

Land south of Furners Lane, Henfield  
Archaeological Desk-Based Assessment  
August 2024

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## Site

Land south of Furners Lane, Henfield

## Client

Elvia Homes Eastern

## Date

August 2024

## Planning Authority

Horsham District Council

## Grid Reference

TQ 21775 16073

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### Timescales Used in This Report

#### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

#### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

## Executive Summary

This archaeological desk-based assessment considers land to the south of Furners Lane, Henfield (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework 2023), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the study site. A separate report will consider the heritage considerations in respect of Listed Buildings and the existing buildings within the farm complex.

### *Archaeological Assets*

No statutory designations (Scheduled Ancient Monuments, Registered Battlefields or World Heritage Sites) are located within or adjacent to the study site boundary. None are recorded within the 1km study area. As such the assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

A review of the available evidence has confirmed that the study site has a low potential to contain prehistoric, Roman, Saxon, and undated archaeological remains, along with a low to moderate potential for the medieval, post-medieval and modern periods.

It is anticipated that there will be a requirement for an archaeological evaluation to determine whether archaeological features will be affected by the proposed development. Further fieldwork may be required if significant archaeological remains are present. Any such requirement for archaeological fieldwork on the site can be secured by an appropriately worded planning condition.

## 1.0 Introduction

1.1 This archaeological desk-based assessment considers land south of Furners Lane, Henfield (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Elivia Homes Eastern. The site (hereinafter referred to as the “study site”) is located at grid reference TQ 21775 16073. A new housing development is proposed for the site, and the latest masterplan is shown in Figure 11. This archaeological desk-based assessment has been prepared for the purpose of providing initial advice to the commissioning client and in the event of an application for planning permission, to form part of the evidence in support.

1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.

1.3 The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.

1.4 A separate report will assess any potential impact on nearby Listed Buildings and Conservation Areas.

1.5 The study area used in this assessment is a 1km buffer from the boundary of the study site (Figures 2 and 3).

1.6 A site visit was undertaken on 6<sup>th</sup> April 2023 when the conditions were dry and overcast, and visibility reasonably clear.



Plate 1: General view of site looking South from Furners Lane



Plate 2: General view of site looking East from south-west corner



Plate 3: General view of site looking North from southern boundary



Plate 4: General view of site looking North-west from eastern boundary

### Location, Topography and Geology

1.7 Henfield is a village and parish in West Sussex, approximately 6 miles to the west of Burgess Hill and 9 miles to the south of Horsham. Its historic core is linear, set along the High Street/London Road (A2037), one of the major roads linking the West Sussex to the coast. The village lies to the north of the South Downs and chiefly to the east of the River Adur. It is bordered by the neighbouring parishes of Ashurst and Steyning to the west, West Grinstead to the north-west, Shermanbury to the north, Woodmancote to the east, and Upper Beeding to the south.

1.8 The study site is located on the eastern outskirts of the village, immediately to the south of Furners Lane. It is irregular in plan, measuring c. 2.84ha, and is primarily comprised of two fields divided by the access road to Backsettow Farm. The farmhouse at Backsettow Farm is a Grade II Listed Building dating from around the 17<sup>th</sup> century, and stands immediately to the east of the study site.

1.9 The study site is relatively flat and lies at a height of approximately 30m above Ordnance Datum.

1.10 According to the British Geological Survey the underlying geology varies from Folkestone Beds Formation in the south of the site to Sandgate Beds Formation in the north (BGS 1976).

## 2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2023*) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [ClfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (ClfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

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

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

*“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”*

**Methodology**

2.6 The following sources will be consulted for the whole study area:

- West Sussex Historic Environment Record (WSHER).
- National Heritage List for England held by Historic England.
- Historic mapping.

- Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area.
- Such other published works, reports and other information relevant to the desk-based assessment.
- Online aerial photography including Google Earth.
- An assessment of any Lidar holdings held by the Environment Agency for the study area; and
- Portable Antiquities Scheme (PAS) data, available from the PAS website.

**2.7** If the DBA is submitted as part of a planning application, a digital copy of the report will be provided to the West Sussex HER (hard copies will be provided on request) and a copy will also be uploaded as part of the ADS OASIS database record.

### 3.0 Planning Background and Development Plan Framework

#### Ancient Monuments & Archaeological Areas Act 1979

3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

#### National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF 2023), entitled 'Conserving and Enhancing the Historic Environment'. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.

3.3 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.

3.4 Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

3.5 Paragraph 209 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

3.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

3.9 *Significance* 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.

3.10 *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.

### Local Planning Policy

3.11 The Horsham District Planning Framework, adopted in November 2015, contains the following policy relevant to this assessment:

#### **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.*

3.12 The Henfield Neighbourhood Plan 2017-2031, adopted in June 2021, contains a policy (2.3) covering any potential development of the study site. However, this policy makes no mention of archaeology and, as a result, is not deemed to be relevant to this report. The implications of development close to the listed building (Backsettow House) will be considered in a separate heritage statement.

### Guidance

*Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

3.13 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in

implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

## 4.0 Archaeological and Historic Baseline

### *Archaeological Heritage Assets*

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- West Sussex Historic Environment Record (HER) Data;
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

### *Archaeological Notification Areas*

4.3 There are four archaeological notification areas (ANA) within the 1km study area. The 'Henfield Historic Core' ANA (DWS8573) covers an area around the parish church, to the west of the study site. Another ANA runs along the current High Street, to the west of the study site, and is associated with medieval burgage plots which still exist in some of the properties fronting onto the road (DWS8574). The 'Nep Town' ANA (DWS8964) is located to the south-west of the study site and relates to the small hamlet which was absorbed into Henfield during the 19<sup>th</sup> and 20<sup>th</sup> centuries as the village expanded. One of the ANAs lies to the south of the study site, and covers the area around Barrowhill Farm, which is believed to have medieval origins (DWS8974).

### *Historic Landscape Characterisation*

4.4 The Historic Landscape Characterisation Project (HLC) records study site as being within a 'Planned Private Enclosure', described as 'fields around Furner's Farm' (HWS1563).

### *Previous archaeological investigations*

4.5 No archaeological fieldwork is recorded on the study site or its immediate vicinity.

4.6 A Middle Bronze Age cremation urn was found during an archaeological evaluation about 90m west of the study site, along with two pits and a ditch dating from the medieval period (MWS6712). The evaluation was carried out in 1999, in advance of a new housing development immediately to the west of the large house called 'Furners' (ASE 1999).

4.7 The earthwork remains of an enclosure to the north of Henfield Common, c. 230m south-east of the study site, were subject to a limited archaeological excavation in 1963 (EWS185 / MWS829) (Green 1976). The enclosure had previously been identified as a possible promontory fort dating from the Iron Age (Curwen and Curwen 1925). However, the results of the excavation suggest that it was not a defensive site due to the relatively small scale of the surviving bank and ditch, and that it was more likely to be a cattle enclosure. There were very few finds, and the small amount of pottery recovered indicated a possible Roman or medieval date.

4.8 No archaeological features were recorded during an evaluation to the east of Manor Close, c. 70m north of the study site (EWS1363), although a small number of finds dating from the prehistoric, medieval and post-medieval periods were recovered during the project (MWS11677). The evaluation was carried out in 2013 in advance of a new housing development (ASE 2013).

4.9 A trial trench evaluation was carried out close to Parsonage Farm, c. 650m north of the study site, in 1996 (ESW501). The only features recorded were two post-medieval ditches or land drains (MWS5551). A second phase of evaluation was carried out in 2002, during which two late post-medieval linear features were recorded. Flints dating from the Mesolithic and later periods were found in the topsoil (MWS6716). Another evaluation at Parsonage Farm was carried out in 2010, during which twenty-five trenches were excavated, along with eighteen geo-archaeological pits (EWS1856). No archaeological features were recorded, but fragments of worked and burnt flint were found in the ploughsoil of two of the trenches (MWS14595).

4.10 A probable weapons pit dating from the Second World War was found in the back garden of 'Challens' in 2018 (EWS1863 / MWS14629). The pit was close to a road junction which would have been a good tactical location for an anti-invasion defence.

4.11 A geophysical survey to the north of St Peter's Church failed to provide evidence of an underground tunnel traditionally believed to link the parsonage to the church (EWS888). However, the results suggest the remains of demolished buildings in the area (MWS6743)

4.12 No significant features were recorded during a geophysical survey at Tanyard Field (MWS6811).

#### *Undated*

4.13 An enclosure to the north of Henfield Common is undated (MWS829), although the limited assemblage of finds recovered during a small excavation in 1963 indicate that it may date from either the Roman or medieval periods (EWS185).

4.14 An undated masonry footing was found at Henfield Parsonage during a geophysical survey (EWS888 / MWS6743).

4.15 The potential for the study site to contain undated archaeological features is deemed to be low.

#### *Prehistoric*

4.16 A Palaeolithic axe was found to the north of Furners Lane in 1966 (MWS545). Another axe, dating from either the Palaeolithic or Neolithic periods, was found at Swains Gill (MWS544).

4.17 Evidence of Mesolithic activity has been recorded within the undated enclosure to the north of Henfield Common (MWS830), where flintwork from this period was recovered along with a Bronze Age arrowhead. Flint microliths dating from the Mesolithic period have also been found c. 100m south of the study site (MWS543), and at Henfield Sandpit about 750m to the south-west (MWS3343).

4.18 Flints dating from the Late Neolithic or Early Bronze Age periods were found during the excavation of a sandpit at Furners Farm in 1963. The finds included a chipped and polished axe head and a barbed and tanged arrowhead (MWS3979).

- 4.19 A Middle Bronze Age cremation urn was found during an archaeological evaluation at Furners Lane, c. 90m west of the study site (MWS6712).
- 4.20 Several HER entries relate to stray finds of prehistoric flint implements in the study area (MWS3977, MWS3980, MWS546 and MWS3345). Prehistoric flintwork has also been recovered during a number of archaeological projects in the area, usually as residual finds within the soil horizons (EWS1856 / MWS14595, EWS1363 / MWS11677 and MWS6716).
- 4.21 An Early Iron Age gold coin was found in a garden on South View, Henfield in 1925 (MWS550).
- 4.22 Although a fair number of prehistoric artefacts have been found in the surrounding area over the years, very few archaeological features of this date have been found. As a result, the potential for the study site to contain archaeological finds and features dating from the prehistoric period is deemed to be low.

#### *Roman*

- 4.23 A book published in 1947, called 'The Story of Henfield', suggested that 'relics of Roman occupation' had been found near an 18<sup>th</sup> century building. The grid reference given in the book places this building within the Backsettow Farm complex (MWS3981).
- 4.24 A Roman jug was found on Barrow Hill, although very little is known about the discovery or present whereabouts of the artefact (MWS3344). The same is true of the Roman pottery which was found at Henfield Sandpit (MWS878).
- 4.25 It is possible that there was once a Roman cemetery at Barrow Hill. A number of urns have been found in the past, but they have disappeared, and the area has been largely developed for housing (MWS5550).
- 4.26 As mentioned above, it is possible that the earthwork enclosure to the north of Henfield Common may date from the Roman period (MWS829).
- 4.27 Whilst there is anecdotal evidence for Roman material being found within the study area, the whereabouts of most of the finds mentioned in the HER is unknown. This is particularly relevant as far as the 'Roman relics' recorded immediately to the east of the study site are concerned. It is possible that an enclosure to the north of Horsham Common may date from the Roman period, but this feature is located about 230m away from the study site. As a result, the potential for the study site to contain archaeological finds and features dating from the Roman period is deemed to be low.

#### *Saxon and early Medieval*

- 4.28 There are no HER entries within the study area relating specifically to the Saxon period.
- 4.29 The settlement at Henfield is first mentioned in a document from 770 AD as *Hanefeld*. The meaning of the place-name is uncertain, although it may mean 'open land characterised by stones or rocks' (Mills 1993).
- 4.30 The study site is located some distance east of the historic core of Henfield village, and there have been no finds of Saxon objects in the vicinity. The potential for the study site to contain finds and features dating from the Saxon period is therefore deemed to be low.

4.31 Henfield was a relatively large parish at the time of the Domesday Survey (1086), with a recorded population of 52 households. The Manor belonged to the Bishop of Chichester at this time and included plough and woodland, meadows, a mill, a fishery and a church (Open Domesday).

4.32 The parish church, dedicated to St Peter, is located c.500m west of the study site (MWS5777). It is a Grade II\* listed building (NHLE 1027400) originally dating from the early 13<sup>th</sup> century, with a 15<sup>th</sup> century tower and chancel chapel. The nave aisles, transepts and chancel were rebuilt in 1870. The historic core of Henfield probably lies in the area around the church and is covered by an Archaeological Notification Area (DWS8573).

4.33 The village appears to have expanded throughout the medieval period, largely along the High Street. A number of irregular medieval burgage plots have been identified along this road, and lie within an associated Archaeological Notification Area (DWS8574). Nep Town was originally a hamlet to the south of the main village, possibly dating from the medieval period, and is covered by a separate Archaeological Notification Area (DWS8964).

4.34 A ditch and two pits containing 13<sup>th</sup> to 14<sup>th</sup> century pottery were found during an archaeological evaluation at Furners Lane, c. 90m west of the study site (MWS6712). Two sherds of medieval pottery were recovered during an evaluation to the east of Manor Close, although no archaeological features were identified (EWS1363 / MWS11677).

4.35 A deer park at Henfield, owned by the Bishop of Chichester, is mentioned in a document from 1315 (MWS3348). It is depicted to the north of the village on maps dating from the early 17<sup>th</sup> century. A significant earthwork in woodland at Parsonage Farm probably represents a surviving section of the park's boundary (MWS4252).

4.36 A recent research project sought to identify all of the historic farmsteads in West Sussex from historic mapping and documentary sources, and record details such as their state of preservation. Barrowhill Farm (MWS9344) and Holdean Farm (MWS11660) are believed to have originated in the medieval period. The farm complex at Barrowhill lies within its own Archaeological Notification Area (DWS8974).

4.37 As mentioned above, it is possible that the earthwork enclosure to the north of Henfield Common may date from the medieval period (MWS829).

4.38 One of the HER entries relates to a copper alloy steelyard weight dating from the medieval period that was found in Henfield (MWS7716).

4.39 The study site is located to the east of the historic core of Henfield village, although medieval features have previously been found to the south of Furners Lane. The potential for the study site to contain archaeological finds and features dating from the medieval period is therefore deemed to be low to moderate.

*Post Medieval and Modern*

4.40 Henfield continued to expand during the post-medieval and modern periods, gradually absorbing the small hamlet of Nep Town. The development of the village and the study site itself can be gleaned from various historic maps.

4.41 One of the earliest maps to show Henfield is John Speed's map from 1610 (Figure 4). Henfield is clearly shown on this map to the east of the River Adur, and tributaries of this river are depicted to the north, east and south-east of the village. A deer park is shown to the north of the village. The approximate location of the study site can be plotted on the map, to the east of the village, but nothing is depicted in this area. Joan Blaeu's 1665 map of Sussex (not illustrated) is very similar to Speed's, indicating that it was largely copied from the earlier survey.

4.42 Yeakell and Gardner's survey of Sussex from 1778-83 shows the area in far more detail than any of the earlier available maps, including roads, buildings and individual fields (Figure 5). This map shows Furners Lane heading eastwards from Henfield High Street, with Backsettow House to the south of the lane. The study site occupies several fields around the house. Most of the fields are shown as being either pasture or meadow, although the area to the south-west of the house is depicted as being arable. Thomas Budgen's 1798 drawing for the Ordnance Survey (not illustrated) is very similar to the Yeakell and Gardner map.

4.43 The 1844 parish tithe map for Henfield shows the area in far more detail, and more accurately, than any of the earlier surveys (Figure 6). Backsettow House is clearly depicted in plot 750, along with a pond and various associated outbuildings. The study site occupies most of plot 752, along with a narrow strip running down the eastern side of plot 753, and parts of plots 749 and 756. Most of the plots were owned by Thomas Beckett who lived in Backsettow House at the time. Further information about the plots has been gleaned from the tithe apportionment document, and is summarised in the table below. A footpath is shown running westwards across plot 752 from the house towards the village, along with another path which runs southwards along the western edge of the plot.

Plot	Plot Name	Owner	Occupier	Landuse
749	The Hills	Thomas Beckett	Thomas Beckett	Pasture
752	Green Field	Thomas Beckett	Thomas Beckett	Meadow
753	Town Mead	Thomas Beckett	George Longley	Meadow
756	Sand Field	Fanny Falconer	Jacob Caffyn	Arable

4.44 The First Edition Ordnance Survey from 1875-76 (Figure 7) suggests that the most noticeable changes to the study site between 1844 and 1875 were the construction of a more formal drive leading to Backsettow House (then called Backset Town), and the removal of the north-east boundary of the northern field. The new drive runs south from Furners Lane, before turning east towards the house. This feature presumably replaced the earlier path shown on the 1844 tithe map. In addition, a number of paths are shown in the southernmost field (plot 677) suggesting that this may have been a formal garden. These paths are not shown on the Second Edition Ordnance Survey from 1897, although this is probably due to changes in cartographic style (not illustrated).

4.45 The next edition of the Ordnance Survey, from 1910-11, shows a change to the north-west boundary of the study site (Figure 8). It seems that a narrow strip of the adjacent field to the west was purchased, and incorporated into the field to the west of Backsettow. Elsewhere, a new field boundary is shown in the north-east part of the site, to the west of a footpath leading from Furners Lane to Backsettow that is first shown on the 1897 map.

4.46 By the time the 1956 Ordnance Survey was produced a number of new buildings and field boundaries had appeared in the area around Backsettown. New fence-lines are shown in the north-east part of the site, and to the north of the main access drive to Backsettown. The southernmost part of the study site is shown as being an orchard on this map, and a small enclosure is shown between the orchard and the house (Figure 9). Subsequent editions of the Ordnance Survey from 1965 (not illustrated), 1974 (not illustrated), 1994 (Figure 10), 2000 (not illustrated) and 2022 (not illustrated) show various alterations to the fences around Backsettown. These maps indicate that the present layout of the study line, comprised of two large fields either side of the east-west access drive to Backsettown, was finally established by 2000.

4.47 Whilst the study site itself has changed very little since the early 20<sup>th</sup> century, the same cannot be said of the surrounding area. A couple of houses are shown to the north of the study site on the 1910-11 Ordnance Survey (Figure 8), with more appearing to the north and north-west by 1956 (Figure 9). The orchard to the west of the study site (Furners Mead) began to be developed for housing by 1965, and this was completed by 1985. Another housing development, immediately to the south of the study site (Daisycroft), was built between 1978 and 1987, whilst the bowling green in this area appears to have been constructed in the early 1970s.

4.48 Finds and features dating from the post-medieval and modern periods have been recorded at several sites within the study area. Two ditches or field drains were observed during an evaluation at Parsonage Farm (EWS501 / MWS5551), with two further linear features being recorded during a subsequent phase of archaeological work (MWS6716). Post-medieval finds were recovered during an evaluation to the east of Manor Close, although no archaeological features were identified (EWS1363 / MWS11677). A probable weapons pit dating from the Second World War was recently investigated in the back garden of a house fronting onto the High Street (EWS1863 / MWS14629).

4.49 The research project which sought to identify all of the historic farmsteads in West Sussex from historic mapping and documentary sources recorded numerous post-medieval farms and outfarms within the study area. Backsettown is recorded as 'Backset Town Farm', with the HER entry stating that it dates from the 19<sup>th</sup> century and that only the farmhouse survives (MWS9313). However, the official list entry for the house (NHLE 1027392) suggests that it dates from at least the 16<sup>th</sup> century, so it is plausible that the farm complex could be earlier than recorded in the HER. Several more sites were identified within the 1km study area, these being Barrowhill Cottage farmstead (MWS9343), Batts House farmstead (MWS9369), Henfield Place farmstead (MWS11404), Furners Farm (MWS10729), Dunstalls Farm (MWS10109), Wantley Farm (MWS13900), Parsonage House farmstead (MWS13263), and Swaines Farm (MWS13697). There are also HER entries in respect of demolished farm buildings at Stoneland (MWS13671), Staples Barn (MWS12873) and Wood Barn (MWS14021).

4.50 Several HER entries document former commercial or industrial sites within the study area. These include a tannery (MWS13108), blacksmith's workshop (MWS7842), two windmills (MWS558 and MWS555), a steam mill (MWS556), and brickworks (MWS5142).

4.51 One of the HER entries relates to a priest hole at Henfield Parsonage, which is entered via a wooden trap door in one of the bedrooms (MWS7979). It was traditionally believed that an underground tunnel linked the parsonage to St Peter's Church, but no such feature was recorded during a geophysical survey of the area, although an undated masonry footing was found (EWS888 / MWS6743).

4.52 The site of Henfield Parish Workhouse is noted in the HER (MWS12834), as are a pair of former estate cottages (MWS13714).

4.53 There are HER entries relating to the war memorial at the Comrades Club in Cagefoot Lane (MWS9256), and a Cold War Royal Observer Corps monitoring post (MWS7516).

4.54 The HER records 71 Listed Buildings within the 1km study area. However, due to the presence of modern housing, trees, and other landscape features, only one of these (Backsettow House – NHLE 1027392) will be affected by the proposed development. This building will be discussed in detail in a separate heritage statement.

4.55 Historic maps indicate that the study site has remained within an area of farmland to the south of Furners Lane since at least the late 18<sup>th</sup> century. However, it is possible that former field boundaries may have survived as sub-surface features, particularly in the north-west part of the site. As a result, the potential for the site to contain archaeological finds and features dating from the post-medieval and modern periods is deemed to be low to moderate.

#### *Summary of Archaeological Potential and Assessment of Significance*

4.56 A review of the available evidence has confirmed that the study site has the following potential:

- A low potential to contain finds and features relating to the prehistoric, Roman and Saxon periods, as well as undated archaeological features.
- A low to moderate potential to contain finds and features dating from the medieval, post-medieval and modern periods.

4.57 The study site has been utilised as farmland since at least the late 18<sup>th</sup> century. As a result, any archaeological remains which may have been present are likely to have survived as sub-surface features.

4.58 Any archaeological remains which may be present within the study site are likely to be of local significance only.

## 5.0 Proposed Development and Potential Impact on Heritage Assets

### Site Conditions

5.1 The study site is currently comprised of two fields with overgrown vegetation and the access road to Backsettow House.

### The Proposed Development

5.2 It is proposed to develop the study site for residential housing, and the latest masterplan of the proposed development is shown in Figure 11.

### Potential Archaeological Impacts and Mitigation Measures

5.3 A review of the available evidence has confirmed that most of the study site, excluding the south-west corner, has the following potential:

- A low potential to contain finds and features relating to the prehistoric, Roman and Saxon periods, along with undated archaeological features.
- A low to moderate potential to contain finds and features dating from the medieval, post-medieval and modern periods.

5.4 As the study site has been farmland since at least the late 18<sup>th</sup> century, it is likely that any archaeological remains which may have been present will have survived as sub-surface features.

5.5 The proposed housing development has the potential to destroy or damage any archaeological remains which may be present on the study site, through invasive groundworks in respect of such things as house footings, access roads and drainage.

5.6 It is anticipated that there will be a requirement for an archaeological evaluation to determine whether archaeological features will be affected by the proposed development. Further fieldwork may be required if significant archaeological remains are present. Any such requirement for archaeological fieldwork on the site can be secured by an appropriately worded planning condition.

## 6.0 Summary and Conclusions

6.1 This archaeological desk-based assessment considers land to the south of Furners Lane, Henfield, which is proposed for a new residential development (Figs. 1 and 11) .

6.2 A review of the available evidence has confirmed that the study site has the following potential:

- A low potential to contain finds and features relating to the prehistoric, Roman and Saxon periods, along with undated archaeological features.
- A low to moderate potential to contain finds and features dating from the medieval, post-medieval and modern periods.

6.3 The proposed housing development has the potential to destroy or damage any archaeological remains which may be present on the study site, through invasive groundworks in respect of such things as house footings, access roads and drainage.

6.4 It is anticipated that there will be a requirement for an archaeological evaluation to determine whether archaeological features will be affected by the proposed development. Further fieldwork may be required if significant archaeological remains are present. Any such requirement for archaeological fieldwork on the site can be secured by an appropriately worded planning condition.

## Sources

### General

British Library

The National Archives

West Sussex Historic Environment Record

### Cartographic

1610	Speed's Map of Sussex
1665	Blaeu's Map of Sussex
1778-83	Yeakell and Gardner's Map of Sussex
1798	Budgen's Drawing for the Ordnance Survey
1844	Henfield Parish Tithe Map
1875-76	Ordnance Survey 1:2500 Map
1897	Ordnance Survey 1:2500 Map
1910-11	Ordnance Survey 1:2500 Map
1956	Ordnance Survey 1:2500 Map
1956-81	Ordnance Survey 1:2500 Map
1965-77	Ordnance Survey 1:2500 Map
1974	Ordnance Survey 1:2500 Map
1978-85	Ordnance Survey 1:2500 Map
1987-91	Ordnance Survey 1:2500 Map
1994	Ordnance Survey 1:2500 Map
2000	Ordnance Survey 1:10000 Map
2022	Ordnance Survey 1:10000 Map

### Websites

Archaeological Data Service – [www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk)

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

British Geological Society Geology of Britain Viewer -  
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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

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## GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the centre of the study site was adopted. The following gazetteer represents all of the entries from the West Sussex Historic Environment Record.

## Abbreviations

**WSHER:** West Sussex Historic Environment Record

**PrefRef:** WSHER monument identification reference number

PrefRef	Name	Period
MWS544	Palaeolithic Axe - Swains Gill	Palaeolithic
MWS545	Palaeolithic Axe - Furner's Lane, Henfield	Palaeolithic
MWS830	Mesolithic flints - Henfield Common	Mesolithic
MWS543	Mesolithic flints - Henfield Common	Mesolithic
MWS3343	Mesolithic flints - Henfield Sandpit	Mesolithic
MWS3979	Neolithic Flints - Furners Farm	Neolithic – Bronze Age
MWS3977	Neolithic Laurel Leaf - King James Lane	Neolithic
MWS3980	Arrow head - Flower farm Close	Bronze Age
MWS6712	Furners Lane, Henfield - Archaeological Field Evaluation	Bronze Age / Medieval
MWS550	Iron Age coin - Henfield	Iron Age
MWS14595	Land at Parsonage Farm, Henfield - Evaluation	Prehistoric
MWS546	Flint knife - Henfield Common	Prehistoric
MWS3345	Polished axe - Henfield	Prehistoric
MWS11677	Archaeological Evaluation Report: Land East of Manor Close, Henfield	Prehistoric - Post-medieval
MWS6716	Parsonage Farm, Phase 2, Henfield	Prehistoric / Post-medieval
MWS3344	Roman Jug - Barrow Hill	Roman
MWS3981	Roman relics - Furners Lane	Roman
MWS878	Roman pottery - Henfield Sandpit	Roman

PrefRef	Name	Period
MWS5550	Roman cemetery - Henfield	Roman
MWS9344	Barrowhill Farm Historic Farmstead, Henfield	Medieval
MWS7716	Medieval Copper Alloy Steelyard Weight	Medieval
MWS5777	The Parish Church of St Peter, Henfield	Medieval
MWS4252	Park Boundary - Parsonage Farm	Medieval
MWS3348	Medieval park - Henfield	Medieval
MWS11660	Holedean Farm Historic Farmstead, Henfield	Medieval
MWS5551	Ditches - Parsonage Farm	Post-medieval
MWS13108	Possible Site of a Tannery or Fellmongery, Henfield	Post-medieval
MWS7842	Smithy and Tyreing Platform	Post-medieval
MWS558	Windmill - Henfield	Post-medieval
MWS555	Henfield Windmill, Henfield	Post-medieval
MWS556	Steam mill - Henfield	Post-medieval
MWS5142	Brickworks - Henfield	Post-medieval
MWS9343	Barrowhill Cottage Historic Farmstead, Henfield	Post-medieval
MWS9313	Backset Town Farm Historic Farmstead, Henfield	Post-medieval
MWS9369	Batts House Historic Farmstead, Henfield	Post-medieval
MWS11404	Henfield Place Historic Farmstead, Henfield	Post-medieval
MWS10729	Furners Farm Historic Farmstead, Henfield	Post-medieval
MWS10109	Dunstalls Farm Historic Farmstead, Henfield	Post-medieval
MWS13900	Wantley Farm Historic Farmstead, Henfield	Post-medieval
MWS13263	Parsonage House Historic Farmstead, Henfield	Post-medieval
MWS13697	Swaines Farm Historic Farmstead, Henfield	Post-medieval

PrefRef	Name	Period
MWS13671	Site of Stoneland Historic Farmstead, Henfield	Post-medieval
MWS12873	Site of Historic Oufarm East of Staples Barn, Henfield	Post-medieval
MWS14021	Site of Wood Barn Historic Outfarm, Henfield	Post-medieval
MWS7979	Priest hole - Henfield Parsonage	Post-medieval
MWS13714	Nos 1 and 2 Swiss Cottages, Henfield	Post-medieval
MWS12834	Site of Henfield Parish Workhouse, Henfield	Post-medieval
MWS14629	World War II Weapons Pit, Henfield	Modern
MWS9256	War Memorial, The Comrades Club Cross, Henfield	Modern
MWS7516	Royal Observer Corps Monitoring Post (Cold War) - Henfield	Modern
MWS6743	Henfield Parsonage - masonry footing	Undated
MWS829	Enclosure - Henfield Common	Undated
MWS6811	Tanyard Field, Henfield - Resistivity Survey & Archaeological Assessment	Negative

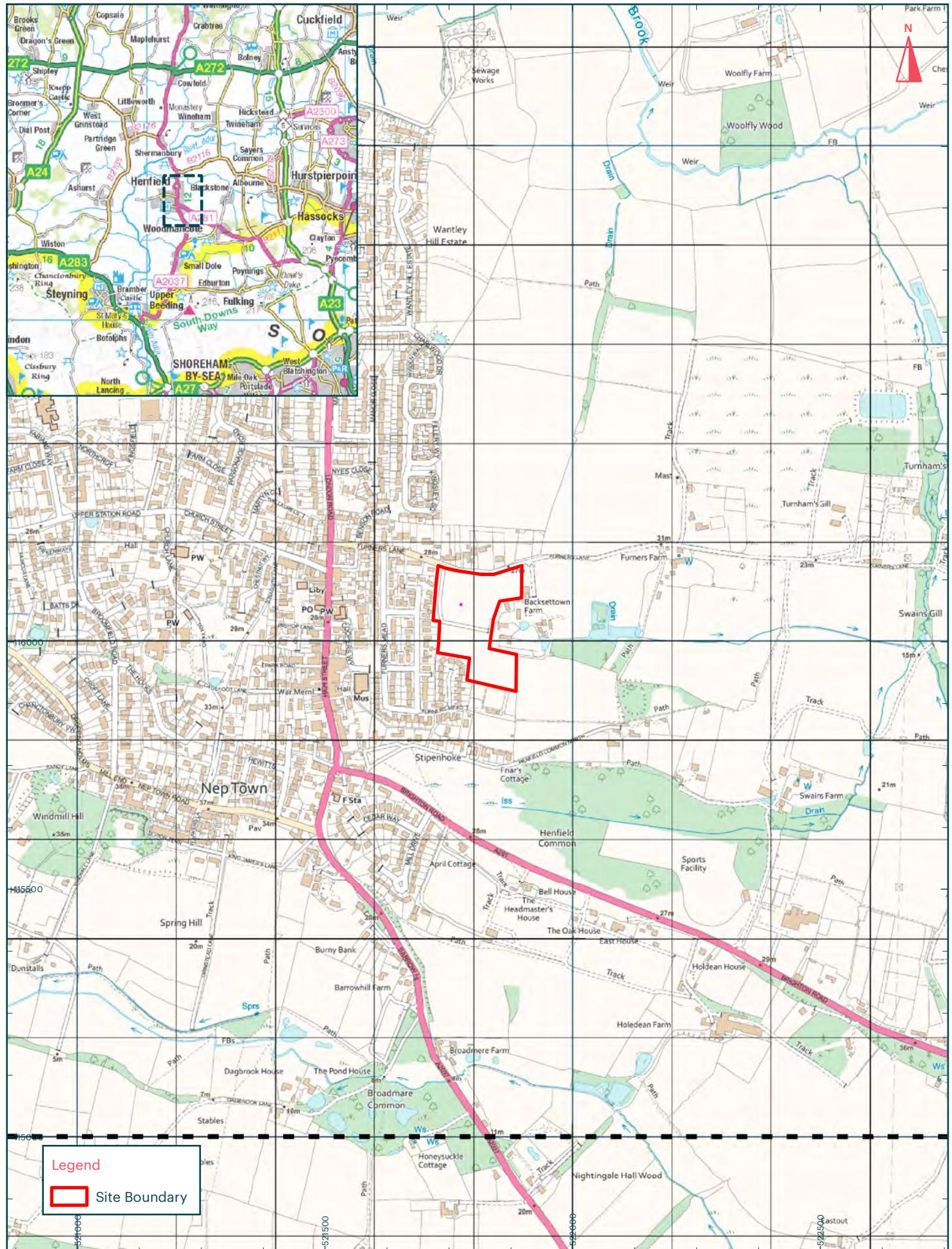
## GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the WSHER within the 1km study area.

### Abbreviations

**Event ID:** WSHER event identification reference number

Event ID	Name
EWS185	Henfield Common, Part excavation, Beckensall SG, 1962
EWS1363	Land East of Manor Close, Henfield - Evaluation
EWS1863	World War II Weapons Pit, Henfield - Excavation
EWS501	Parsonage Farm, Henfield - Part Excavation
EWS888	Henfield Parsonage - Geophyscial Survey
EWS1411	Land at Parsonage Farm, Henfield: Archaeological Desk Based Assessment
EWS1856	Land at Parsonage Farm, Henfield - Archaeological Evaluation



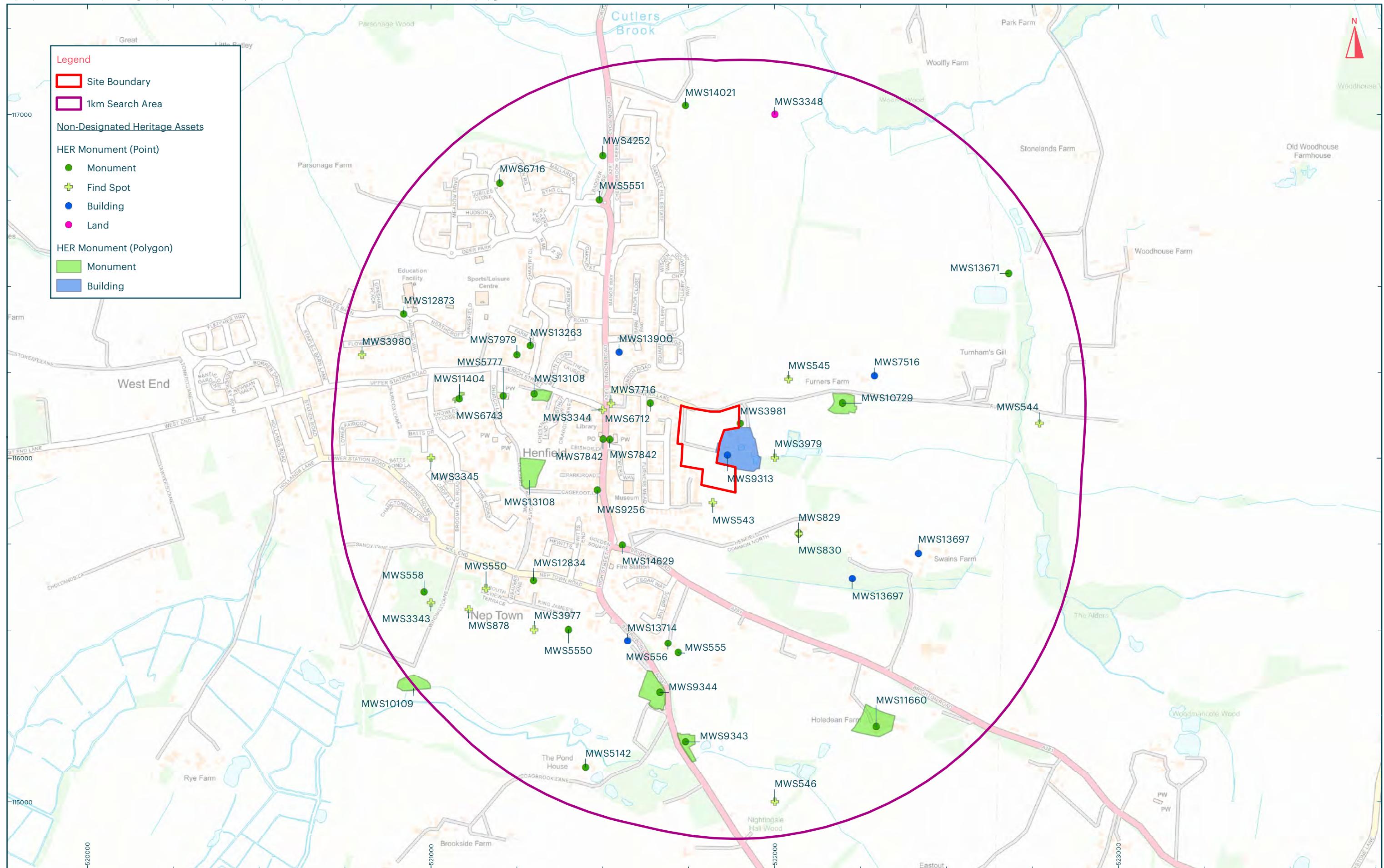
## Title: Figure 1: Site Location

**Address:**

Scale at A4: 1:10,000

0 300m

orion.



## Title:

### Figure 2: HER Monument Data

Address:  
Land South of Furners Lane, Henfield

© Historic England (2021). Contains OS data. © Crown copyright and database right (2021).

Scale at A3: 1:10,000

0 300m

orion.

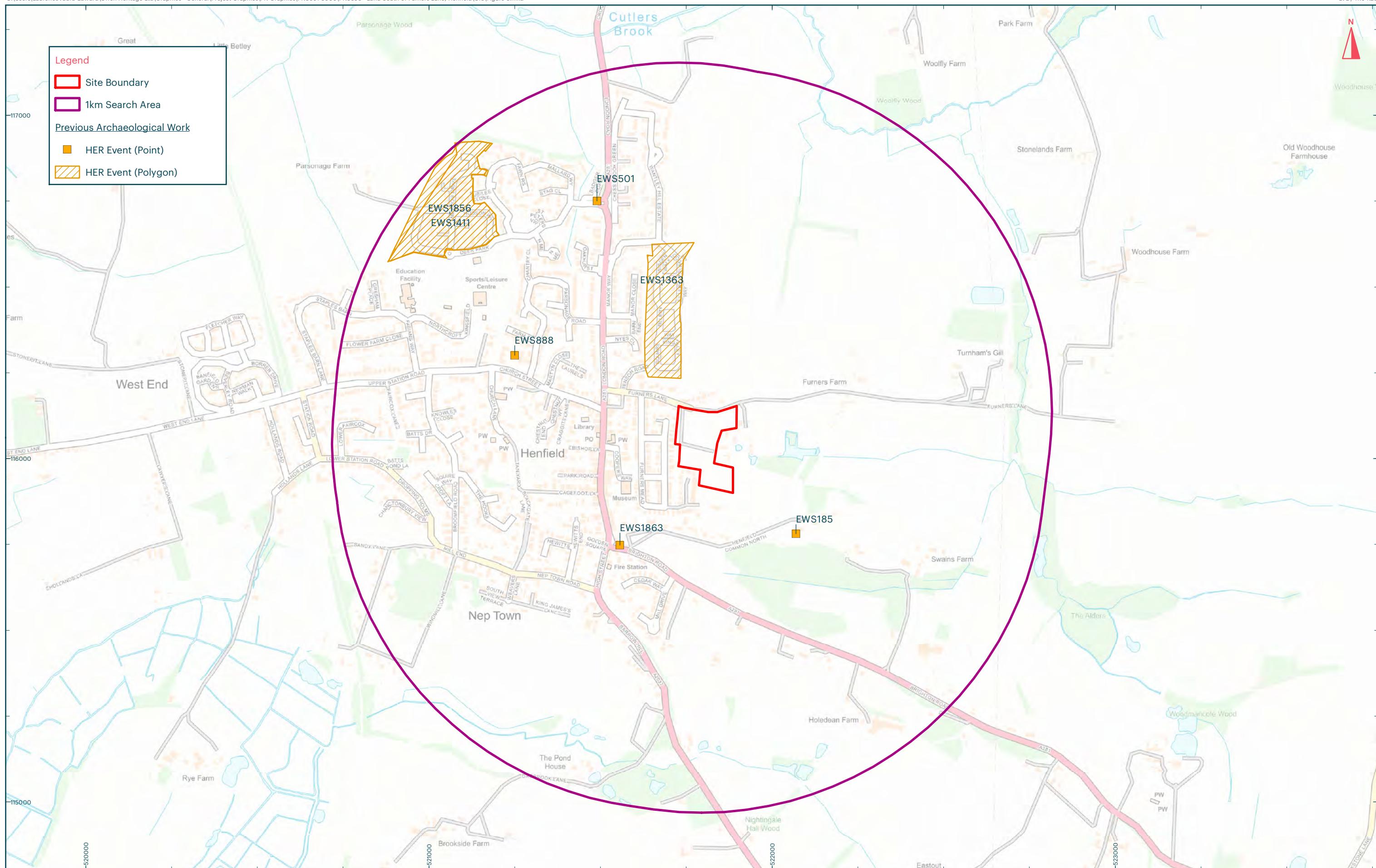
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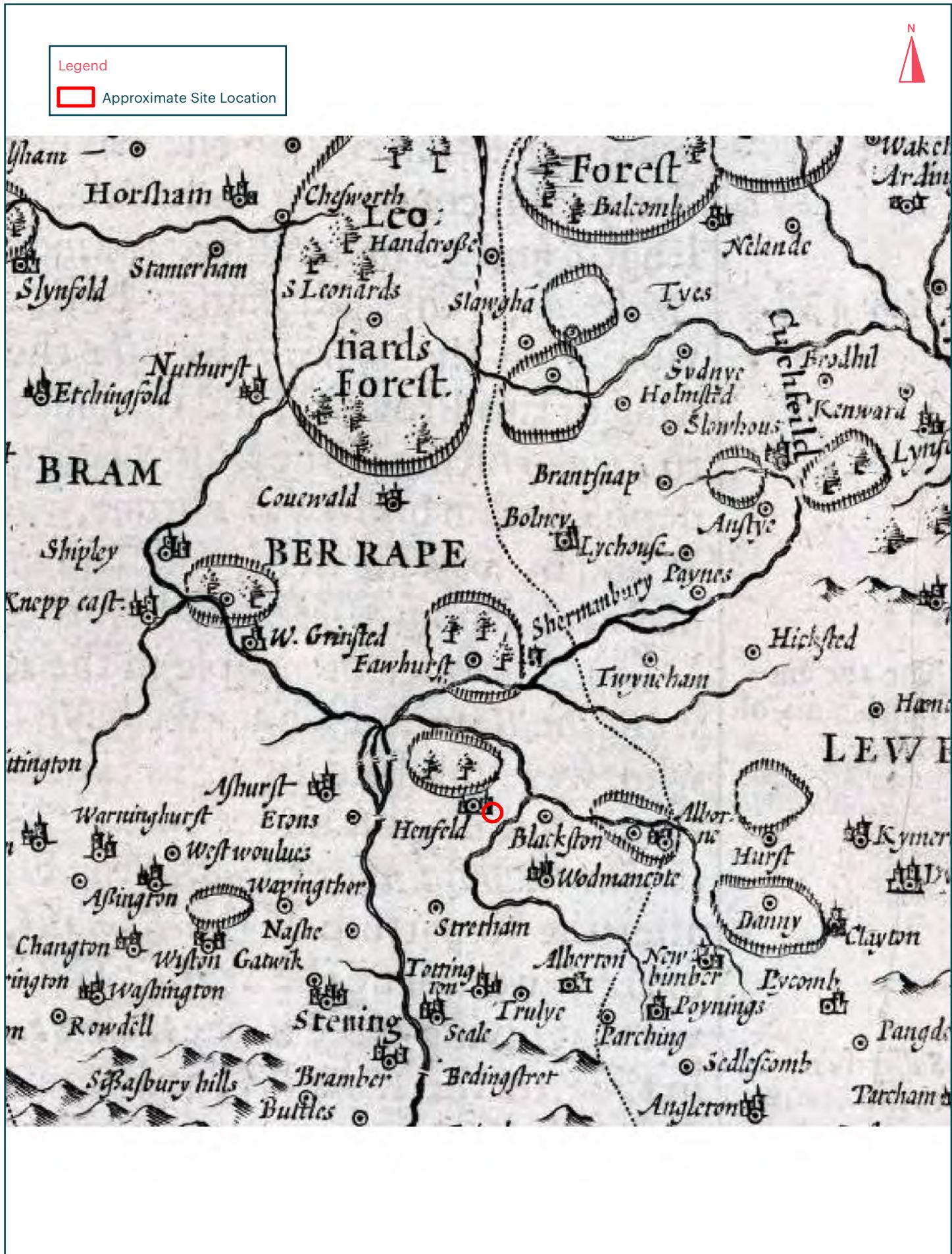
Figure 3: HER Event Data

**Address:**

Land South of Furners Lane, Henfield

Scale at A3: 1:10,000


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Title:

Figure 4: 1610 Speed's Map of Sussex

Address:

Land South of Furners Lane, Henfield

Not to Scale:  
Illustrative Only

orion.



Title:

Figure 5: 1778-1783 Yeakell and Gardner's Map of Sussex

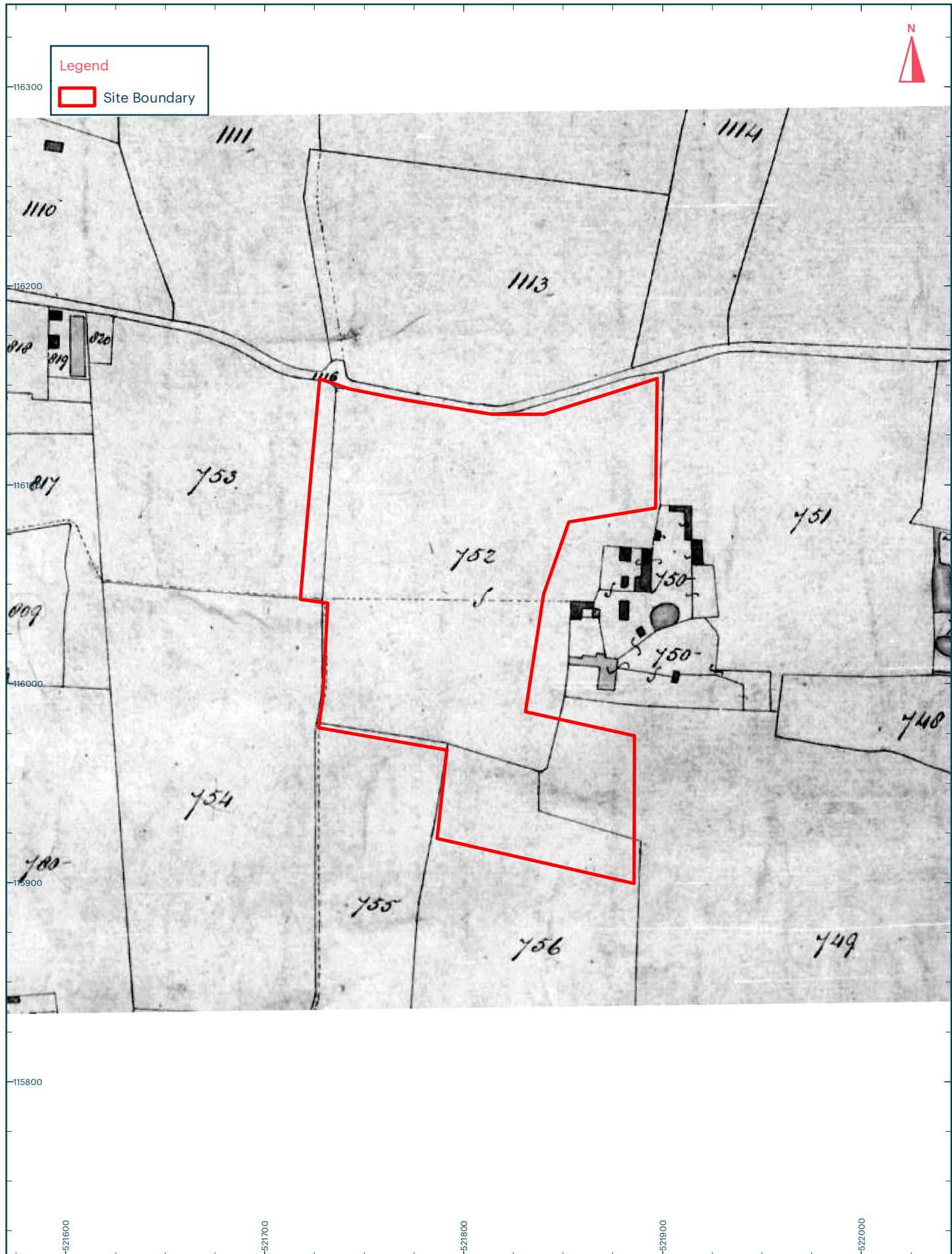
Address:

## Land South of Furners Lane, Henfield

Scale at A4: 1:20,000

0 600m

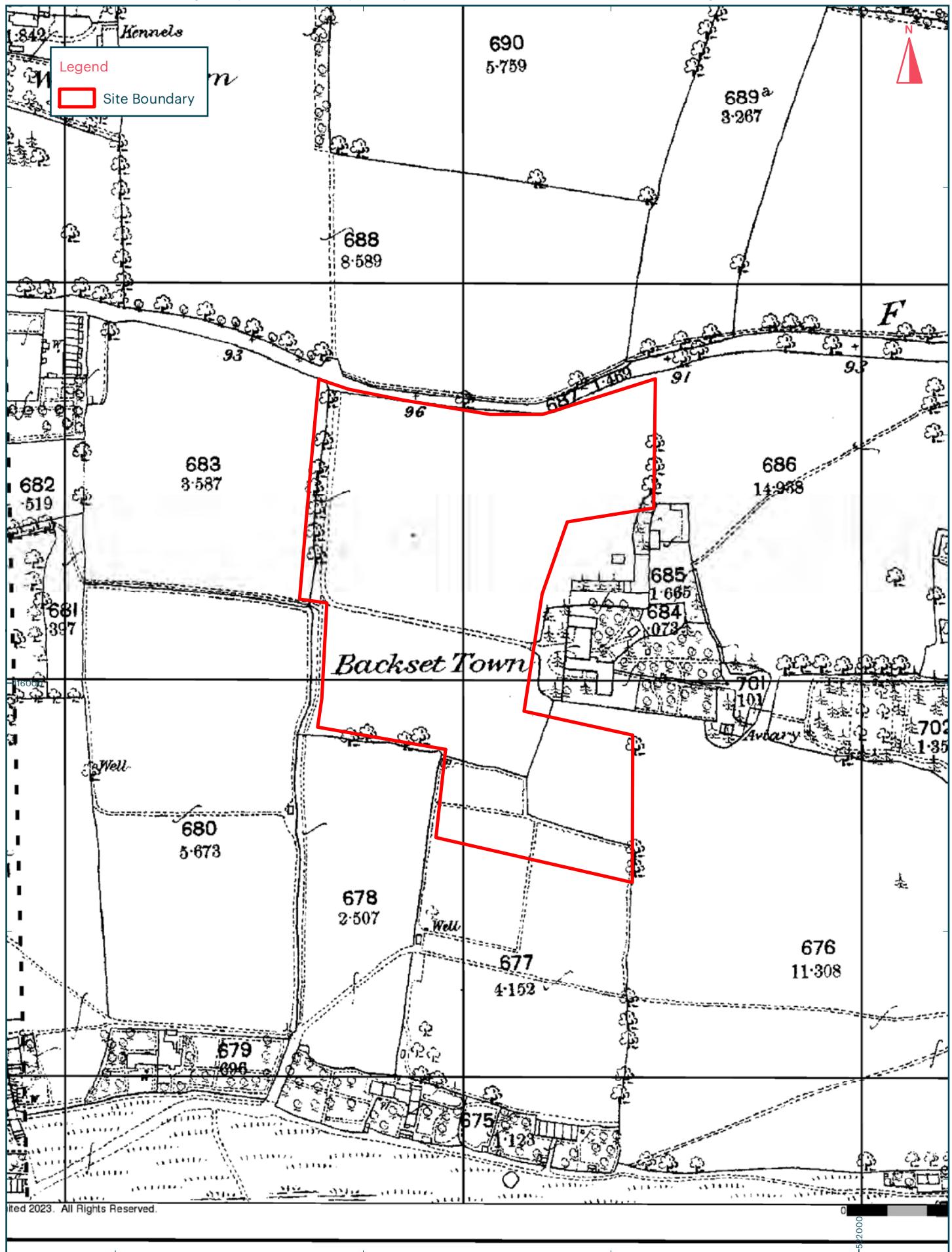
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**Title:**  
Figure 6: 1844 Henfield Parish Tithe Map  
**Address:**  
Land South of Furners Lane, Henfield

Scale at A4: 1:2,500  
0 75m

**orion.**

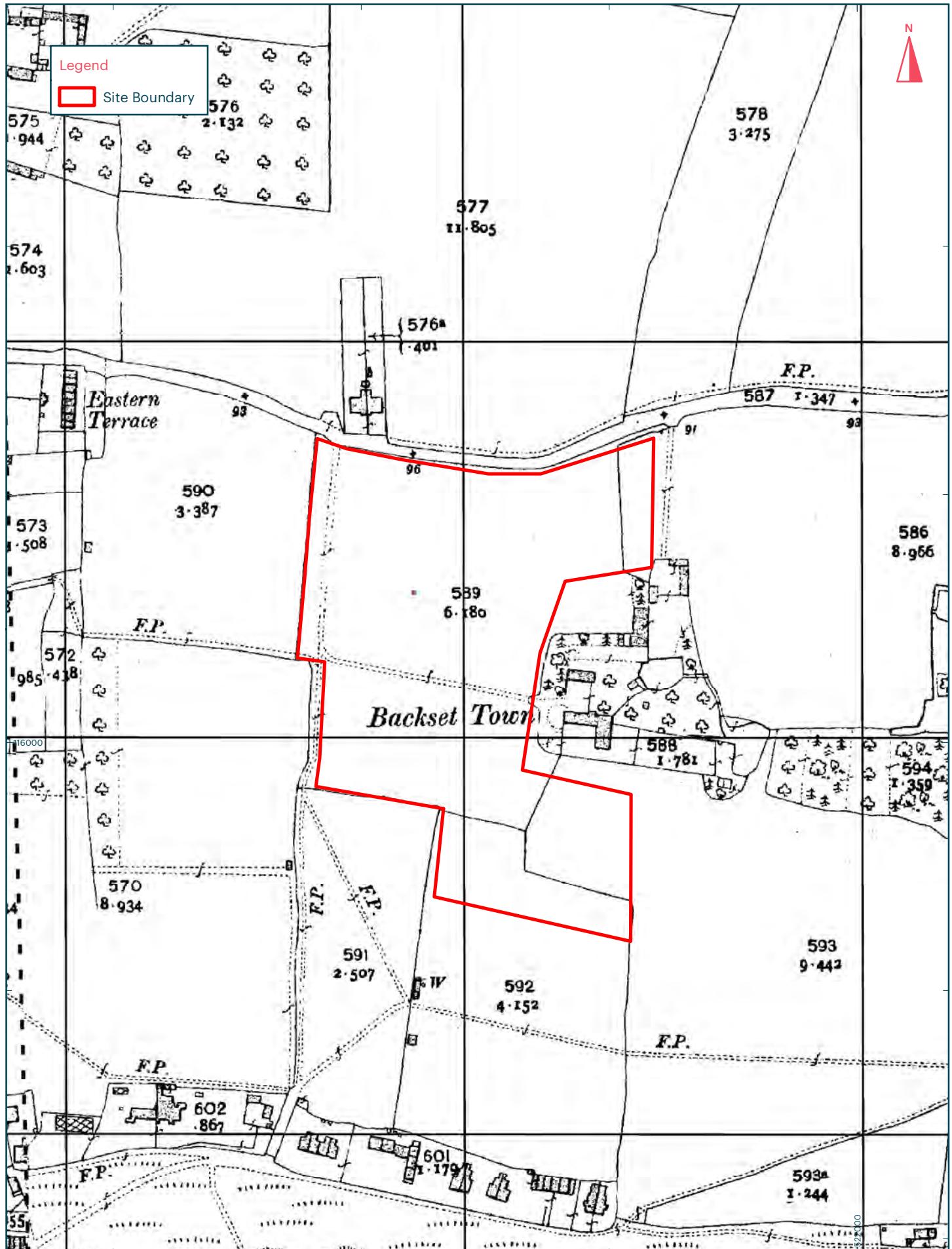


**Title:**  
Figure 7: 1875-1876 Ordnance Survey 1:2,500 Map  
**Address:**  
Land South of Furners Lane, Henfield

Scale at A4: 1:2,500

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**orion.**



Title:

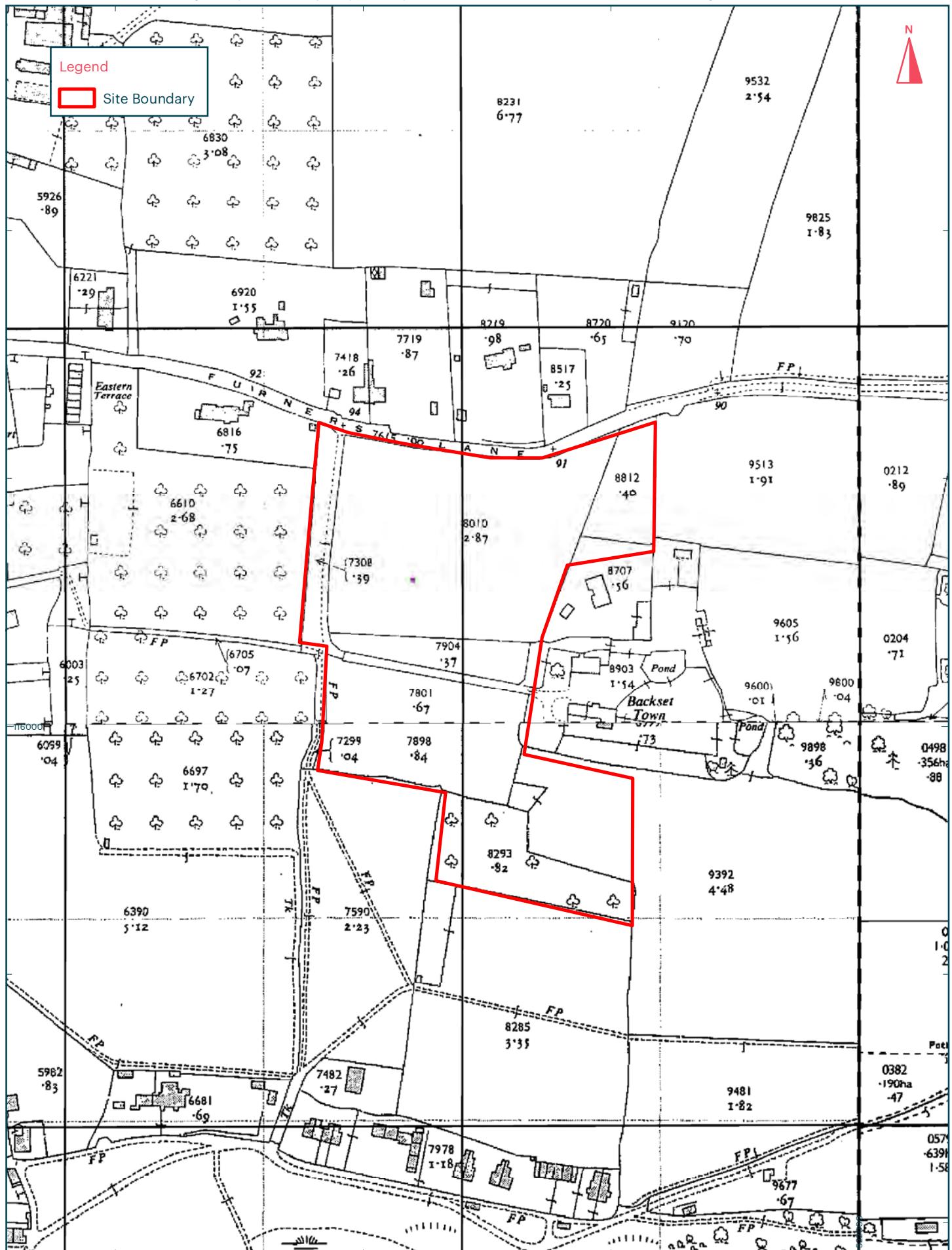
Figure 8: 1910-1911 Ordnance Survey 1:2,500 Map

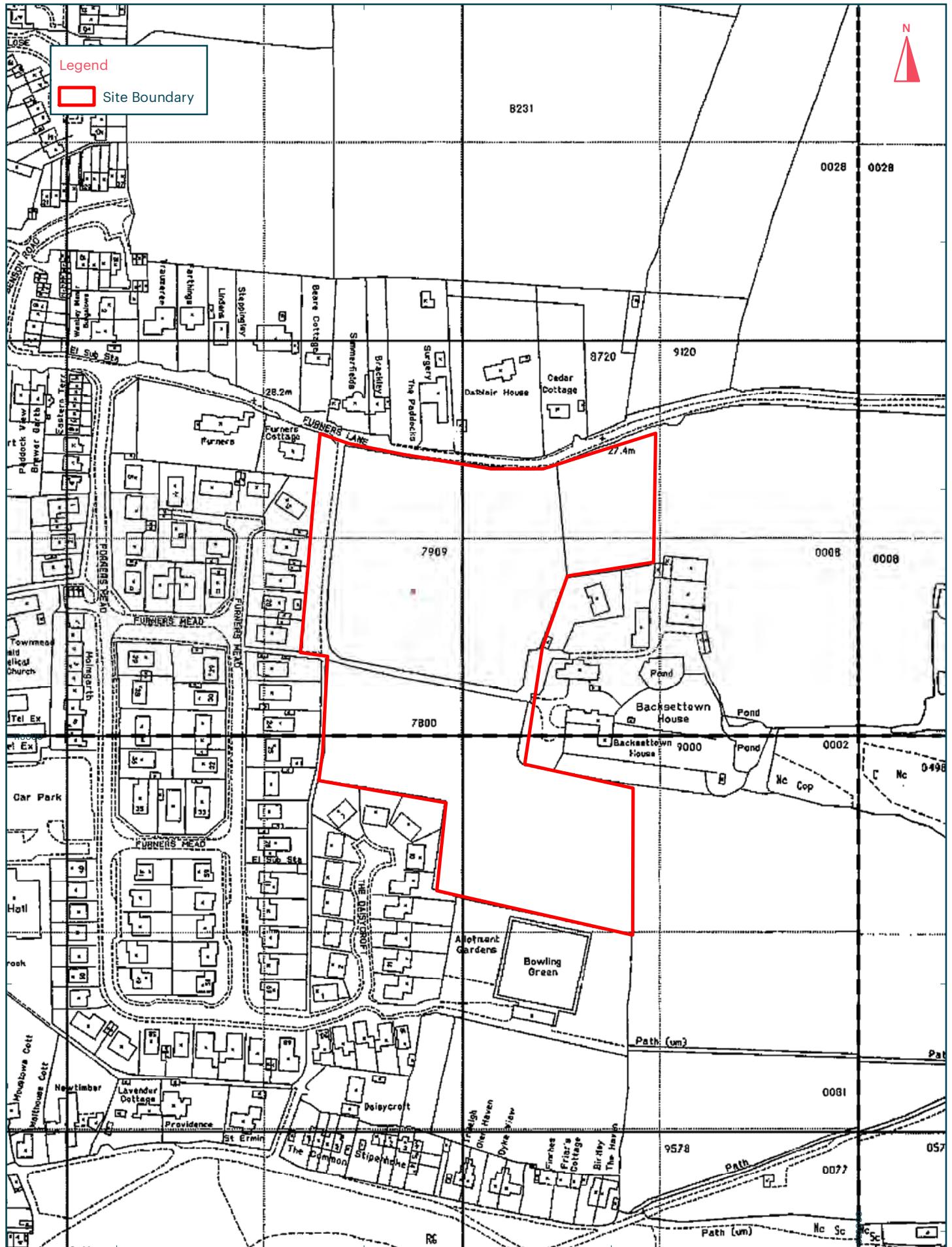
Address:

## Land South of Furners Lane, Henfield

Scale at A4: 1:2,500

orion.





Title:

Figure 10: 1994 Ordnance Survey 1:2,500 Map

### Address:

## Land South of Furners Lane, Henfield

Scale at A4: 1:2,500

orion.



Title:

Figure 11: Plan of Proposed Development

Address:

## Land South of Furners Lane, Henfield

Scale at A4: 1:1,250

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