

# ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Land at Partridge Green, West Sussex

Project Code: 794-PLN-HER-00516  
Land at Partridge Green, West Sussex  
Updated v4  
October 2024  
NGR: TQ 18751 18641  
Local Planning Authority:  
Horsham District Council

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Quality Management					
Version	Status	Authored by	Reviewed by	Approved by	Date
#1	Draft	RvKM	RvKM	RvKM	October 2021
#2	Updated v2	AS	RvKM	RvKM	March 2024
#3	Updated v3	AS	RvKM	RvKM	August 2024
#4	Updated v4	AS	RvKM	RvKM	October 2024

Approval for issue		
Richard von Kalinowski-Meager		22 October 2024

File/Model Location	
Document location:	RPS/00516
Model / Appendices location:	RPS/00516

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### EXECUTIVE SUMMARY

The site of land at Partridge Green, West Sussex has been reviewed for its below ground archaeological potential.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study site or its immediate vicinity.

Potential built heritage issues associated with development proposals are dealt with in separate reporting.

Magnitude Surveys Ltd undertook a geophysical survey across the study site and land to the west and south in February 2022. The survey did not reveal any anomalies of definite archaeological origin, however anomalies of an undetermined origin were detected in the north-eastern part of the study site and to the south of the study site. They are considered to have either an agricultural, natural, or potentially archaeological origin. Anomalies relating to the agricultural use of the survey area were detected in the form of ploughing, former mapped field boundaries, and drainage schemes. Modern activity was concentrated in the eastern part of the study site, where magnetic disturbance is shown around buried services.

The study site is considered likely to have a generally low/unknown archaeological potential for all past periods of human activity. In considering the archaeological potential of the study site, it is appropriate to highlight the lack of previous intrusive archaeological fieldwork within the wider study area.

The study site has remained as open agricultural land throughout its documented history.

Proposals comprise the residential development of the site for up to approximately 101 dwellings, associated landscaping and open space, with access from Bines Road

In view of the perceived archaeological potential, extent of development proposals and hitherto undeveloped nature of the study site, and in line with relevant planning policy and guidance, it is anticipated that the planning authorities archaeological planning advisors will require further archaeological mitigation measures in association with redevelopment impacts. The available information indicates that in accordance with the National Planning Policy Framework (NPPF), and proportionate to the impact of development, these works can follow the granting of planning consent, secured by an appropriate archaeological planning condition.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk based assessment has been prepared by RPS on behalf of Croudace Homes.
- 1.2 The subject of this assessment comprises the site, also referred to as the study site, of land at Partridge Green, West Sussex.
- 1.3 The study site comprises open land c.6.10ha in extent, bounded by Lock Lane to the north, Bines Road and Crouchers homestead to the east, and agricultural land to the south and west. The study site is centred at National Grid Reference (NGR) TQ 18751 18641 within the administrative boundary of Horsham District Council (see Figures 1, 2a-2b, 17, and Plates 1-2).
- 1.4 Figures 2a-2b spatially summarise relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the West Sussex Historic Environment Record (HER).
- 1.5 A geophysical survey was undertaken by Magnitude Surveys Ltd across the study site and land to the west and south in February 2022. The results of this are discussed below in Section 4, with the relevant plans showing the processed data and interpretation of the results reproduced at Figures 4a-4b.
- 1.6 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 1.7 Potential built heritage issues associated with development proposals are dealt with in separate reporting.
- 1.8 Croudace Homes have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.9 In accordance with relevant policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the likely archaeological potential and significance of the study site.
- 1.10 This desk based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER) and other sources, and includes a map regression exercise. A site visit was undertaken during September 2021 (see Plates 1-2).
- 1.11 The assessment thus enables relevant parties to assess the archaeological potential of various parts of the study site, together with the likely significance of that potential, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential and significance identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, updated April 2014.

### National Planning Policy

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in December 2023.
- 2.3 Amendments published in September 2023 focussed solely on planning for onshore wind development (<https://www.gov.uk/government/publications/national-planning-policy-framework--2#full-publication-update-history>).
- 2.4 The NPPF was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023, and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021 and updated in September 2023.
- 2.5 For the December 2023 iteration, policy wording relevant to archaeology remain unchanged, with just the paragraph and footnote numbering referencing amended.
- 2.6 The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.7 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.8 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.

- 2.9 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.10 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.11 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.12 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.13 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.14 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.15 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.16 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely

affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- 2.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### Local Planning Policy

- 2.16 The Horsham District Planning Framework was adopted in 2015 and contains the following relevant policy:

#### **Policy 34**

##### **Cultural and Heritage Assets**

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

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

- 2.17 A new Local Plan is being proposed for Horsham District, referred to as The Horsham District Local Plan 2023 – 2040. The Regulation 19 Local Plan period of representation closed at 5pm Friday 1 March 2024. The Horsham District Council formally submitted the Local Plan and supporting documents to the Planning Inspectorate on Friday 26 July 2024.

### **Relevant Designations**

- 2.18 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck (see also Figure 2a).
- 2.19 The study site is not located within any Archaeological Notification Area (ANA). ANAs within West Sussex form part of an internal alert system for the local planning authorities, based on known archaeological finds and historic assets. The ANAs do not have any legal status.
- 2.20 Potential built heritage issues associated with development proposals are dealt with in separate reporting.
- 2.21 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.



### 3 GEOLOGY AND TOPOGRAPHY

#### Geology

- 3.1 The solid geology of the study site is recorded by the British Geological Survey (BGS Online 2024) to comprise Weald Clay Formation, primarily of mudstone but with a band of sandstone recorded to run across the study site from the south-west to the north-east. No superficial geological deposits are mapped within the study site. Adur River Terrace deposits, comprising sand and gravel are recorded a short distance to the south-west of the study site.
- 3.2 No site specific geotechnical information is currently available.

#### Topography

- 3.3 The ground level of the study site is generally level at c.10m Above Ordnance Datum (AOD; see also Plates 1-2).
- 3.4 No naturally occurring water courses or standing bodies of water are located within the study site or its immediate vicinity. A land drain at the southern boundary of the study site, runs west along an extant field boundary, connecting with other features which in turn connect with the course of the River Adur, which flows to the west and south of the study site. A remnant moat lies just beyond the southern boundary of the study site (see Figure 1, and Section 4 below), and several ponds are recorded to the north and west of the study site.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a one kilometre radius of the study site, also referred to as the study area, held on the West Sussex Historic Environment Record (HER; Reference Number: 202324-104; see also Figures 2a-b), together with an historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 Historic Landscape Characterisation (HLC) data provided by the West Sussex HER classifies the area of the study site to comprise ‘informal fieldscapes’, comprising modern field amalgamation around Moat Farm, dated to 1845-2010 (HWS3486; see also Figure 2b).
- 4.4 As shown on Figure 2a, in terms of relevant nationally significant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck. The study site does not itself lie within any Archaeological Notification Areas (ANAs),

however it lies c.75m to the north of an ANA which covers the Medieval Moated Site and 17<sup>th</sup> Century Moat Farm Historic Farmstead, West Grinstead (DWW8982, TQ18722 18443).

- 4.5 The HER does not record any previous intrusive archaeological fieldwork having been undertaken within the study area search radius. Previous archaeological works within the study area comprise archaeological desk-based assessments, geophysical and walkover surveys. A geophysical survey, which is not recorded on the West Sussex HER, was undertaken by Magnitude Surveys Ltd across the study site and land to the west and south in February 2022. The results of this work is discussed below.
- 4.6 The majority of HER records focus on historic farmsteads (those identified as relevant are included in the Medieval and Post Medieval sections below) together with Post Medieval and Modern features such as brickfields and railways, which have not been included in this review.
- 4.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

### Previous Archaeological Work

- 4.8 The HER does not record any archaeological work having previously being undertaken within the study site itself, however geophysical survey work, comprising a magnetometer survey, was undertaken by Magnitude Surveys Ltd across the study site and on land to the south and west in February 2022.
- 4.9 The survey did not reveal any anomalies of definite archaeological origin, however within the north-eastern part of the study site a linear anomaly was detected, and a curvilinear anomaly was recorded a short distance to the south of the study site (see also Figures 4a-4b). Due to their lack of diagnostic morphology and isolated nature, they were classified as undetermined, with possible agriculture or modern origins, though an archaeological interpretation cannot be entirely ruled out (Magnitude Surveys Ltd 2022a).
- 4.10 Anomalies relating to the agricultural use of the survey area has been identified across the study site, in the form of ploughing, former mapped field boundaries, and drainage schemes (Figure 4a-4b)
- 4.11 The impact of modern activity on the results is present around edges of the study site, in particular at the eastern part of the study site where magnetic disturbance is shown around buried services, and around telegraph poles; the disturbance here could have obscured any weaker anomalies if any were present (Figures 4a-4b; Magnitude Surveys Ltd 2022a).

### LiDAR

- 4.12 The LiDAR survey reproduced at Figure 3 shows modern agricultural activity and remnants of former field boundaries at the western boundary and centre of the study site on a north-south alignment, which are also noted on historic mapping (see also Figures 8-15, and 17).

### Prehistoric

- 4.13 No archaeological finds of Palaeolithic or Mesolithic date have been recorded within the one kilometre study area search radius.
- 4.14 The presence of early prehistoric material is notoriously difficult to predict, and can be influenced by suitable topographical locations, particularly related to watercourses, together with suitable underlying geology. A generally low archaeological potential can be identified for the early prehistoric periods at the study site.
- 4.15 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.16 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.17 No archaeological finds of Neolithic, Bronze Age or Iron Age date have been recorded within the one kilometre study area search radius.
- 4.18 The study site's archaeological potential for the Prehistoric periods must therefore be defined as low, noting that the lack of previous intrusive archaeological investigation leaves this conclusion somewhat uncertain.

### Roman

- 4.19 No archaeological finds or features of Roman date have been identified within the one kilometre study area search radius. Furthermore, the study site does not lie within the vicinity of any known major Roman road or settlement. The closest major Roman road to the study site comprises the Hardham to Barcombe Mills Roman Road, located c.5km to the south of the study site (Margary 1955).
- 4.20 As with the prehistoric periods, the study site's archaeological potential for the Roman period must therefore be defined as low, noting that the lack of previous intrusive archaeological investigation leaves this conclusion somewhat uncertain.

### Anglo-Saxon Early Medieval & Medieval

- 4.21 The Domesday Survey of 1086 AD does not record the presence of a taxable settlement in the vicinity of Partridge Green.
- 4.22 No archaeological finds or features of Anglo-Saxon or Early Medieval date have been identified within the one kilometre study area search radius.

- 4.23 To the south of the study site, the Archaeological Notification Area designated for Moat Farm identifies the original sub rectangular moat as Medieval in origin. The western, northern and eastern arms of the moat have been recorded as waterfilled and in good condition; the line of the southern arm can be traced as a depression in the lawn of the present house which stands within the moat, and no traces of the original buildings have been recorded (DWS8982, TQ18722 188443; MWS5636, TQ1873 1845; MEW12401, TQ18733 18388).
- 4.24 To the southeast of the study site, on the edge of the one kilometre search radius, the buildings of Brightham's Farm have been identified as a Medieval U-plan regular courtyard farmstead, with a detached farmhouse, in an isolated location with (less than 50%) significant loss (MWS9503, TQ19450 17895).
- 4.25 To the northwest of the study site, Lloyts Farm has been identified as a Medieval dispersed regular multi-yard farmstead (MWS12151, TQ18387 18832).
- 4.26 The available information indicates that the area of the study site likely came into agricultural use during the Medieval period. The study site's archaeological potential for the Medieval period can therefore be identified as generally low, with evidence of agricultural activity and land division, associated with the nearby farmsteads, most likely to be present within the archaeological record.

**Post Medieval & Modern (including map regression exercise)**

- 4.27 The study site has remained undeveloped open land throughout its documented history.
- 4.28 Immediately to the south and west of the study site, the Archaeological Notification Area designated for Moat Farm identifies the farmstead through the Historic Farmsteads and Landscape Character in West Sussex project as a 17th century dispersed multi-yard farmstead with a detached farmhouse, in an isolated location with (less than 50%) significant loss (DWS8982, TQ18722 188443).
- 4.29 Small scale early mapping shows the study site in open land west of Partridge Green (Figure 5: 1795 Gardner & Gream), situated immediately north of Priorsbin Farm and immediately southeast of Loyts Farm (Figure 6: 1806 Ordnance Survey Drawing). No changes are shown within the study site on the 1825 Greenwoods map (Figure 7).
- 4.30 Immediately north of the study site, Copyhold Cottage has been identified as the remnants of a 19<sup>th</sup> century single sided loose courtyard farmstead, with a detached farmhouse comprising the sole survivor (MWS9916, TQ18777 18884).
- 4.31 The West Grinstead Tithe Map (Figure 8: 1847) and the associated Award shows the study site in agricultural use, divided into four field plots:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
732	Mary Dennett	Edward Bristow	Dencher Field	Arable
733	Mary Dennett	Edward Bristow	Crouchers Field	Arable

734	Mary Dennett	Edward Bristow	Turnpike Piece	Arable
737	Mary Dennett	Edward Bristow	Pasture	Meadow

- 4.32 The First Edition Ordnance Survey (Figure 9: 1874-5) shows the study site remaining relatively unchanged from the Tithe Map, with the removal of the field boundary in the north-eastern part of the study site being the only distinct change.
- 4.33 No changes are shown within the study site on the Ordnance Survey maps dated to 1897, 1909 and 1946 (see Figures 10-12). Figure 13 reproduces the 1980 Ordnance Survey, which shows the removal of another field boundary within the eastern part of the study site. No substantial changes are shown within the study site on the composite 1991-1993 Ordnance Survey (Figure 14).
- 4.34 Figure 15 reproduces the 2001 aerial photograph which shows the north-south aligned field boundary in the centre of the study site and the field boundary along the western edge of the study site have been largely removed, remaining as several trees. The 2003 Ordnance Survey and 2022 aerial photograph are reproduced at Figures 16 and 17, showing no significant changes within the study site.
- 4.35 The study site's archaeological potential for the Post Medieval and Modern periods can be identified as generally low.

### Negative and Neutral Data

- 4.36 To the north of the study site, desk based assessment, fieldwalking and geophysical survey on c.5 hectares of land north of The Rosary, Partridge Green, identified a generally low archaeological potential for the survival of substantial archaeological remains (MWS13112, TQ18698 19449; EWS1671, TQ18698 19449).

### Assessment of Significance (Designated Assets)

- 4.37 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.38 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 4.39 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

### Assessment of Significance (Non-Designated Assets)

- 4.40 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low (Local)
Mesolithic	Low	Low (Local)
Neolithic	Low	Low (Local)
Bronze Age	Low	Low (Local)
Iron Age	Low	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	Low	Low (Local)
Post Medieval	Low	Low (Local)
Modern	Low	Low (Local)

- 4.41 Any archaeological remains, should they occur at the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.



## 5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

### Site Conditions

- 5.1 The study site currently comprises open land used for agricultural purposes (see Figure 17 and Plates 1-2).
- 5.2 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact (see also Magnitude Surveys 2022a).
- 5.3 Modern activity across the study site including removal of field boundaries, the installation of telegraph poles (see Plates 1-2 and Figure 15), and the buried services recorded by geophysical survey work in the eastern part of the site (Figures 4a-b and Magnitude Surveys Ltd 2022a) will have had a localised negative below ground impact.

### Proposed Development

- 5.4 Proposals comprise the residential development of the site for up to approximately 101 dwellings, associated landscaping and open space, with access from Bines Road.
- 5.5 A plan of the proposed development is reproduced at Figure 18.

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 In terms of relevant nationally significant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 5.7 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

### Review of Potential Development Impacts on Non-Designated Assets

- 5.8 As defined above in Section 4, the available information indicates that the study site has a generally low/unknown archaeological potential for all past periods of human activity. Furthermore, the geophysical survey undertaken in 2022 by Magnitude Surveys Ltd recorded a linear of undetermined origin in the north-eastern part of the study site, which may be archaeological.
- 5.9 The scale of the proposed development, together with its previously undeveloped nature, is anticipated to be sufficient cause for the local planning authority's archaeological planning advisor to require further archaeological mitigation measures in association with construction impacts.



## 6 SUMMARY AND CONCLUSIONS

- 6.1 The study site comprising land west of Partridge Green, West Sussex, has been assessed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the vicinity of the study site.
- 6.4 Magnitude Surveys Ltd undertook a geophysical survey across the study site and land to the west and south in February 2022. The survey did not reveal any anomalies of definite archaeological origin, however anomalies of an undetermined origin were detected in the north-eastern part of the study site and to the south of the study site. They are considered to have either an agricultural, natural, or potentially archaeological origin. Anomalies relating to the agricultural use of the survey area were detected in the form of ploughing, former mapped field boundaries, and drainage schemes. Modern activity was concentrated in the eastern part of the study site, where magnetic disturbance is shown around buried services.
- 6.5 The available information indicates a generally low/unknown archaeological potential within the study site for all past periods of human activity. In considering the archaeological potential of the study site, it is appropriate to highlight the lack of previous intrusive archaeological fieldwork within the wider study area.
- 6.6 The study site has remained open land throughout its documented history.
- 6.7 Proposals comprise residential development of the site for up to approximately 101 dwellings, associated landscaping and open space, with access from Bines Road
- 6.8 In view of the perceived archaeological potential, extent of development proposals and hitherto undeveloped nature of the study site, and in line with relevant planning policy and guidance, it is anticipated that the planning authorities archaeological planning advisors will require further archaeological mitigation measures in association with redevelopment impacts. The available information indicates that in accordance with the National Planning Policy Framework (NPPF), and proportionate to the impact of development, these works can follow the granting of planning consent, secured by an appropriate archaeological planning condition.

## SOURCES CONSULTED

### General

West Sussex Historic Environment Record

### Internet

Archaeological Data Service: <http://archaeologydataservice.ac.uk>

Aerial photography: <http://www.britainfromabove.org.uk/>

British Geological Survey: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History: <http://www.british-history.ac.uk/>

Domesday Book: <https://opendomesday.org.uk>

Historic England (National Heritage List): <https://www.historicengland.org.uk/listing/the-list>

Past Scape: <http://www.pastscape.org.uk>

Portable Antiquities Database: <https://finds.org.uk/database/>

NPPG: <http://planningguidance.planningportal.gov.uk>

### Bibliographic

Bridgland Quaternary River terrace deposits as a framework for the Lower Palaeolithic record in Gamble & Lawson (eds.) *The English Palaeolithic Reviewed* 1996

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* 2014, revised 2020 unpublished document

Department of Communities and Local Government *Scheduled Monuments and Nationally Important Non-Scheduled Monuments* 2013

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised December 2023)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Gibbard *The Pleistocene History of the Lower Thames Valley* 1994

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Magnitude Surveys Ltd *Geophysical Survey Report: Partridge Green, West Sussex* 2022a

Magnitude Surveys Ltd *Geophysical Survey Written Scheme of Investigation: Partridge Green, West Sussex* 2022b

Margary *Roman Roads in Britain* 1955

Victoria County History *A History of the County of Sussex: Volume 6 Part 2, Bramber Rape (North-Western Part) Including Horsham*. 1986

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

### **Cartographic**

1795 Gardner & Gream Map of Sussex

1806 Ordnance Survey Drawing

1813 Ordnance Survey Old Series

1825 Greenwood Map of Sussex

1847 West Grinstead Tithe Map

1874-1875 Ordnance Survey

1875 Ordnance Survey

1896 Ordnance Survey

1897 Ordnance Survey

1909 Ordnance Survey

1911 Ordnance Survey

1946 Ordnance Survey

1957 Ordnance Survey

1973 Ordnance Survey

1980 Ordnance Survey

1989-1993 Ordnance Survey

1991-1993 Ordnance Survey

1993 Ordnance Survey

1993-1995 Ordnance Survey

1994-1995 Ordnance Survey

1995 Ordnance Survey

2001 Google Earth Aerial Photograph

2003 Ordnance Survey

2009 Google Earth Aerial Photograph

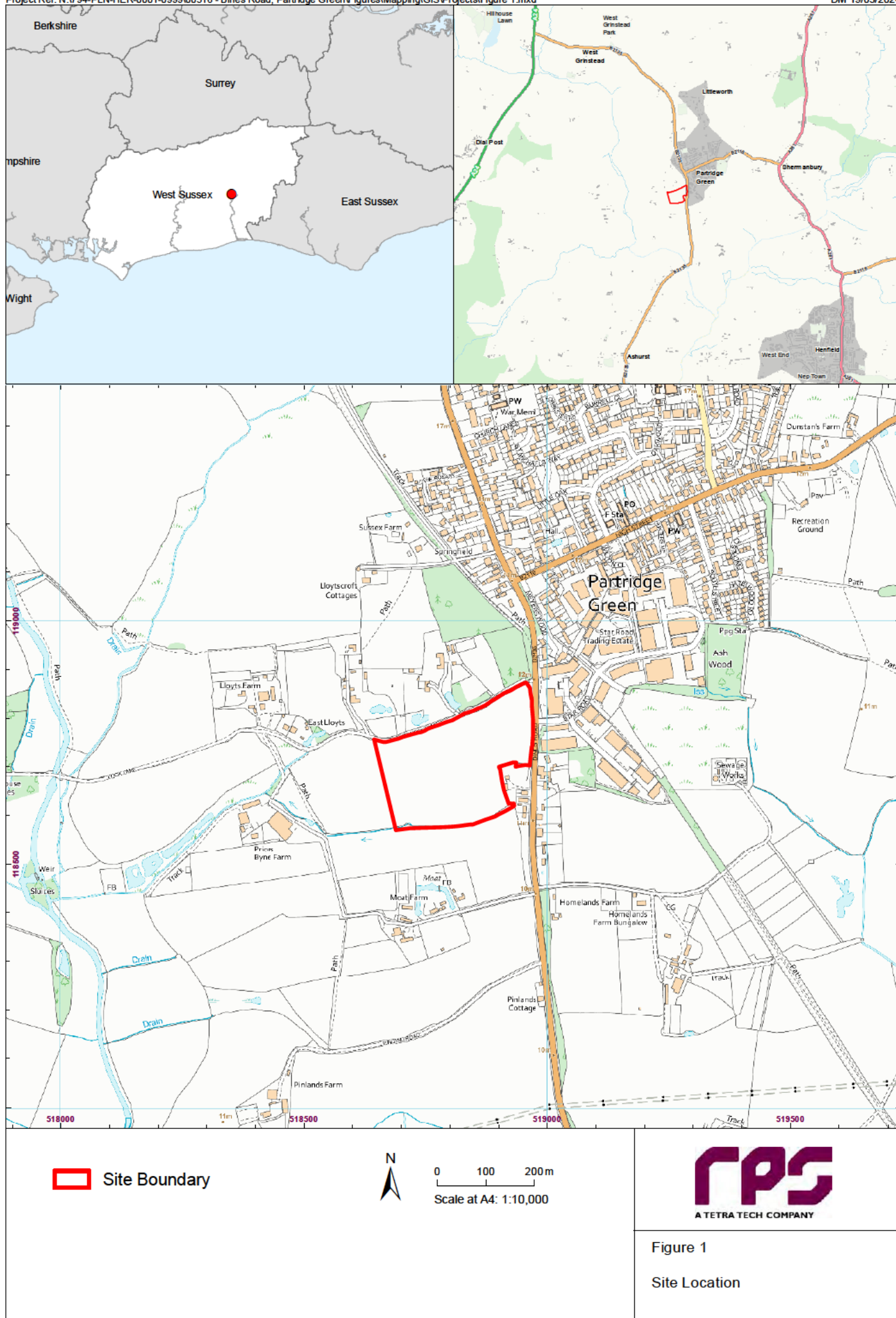
2013 Google Earth Aerial Photograph

2015 Google Earth Aerial Photograph

2020 Google Earth Aerial Photograph

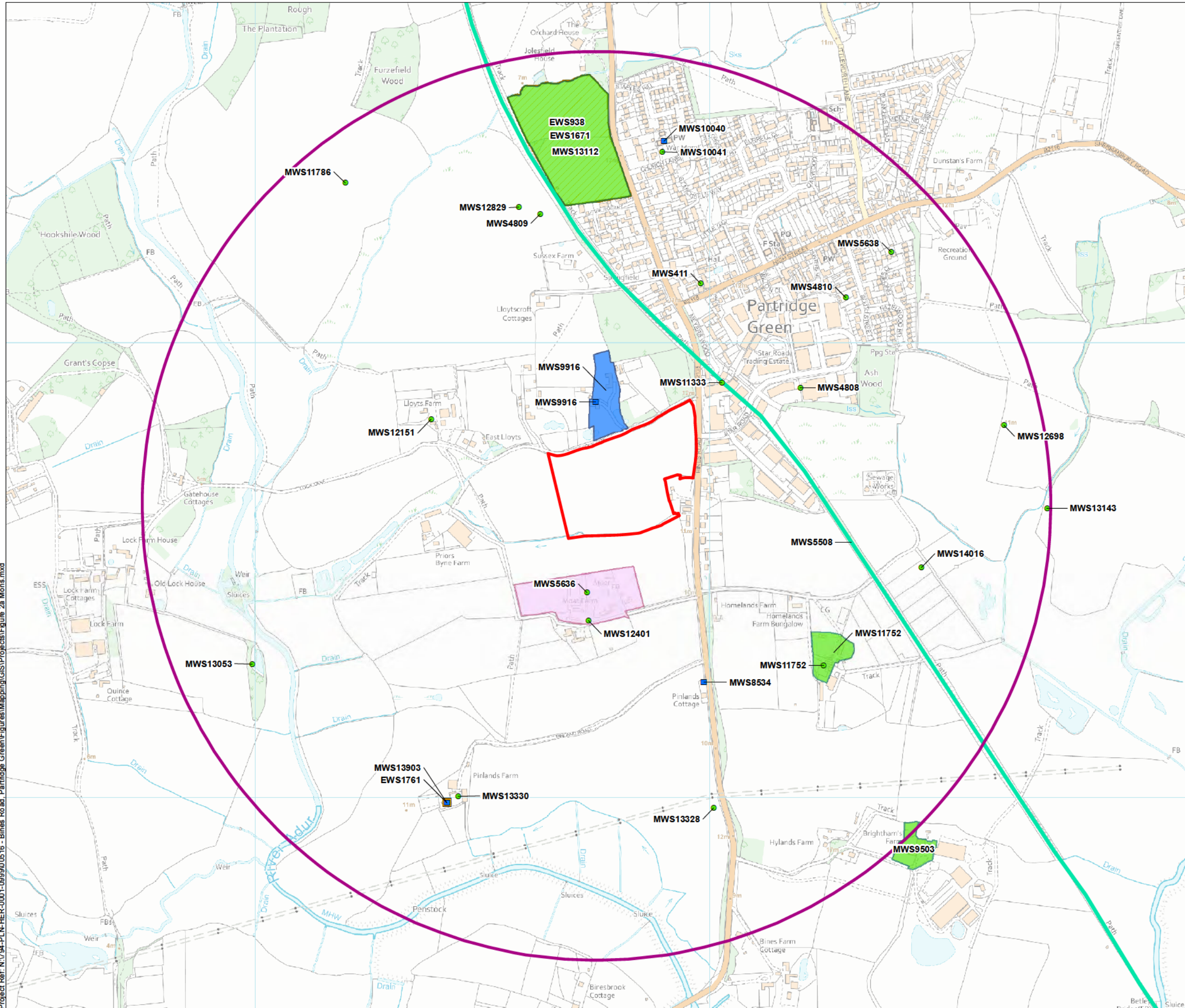
2022 Google Earth Aerial Photograph

FIGURES





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### Legend

- Site Boundary
- 1km Search Radius

### Non-designated Heritage Assets:

- HER Data Line

### HER Data Points

- Monument
- Building

### HER Data Polygons

- Monument
- Building

### Archaeological Notification Areas

- DWS8982, Medieval Moated Site and 17th Century Moat Farm Historic Farmstead, West Grinstead

### Previous Archaeological Work:

- HER Event Points
- HER Event Polygons

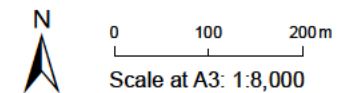
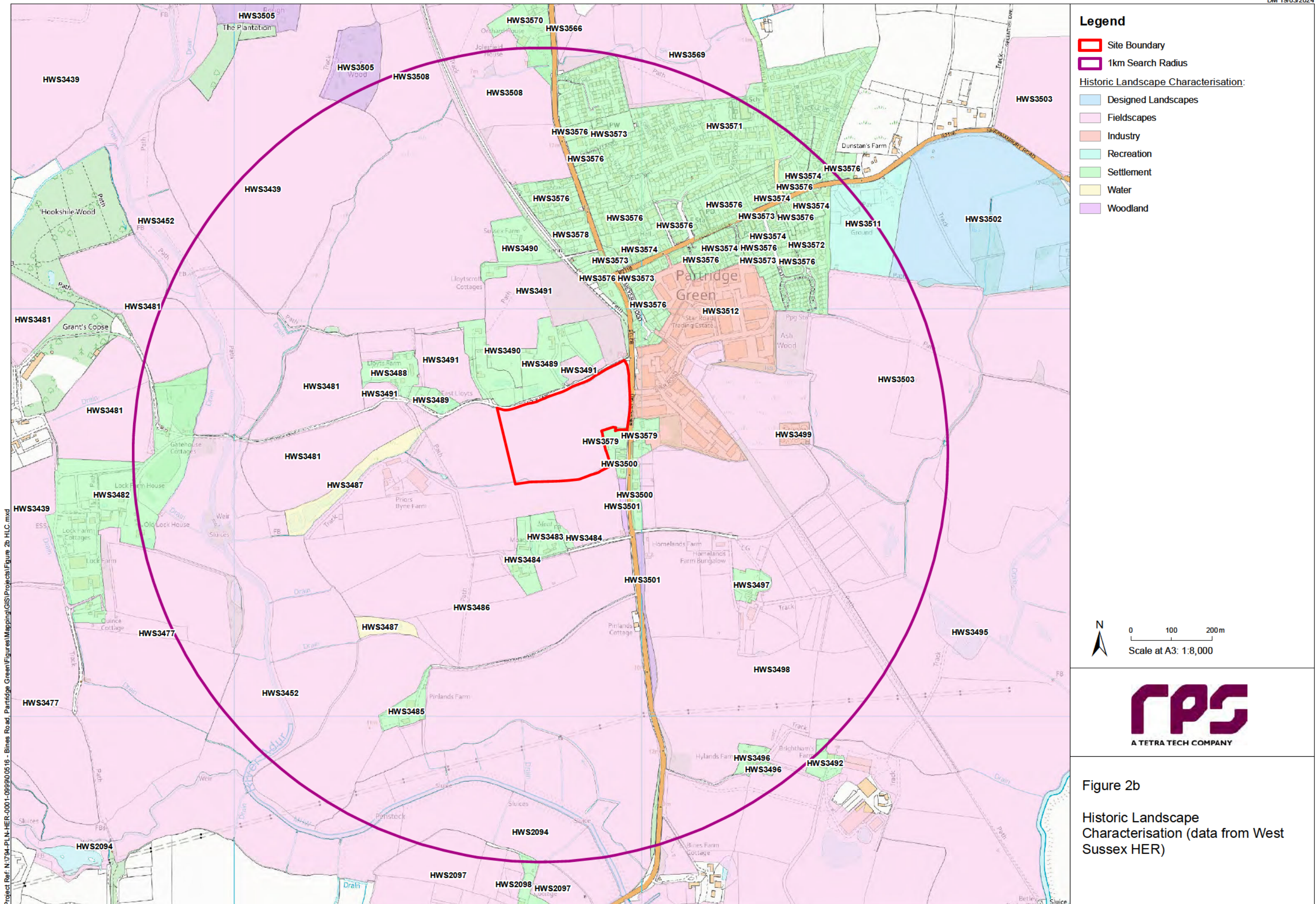


Figure 2a

Summary of heritage designations and archaeological findspots (data from West Sussex HER)







**Legend** Site Boundary**LiDAR DATA**Source:  
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:  
17/01/2019Processing:  
Multi-direction Hillshade overlaid on  
simple Local Relief Model0 50 100 m  
Scale at A3: 1:2,500

Figure 3

LiDAR Survey





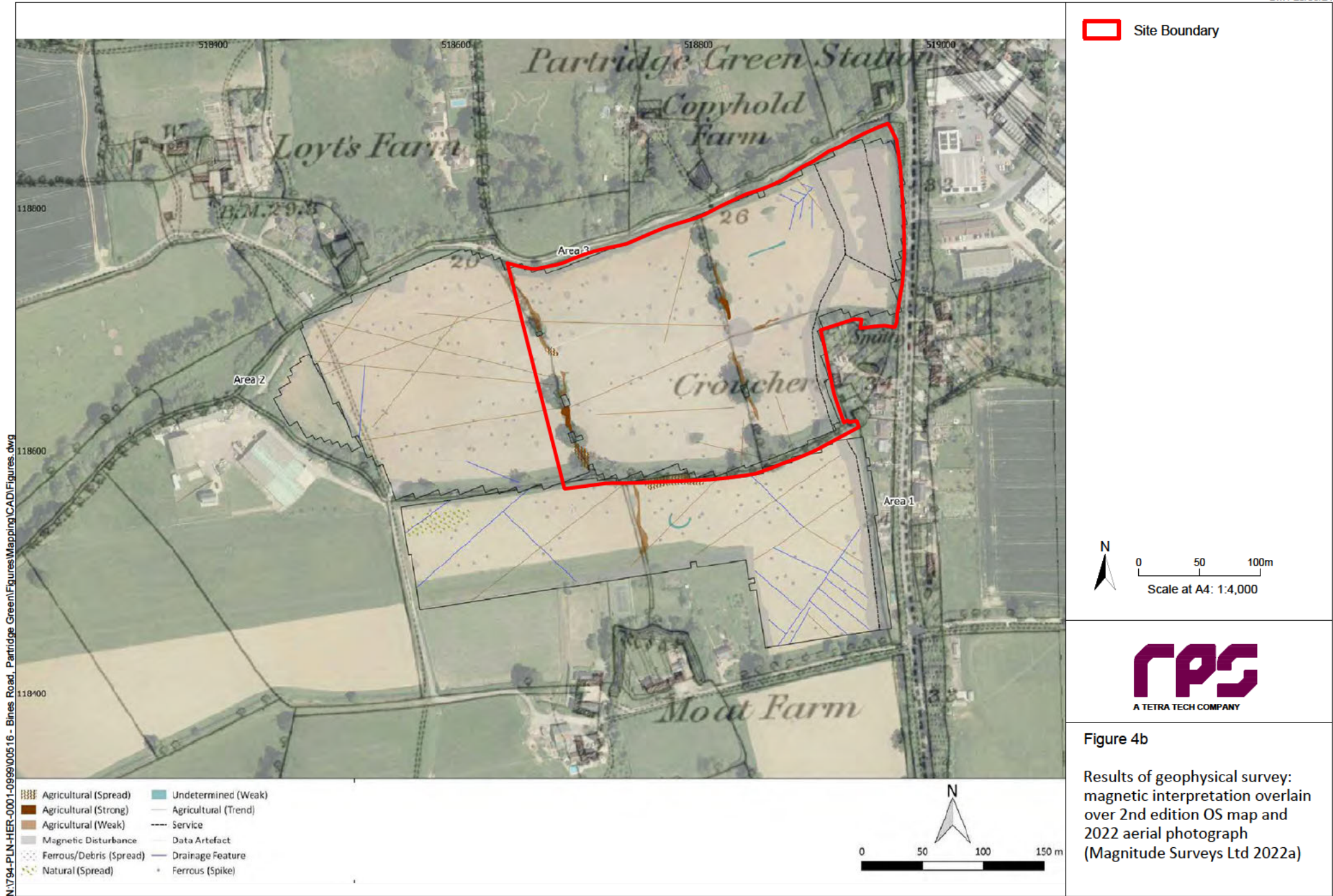
Site Boundary

N  
0 50 100m  
Scale at A4: 1:4,000

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Figure 4a

Results of geophysical survey:  
magnetic gradient (Magnitude  
Surveys Ltd 2022a)



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○ Site Location



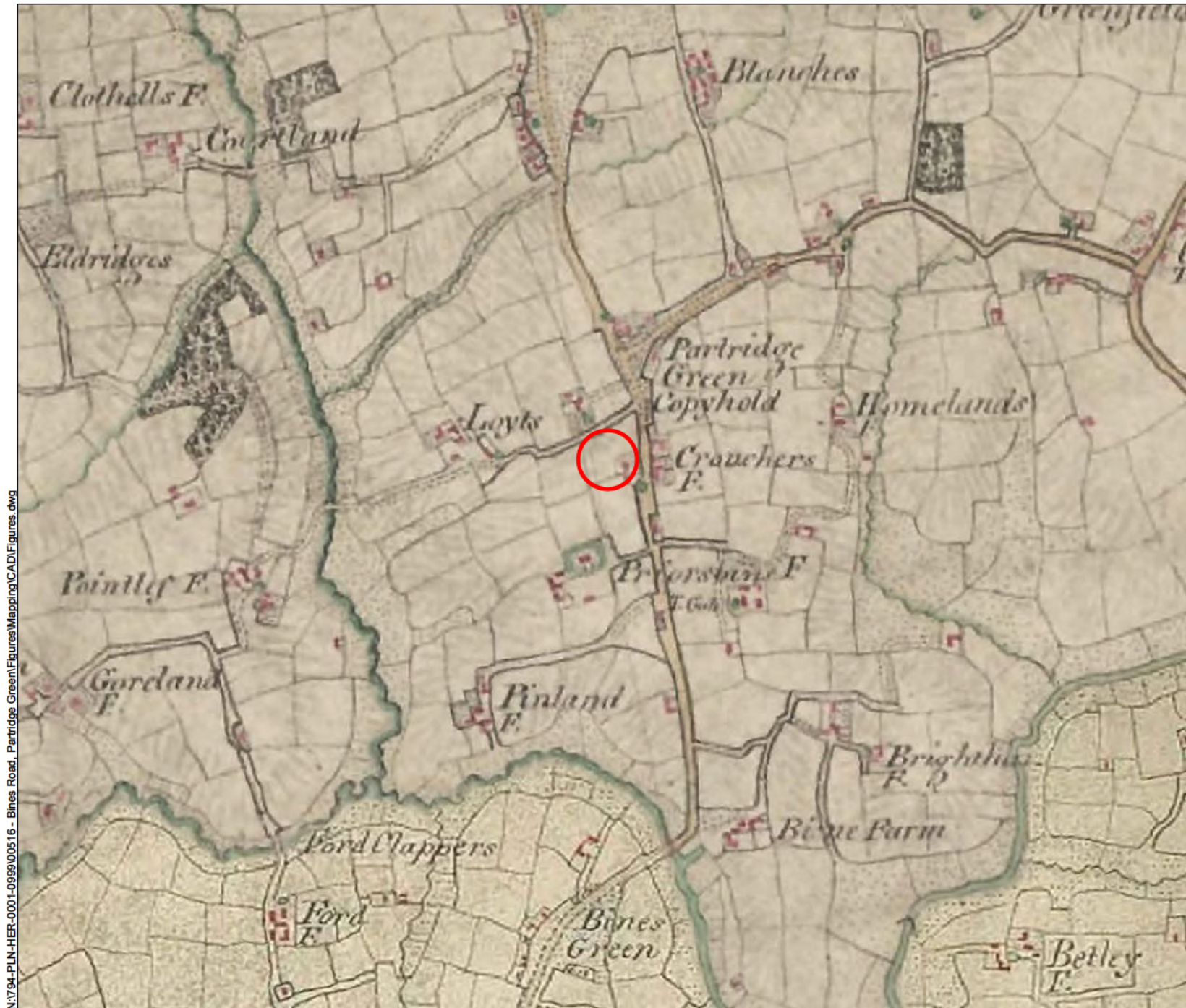
Not to Scale  
Illustrative Only



Figure 5

1795 Gardner & Gream Map of  
Sussex





○ Site Location



Not to Scale  
Illustrative Only



Figure 6

1806 Ordnance Survey Drawing





○ Site Location



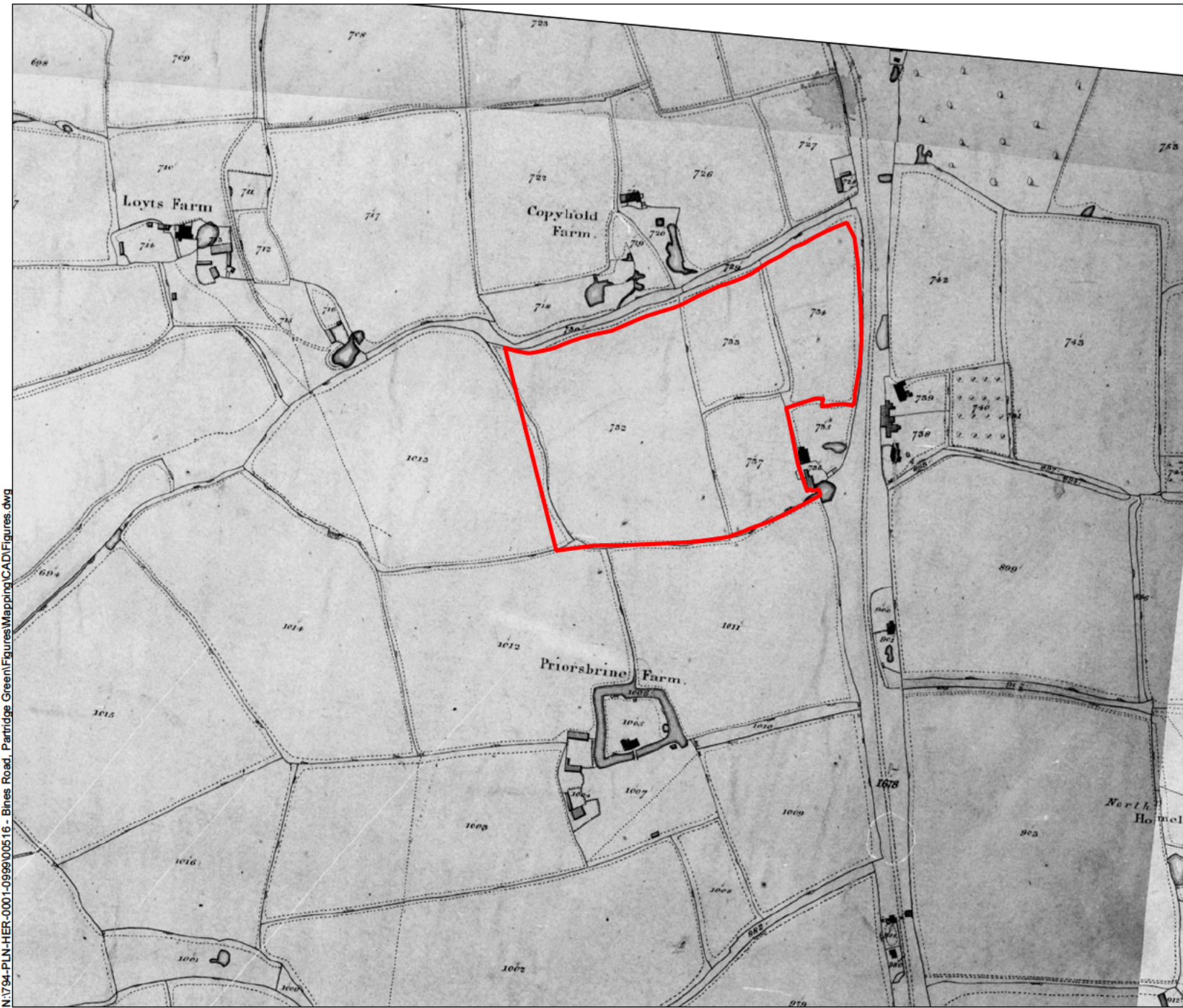
Not to Scale  
Illustrative Only



Figure 7

1825 Greenwood Map of Sussex





 Site Boundary


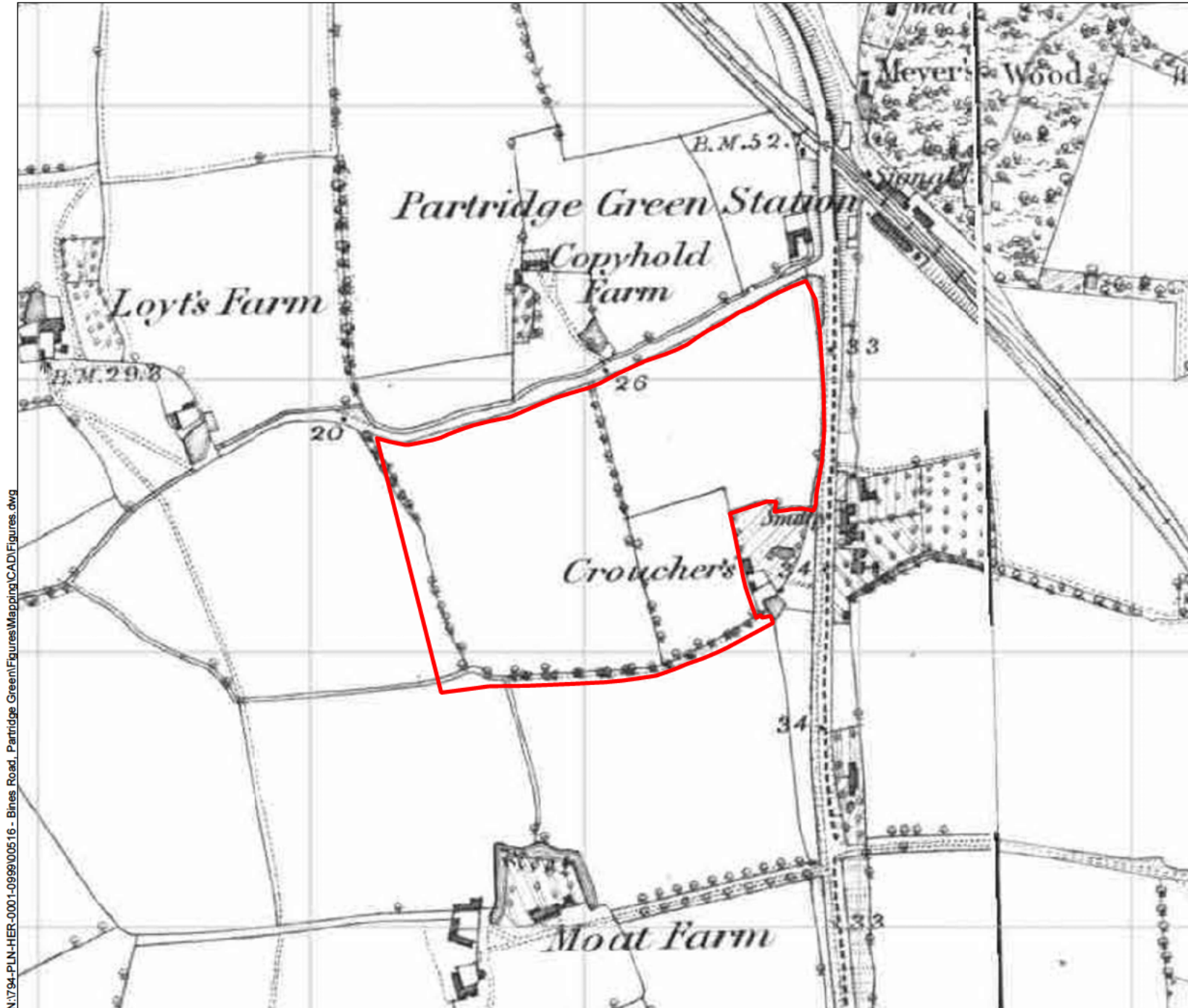
N  
  
0 50 100m  
Scale at A4: 1:5,000  
(approx)




Figure 8  
1847 West Grinstead Tithe Map

N:\794-PLN-HER-0001-0999\00516 - Bines Road, Partridge Green\Figures\Mapping\CAD\Figures.dwg



 Site Boundary

N  
  
 0 50 100m  
 Scale at A4: 1:4,000

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Figure 9  
 1874-1875 Ordnance Survey



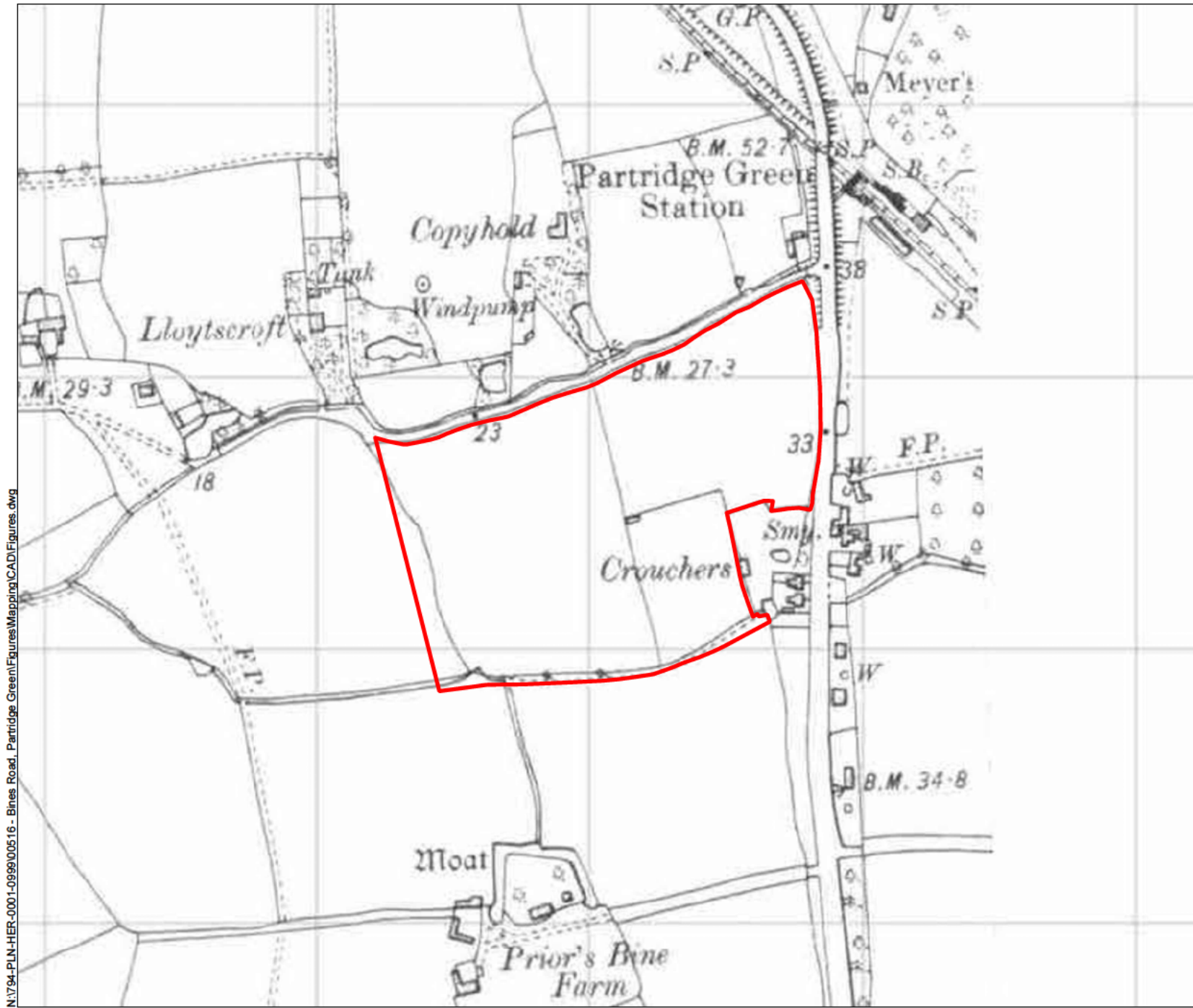


0 50 100m  
Scale at A4: 1:4,000



1897 Ordnance Survey





 Site Boundary

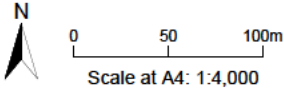
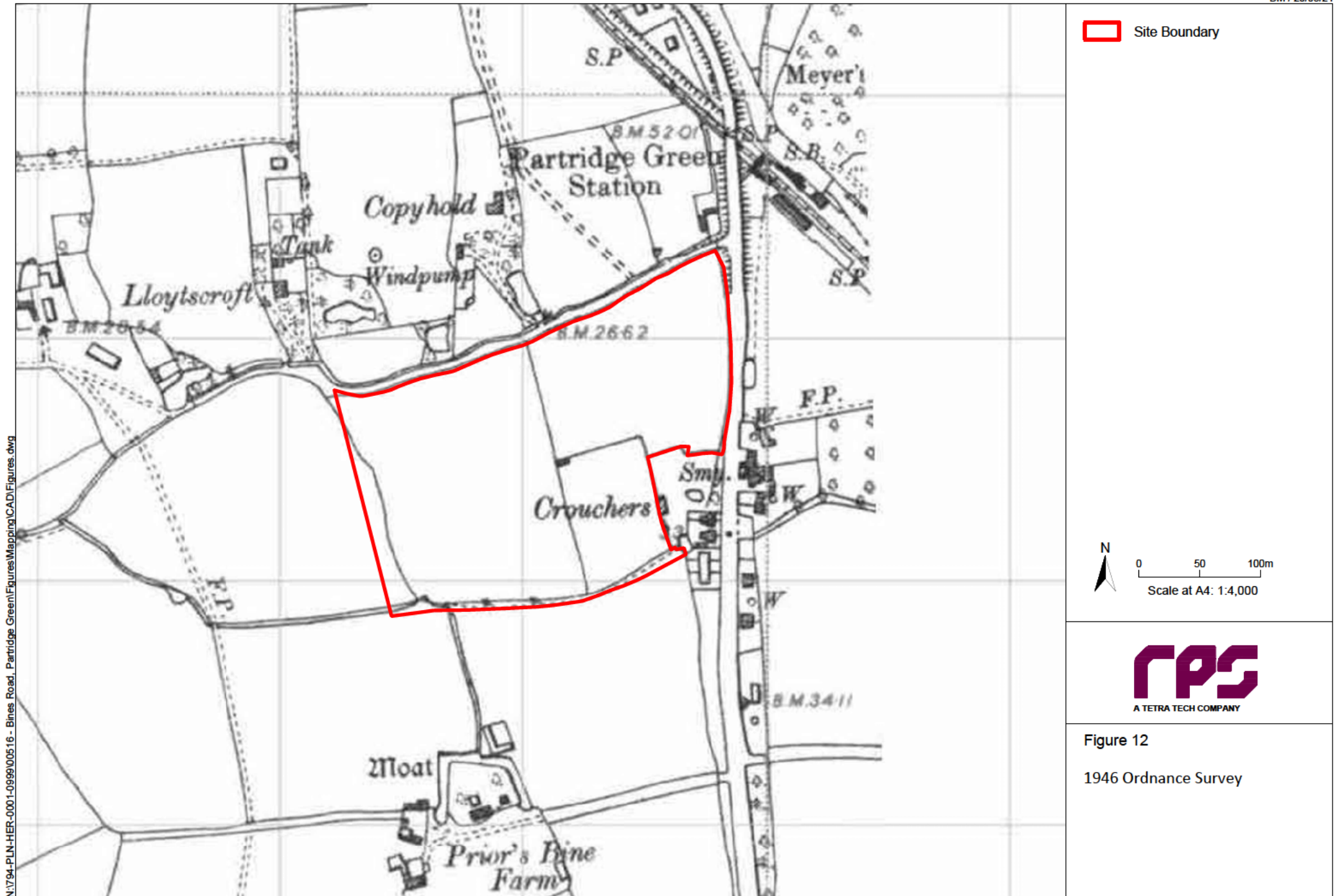


Figure 11  
1909 Ordnance Survey





 Site Boundary

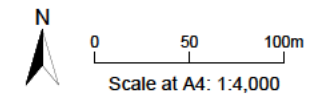
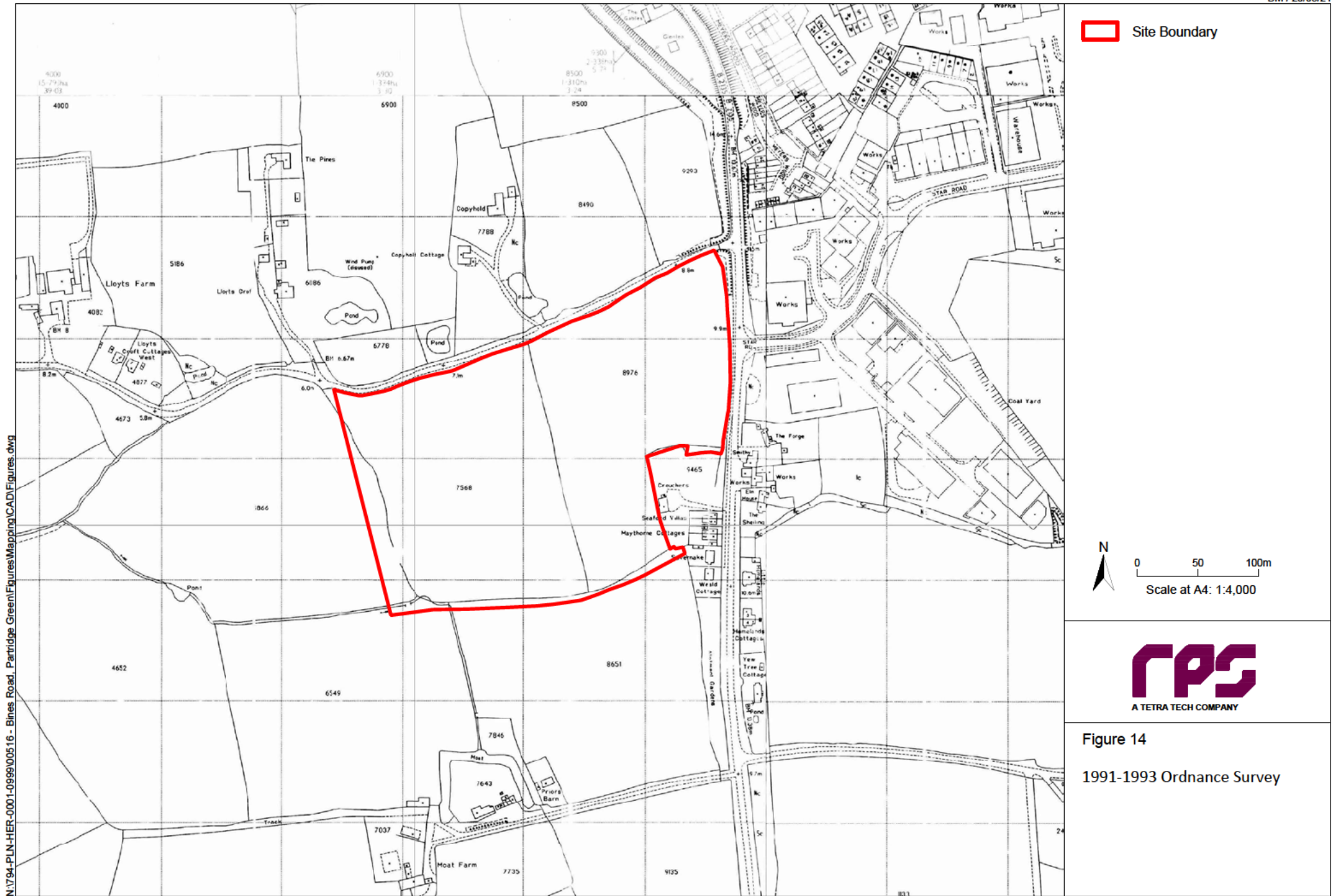


Figure 13

1980 Ordnance Survey







 Site Boundary

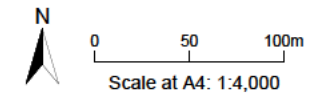
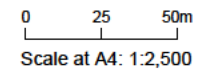


Figure 15

2001 Aerial Photograph





2003 Ordnance Survey



 Site Boundary


N  
  
0 50 100m  
Scale at A4: 1:4,000



Figure 17

2022 Aerial Photograph





 Site Boundary

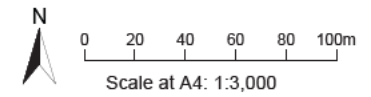


Figure 18  
Redevelopment Proposals

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PLATES



Plate 1: 2021 view northwest across the study site



Plate 2: 2021 view looking east across the study site



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