |
| 34 | MWS111 | 2122 3298 | Roffey Park – historic park shown on 1898-9 OS map. | Post-Medieval |
| 35 | MWS498 | 168 323 | Warnham watermill. | Post-Medieval |
| 36 | MWS503 | 168 323 | Warnham Furnace – site of former ironworks. | Post-Medieval |
| 37 | MWS3957 | 18056 34229 | Ice House within Holbrook Park. | Post-Medieval |
| 38 | MWS3958 MWS 4406 | 1685 3289 | Warnham Place – former 18 th century mansion, built 1772 but never occupied and demolished c.1800. Located during evaluation works in 1992. | Post-Medieval |
| 39 | MWS4839 | 190 330 | Brick kiln north of Roffey. | Post-Medieval |
| 40 | MWS5146 | 173 344 | Redlands Brickworks – long established brickworks, originally the Sussex Brick Company and later the Sussex and Dorking United. Terrace of brick cottages next to the railway station may be company housing. | Post-Medieval |
| 41 | MWS5539 | 1725 3283 | Foundations of a brick kiln near Warnham Mill Pond. | Post-Medieval |
| 42 | MWS8099 | 17856 35061 | Langhurst Wood Quarry – woodbank found in 2006 watching brief. | Post-Medieval |
| 43 | MWS8956 | 21211 32061 | Piece of 18 th century clay pipe found on a hollow-way. | Post - Medieval |
| 44 | MWS9285 | 16496 34082 | Andrews Farm – 19 th century four-sided L-plan loose courtyard farmstead with detached farmhouse. | Post-Medieval |
| 45 | MWS9394 | 20502 33913 | Benson's Farm – 19 th century U-plan regular courtyard farmstead with detached farmhouse. | Post-Medieval |
| 46 | MWS9545 | 17898 35318 | Site of Brookhurst Farm, a former 19 th century three-sided L-plan loose courtyard farmstead with detached farmhouse, now demolished. | Post-Medieval |
| 47 | MWS9581 | 20805 34268 | Budd's Farm – 19 th century L-plan regular courtyard farmstead with detached farmhouse. | Post-Medieval |
| 48 | MWS9585 | 20451 35400 | Bull Land Farm - 19 th century four-sided L-plan loose courtyard farmstead with detached farmhouse. | Post-Medieval |
| 49 | MWS9726 | 18789 33038 | Channels Brook Farm - 19 th century U-plan regular courtyard farmstead with attached farmhouse. | Post-Medieval |
| 50 | MWS9934 | 20712 33878 | Cow Barn – 19 th century double-sided loose courtyard outfarm/field barn. | Post-Medieval |

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|----|---------------|--------------------|---|---------------|
| 51 | MWS9982 | 18316 34051 | Cuckmere Farm (Home Farm) - 19 th century U-plan regular courtyard farmstead with detached farmhouse. | Post-Medieval |
| 52 | MWS10048 | 17653 32291 | Dendys Farm – 19 th century single-sided loose courtyard farmstead with detached farmhouse. | Post-Medieval |
| 53 | MWS10112 | 16169 35299 | Durfold Farm – 19 th century three-sided loose courtyard farmstead with the presence of a second yard and detached farmhouse. | Post-Medieval |
| 54 | MWS10113 | 21203 34162 | Site of Durrants Barn, a former 19 th century L-plan regular courtyard outfarm/field barn, now demolished. | Post-Medieval |
| 55 | MWS10177 | 17114 34681 | Former Wealden Brickworks, originally developed in late 19 th century. Most of extant buildings date from a remodelling in 1963. Brickmaking ceased in 1990s and site now used as a depot for tunnelling equipment. <i>Archaeological Notification Area 068</i> | Post-Medieval |
| 56 | MWS10311 | 19803 32068 | Site of former 19 th century double-sided loose courtyard farmstead with detached farmhouse, now demolished. | Post-Medieval |
| 57 | MWS10816 | 17541 32901 | Site of Gorringshole Farm, a former 19 th century U-plan regular courtyard outfarm/field barn, now demolished. | Post-Medieval |
| 58 | MWS10840 | 17829 34637 | Graylands – 19 th century regular courtyard farmstead with a detached farmhouse. | Post-Medieval |
| 59 | MWS10841 | 17501 34043 | Graylands Farm – 19 th century regular courtyard farmstead with detached farmhouse. | Post-Medieval |
| 60 | MWS10949 | 16675 33458 | Great Daux (Great Dorks) – 19 th century dispersed cluster farmstead. | Post-Medieval |
| 61 | MWS10991 | 19428 32297 | Site of Greenfield's Farm, a former 19 th century U-plan regular courtyard farmstead, now demolished. | Post-Medieval |
| 62 | MWS11046 | 17102 35186 | Site of Gun Barn, a former 19 th century single outfarm/field barn, now demolished. | Post-Medieval |
| 63 | MWS11203 | 169 335 | Site of Haybarn, a former 19 th century single outfarm/field barn, now demolished. | Post-Medieval |
| 64 | - | 17898 35318 | Site of Langhurst Flame Warfare Establishment, a rocket test facility, 1941-47. | Post-Medieval |
| 65 | DWS5802 | 18454 33900 | Garden Lodge to Holbrook Park, built c.1830. Formerly a listed building but delisted in 2003. | Post-Medieval |
| 66 | 298188 | 17260 32058 | Chestnut Court, early 19th century former lodge. <i>Grade II Listed Building</i> | Post-Medieval |
| 67 | 298189 | 17260 32058 | Nos 1 and 1A Pondtail Road, former stables built 1830. <i>Grade II Listed Building</i> | Post-Medieval |
| 68 | 298190 | 17273 32046 | Outbuilding and Wall to Nos 1 and 1A | Post - |

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|-----|--------|-------------|---|---------------|
| | | | Pondtail Road. <i>Grade II Listed Building</i> | Medieval |
| 69 | 298191 | 18590 32262 | Haven Cottage, late 18 th to early 19 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 70 | 298192 | 18719 32352 | Lambs Farm House, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 71 | 298200 | 16962 32230 | Mill House, 18 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 72 | 298201 | 16874 32288 | Warnham Mill, 18 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 73 | 299215 | 20627 33449 | Clyst Hayes, 17 th century timber-framed building. <i>Grade II Listed Building</i> | Post-Medieval |
| 74 | 299222 | 19951 32619 | Fernbrook Cottage, Oak Tree Cottage and Old Timbers, 18 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 75 | 299223 | 20320 33188 | Newhouse Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 76 | 299224 | 20612 33255 | Roffey Place, 18 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 77 | 299225 | 20714 33347 | Clovers, a 17 th century timber-framed house. <i>Grade II Listed Building</i> | Post-Medieval |
| 78 | 299226 | 21200 33674 | The Cherry Tree Inn, 16 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 79 | 299235 | 18194 33251 | Fivensgreen, cottages built in 1845. <i>Grade II Listed Building</i> | Post-Medieval |
| 80 | 299236 | 18285 33311 | Ryder's Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 81 | 299237 | 18218 33315 | South Lodge to Holbrook Park, built 1830. <i>Grade II Listed Building</i> | Post-Medieval |
| 82 | 299238 | 18383 33839 | Holbrook Park, mid-19 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 83 | 299239 | 18429 33877 | Holbrook Park House, early to mid-19 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 84 | 299241 | 18534 34179 | Hollywick Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 85 | 299242 | 18598 34952 | Northlands Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 86 | 299252 | 18788 33050 | Channels Brook, 19 th century brick farmhouse. <i>Grade II Listed Building</i> | Post-Medieval |
| *87 | 299253 | 18787 33842 | The Moated House, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 88 | 299254 | 19237 34297 | Hawksbourne Farmhouse, late 16 th to early 17 th century with 19 th century extensions. <i>Grade II Listed Building</i> | Post-Medieval |
| 89 | 299276 | 20406 33553 | King's Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |

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|-----|---------|-------------|--|-----------------|
| 90 | 299278 | 20458 33601 | Barn to the south-west of Brook House, late 16 th or early 17 th century weatherboarded barn on a brick base. <i>Grade II Listed Building</i> | Post-Medieval |
| 91 | 299495 | 20869 34878 | Wimland Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 92 | 299626 | 16446 33797 | Timber framed outbuilding to north of Weston Place, 17 th century. <i>Grade II Listed Building</i> | Post - Medieval |
| 93 | 299627 | 16594 33555 | Weston Cottages, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 94 | 299628 | 16691 33442 | Great Daux, 17 th century timber-framed building. <i>Grade II Listed Building</i> | Post-Medieval |
| 95 | 299629 | 16386 33561 | Little Daux, 16 th or 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 96 | 299651 | 16219 34434 | Lower Chickens Farmhouse, 17 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 97 | 299652 | 16671 34659 | Cox's Farmhouse, 16 th century timber-framed building. <i>Grade II Listed Building</i> | Post-Medieval |
| 98 | 299653 | 16117 34745 | Geerings, 16 th century timber-framed building. <i>Grade II Listed Building</i> | Post-Medieval |
| 99 | 299654 | 16361 34673 | Geerings Cottages, 16 th century timber-framed cottages. <i>Grade II Listed Building</i> | Post-Medieval |
| 100 | 299655 | 16169 35299 | Durfold Manor, 16 th century timber-framed house. <i>Grade II Listed Building</i> | Post-Medieval |
| 101 | 299656 | 16729 35432 | Burcombe Cottage, 17 th century timber-framed cottage. <i>Grade II Listed Building</i> | Post-Medieval |
| 102 | 299658 | 16052 32341 | Salmons, 16 th century. <i>Grade II Listed Building</i> | Post-Medieval |
| 103 | 299659 | 16476 32479 | South East Lodges of Warnham Court School, built 1828. <i>Grade II* Listed Building</i> | Post-Medieval |
| 104 | 299741 | 17675 32307 | Dendy's, 17 th century stone house. <i>Grade II Listed Building</i> | Post-Medieval |
| 105 | 299745 | 21226 32974 | Roffey Park, built c.1870. <i>Grade II Listed Building</i> | Post-Medieval |
| 106 | 490135 | 196 322 | Church of All Saints, built 1878. <i>Grade II Listed Building</i> | Post-Medieval |
| 107 | MWS8792 | 18784 32150 | 72 Littlehaven Lane, built c.1700. <i>Locally Listed Building</i> | Post-Medieval |
| 108 | MWS8793 | 17955 32216 | Flagstones, North Heath Lane, 19 th century. <i>Locally Listed Building</i> | Post-Medieval |
| 109 | DWS390 | 1600 3279 | Warnham Court, laid out from the 1830s. <i>Grade II Registered Historic Park and Garden (Ref. 2754)</i> | Post-Medieval |
| 110 | MWS3976 | 197 342 | Two pits, 1m deep and 2-3m wide, and a large depression 0.5m deep, within | Undated |

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|------|---------|-------------|--|---------|
| | | | woodland. <i>Archaeological Notification Area 006</i> | |
| 111 | MWS4405 | 166 322 | Two undated hearths found during evaluation at Rookwood Farm in 1992. | Undated |
| 112 | MWS5043 | 197 342 | Minepit. <i>Archaeological Notification Area 006</i> | Undated |
| 113 | MWS5065 | 212 323 | Minepit. | Undated |
| 114 | MWS5066 | 211 323 | Minepit. | Undated |
| 115 | MWS5067 | 212 325 | Minepit. | Undated |
| 116 | MWS5107 | 210 345 | Minepit. <i>Archaeological Notification Area 005</i> | Undated |
| 117 | MWS5109 | 201 343 | Minepit. <i>Archaeological Notification Area 006</i> | Undated |
| 118 | MWS5335 | 171 341 | Minepit. | Undated |
| *119 | MWS5535 | 1952 3355 | Alleged moat at Bush Lane. Channel Brook has at one time been diverted, and the remnants of a dry winding former course of the stream has been mistaken for a moat. <i>Archaeological Notification Area 006</i> | Undated |
| 120 | MWS7643 | 16449 34436 | Geophysical anomaly – agricultural activity. | Undated |
| 121 | MWS7644 | 16406 34812 | Geophysical anomaly – agricultural activity. | Undated |
| 122 | MWS7645 | 16446 35081 | Geophysical anomaly – agricultural activity. | Undated |
| 123 | MWS7653 | 16380 34561 | Geophysical anomaly – agricultural activity. | Undated |
| 124 | MWS8821 | 2127 3207 | Hollow-way in woodland. | Undated |
| 125 | MWS8822 | 2131 3209 | Area of minepits in woodland. | Undated |
| 126 | MWS8939 | 21192 32075 | Hollow-way in woodland. | Undated |
| 127 | MWS8940 | 21221 32083 | Hollow-way in woodland. | Undated |
| 128 | MWS8941 | 21294 32035 | Bank and hollow-way in woodland. | Undated |
| 129 | MWS8942 | 21169 32108 | Charcoal burning platform. | Undated |
| 130 | MWS8943 | 21120 32074 | Hollow-way in woodland. | Undated |
| 131 | MWS8944 | 21109 32063 | Hollow-way in woodland. | Undated |
| 132 | MWS8945 | 21103 32047 | Charcoal burning platform. | Undated |
| 133 | MWS8948 | 21040 32069 | Minepits. | Undated |
| 134 | MWS8951 | 21327 32199 | Pond. | Undated |

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|------|-----------|----------------------------|--|---------------|
| 135 | MWS8952 | 21282 32208 | Viewing platform. | Undated |
| 136 | MWS8957 | 2092 3204 | Bank in woodland. | Undated |
| 137 | TQ13SE112 | 162 323 | Site of searchlight battery (TG08/35), established 1941 by 35 Searchlight Regiment. | Post-Medieval |
| 138 | TQ13SE111 | 185 343 | Site of searchlight battery (TG08/21), established 1941 by 35 Searchlight Regiment. | Post-Medieval |
| 139 | - | 204 339 | Second World war anti-tank cone. | Post-Medieval |
| 140 | TQ23SW53 | 205 324 | Site of searchlight battery (TG08/255), established 1941 by 35 Searchlight Regiment. | Post-Medieval |
| *141 | - | 17729 33940 | <i>Ancient woodland</i> | Post-Medieval |
| *142 | - | 18746 34181 | <i>Ancient woodland</i> | Post-Medieval |
| *143 | - | 19555 33626 | <i>Ancient woodland</i> | Post-Medieval |
| *144 | - | 17928 33569 – 17928 33957 | <i>Historic Hedgerow</i> | Undated |
| *145 | - | 17686 33632 – 17928 33683 | <i>Historic Hedgerow</i> | Undated |
| *146 | - | 17803 33939 – 17928 33957 | <i>Historic Hedgerow</i> | Undated |
| *147 | - | 17798 133870 – 17780 33683 | <i>Historic Hedgerow</i> | Undated |
| *148 | - | 17501 33951 – 17679 33928 | <i>Historic Hedgerow</i> | Undated |
| *149 | - | 17673 34001 – 17659 34107 | <i>Historic Hedgerow</i> | Undated |
| *150 | - | 19098 34355 – 18825 33866 | <i>Historic Hedgerow</i> | Undated |
| *151 | - | 18964 34013 – 19122 33974 | <i>Historic Hedgerow</i> | Undated |
| *152 | - | 19526 33293 – 19626 33422 | <i>Historic Hedgerow</i> | Undated |
| *153 | - | 19507 33520 – 19962 33455 | <i>Historic Hedgerow</i> | Undated |
| *154 | - | 20030 33778 – 20072 34011 | <i>Historic Hedgerow</i> | Undated |
| *155 | - | 19380 33930 – 19692 34136 | <i>Historic Hedgerow</i> | Undated |

Appendix 2 – Transcription of 1844 Horsham Tithe Apportionment (refer to Fig. 10)

| Plot No. | Owner | Occupier | Plot Name | Land Use |
|----------|--------------------|--------------------|--------------------------|----------|
| 2261a | Duke of Norfolk | David Lovegrove | Part of Moorhead Field | Arable |
| 2268a | Duke of Norfolk | David Lovegrove | Part of Bakehouse Field | Arable |
| 2269 | Duke of Norfolk | David Lovegrove | Elliots Mead | Meadow |
| 2270 | Duke of Norfolk | David Lovegrove | Alder Mead | Pasture |
| 2275 | Duke of Norfolk | David Lovegrove | Pit Lands Plat | Pasture |
| 2276 | William Sharpe | James Kempshall | - | Meadow |
| 2277 | Duke of Norfolk | David Lovegrove | Little Brook Field | Arable |
| 2278 | Duke of Norfolk | David Lovegrove | Little Brook | Arable |
| 2279 | Duke of Norfolk | Moses Weller | Bush Field | Pasture |
| 2280 | Duke of Norfolk | Moses Weller | Bush Field | Pasture |
| 2281 | Duke of Norfolk | David Lovegrove | Long Mead | Meadow |
| 2282 | Duke of Norfolk | David Lovegrove | Alder Field | Arable |
| 2283 | Duke of Norfolk | David Lovegrove | Horse Pasture | Arable |
| 2284 | Duke of Norfolk | David Lovegrove | Big Flowered Mead | Pasture |
| 2285 | Duke of Norfolk | David Lovegrove | Flowered Mead | Pasture |
| 2286 | Henry Tredcroft | George Stone | Bath Plats | Pasture |
| 2287 | Henry Tredcroft | George Stone | House and garden | |
| 2288 | Henry Tredcroft | George Stone | Bush Plough Field | Arable |
| 2289 | Henry Tredcroft | George Stone | Twelve Acres | Pasture |
| 2290 | Henry Tredcroft | George Stone | Ten Acres | Meadow |
| 2298a | Henry Tredcroft | William Lintott | Part of Spooners Coppice | Wood |
| 2455 | William Fitzgerald | William Fitzgerald | The Park | Pasture |
| 2463 | William Fitzgerald | William Fitzgerald | Morrice Meadow | Pasture |

Archaeology South-East
Land North of Horsham

| | | | | |
|------|--------------------|--------------------|------------------------|---------|
| 2471 | William Fitzgerald | William Fitzgerald | Morrice Wood | Wood |
| 2475 | William Fitzgerald | William Fitzgerald | Flat Field | Arable |
| 2476 | William Fitzgerald | William Fitzgerald | Shaw | Wood |
| 2477 | William Fitzgerald | William Fitzgerald | Jack Burstows Field | Arable |
| 2478 | William Fitzgerald | William Fitzgerald | Shaw | Wood |
| 2479 | William Fitzgerald | William Fitzgerald | Greylands Barn Field | Meadow |
| 2481 | Robert Hurst | James Pollard | Seven Acres | Arable |
| 2482 | Robert Hurst | James Pollard | The Old Field | Arable |
| 2486 | Robert Hurst | James Pollard | The Half Acres | Arable |
| 2487 | Robert Hurst | James Pollard | - | Pasture |
| 2488 | Robert Hurst | James Pollard | Five Acres | Arable |
| 2489 | Robert Hurst | James Pollard | The Seeds | Arable |
| 2490 | Henry Tredcroft | James Pollard | Barn Coppice | Wood |
| 2491 | Robert Hurst | James Pollard | Barn and yard | |
| 2492 | William Fitzgerald | William Fitzgerald | South Nine Acres | Arable |
| 2495 | William Fitzgerald | William Fitzgerald | Blue Button Field | Arable |
| 2511 | William Fitzgerald | William Fitzgerald | Seagraves Field | Arable |
| 2513 | Henry Tredcroft | James Waller | Little Broad Six Acres | Arable |
| 2514 | Henry Tredcroft | James Waller | Sharples Little Field | Arable |
| 2515 | Henry Tredcroft | James Waller | Two and a Half Acres | Arable |
| 2516 | Henry Tredcroft | James Waller | Large Three Acres | Arable |
| 2517 | Henry Tredcroft | James Waller | Steeple Field | Arable |
| 2520 | Henry Tredcroft | James Waller | Three Acres | Arable |
| 2521 | Henry Tredcroft | James Pollard | The Furze Fields | Arable |
| 2522 | Henry Tredcroft | James Pollard | The Furze Fields | Arable |
| 2523 | Henry Tredcroft | James Pollard | Five Acres | Arable |
| 2578 | Henry Tredcroft | James Waller | Moor Plat | Pasture |
| 2644 | Robert Hurst | John Nightingale | Barn Meadow | Pasture |

Archaeology South-East
Land North of Horsham

| | | | | |
|------|--------------|------------------|------------------------|---------|
| 2645 | Robert Hurst | John Peters | Long Hill | Arable |
| 2646 | Robert Hurst | John Peters | Ten Acres | Arable |
| 2647 | Robert Hurst | John Nightingale | East Field | Arable |
| 2648 | Robert Hurst | John Nightingale | Little Mead | Pasture |
| 2649 | Robert Hurst | John Nightingale | House, homestead, etc. | |
| 2650 | Robert Hurst | John Nightingale | Homestead | |
| 2651 | Robert Hurst | John Nightingale | House Field | Arable |
| 2683 | Robert Hurst | John Clark | Big Meadow | Meadow |
| 2684 | Robert Hurst | John Peters | Part of Seven Acres | Arable |
| 2685 | Robert Hurst | John Peters | Part of Seven Acres | Arable |
| 2686 | Robert Hurst | John Peters | Old Mead | Arable |
| 2687 | Robert Hurst | John Peters | Fullers Field | Arable |
| 2689 | Robert Hurst | John Peters | Moat Mead | Pasture |
| 2690 | Robert Hurst | John Peters | Moat Mead | Pasture |
| 2691 | Robert Hurst | John Peters | House, homestead, etc | |
| 2693 | Robert Hurst | John Peters | Carthouse and rough | |
| 2694 | Robert Hurst | John Peters | Orchard | |
| 2695 | Robert Hurst | John Peters | Little Mead | Pasture |
| 2696 | Robert Hurst | John Peters | Flat Mead | Arable |
| 2697 | Robert Hurst | John Peters | Lower Bailey Field | Arable |
| 2698 | Robert Hurst | John Peters | Upper Bailey Field | Arable |
| 2699 | Robert Hurst | John Peters | Pit Field | Arable |
| 2700 | Robert Hurst | John Peters | Gills Barn | Arable |
| 2701 | Robert Hurst | John Peters | The Greatland | Arable |
| 2702 | Robert Hurst | John Peters | Hilly Five Acres | Arable |
| 2703 | Robert Hurst | John Peters | Sunny Field | Arable |

| | | | | |
|-------|-----------------|-----------------|-----------------|------------|
| 2877 | Henry Tredcroft | George Stone | Mine Pits | Arable |
| 2878 | Henry Tredcroft | George Stone | Ten Acres | Arable |
| 2879 | Henry Tredcroft | George Stone | Upper Orchard | Arable |
| 2880 | Henry Tredcroft | George Stone | Upper Orchard | Arable |
| 2880a | Henry Tredcroft | George Stone | Stable and yard | |
| 2881 | Henry Tredcroft | George Stone | Carters Plat | Rough |
| 2881a | Henry Tredcroft | George Stone | Rickyard | |
| 2882 | Henry Tredcroft | George Stone | Orchard | Orchard |
| 2885 | Henry Tredcroft | George Stone | Hazle Coppice | Wood |
| 2886 | Henry Tredcroft | George Stone | Six Acres | Arable |
| 2887 | Henry Tredcroft | George Stone | Castle Field | Arable |
| 2889 | Henry Tredcroft | George Stone | Four Acres | Arable |
| 2890 | Henry Tredcroft | William Lintott | Furze Field | Wood |
| 2891 | Henry Tredcroft | George Stone | Four Acres | Arable |
| 2892 | Henry Tredcroft | George Stone | Seven Acres | Arable |
| 2893 | Henry Tredcroft | George Stone | Five Acres | Arable |
| 2894 | Henry Tredcroft | George Stone | Eight Acres | arable |
| 2895 | Henry Tredcroft | George Stone | Three Acres | Arable |
| 2896 | Henry Tredcroft | William Lintott | Furze Field | Plantation |
| 2897 | Duke of Norfolk | Duke of Norfolk | Bush Coppice | Wood |
| 2900 | Duke of Norfolk | David Lovegrove | Nights Cooks | Arable |
| 2901 | Duke of Norfolk | David Lovegrove | Long Cooks | Arable |
| 2902 | Duke of Norfolk | David Lovegrove | Eleven Acres | Arable |
| 2903 | Duke of Norfolk | Duke of Norfolk | Shaw | Wood |
| 2904 | Duke of Norfolk | David Lovegrove | Five Acres | Arable |
| 2905 | Duke of Norfolk | David Lovegrove | Barn Field | Arable |

Archaeology South-East
Land North of Horsham

| | | | | |
|------|----------------------------|-----------------|------------------|---------|
| 2906 | Duke of Norfolk | David Lovegrove | Barn and yard | |
| 2907 | Trustees of Petworth House | Henry Langley | House and garden | |
| 2908 | Duke of Norfolk | David Lovegrove | Potlands | Arable |
| 2909 | Duke of Norfolk | David Lovegrove | Potlands | Arable |
| 2910 | Duke of Norfolk | David Lovegrove | Potlands | Arable |
| 2911 | Duke of Norfolk | David Lovegrove | Potlands Plat | Pasture |
| 2912 | William Sharpe | James Kempshall | - | Pasture |
| 2914 | Duke of Norfolk | David Lovegrove | Potlands | Arable |
| 2915 | Duke of Norfolk | David Lovegrove | Hop Garden | Arable |
| 2916 | Duke of Norfolk | David Lovegrove | Potlands Lag | Meadow |
| 2918 | William Sharpe | William Sharpe | Orchard Field | Arable |
| 2922 | William Sharpe | William Sharpe | Four Acres | Meadow |
| 2925 | Duke of Norfolk | David Lovegrove | Two Shots | Arable |

Appendix 3 – Criteria used to determine important hedgerows (The Hedgerows Regulations 1997)

To be ‘important’, a hedgerow must be at least 30 years **and** meet at least one of eight set criteria summarised below:

1. Marks a pre-1850 parish or township boundary.
2. Incorporates an archaeological feature.
3. Is part of, or associated with, an archaeological site.
4. Marks the boundary of, or is associated with, a pre-1600 estate or manor.
5. Forms an integral part of a pre-1845 field system.
6. Contains certain categories of species of animals or plants listed in the Wildlife and Countryside Act or Joint Nature Conservation Committee (JNCC) publications.
7. Includes:
 - a) at least 7 woody species, on average, in a 30 metre length;
 - b) at least 6 woody species, on average, in a 30 metre length and has at least 3 associated features;
 - c) at least 6 woody species, on average, in a 30 metre length, including a black-poplar tree, or large-leaved lime, or small-leaved lime, or wild service-tree; or
 - d) at least 5 woody species, on average, in a 30 metre length and has at least 4 associated features.

The number of woody species is reduced by one in northern counties. The list of 56 woody species comprises mainly shrubs and trees. It Generally excludes climbers (such as clematis, honeysuckle and bramble) but includes wild roses.

8. Runs along a bridleway, footpath, road used as a public path, or a byway open to all traffic and includes at least 4 woody species, on average, in a 30 metre length and has at least 2 of the associated features listed at (i) to (v) below.
 - (i) a bank or wall supporting the hedgerow;
 - (ii) less than 10% gaps;
 - (iii) on average, at least one tree per 50 metres;
 - (iv) at least 3 species from a list of 57 woodland plants;
 - (v) a ditch;
 - (vi) a number of connections with other hedgerows, ponds or woodland;
 - (vii) a parallel hedge within 15 metres.



Plate 1: Site of alleged moated site / post-medieval farmstead (119), looking NW



Plate 2: Site of (119), showing line of former stream running to the south (green depression)



Plate 3: Motte and bailey castle (18), view SW from interior showing moat between motte and bailey and perimeter screening.



Plate 4: Motte and bailey castle (18), view E from interior of perimeter screening.



Plate 5: Eastern arm of moated site (17) and wooded island, looking NW



Plate 6: View of moated site (17) from the E



Plate 7: View to E from moated site (17)



Plate 8: View to NE from moated site (17) across arable field



Plate 9: View SE from moated site (17)



Plate 10: The 'Castle' moated site (18) looking NE



Plate 11: View E towards (18) from adjacent field (the Site)



Plate 12: View of (30) and (90) from the Site, looking SE



Plate 13: View of (30) and (90) from the Site across intervening paddock, looking E



Plate 14: View towards (30) and (90) across field, looking SE



Plate 15: View SE across former parkland towards Holbrook



Plate 16: View towards western boundary of Holbrook Park, looking E



Plate 17: View towards (84) looking W



Plate 18: View NE from (84)



Plate 19: View E from (84)



Plate 20: View of (87) from NE



Plate 21: View of (87) from N



Plate 22: View of (87) from NW



Plate 23: View NW from (87)



Plate 24: View N from (87)



Plate 25: View of (87) from W



Plate 26: View of (87) from NW



Plate 27: View of (87) from E

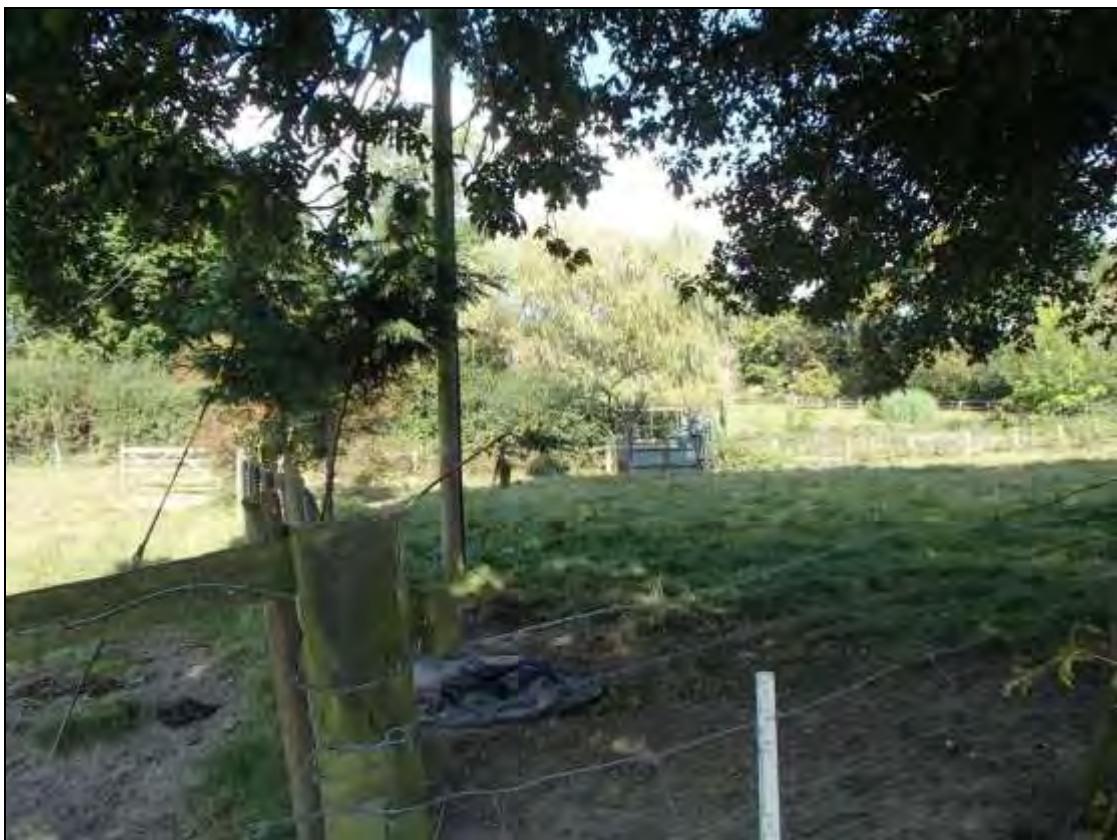


Plate 28: View of (87) from S



Plate 29: View of (88) from E



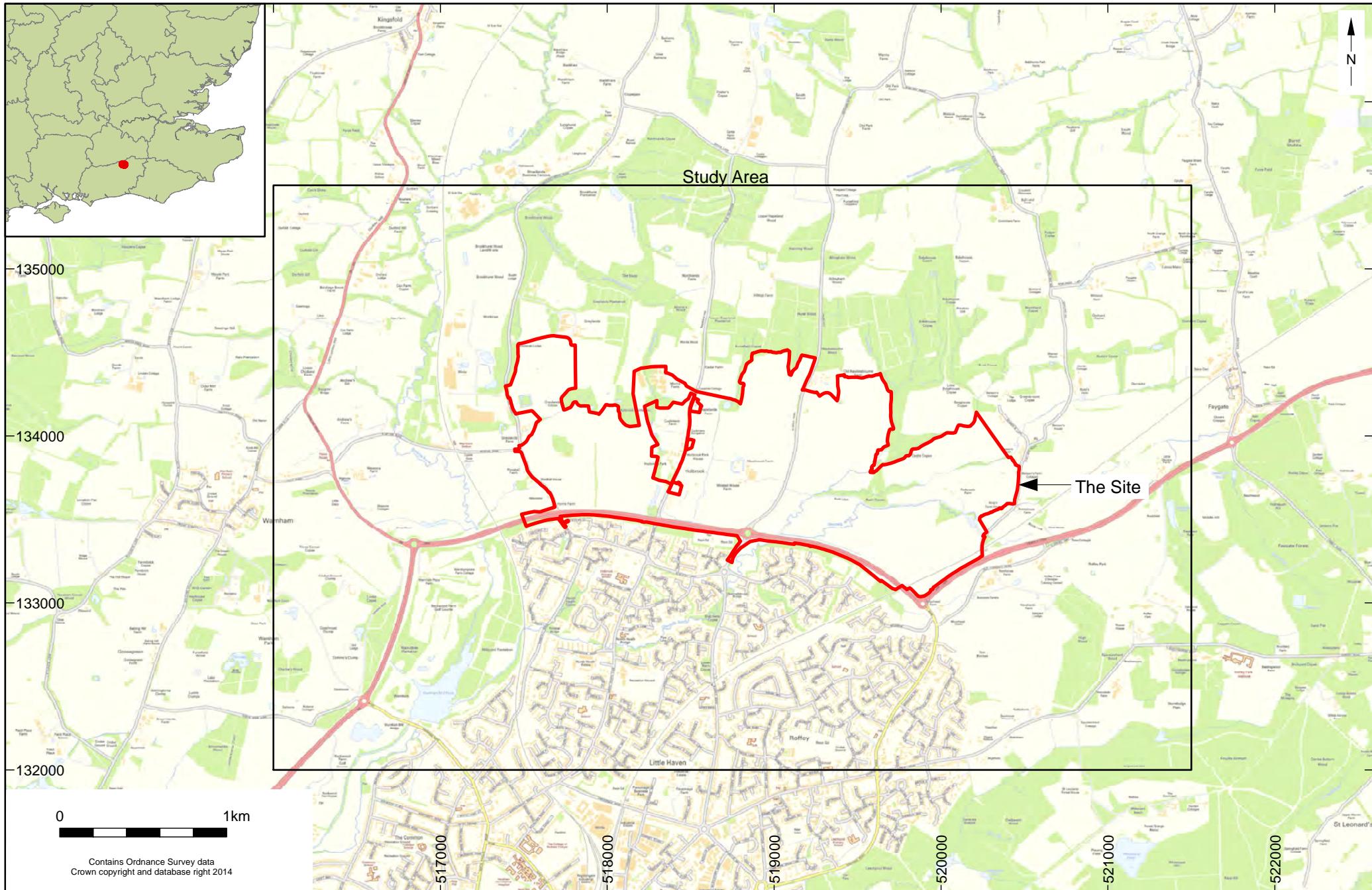
Plate 30: View of (89) from the Site, looking E

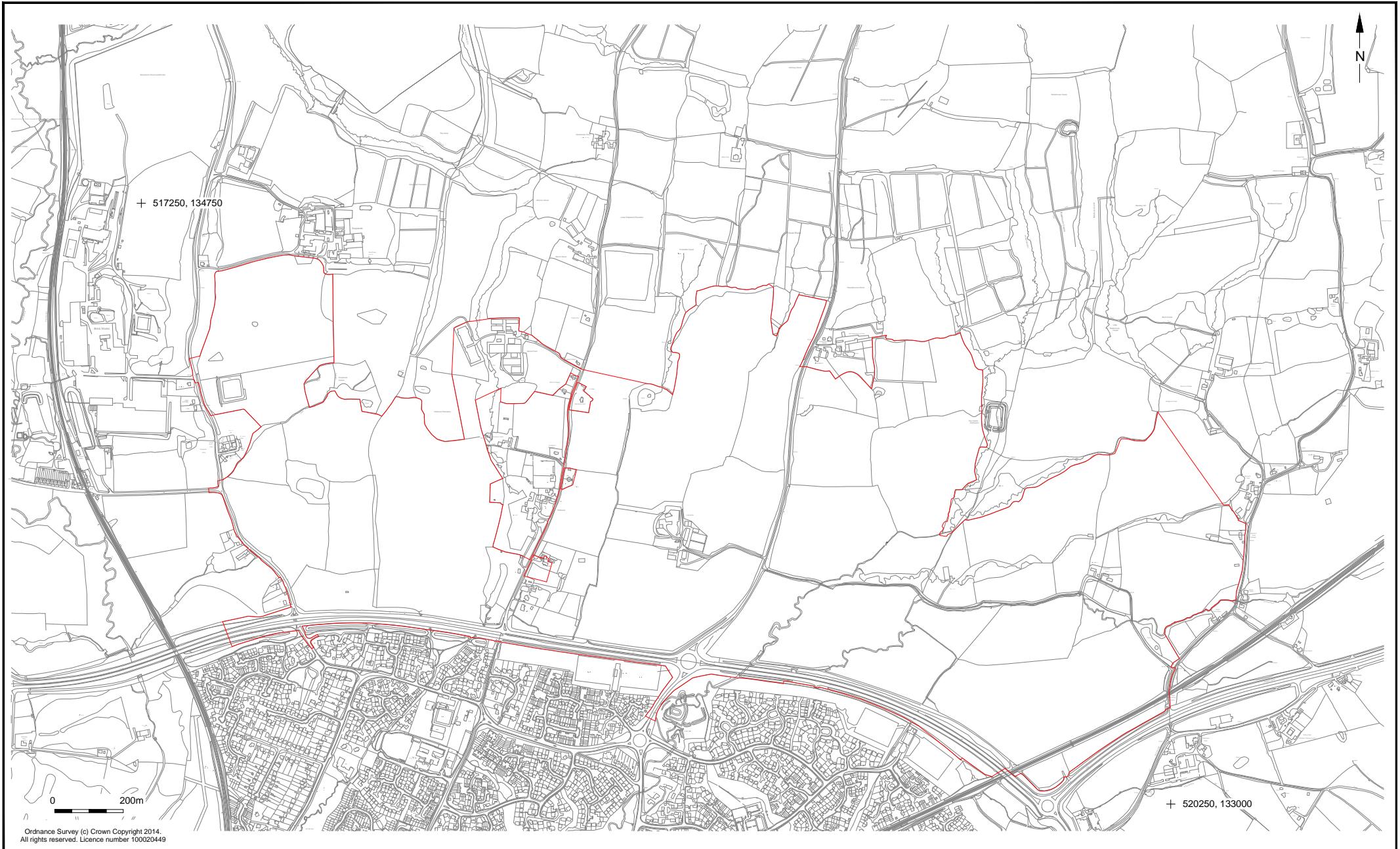


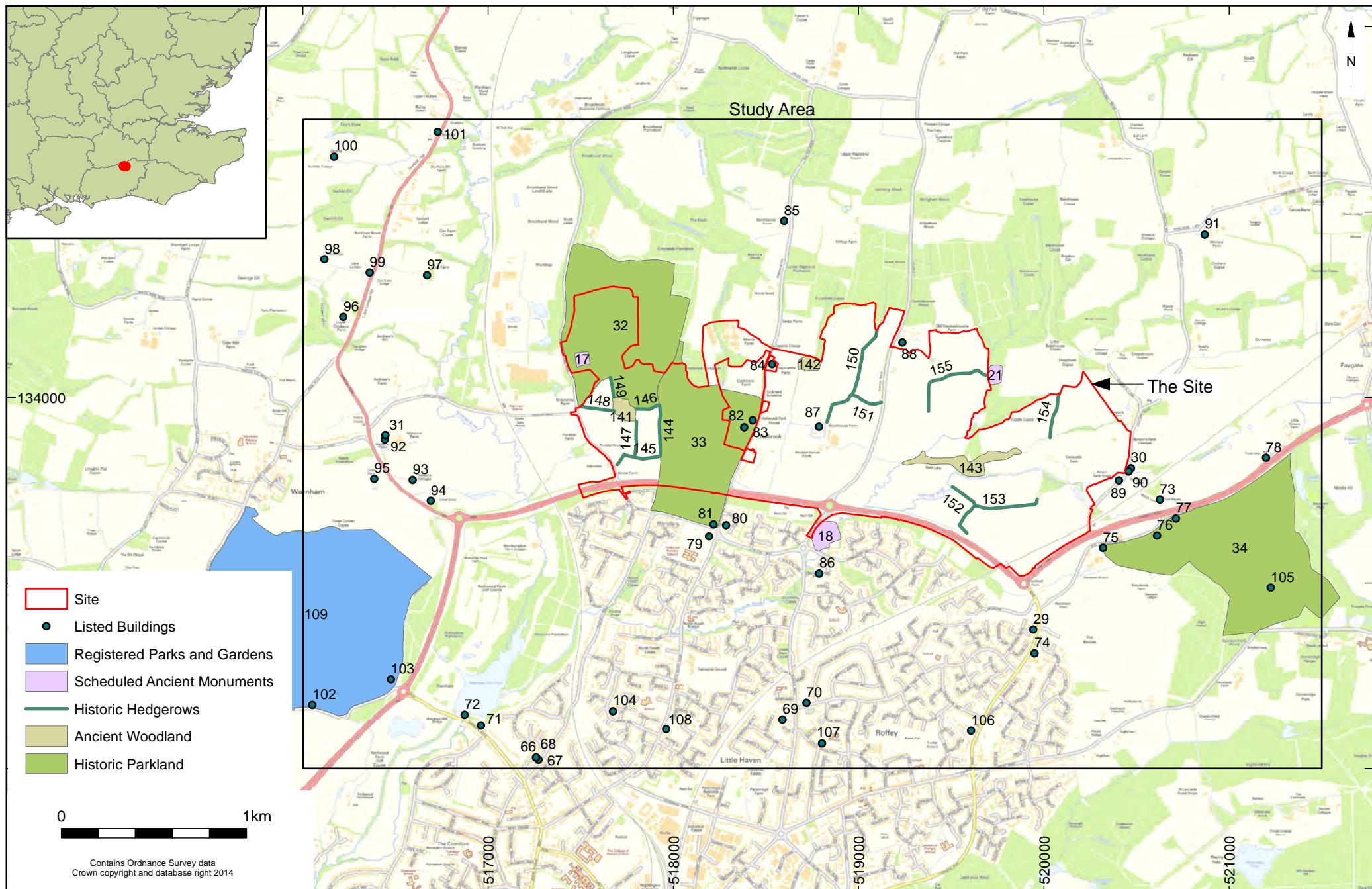
Plate 31: View towards site from (109)

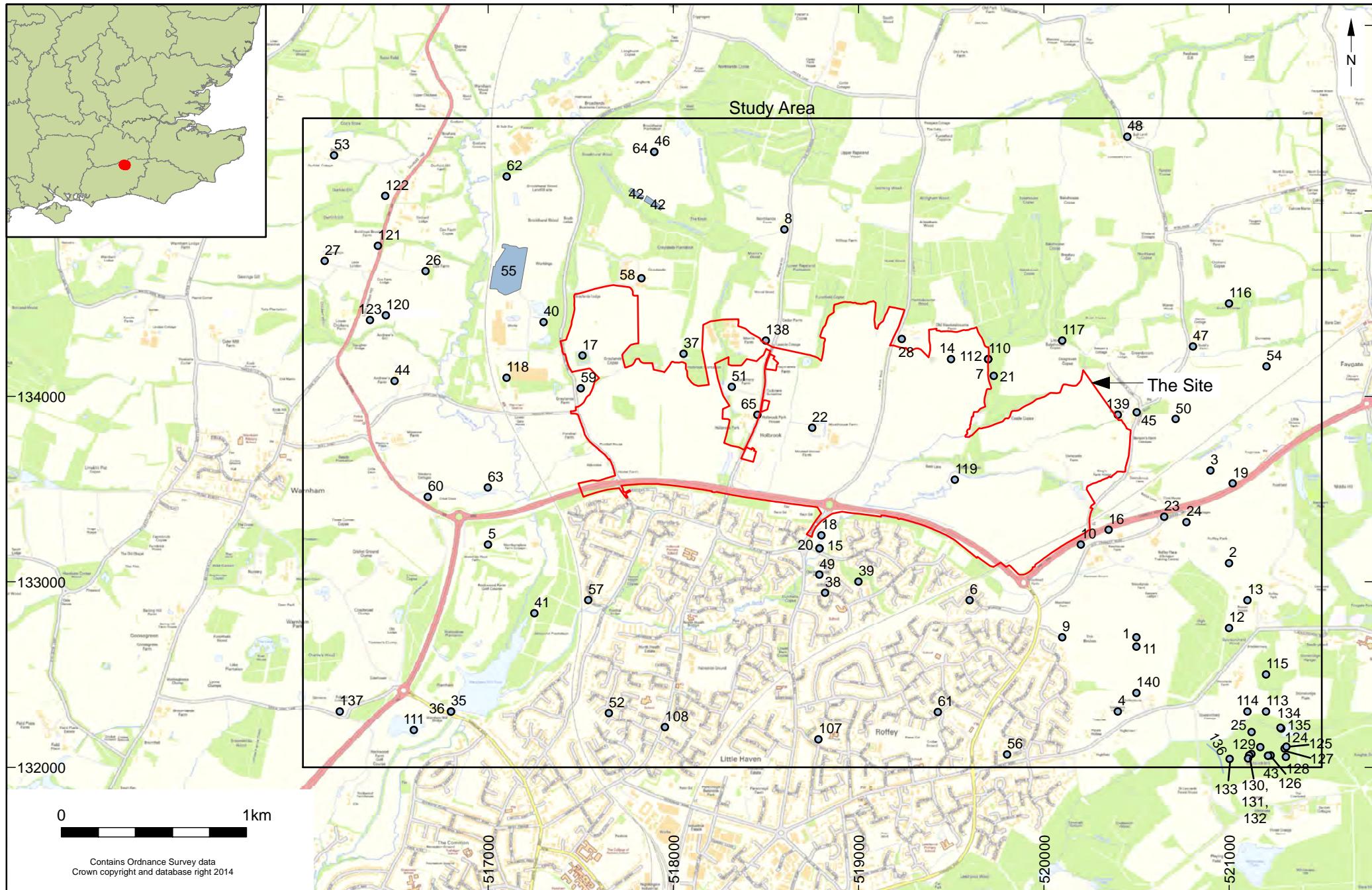


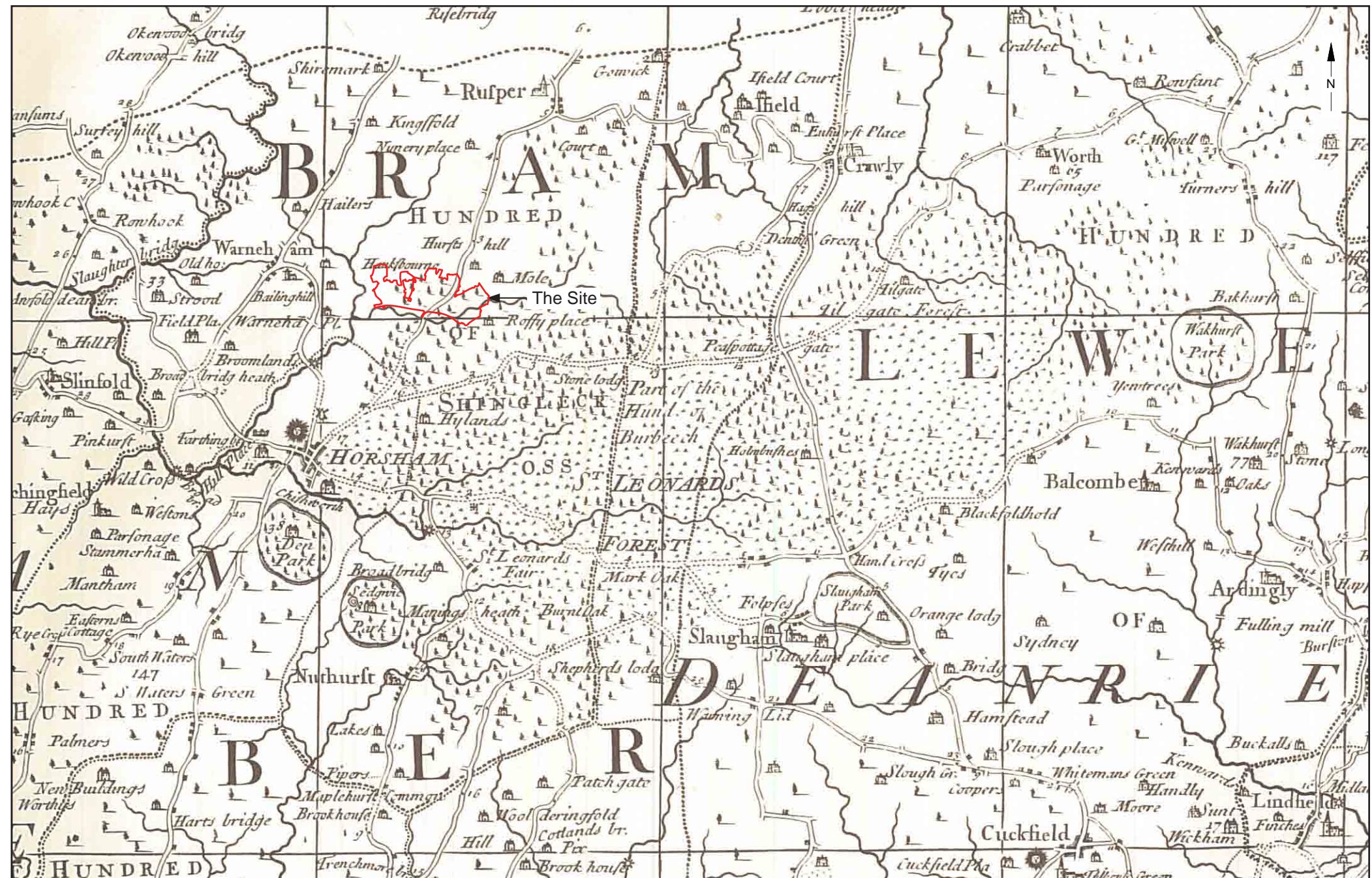
Plate 31: View towards site from (109)



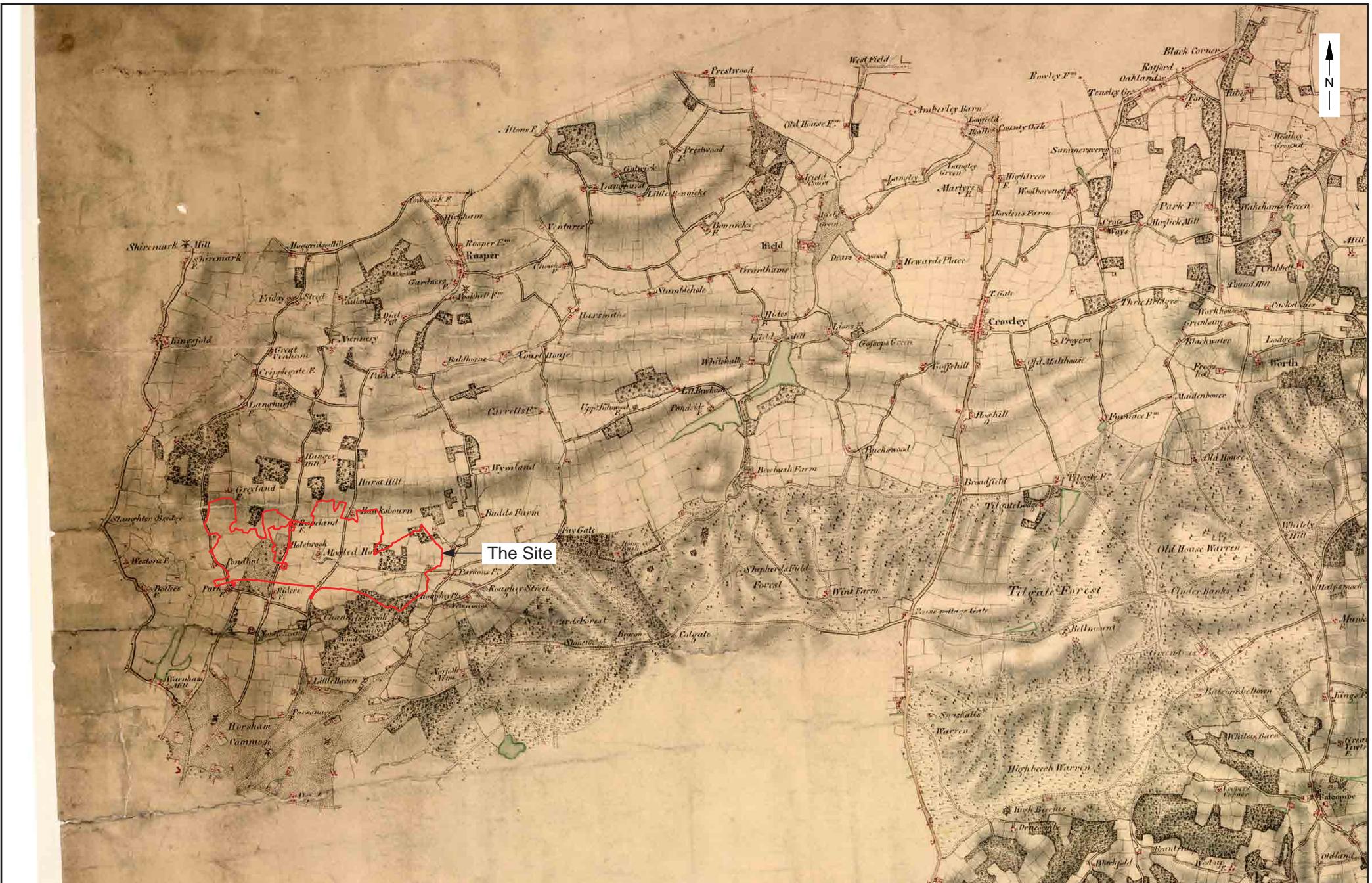












Plan of the
HOLBROOK
 and
 MORRIS ESTATE,
 in the
 Parish of Horsham
 SUSSEX.

Surveyed 1811.









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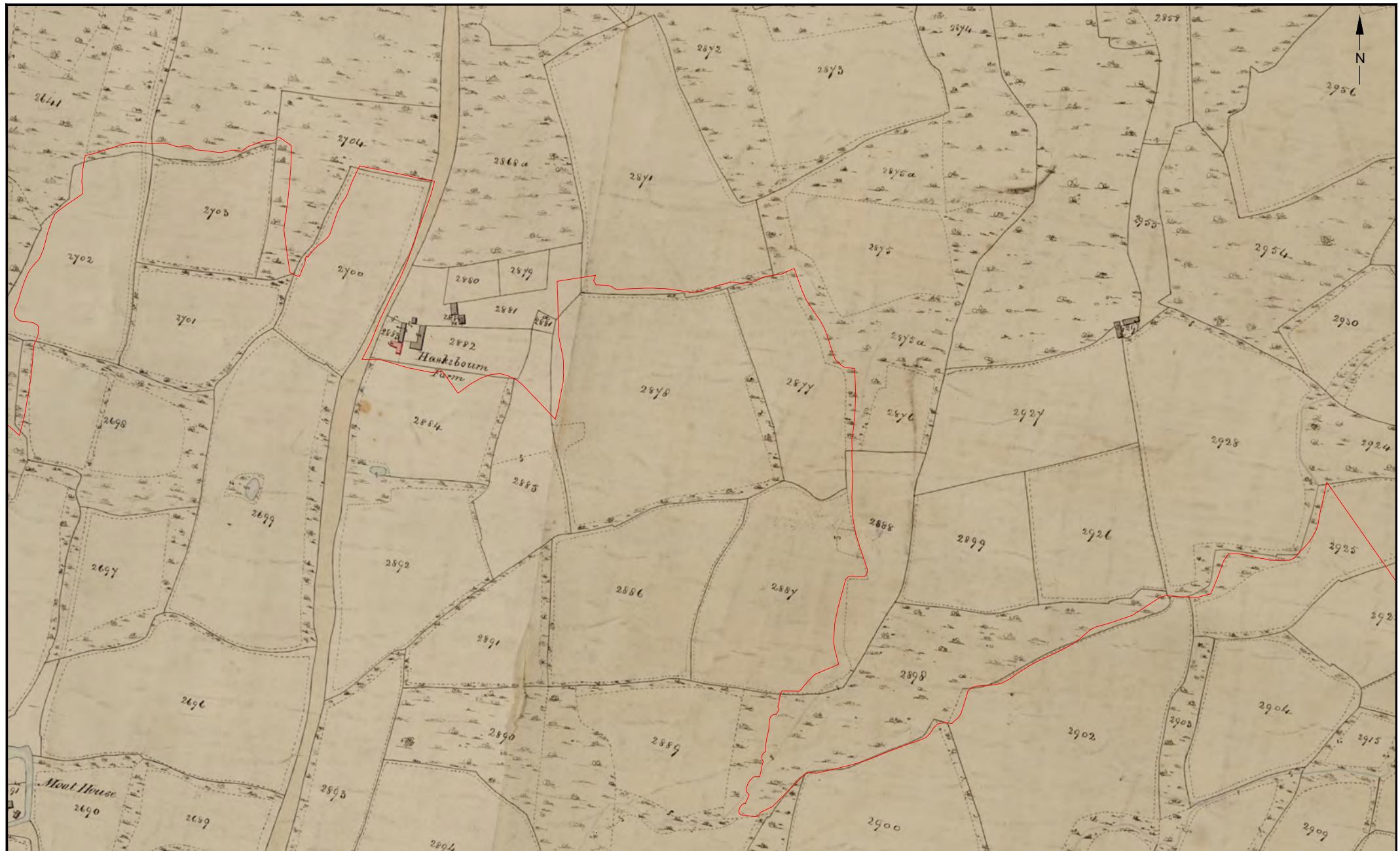
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Land North of Horsham

Horsham tithe map, 1844 (north-west)

Fig. 10a



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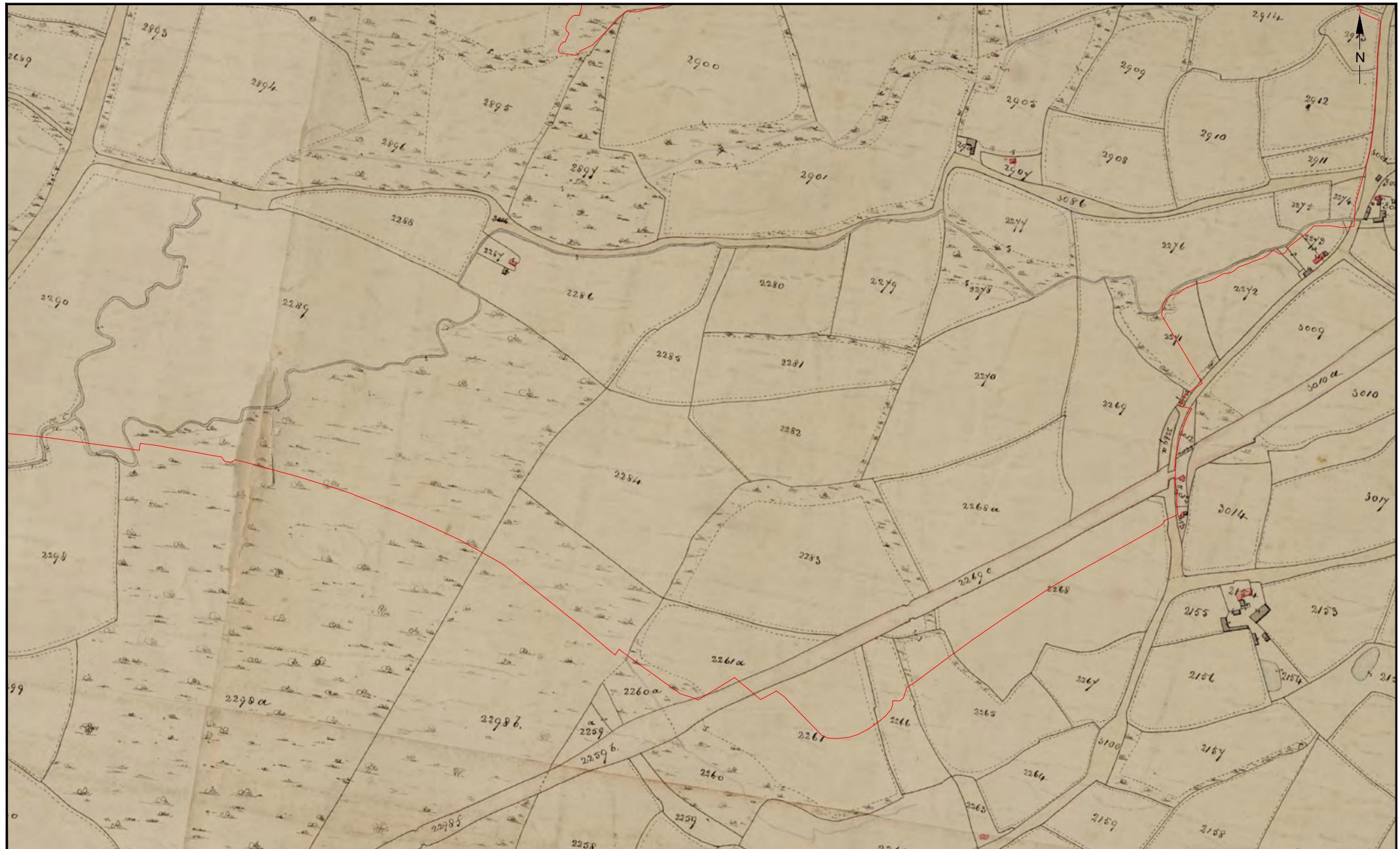
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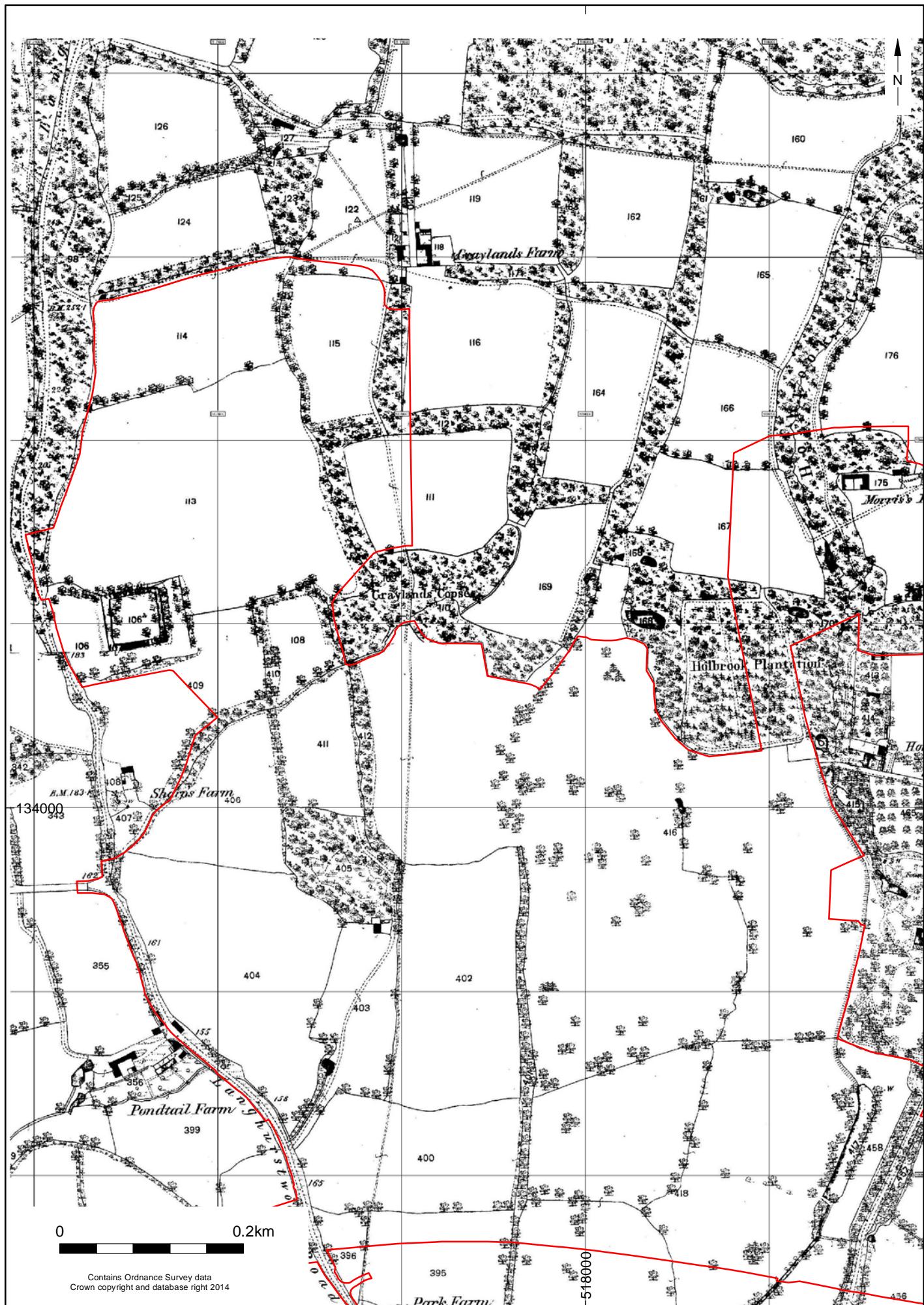
Land North of Horsham

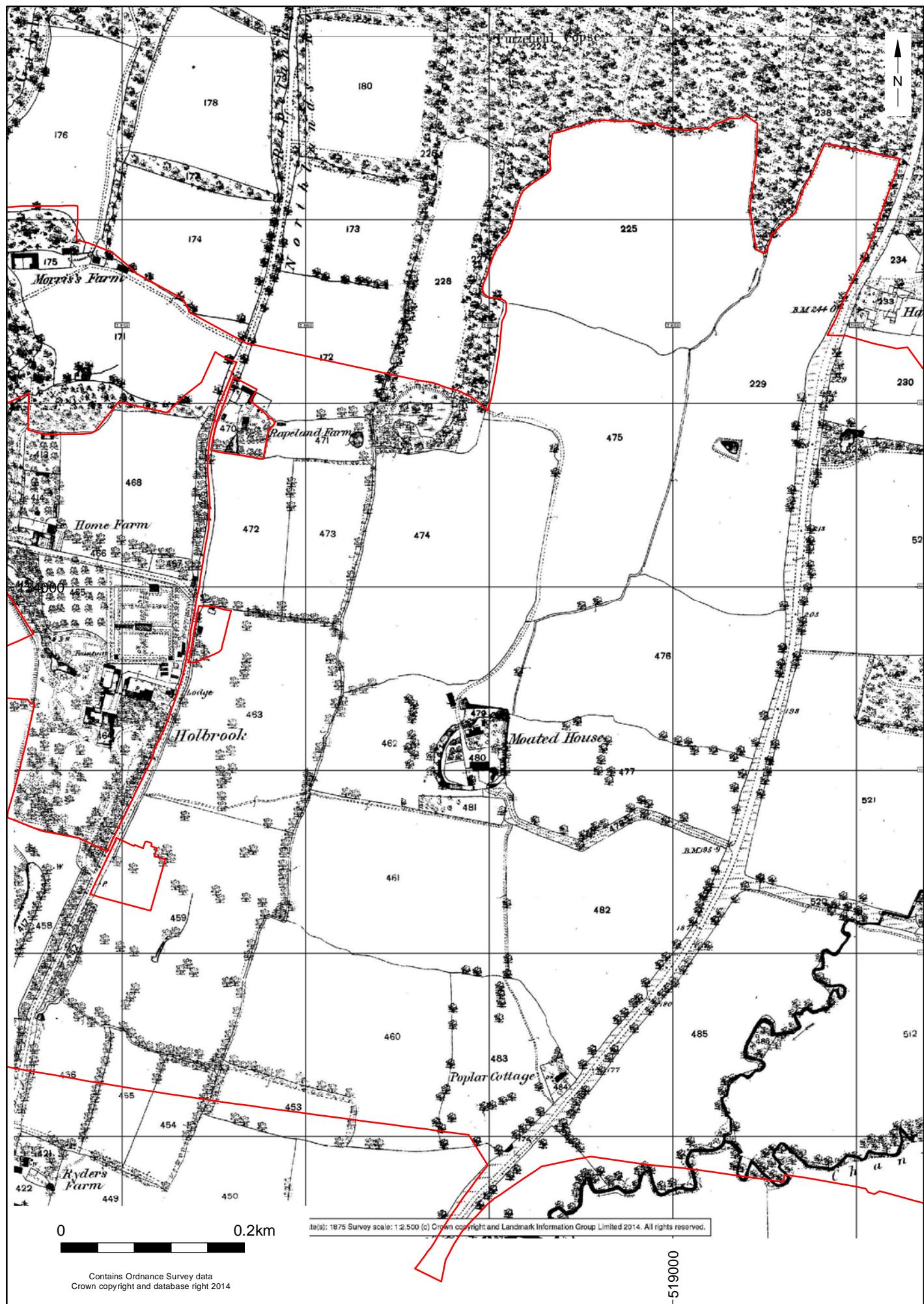
Horsham tithe map, 1844 (north-east)

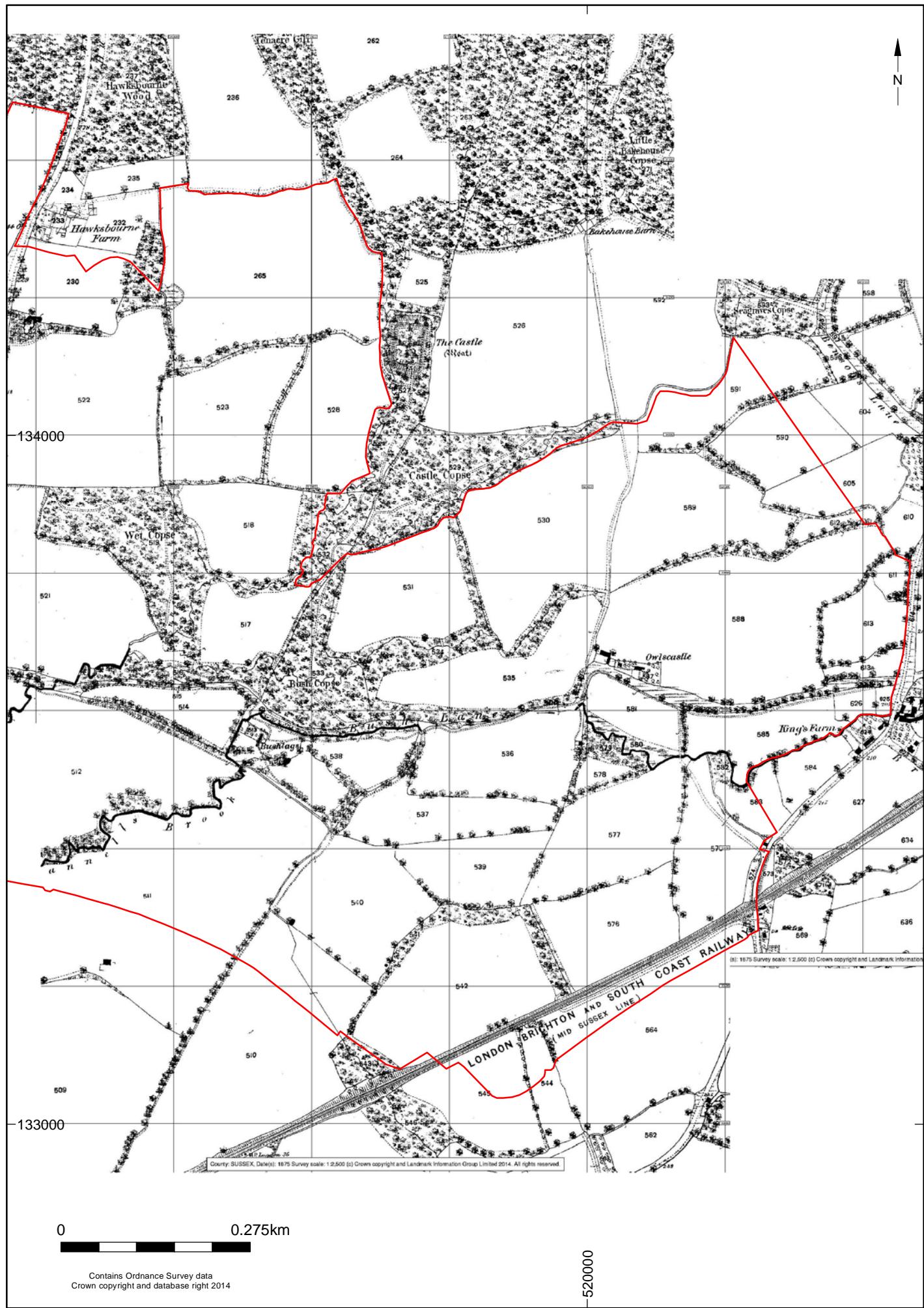
Fig. 10b

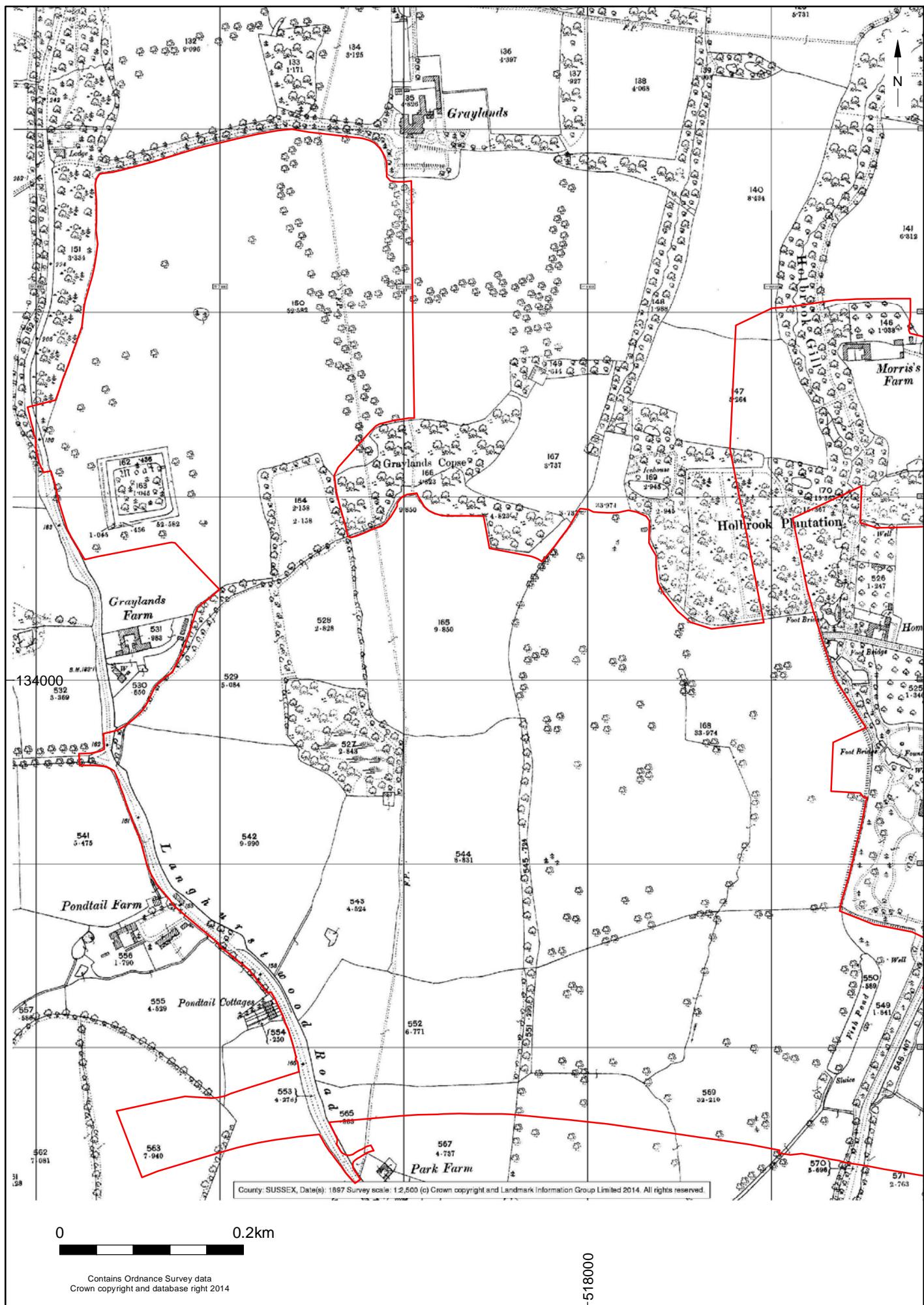


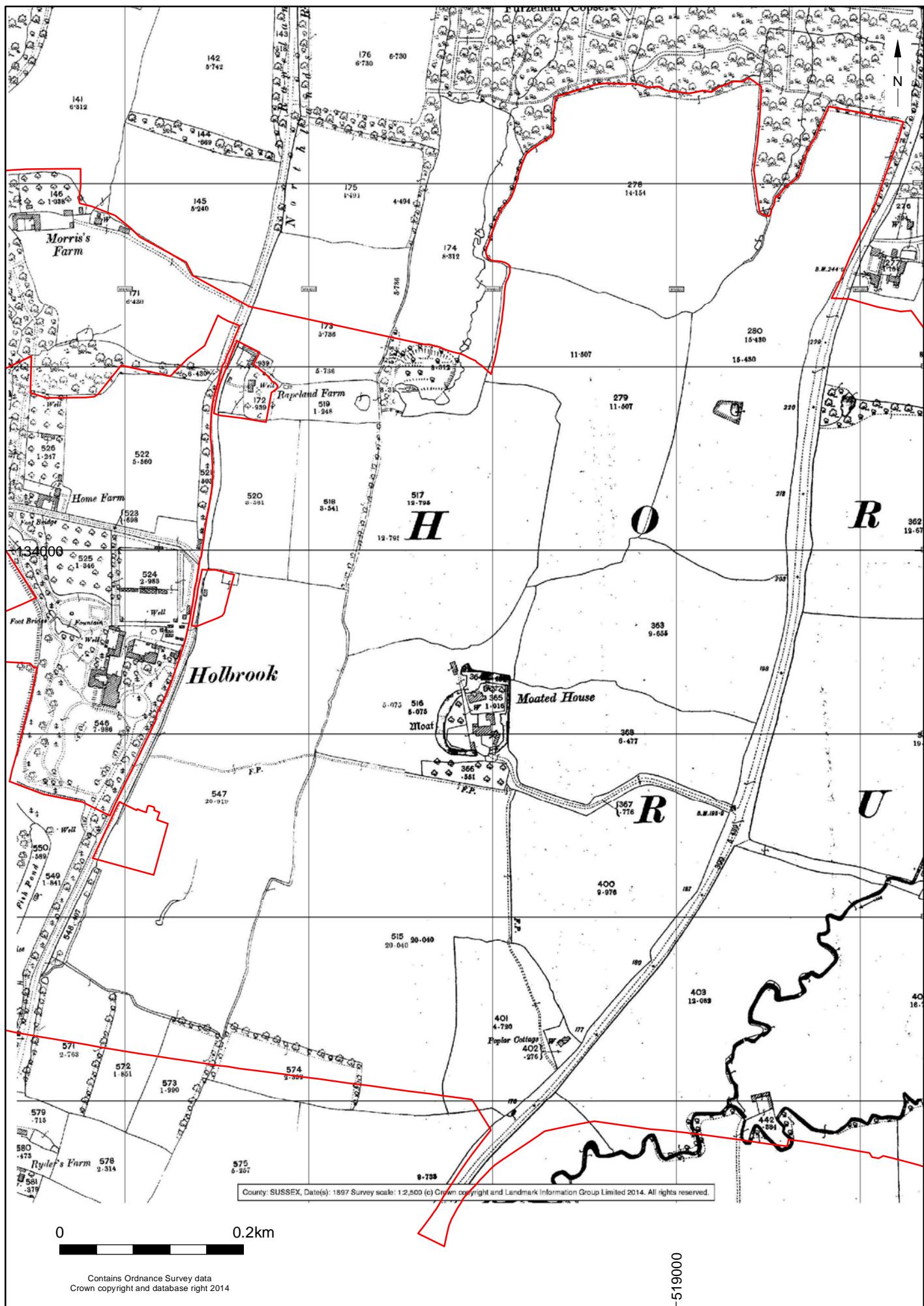


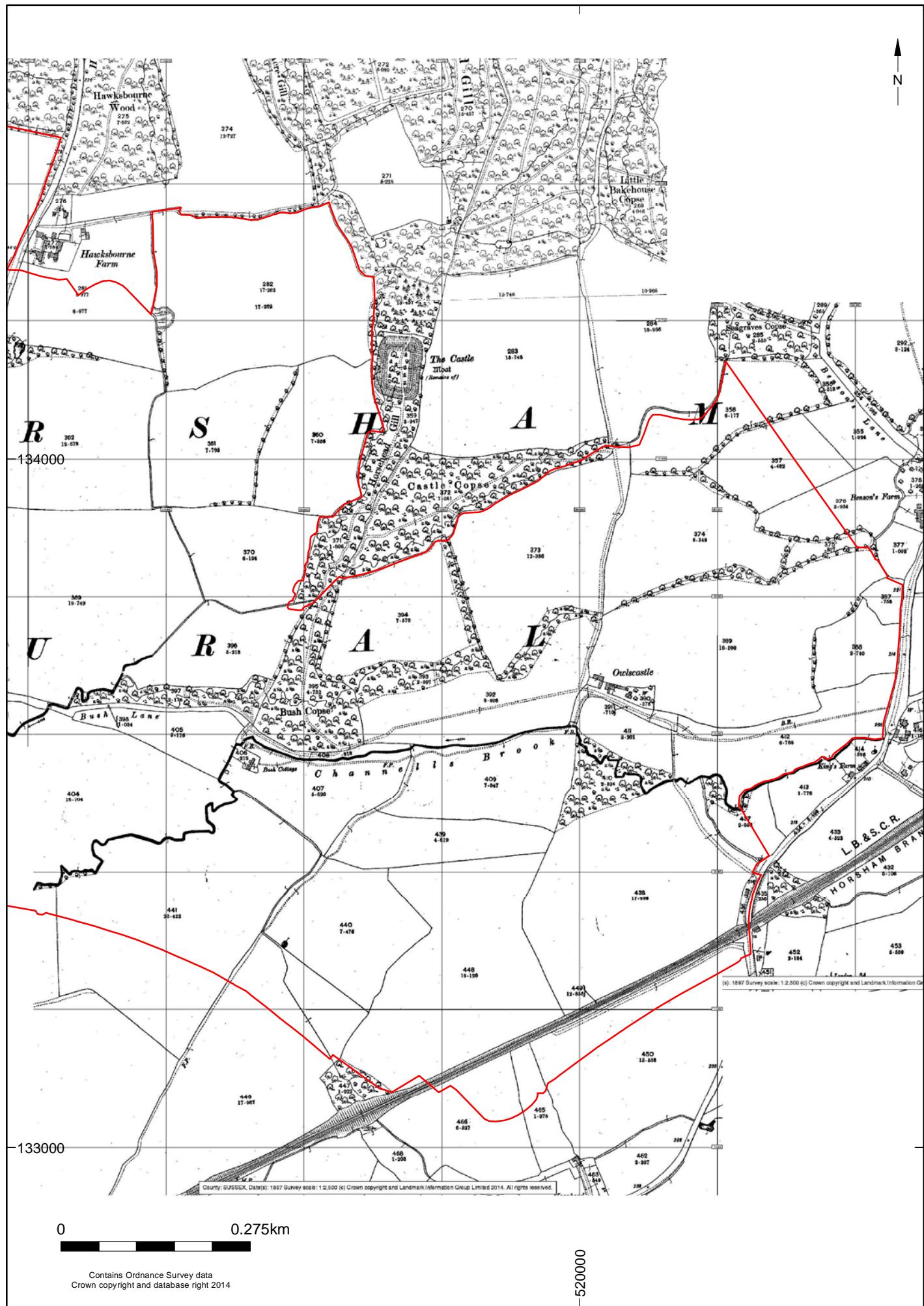


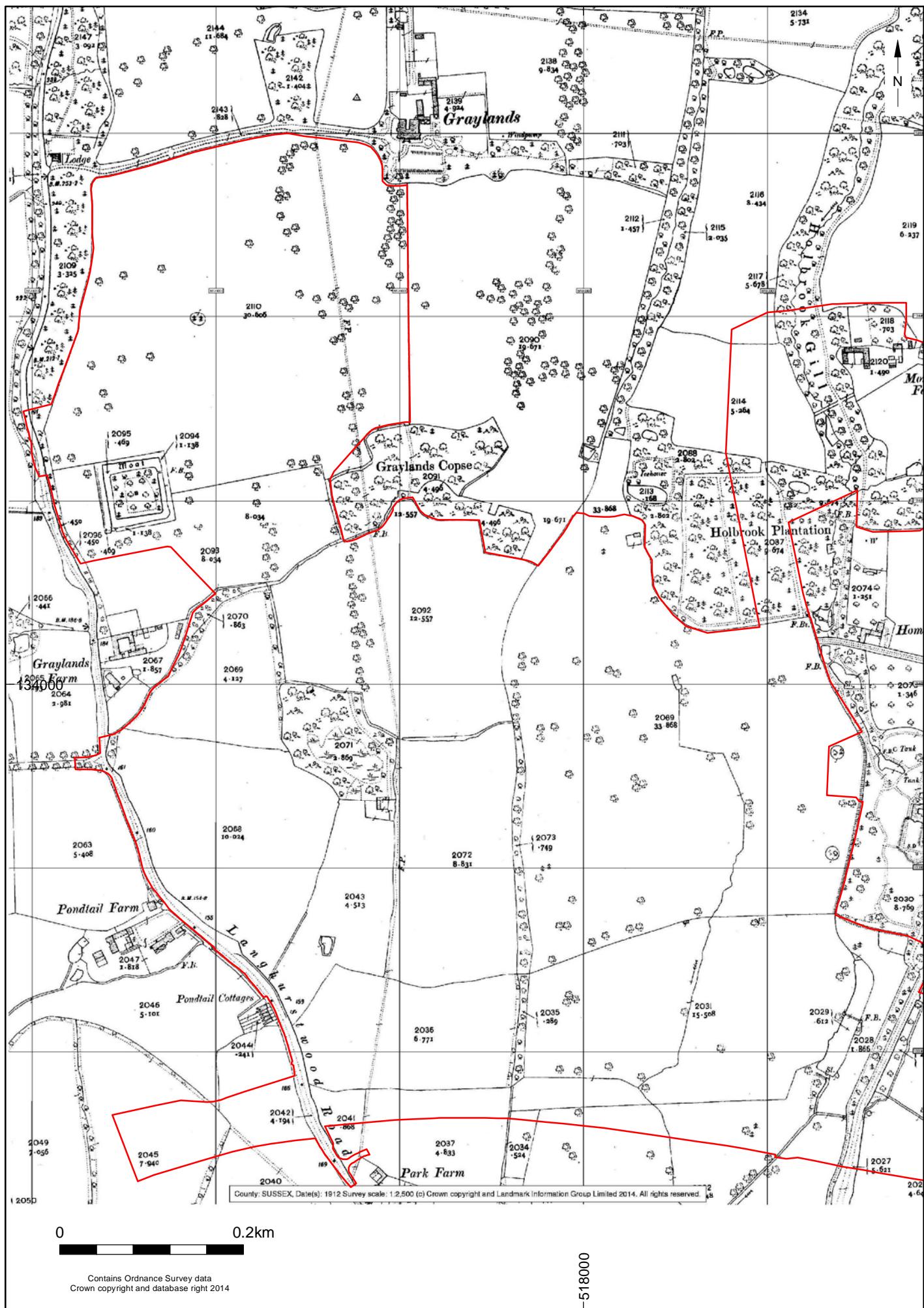


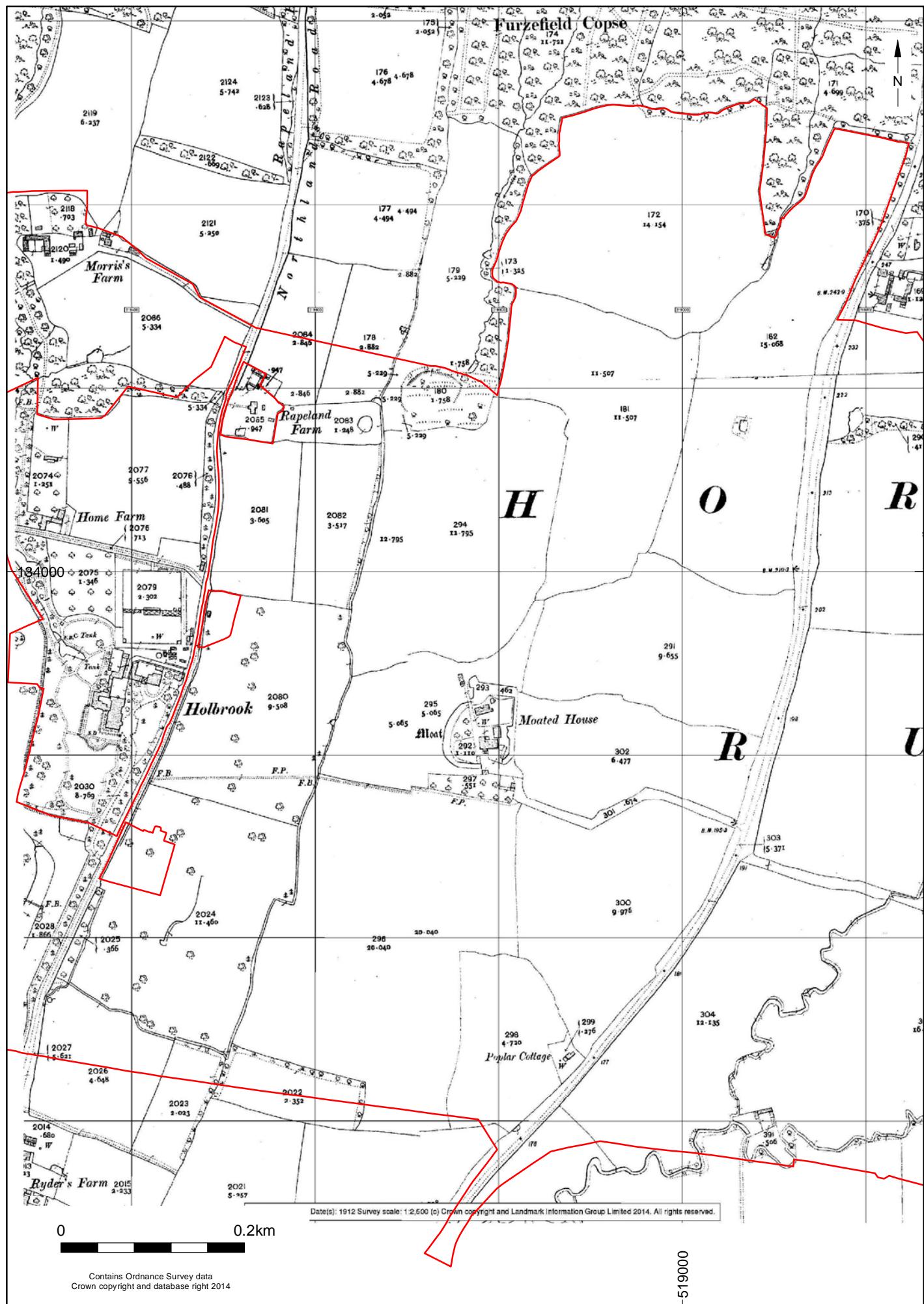


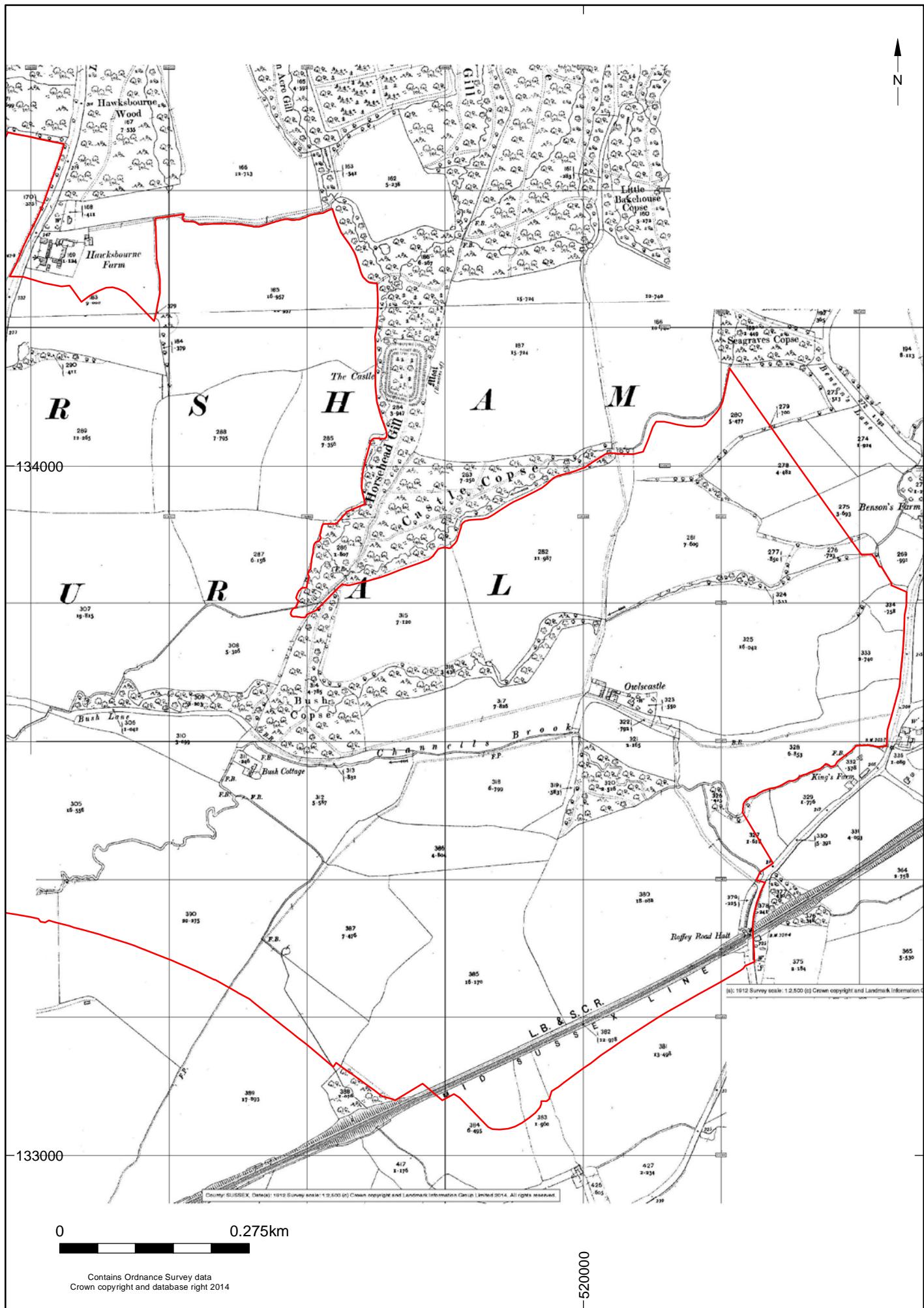




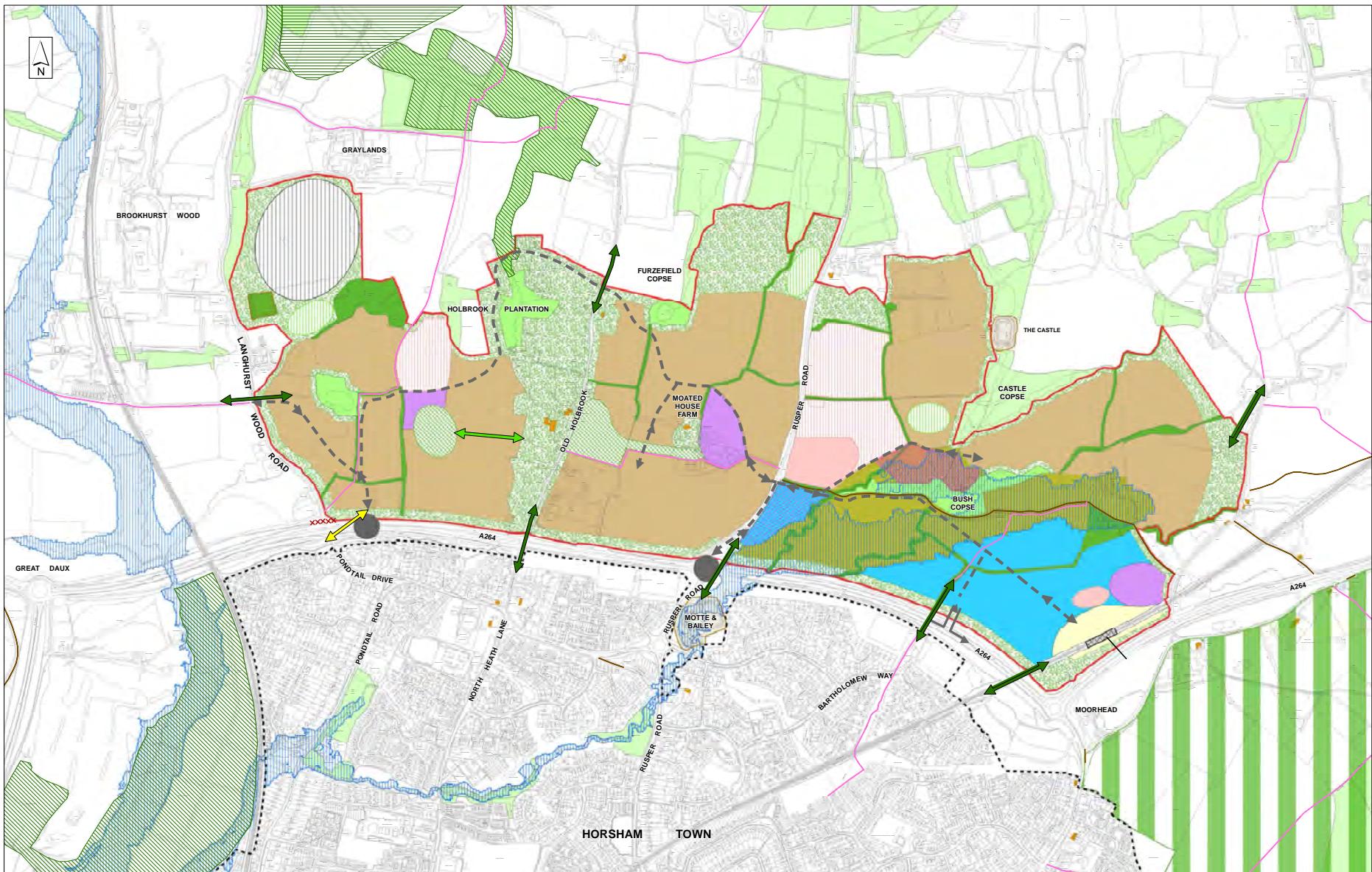












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West Sussex, RH12 1RL
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Green linkages
HDC Proposed Boundary
Proposed stopping-up order
Pedestrian, cycle & bus link
Pedestrian, cycle and cycle link
School Extension
HDC Proposed Boundary
Ancient Woodland
Cemetery/Almshouses
Community Facilities
Education
Employment
Employment/Retail
Industrial/Commercial Services
Informal Open Space
Landscape & buffering
Nature Reserve
Playing Pitches
Railway Station
Residential
Retail
Woodland and substantial hedge
SNCI
SSSI
Definitive Right Of Way - Bridleway
Definitive Right Of Way - Footpath
Scheduled Ancient Monument
High Weald AONB
Listed Building
EA Floodzone - March 2014

NOTES:
Figures marked in red are in acres
Figures marked in blue are in hectares
Total area for Landscape & buffering - 28.705ac; 11.61ha
Total area for Woodland & substantial hedge - 21.502ac; 43.027ha

Land North of Horsham Concept Masterplan Map
Reference No.: Date: November 2015 Scale: 1:5000 (at A1)
Drawing No.: Drawn: Checked: Revision No.: 09/03/2015

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