



Land east of Tilletts Lane, Warnham,  
Horsham

Archaeological Desk Based Assessment

October 2025

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## Non-Technical Summary

Aurora Heritage Planning Ltd (AHP Ltd) were commissioned by the client to prepare an Archaeological Desk-Based Assessment (ADBA) to support a planning application for a residential development at *Land East of Tilletts Lane, Warnham, West Sussex* (hereafter *the site*). The proposed scheme comprises the construction of new residential dwellings with associated landscaping, parking, and access arrangements, as detailed in the submitted planning documentation.

This assessment brings together the available archaeological, historical, topographic, geological, and land-use information to clarify the heritage significance, archaeological potential, and the likely impact of the proposed development on any surviving remains within the site boundary.

The site lies within an area of moderate archaeological sensitivity, situated close to recorded prehistoric and Romano-British activity, as well as medieval and post-medieval settlement remains within Warnham parish. It is also located in the setting of two Archaeological Notification Areas (ANAs) associated with the historic settlement core and agricultural landscape of the Weald. The underlying Weald Clay Formation, known for its sedimentary stability and potential to preserve archaeological deposits, further enhances the likelihood of buried remains surviving below the current ground surface.

No harm has been identified to the setting or significance of designated heritage assets, including nearby listed buildings and registered historic landscapes, as the site is visually and physically separated from them by existing vegetation and built form. The proposed development is, however, expected to involve groundworks for foundations, services, and access infrastructure, which could disturb any surviving subsurface deposits.

Given the extent of proposed groundworks, there is a **moderate likelihood** that archaeological remains could be present below ground. The **magnitude of impact** on these remains is determined to be **high**. It is therefore recommended that intrusive investigative work such as a programme of trial trenching be carried out to inform next steps.

## 1. Introduction and Scope of Study

- 1.1. Aurora Heritage Planning Ltd (AHP Ltd) were commissioned by the client to produce an Archaeological Desk-Based Assessment (ADBA) to support a planning application for a residential development scheme at Land East of Tilletts Lane, Warnham, Horsham, West Sussex (the site). The assessment has been requested by Horsham District Council to accompany the application, in accordance with local validation requirements.
- 1.2. The site is centred at approximately National Grid Reference TQ 15625 33914 and comprises an area of c. 4.25 hectares of former agricultural land located to the east of Tilletts Lane, on the northern edge of Warnham village. The surrounding landscape comprises existing residential development to the west, Warnham C of E Primary School to the southwest, and open countryside to the east and north.
- 1.3. This Archaeological Desk Based Assessment (ADBA) represents the initial investigation into assessing the significance of the site. The results from this desk-based assessment will inform the Watching Brief.
- 1.4. This assessment has been undertaken in accordance with the relevant government policy and guidance on archaeology and planning, in particular the National Planning Policy Framework (NPPF; Chapter 16: 'Conserving and enhancing the historic environment') and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2021).
- 1.5. The report draws on data from the West Sussex Historic Environment Record (HER), alongside cartographic, documentary, and aerial photographic sources, to establish the archaeological and historical background of the site. It aims to assess the potential for the presence of archaeological remains and to consider the likely impact of the proposed development on the significance of any such heritage assets. Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.

## 2. Aims and Methodology

2.1 As this is the first stage of archaeological investigation, this report is intended to present information on the extent, character, date, and significance of heritage assets present within the study area that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

2.2 This assessment considers previous land uses and attempts to establish what impact future development will have on potential archaeological remains. A study area of 1km was adopted.

2.3 The following sources have been consulted to assess previous land use and archaeological potential and are in line with the guidelines detailed by the CfA (2014):

- Designated Heritage Asset data
- National Heritage List for England
- West Sussex Historic Environment Record (HER)
- Archives (National and Local)
- Ordnance Survey and other maps of the area
- Geological maps (British Geological Survey)
- Historic England Archives digital data from Historic England
- LiDAR Maps
- Online digital sources including, but not limited to: Heritage Gateway, British History Online, British Geological Survey, OASIS
- A range of published and unpublished material has been consulted, including sources on the wider archaeological and historical background.

2.4 A gazetteer of all records held on the West Sussex Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) is provided in Appendix A, and their locations mapped in Appendix B.

2.5 A walkover survey was undertaken on the 29<sup>th</sup> of September 2025 in order to verify site conditions and gain an understanding of its setting. Particular attention was paid to the current land use and the likely impact of the proposed development on the condition of any buried archaeological remains.

### RESEARCH QUESTIONS

2.6 Should archaeological investigation follow this ADBA, the results may address particular research questions as outlined below.

#### South East Research Framework

- What archaeological evidence survives that could demonstrate how the area's agricultural land was modified or formalised as part of broader designed landscape or estate activity during the post-medieval and Victorian periods?
- What surviving archaeological or palaeoenvironmental evidence within the site for medieval or early post-medieval occupation, agricultural practice, or routeways that could inform understanding of settlement development and contraction in the Weald?
- What geoarchaeological or palaeoenvironmental deposits can be found that can contribute to understanding the Pleistocene and early Holocene environments of the Weald, particularly in relation to riverine or slope processes that influenced early human activity and site preservation?
- Can any finds or features refine our knowledge of local settlement hierarchies and patterns from prehistory through to the modern period?

#### Historic England Research Agenda & HISTBEKE

- What lessons can be learned from local authority Local Plans and Neighbourhood Plans which have effectively included an understanding of historic environment related issues?

- Does Neighbourhood Planning increase or decrease the protection of the historic environment?
- What methods will assist the strategic assessment of the likely impact of planned infrastructure on the historic environment?

#### Mesolithic Research & Conservation Framework (conditional)

- If struck flints or lithic scatters are recovered, what can their composition and distribution reveal about site type, mobility, and raw material movement in Warnham and the wide south east region?

#### Medieval Settlement Research Framework (conditional)

- Can any deposits, boundaries or finds contribute to understanding the transition from dispersed rural to suburban settlement around Warnham?
- Do artefacts or soils provide evidence of tenure, plot development, or agricultural use in the medieval and post-medieval periods?

#### **ARCHAEOLOGICAL NOTIFICATION AREAS**

2.7 The site is situated in the setting of two Archaeological Notification Areas (ANA), both of which are graded red. Grade red indicates that the area is the highest level of archaeological sensitivity use in a local planning system. It indicates the existence, or probable existence, of archaeological heritage assets" and are mapped to provide an alert system (West Sussex County Council, 2025).



Figure 1: West Sussex County Council's ANA Mapping system – ANAs shown shaded in red.

## ASSESSMENT CRITERIA

### Significance

2.8 Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future due to its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.9 The NPPF also 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 review the potential impact of the proposal upon the significance of that asset.

2.10 Not all elements of a heritage asset will be of equal significance and in some instances, aspects of the heritage asset could accommodate change without affecting its significance.

2.11 In order to assess significance, assets can be assigned a value ranging from Negligible to High according to Table 1 (below).

2.12 In order to establish the magnitude of the impact of the proposed development on identified heritage assets, professional judgement as to the scale of the impact is used, guided by the aspects within Table 2 (below).

2.13 The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development and is represented in Table 3 (below).

<b>HIGH</b>	<ul style="list-style-type: none"> <li>• World Heritage Sites</li> <li>• Scheduled Ancient Monuments</li> <li>• Listed Buildings (I, II* and II)</li> <li>• Registered Parks and Gardens</li> <li>• Registered Battlefields</li> <li>• Major Settlements (e.g., Villas, Deserted Medieval Villages)</li> <li>• Burial Grounds</li> </ul>
<b>MODERATE</b>	<ul style="list-style-type: none"> <li>• Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</li> <li>• Grade II Registered Parks and Gardens</li> <li>• Some settlements</li> <li>• Find Scatters and find spots.</li> <li>• Roman Roads</li> </ul>
<b>LOW</b>	<ul style="list-style-type: none"> <li>• Locally listed buildings</li> <li>• Field systems</li> <li>• Ridge and furrow earthworks</li> <li>• Trackways</li> <li>• Wells</li> <li>• Non-archaeological sites held by data source e.g., natural mound or paleochannel.</li> </ul>
<b>NEGLIGIBLE</b>	<ul style="list-style-type: none"> <li>• Finds or features of a type common or abundant in the local area.</li> <li>• Locally important features significantly damaged or altered.</li> </ul>

Table 1: Assessment of Significance

<b>HIGH</b>	Total or near total destruction of the remains or sufficient change to result in a fundamental and irreparable reduction in the ability to understand the archaeological resource, its context and setting.
<b>MODERATE</b>	Substantial destruction of the remains resulting in an appreciable reduction in the ability to understand the archaeological resource, its context and setting.
<b>LOW</b>	Small-scale destruction of the remains resulting in a slight reduction in the ability to understand the archaeological resource, its context and setting.
<b>NEGLIGIBLE</b>	Very little or no substantive change to the remains with marginal reduction in the ability to understand the archaeological resource, its context and setting.

Table 2: Magnitude of Impact

		SIGNIFICANCE			
		Negligible	Low	Moderate	High
MAGNITUDE DE OF IMPACT	Negligible	Negligible	Negligible	Negligible	Negligible
	Low	Negligible	Negligible	Low	Moderate
	Moderate	Negligible	Low	Moderate	High
	High	Negligible	Moderate	High	High

Table 3: Significance of Impact

### Setting

2.14 The NPPF Annex 2 defines the setting of a heritage asset 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 The ability to understand, experience and appreciate a heritage asset can be affected through any development that affects its setting. The value of a heritage asset can therefore be impacted through alteration within or destruction of its setting.

2.16 Setting is mostly experienced visually and so lines of sight to or from a heritage asset is a key aspect when considering setting. In addition, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

2.17 Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017) and Understanding Place (2017) were used to inform the methodology for this assessment.

### 3. Site Context

3.1. The site is centred at approximately NGR TQ 15625 33914 and comprises an area of c. 4.25 hectares of former agricultural land located to the east of Tilletts Lane, on the northern edge of Warnham village, within the District of Horsham, West Sussex. The site primarily comprises open fields with areas of grassland and hedgerows along field boundaries.

3.2. The site is bordered by existing residential properties along Tilletts Lane to the west, Warnham C of E Primary School and playing fields to the southwest, and open countryside to the north and east. The Sussex Oak Public House lies to the southwest, beyond the existing settlement edge.

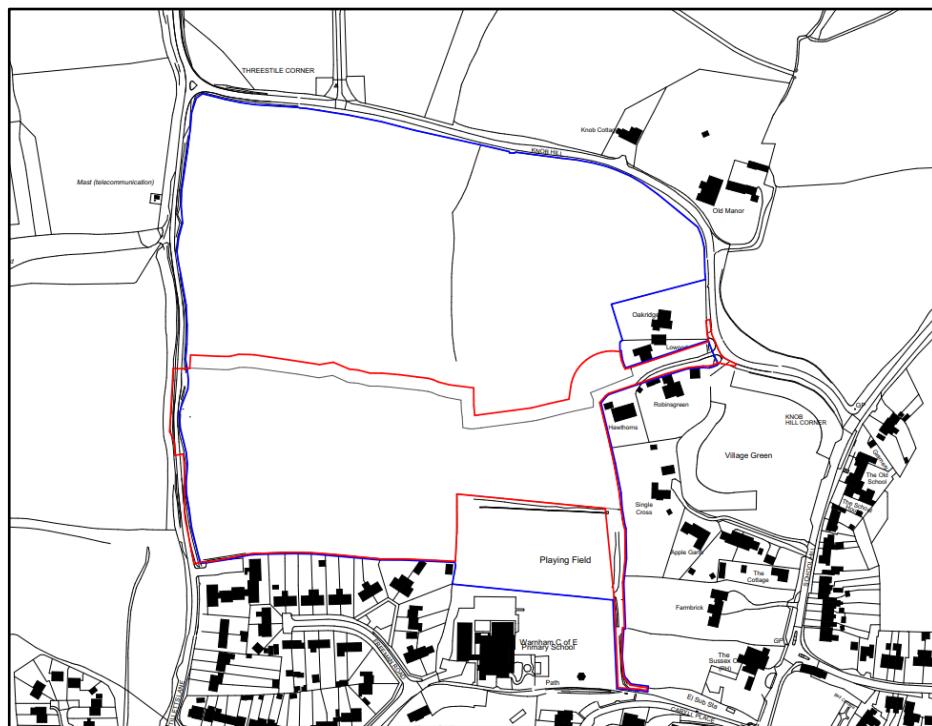


Figure 2: Site location outlined in red © ADAM Architecture

3.3. The site does not lie within a designated Archaeological Notification Area (ANA) or Archaeological Priority Area (APA); however, it does lie within the setting of two ANAs: The Parish Church of St Margaret (DWS8524) and Warnham Court Registered Park and Garden (DWS8721). The site is located within a landscape known to contain numerous recorded heritage assets, including prehistoric, Roman, and medieval activity in the surrounding area (Figure 3).

- 3.4. The underlying bedrock geology of the site comprises the Weald Clay Formation (Mudstone), formed approximately 125 to 134 million years ago during the Cretaceous Period. This geology typically consists of interbedded mudstones, siltstones, and occasional sandstones, representing sediments deposited in a low-energy floodplain environment. Overlying superficial deposits are not recorded across most of the site, although localised alluvium may be present in lower-lying areas associated with drainage channels (British Geological Survey, 2025).
- 3.5. An assessment of the available LiDAR mapping does not show any immediate features of interest.

## 4. Historical and Archaeological Background

- 4.1 This section reviews the archaeological and historical background of the general area, based on a consideration of evidence found through an examination of the sources outlined in Section 2. The site is a Historic Landscape Characterisation Class according to the HER results. There are no other HER results within the immediate site boundary.
- 4.2 It is not the purpose of this document to create a detailed archaeological or historical narrative of this area, but to provide an assessment of the historical development and archaeological potential of the study area in accordance with the NPPF.

### DESIGNATED HERITAGE ASSETS

- 4.3 The study area contains 48 designated heritage assets (47 listed buildings and a Conservation Area) which are listed in Appendix A and shown in Appendix B.

### NON-DESIGNATED HERITAGE ASSETS

- 4.4 Results from a search of the West Sussex Historic Environment Record (HER) includes records of locally listed buildings, archaeological events and find spots within the search area.
- 4.5 A full list of the HER records can be found in Appendix A and are shown in Appendix B.

### HISTORICAL BACKGROUND

#### Topography & Geology

- 4.6 Warnham lies within the Low Weald, approximately 3 km northwest of Horsham, West Sussex. The surrounding landscape is characterised by gently undulating ground between c. 50 m and 60 m AOD, defined by small irregular fields, drainage ditches, and mature hedgerows typical of Wealden clayland topography. The area forms part of a shallow valley system feeding west towards tributaries of the River Arun, with localised low-lying areas prone to seasonal waterlogging.

4.7 According to the British Geological Survey (BGS), the underlying solid geology across the site is the Weald Clay Formation (BGS, Sheet 302 – Horsham; Gallois & Worssam 1993). This unit comprises dark grey thinly bedded mudstones and shales, with interbedded siltstones, fine to medium-grained sandstones (notably the calcareous Horsham Stone Member), shelly limestones ('Paludina Limestones'), and clay ironstones. These were deposited during the Early Cretaceous (Hauterivian–Barremian) within a low-energy freshwater to brackish environment (Fitton 1836; Allen 1976). The sequence locally attains substantial thicknesses, up to 460 m near Guildford and c. 130–180 m in the Horsham area, and is known for its later exploitation for brickmaking and building stone (BGS Memoir, Sheet 302).

4.8 The lower boundary of the Weald Clay Formation is transitional from the Tunbridge Wells Sand Formation, the upper boundary is sharply overlain by the Atherfield Clay Formation (Rawson 1992). These successions together define the classic Wealden stratigraphy underlying much of Horsham District. The presence of calcareous sandstones such as Horsham Stone, once quarried widely for roofing and construction, indicates local variation in depositional energy within fluvial–lacustrine settings.

4.9 Superficial deposits across the site are likely to consist of weathered clayey soils with limited colluvial or alluvial input, reflecting the site's gentle slopes and impeded drainage. The fine-grained nature of the substrate contributes to seasonal waterlogging, which can promote the preservation of organic material but also complicate excavation. These conditions have implications for both archaeological visibility (as features are often truncated or sealed by reworked clay) and geoarchaeological potential, particularly for buried palaeosols or small alluvial deposits suitable for palaeoenvironmental sampling.

4.10 In regional terms, the Low Weald has yielded evidence of multi-period occupation, including prehistoric flint scatters, Roman rural settlements, and medieval farmsteads (West Sussex HER). Nearby sites recorded north and east of Horsham have produced artefacts associated with dispersed agricultural and extractive activity on the Weald Clay, suggesting the potential for

archaeological deposits sealed within colluvial or clay horizons.

4.11 Consequently, the Weald Clay substrate and low-lying topography at Warnham create conditions of moderate to locally high archaeological potential, particularly for palaeoenvironmental remains and evidence of post-medieval extractive or agricultural activity. The nature of the clay sequences, documented in BGS Memoir, Sheet 302, underscores the potential for surviving sub-surface stratigraphy relevant to both environmental reconstruction and cultural occupation of the Wealden landscape.

### HER RESULTS

4.12 A summary of significant sites, findspots and monuments from the West Sussex HER within a 1km radius of the study site is outlined below. The full list is shown in Appendix A. Please refer to Appendix B for the location of these finds in relation to the site.

#### Prehistoric (c.450,000 BC – AD 43)

4.13 Prehistoric evidence within the Warnham area is limited but characteristic of the Low Weald, where isolated lithic scatters indicate low-intensity occupation or resource use. Within the 1 km study area, Mesolithic flint-working sites have been recorded at Sands Farm (NHLE 1181536) and Warnham Lodge (MonUID MWS5534). These assemblages consist of struck flints anddebitage, representing tool production or maintenance episodes along minor watercourses and clay uplands.

4.14 No in situ prehistoric structures have been identified within the site boundary, although the gently undulating topography and the underlying Weald Clay would have provided suitable conditions for ephemeral prehistoric activity. The potential for further prehistoric material, particularly flint artefacts sealed in colluvial or alluvial deposits, is therefore considered **low to moderate**.

#### Romano-British (AD 43 – c.AD 410)

4.15 There is no direct evidence of Romano-British settlement within the site, though the broader landscape exhibits signs of Roman agricultural activity. Material of this period has been identified at Warnham Court Farm (PRN MWS8547),

where archaeological investigations recorded linear features and pits that may relate to field systems or small-scale rural occupation.

4.16 These findings support the pattern of dispersed Roman farmsteads across the Weald, supplying agricultural produce to nearby settlement centres such as Horsham. Although no Roman deposits are confirmed within the development footprint, the potential for residual artefacts or truncated agricultural features of this period is assessed as **moderate**.

#### Medieval (AD 410 – 1485)

4.17 The historic core of Warnham village, approximately 350 m west of the site, is centred on St Margaret's Church (MonUID MWS6667; NHLE 1026877), a Grade I listed parish church dating from the 14th century with earlier origins. The surrounding Archaeological Notification Area DWS8524 includes the churchyard and War Memorial (MonUID MWS10037), representing the long-standing ecclesiastical focus of the parish.

4.18 Beyond the village, medieval activity is reflected in the survival of dispersed farmsteads later formalised in the post-medieval landscape. No confirmed medieval deposits have been identified within the development area; however, given the proximity to the historic core and evidence of continuity in land division, there remains a **moderate** potential for sub-surface remains of medieval date.

#### Post-Medieval (1486 – 1901)

4.19 The post-medieval period saw significant rural expansion, reflected in the dense distribution of historic farmsteads within 1 km of the site, including Cidermill Farm (MonUID MWS9804; NHLE 1354256) and Lower Chickens Farm (MonUID MWS12214; NHLE 1181419). Many of these originated as Wealden vernacular complexes of 17th–18th-century date, constructed in timber frame or brick with Horsham Stone roofs.

4.20 The Warnham Court estate (MonUID MWS13904) and its associated Registered Park and Garden (DWS8721) represent 19th-century landscape development typical of the Wealden gentry estates. There is also other industrial and

agricultural infrastructure of the period such as the Ice House at Warnham Court (MonUID MWS5538), illustrating continued estate improvement and adaptation through the 19th century.

4.21 Cartographic evidence (1871 Tithe Map, 1st Edition OS 1874) confirms that the development site itself remained enclosed farmland, consistent with a post-1810 piecemeal enclosure pattern, serving the wider agricultural economy. The archaeological potential for post-medieval field boundaries or agricultural subsoils is therefore considered **moderate**.

#### Modern (1901 – Present)

4.22 Modern records within the study area demonstrate 20th-century military, infrastructural, and research activity, including a World War II Searchlight Battery (MonUID MWS15712) within the Warnham Court ANA, and several archaeological investigations (Events EWS905, EWS1930, EWS773–EWS777) undertaken during development and infrastructure works.

4.23 These events collectively indicate a low density of modern sub-surface disturbance within the immediate vicinity of the site. Consequently, the existing agricultural use and limited construction may have truncated shallow deposits, the potential for surviving archaeological horizons is **moderate**.

#### Historic Landscape Characterisation

4.24 The West Sussex Historic Landscape Characterisation (HLC) classifies the site as Post-1810 Field System – Regular Piecemeal Enclosure, typical of Wealden agricultural reorganisation during the 18th–19th centuries. The surrounding landscape is categorised as Dispersed Settlement: Farmsteads and Cottages, reflecting enduring rural morphology and continuity of land use from the post-medieval period.

## 5. Assessment of Significance

### DESIGNATED HERITAGE ASSETS

5.1 The site contains no designated heritage assets.

5.2 Within the study area, there are 48 designated heritage assets which are listed in Appendix A and shown in Appendix B. In accordance with Table 1, these assets are determined to be of **high significance**.

### NON-DESIGNATED HERITAGE ASSETS

5.3 Results from a search of the West Sussex HER includes records of locally listed buildings, archaeological events and find spots within the search area. In accordance with Table 1, these assets are determined to be of **low significance**.

### ARCHAEOLOGICAL REMAINS

5.4 The site lies within the parish of Warnham, in proximity to two Archaeological Notification Areas (ANAs) identified by West Sussex County Council:

- DWS8524 – The Parish Church of St Margaret, Warnham
- DWS8721 – Warnham Court Registered Park and Garden

5.5 Both are designated as Grade Red, indicating areas of very high archaeological sensitivity where any ground disturbance may impact heritage assets of local, regional, or national importance.

#### DWS8524 – St Margaret's Church, Warnham (Grade Red)

5.6 This ANA covers St Margaret's Church (formerly St Mary's), located approximately 350 m west of the site within the historic core of Warnham village. The church is predominantly 14th century in origin, with a 16th-century tower and 19th-century additions. It sits within a long-established ecclesiastical enclosure containing the War Memorial (MWS10037) and the Grade I Listed Church of St Margaret (MWS6667).

5.7 The designation highlights the potential for:

- Early medieval occupation and parish focus, associated with the establishment of Warnham.
- Burials, structural remains, and artefactual evidence relating to medieval and post-medieval phases of church development.
- Earlier (Saxon or pre-Conquest) religious activity, as evidenced elsewhere in the Weald.

5.8 Significance: **High**, owing to the multi-period archaeological potential of the churchyard and its continuous use since the medieval period. The ANA represents an area of **regional importance**, requiring HER consultation and potential archaeological mitigation for nearby development.

DWS8721 – Warnham Court Registered Park and Garden (Grade Red)

5.9 This extensive ANA lies approximately 600 m south of the site and encompasses the Warnham Court estate, a 19th-century designed landscape developed initially in the 1830s and later enhanced by Edward Milner, Henry Milner, and Harry J. Veitch. The ANA includes formal terraces, wooded pleasure grounds, and a 19th-century park, later expanded to include a pinetum and early 20th-century wild garden

5.10 The area demonstrates the evolution of rural estate landscapes in the Weald, transitioning from agricultural holdings to 19th-century ornamental and institutional uses.

5.11 Significance: **High**, as the ANA encompasses **regional to national significance** in a multi-phase designed landscape with archaeological potential for:

- Post-medieval and Victorian landscape design features, including garden structures, service buildings, and estate infrastructure.
- Earlier agricultural and industrial activity predating the formal park.
- 20th-century military and institutional remains, reflecting later adaptive reuse.

5.12 Given its Grade Red designation, this ANA is subject to stringent consultation requirements for any development within or adjacent to its boundary.

## 6. Impact Assessment

6.1 It is recognised that not all elements of a heritage asset will likely be of equal significance and that it is possible for certain aspects to be able to accommodate change without affecting the significance of the asset. Change is only considered harmful if it removes an asset's significance.

### PROPOSED DEVELOPMENT

6.2 The proposed development comprises the construction of residential dwellings on the site. The scheme involves the erection of multiple two-storey detached and semi-detached houses with associated private gardens, parking areas, internal access roads, and landscaping works, forming part of a new residential neighbourhood to the east of the existing settlement edge of Warnham.

### DESIGNATED HERITAGE ASSETS

6.3 Due to relative disposition and intervening suburban forms, there will be no impact on the setting or significance of any listed buildings within the vicinity of the site. The proposed development does not reduce the ability to understand these heritage assets, nor their contexts. In accordance with Table 3, this results in a **negligible** significance of impact.

6.4 The proposed development also will have less than substantial impact on the significance of the Conservation Area, which is mitigated through the use of considered design and complementary materials in keeping with the character of the surrounding building stock.

### NON-DESIGNATED HERITAGE ASSETS

6.5 The proposed development will have no material impact on the significance of the locally listed building situated to the rear of the site, through the use of considered design and complementary materials in keeping with the character of the surrounding building stock.

6.6 Due to the relative disposition and intervening suburban forms, there will be no impact on the setting or significance of any other non-designated heritage assets within the vicinity of the site. The proposed development does not

reduce the ability to understand these heritage assets, nor their contexts. In accordance with Table 3, this results in a **negligible** significance of impact.

#### ARCHAEOLOGICAL REMAINS

6.7 The proposed development site occupies undeveloped pastureland on the eastern edge of Warnham village, within an area of moderate archaeological potential. Although no known heritage assets are recorded within the site boundary, the surrounding landscape includes multiple non-designated archaeological findspots and designated heritage assets (including St Margaret's Church ANA – DWS8524, c. 350 m west, and Warnham Court ANA – DWS8721, c. 600 m south). The site therefore lies within the archaeological zone of influence of these high-sensitivity areas.

6.8 Given the Weald Clay substrate, archaeological visibility is often limited; however, where preservation conditions are favourable, subsurface features such as cut features, ditches, and postholes can survive sealed within heavy clay horizons. The potential exists for residual prehistoric flintwork (as recorded nearby at MWS14292), Roman-period agricultural traces (MWS2891), and medieval or post-medieval field systems extending eastwards from the historic core of Warnham. Any deeply buried palaeo-environmental deposits, particularly in low-lying areas, may also survive beneath colluvial material and could be affected by groundworks associated with foundations and drainage.

6.9 The proposed residential development involves extensive ground disturbance, including foundation excavation, service installation, and landscaping, which will impact presently undisturbed ground. Considering the archaeological context of the surrounding area, and the presence of heritage assets of regional and national importance. There is a **moderate likelihood** that archaeological remains could be present below ground. The **magnitude of impact** on these remains is determined to be **high** as there will likely be a "total or near total destruction of the remains or sufficient change to result in a fundamental and irreparable reduction in the ability to understand the archaeological resource, its context and setting" (Table 2).

6.10 The archaeological potential of the site, combined with the scale of proposed groundworks, justifies a proportionate mitigation strategy.

6.11 **It is therefore recommended that intrusive investigative work such as a programme of trial trenching be carried out to inform next steps.**

6.12 The following standard condition wording is recommended for inclusion in any planning consent, to ensure archaeological potential is appropriately investigated and recorded prior to development.

Suggested Planning Condition

6.13 To ensure the appropriate management and mitigation of any archaeological remains that may be present, the following standard condition wording is suggested for inclusion within the planning permission:

**Archaeological Investigation Condition**

6.14 (a) No development or preliminary groundworks within any phase or sub-phase shall commence (other than demolition works) until a programme of archaeological trial trenching for that phase or sub-phase has been secured and undertaken in accordance with a written scheme of investigation, which has been submitted by the applicant, prior to or in conjunction with the first reserved matters application and approved by the Local Planning Authority.

6.15 (b) A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the Local Planning Authority following the completion of this work.

6.16 (c) In the event that the part of the site to which that phase or sub-phase relates is determined to be of archaeological significance, no development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the Local Planning Authority through its historic environment advisors.

6.17 (d) The applicant shall submit to the Local Planning Authority a post-

excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

6.18 Reason:

6.19 To safeguard the archaeological interest of the site, in accordance with the National Planning Policy Framework and relevant Local Plan policies relating to the historic environment.

## 7. Conclusions

7.1 This Archaeological Desk-Based Assessment has collated the available archaeological, historical, topographic, geological, and land-use information to clarify the heritage significance, archaeological potential, and likely impact of the proposed residential development at *Land East of Tilletts Lane, Warnham, West Sussex*.

7.2 The site has been assessed in relation to designated and non-designated heritage assets, including listed buildings, Conservation Areas, Archaeological Notification Areas (ANAs), and HER-registered monuments and findspots. No harm has been identified to the setting or significance of designated built heritage assets, such as St Margaret's Church (Grade I; DWS8524) or the Warnham Court Registered Park and Garden (DWS8721), nor the Conservation Area through use of appropriate materials and considered design. The site itself does not contain any recorded heritage assets, and development will not intrude upon the physical fabric or visual setting of these designations.

7.3 However, the site lies within the archaeological zone of influence of these high-sensitivity ANAs and within a landscape containing prehistoric, Roman, medieval, and post-medieval archaeological records. Evidence within 1 km includes Mesolithic flint-working sites (MonUID MWS493 and MWS5534), Roman-period linear features and pits (MonUID MWS8547), and medieval ecclesiastical and agrarian activity associated with St Margaret's Church (MonUID MWS6667) and the surrounding historic core of Warnham. Collectively, these records demonstrate a multi-period history of human activity in the area. Although the site has historically been in agricultural use, its relatively undeveloped condition increases the potential for buried archaeological features to survive beneath the current topsoil.

7.4 Given the extent of proposed groundworks, there is a **moderate likelihood** that archaeological remains could be present below ground. The **magnitude of impact** on these remains is determined to be **high** as there will likely be a "total or near total destruction of the remains or sufficient change to result in a fundamental and irreparable reduction in the ability to understand the

archaeological resource, its context and setting" (Table 2).

7.5 It is therefore recommended that intrusive investigative work such as a programme of trial trenching be carried out to inform next steps.

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(NHLE) Historic England (2025) National Heritage List for England.  
<https://historicengland.org.uk/listing/the-list/>

(NLS) National Library of Scotland (2025) Ordnance Survey Maps.  
<https://maps.nls.uk/os/>

### CARTOGRAPHIC

Archi UK LiDAR terrain map and aerial photograph

1871 Ordnance Survey map 1:10,560

1896 Ordnance Survey map 1:10,560

1909 Ordnance Survey map 1:2,500

1932 Ordnance Survey map 1:10,560

1938 Ordnance Survey map 1:10,560

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## Appendix A: Gazetteers

In order to understand the nature and extent of the surrounding heritage resource, a study area of a 1km radius of the site was adopted. The following gazetteers represent the entries from the Historic England List of Designated Heritage Assets and the West Sussex Historic Environment Record (HER) within the study area.

### Abbreviations

<b>NHLE</b>	National Historic List of England Number
<b>MonUID</b>	West Sussex Historic Environment Record Monument ID Record Number
<b>EvUID</b>	West Sussex Historic Environment Record Event ID RecordNumber
<b>Name</b>	West Sussex Historic Environment Record HER Record Name
<b>MonType</b>	West Sussex Historic Environment Record HER Record Type

NHLE	Description	Grade
1026877	THE PARISH CHURCH OF ST MARGARET	I
1181536	SANDS	II*
1354221	South East Lodges of Warnham Court School	II*
1026878	CHURCH CROFT	II
1026879	THE SUSSEX OAK INN	II
1026880	STABLES ADJOINING NO 2 (THE SUSSEX OAK INN) ON SOUTH SIDE	II
1026881	6, 8 AND 10, CHURCH STREET	II
1026882	COBBLERS	II
1026883	42 AND 44, CHURCH STREET	II
1026884	WESTON PLACE	II
1026885	TIMBER FRAMED OUTBUILDING TO NORTH OF WESTON PLACE	II
1026886	LITTLE DAUX	II
1026887	30 AND 32 FRIDAY STREET	II
1026888	58, 60 AND 64 FRIDAY STREET	II
1026889	33 FRIDAY STREET	II
1398434	KNOB COTTAGE	DL
1026895	Nos 4 and 6 School Hill	II
1026896	THE FORMER VILLAGE SCHOOL	II
1026914	THE NORTH WEST LODGE OF WARNHAM COURT	II
1026918	PAN'S GARDEN	II
1181160	SOUTHERN BLOCK AT WARNHAM COURT	II
1181262	CHAPEL COTTAGES	II
1181334	Nos 6 and 8 Friday Street	II
1181352	OAK BEAMS	II
1181357	APPLE TREE COTTAGE	II
1181361	33 FRIDAY STREET	II
1181374	49 FRIDAY STREET	II
1181415	BARN TO NORTH EAST OF THE OLD MANOR HOUSE	II
1181419	LOWER CHICKENS FARMHOUSE	II

1181495	No. 8 & 10 School Hill, Warnham	
1181501	18, 20 AND 22, SCHOOL HILL	
1284967	No 2 School Hill	
1285015	GEERINGS	
1285037	THE OLD MANOR HOUSE	
1285086	APRIL COTTAGE AND BELL COTTAGE	
1354222	12,14 & 16 School Hill, Warnham	
1354223	NEWMAN'S COTTAGE	
1354232	THE OLD FORGE	
1354253	Nos 62, 64 and 66 Church Street	
1354256	BANK COTTAGE AND ROSE COTTAGE	
1354257	THE GREETS INN	
1354259	CIDER MILL FARM COTTAGES	
1026886	Little Daux	
1354140	Little Daux Farmhouse	
1026914	Lodge Cottage	
1181160	1-14 WARNHAM COURT	
1001413	WARNHAM COURT	
	Warnham Conservation Area	

Gazetteer of designated heritage assets within 1km study area

MonUID	Record Type	Name	MonType
MWS10037	MON	War Memorial within the grounds of St Margaret's Church, Warnham	WAR MEMORIAL; CROSS
MWS10751	MON	Geerings Farm Historic Farmstead, Warnham	FARMSTEAD
MWS11516	MON	Site of Hill Barn Historic Farmstead, Warnham	FARMSTEAD; L SHAPE PLAN
MWS11731	MON	Home Farm Historic Farmstead, Warnham	FARMSTEAD
MWS11799	MON	Site of Horshamfield Barn, Historic Outfarm, Warnham	OUTFARM
MWS11998	LB	Little Daux (Little Dorks) Historic Farmstead, Warnham	FARMSTEAD; FARMHOUSE
MWS12214	MON	Lower Chickens Farm Historic Farmstead, Warnham	FARMSTEAD
MWS13676	MON	Street Farm Historic Farmstead, Warnham	FARMSTEAD
MWS13773	MON	Site of Tillets Barn Historic Outfarm, Warnham	OUTFARM
MWS13904	MON	Warnham Court Farm Historic Farmstead, Warnham	FARMSTEAD
MWS13971	MON	Westons Farm Historic Farmstead, Warnham	FARMSTEAD
MWS14118	MON	Site of Yard on the North side of Warnham	OUTFARM
MWS14127	MON	Yard South of Sands Farm, Warnham	FARMSTEAD
MWS14247	MON	Milestone - A24 Warnham	MILESTONE
MWS493	MON	Mesolithic Lithic Working Site - Sands Farm	LITHIC WORKING SITE; FINDSPOT
MWS5534	MON	Mesolithic flints - Warnham Lodge	LITHIC WORKING SITE; FINDSPOT
MWS5538	MON	Ice House - Warnham Court, Warnham	ICEHOUSE

MWS6667	LB	The Church of St Margaret, Warnham	PARISH CHURCH; CHAPEL; Triple Light Window; Triple Light Window; AISLE; CHANCEL; TOWER; ARCH; Triple Light Window; DOORWAY; ROOF; ARCH; AISLE; PORCH; DORMER; WAR MEMORIAL; PLAQUE; WAR MEMORIAL; PLAQUE
MWS7653	MON	Geophysical anomalies	LINEAR FEATURE
MWS7653	MON	Geophysical anomalies	LINEAR FEATURE
MWS7653	MON	Geophysical anomalies	LINEAR FEATURE
MWS8460	LB	Southern Block at Warnham Court School	HOUSE; TOWER; HOUSE; STABLE; STABLE; SCHOOL; SCHOOL
MWS8461	LB	North West Lodge of Warnham Court School	LODGE
MWS9285	MON	Andrews Farm Historic Farmstead, Warnham	FARMSTEAD; L SHAPE PLAN
MWS9804	MON	Cidermill Farm Historic Farmstead, Warnham	FARMSTEAD; U SHAPE PLAN
MWS14962	NEG	Nursery House, The Aboretum, Warnham - Watching Brief	WALL
MWS15438	MON	Site of Warnham Court Gasworks, Warnham	GAS WORKS; GAS HOLDER
MWS15753	LB	Sands, Warnham	WEALDEN HOUSE
MWS11516	MON	Site of Hill Barn Historic Farmstead, Warnham	FARMSTEAD; L SHAPE PLAN
MWS11731	MON	Home Farm Historic Farmstead, Warnham	FARMSTEAD
MWS12214	MON	Lower Chickens Farm Historic Farmstead, Warnham	FARMSTEAD
MWS8547	MON	Warnham Court Farm, Warnham	PIT; LINEAR FEATURE
MWS9285	MON	Andrews Farm Historic Farmstead, Warnham	FARMSTEAD; L SHAPE PLAN
MWS9804	MON	Cidermill Farm Historic Farmstead, Warnham	FARMSTEAD; U SHAPE PLAN
MWS10751	MON	Geerings Farm Historic Farmstead, Warnham	FARMSTEAD

Gazetteer of West Sussex HER monuments within 1km study area

EVUID	Name
EWS905	Warnham Court Farm, Warnham, Desk-Based Assessment and Watching Brief Report
EWS1930	Nursery House, The Aboretum, Warnham - Watching Brief
EWS773	Geophysical Survey A24 N. of Horsham
EWS773	Geophysical Survey A24 N. of Horsham
EWS774	Geophysical survey - A24 - N. of Horsham
EWS774	Geophysical survey - A24 - N. of Horsham
EWS774	Geophysical survey - A24 - N. of Horsham
EWS776	A24 Horsham-Capel Improvement - Stage 2: Desk-Based Assessment
EWS777	The A24 Horsham - Capel Road Improvement Scheme West Sussex&Surrey - Watching Brief

Gazetteer of West Sussex HER archaeological events within 1km study area

## Appendix B: Figures

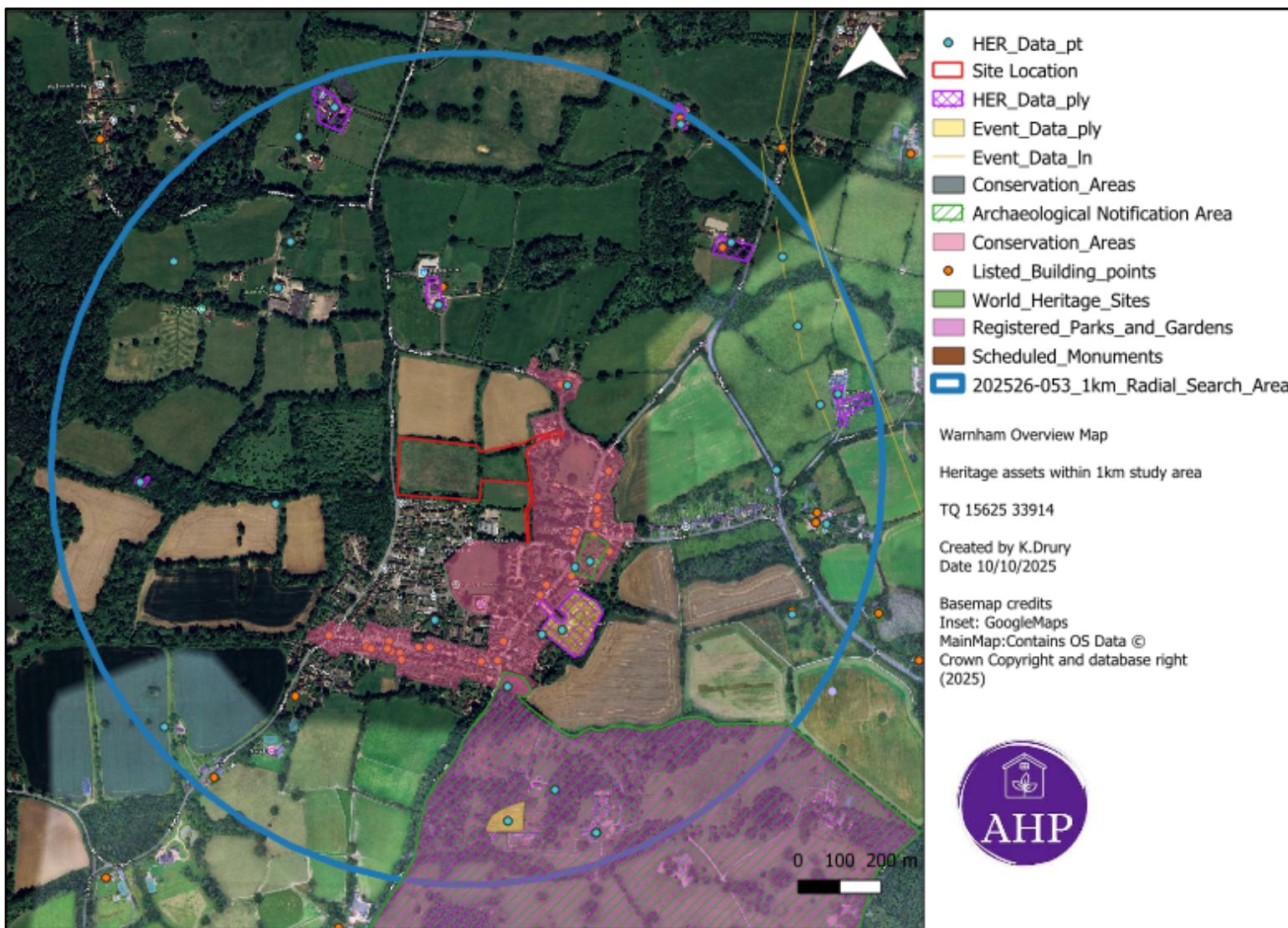


Figure 3: Site location showing study area, designated heritage assets, non-designated heritage assets and archaeological events

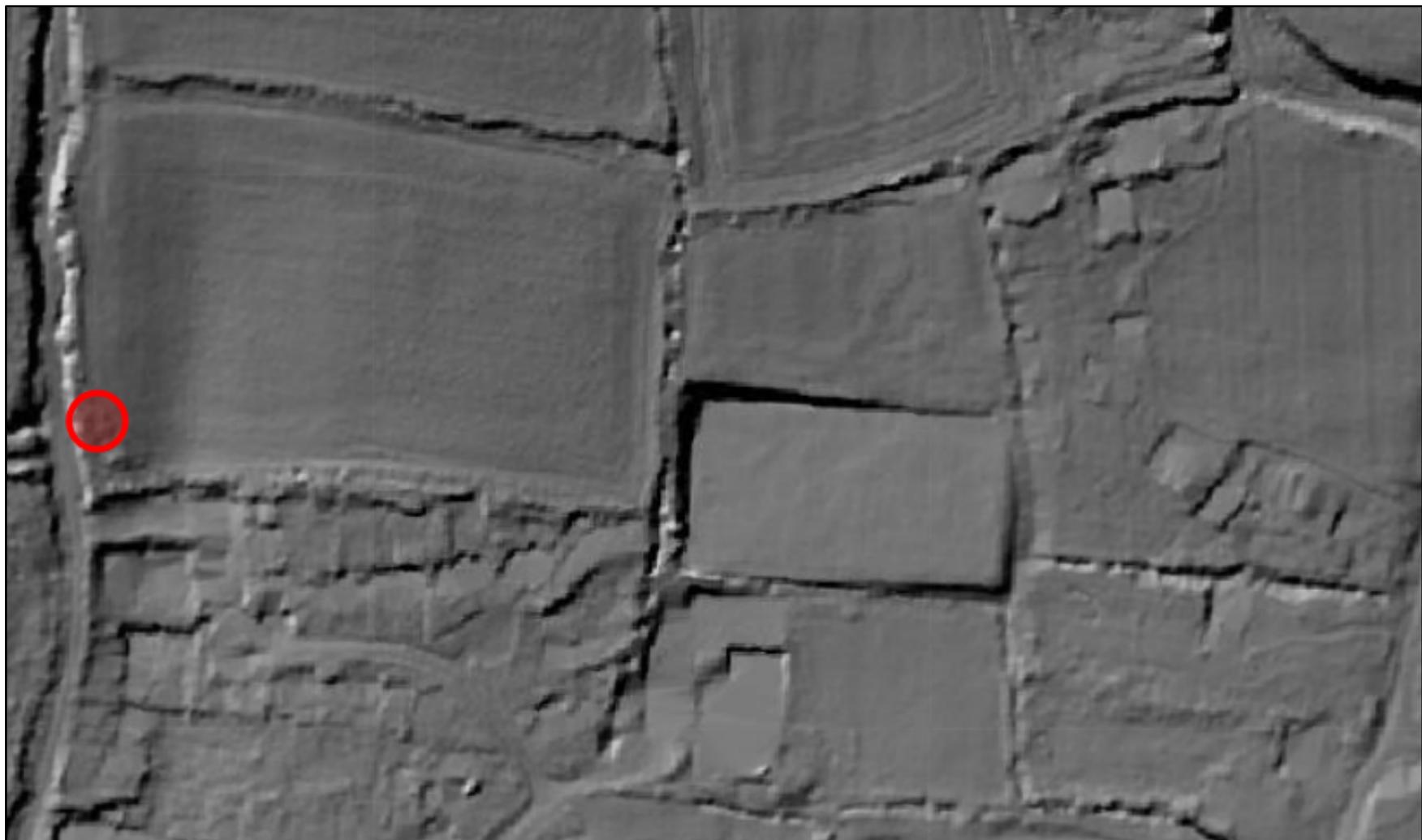


Figure 4: LiDAR image © Archi Maps



Figure 5: 1871 Ordnance Survey map 1:10,560. Reproduced with the permission of the National Library of Scotland



Figure 6: 1896 Ordnance Survey map 1:10,560. Reproduced with the permission of the National Library of Scotland

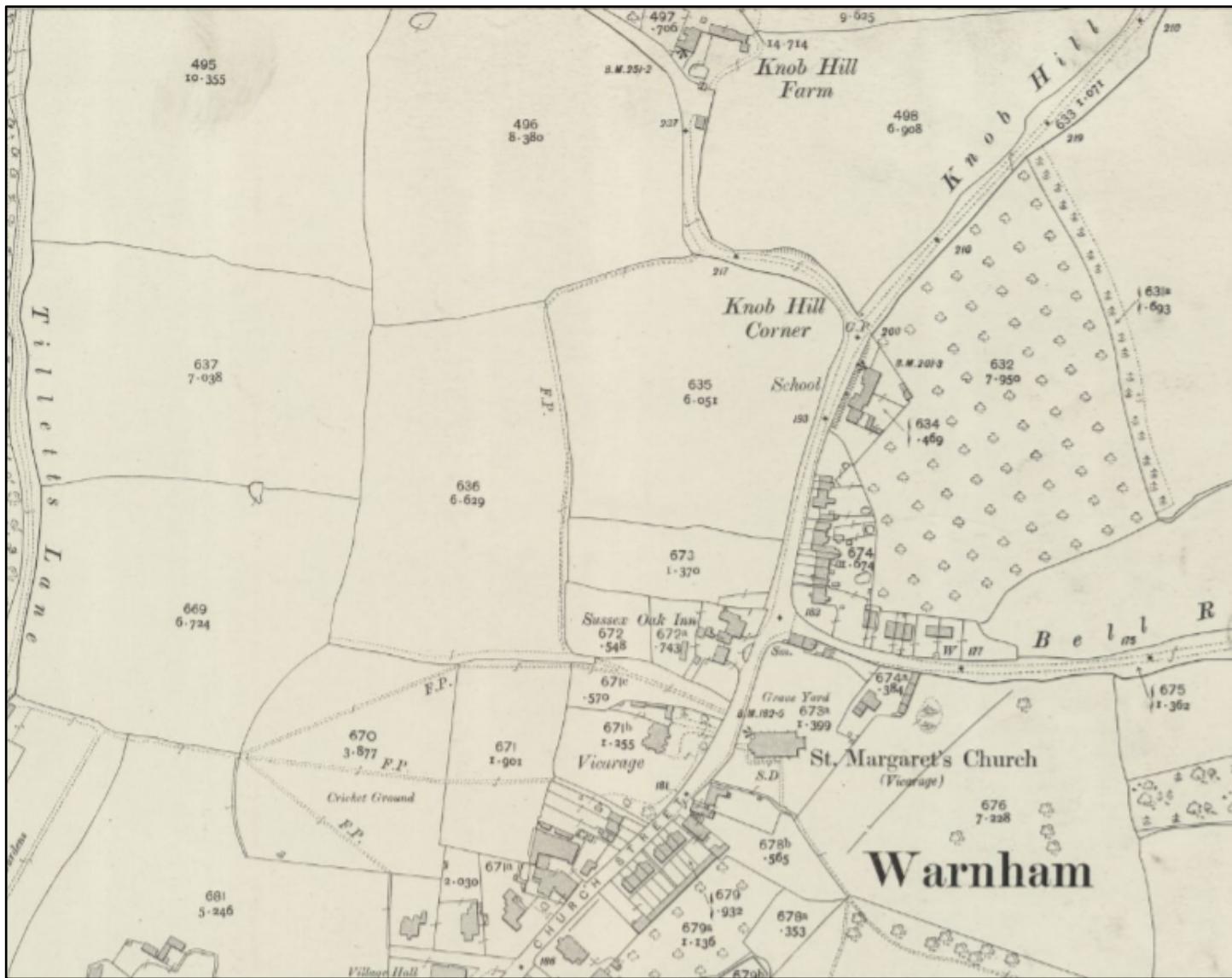


Figure 7: 1909 Ordnance Survey map 1:2,500 Reproduced with the permission of the National Library of Scotland

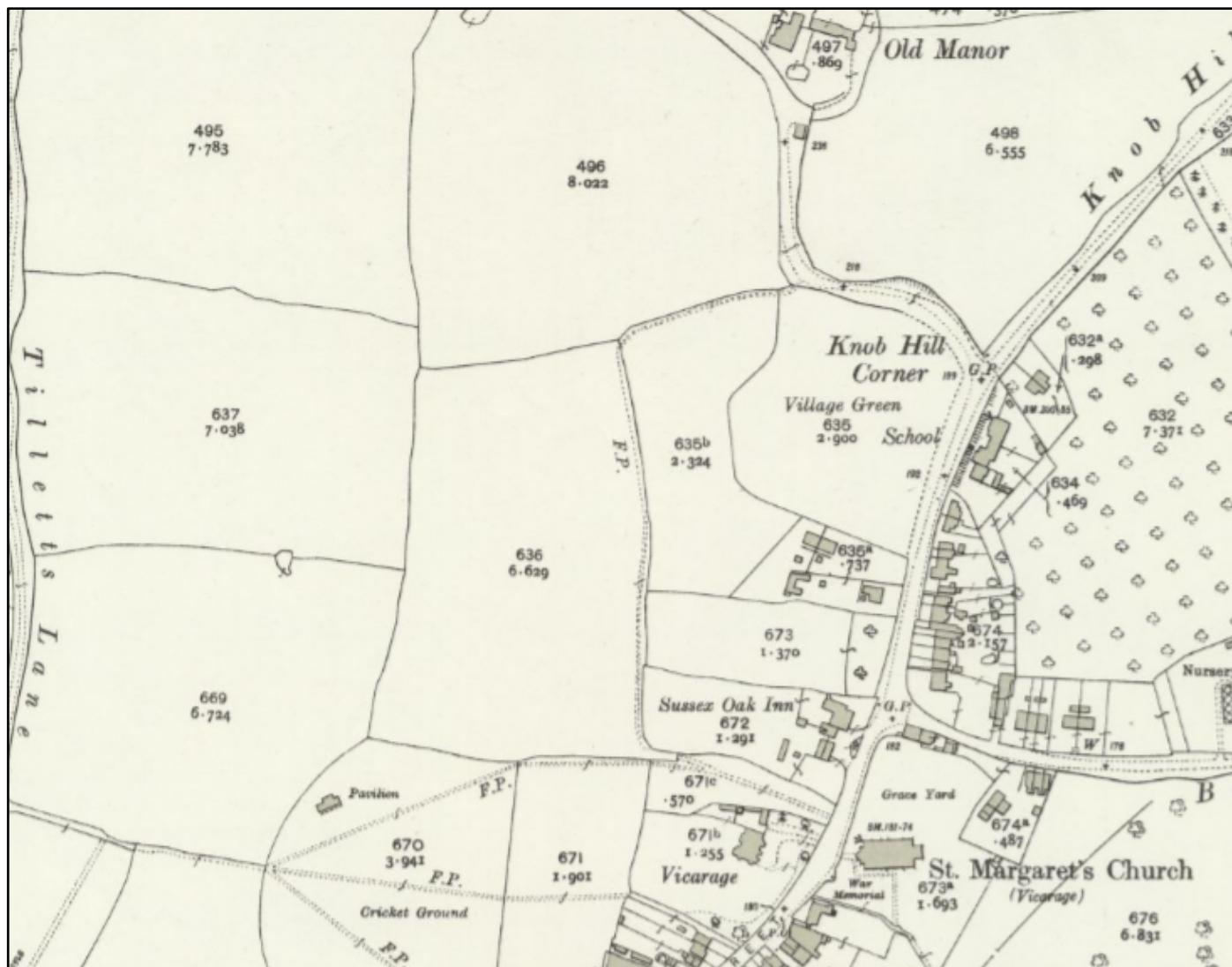


Figure 8: 1932 Ordnance Survey map 1:10,560. Reproduced with the permission of the National Library of Scotland

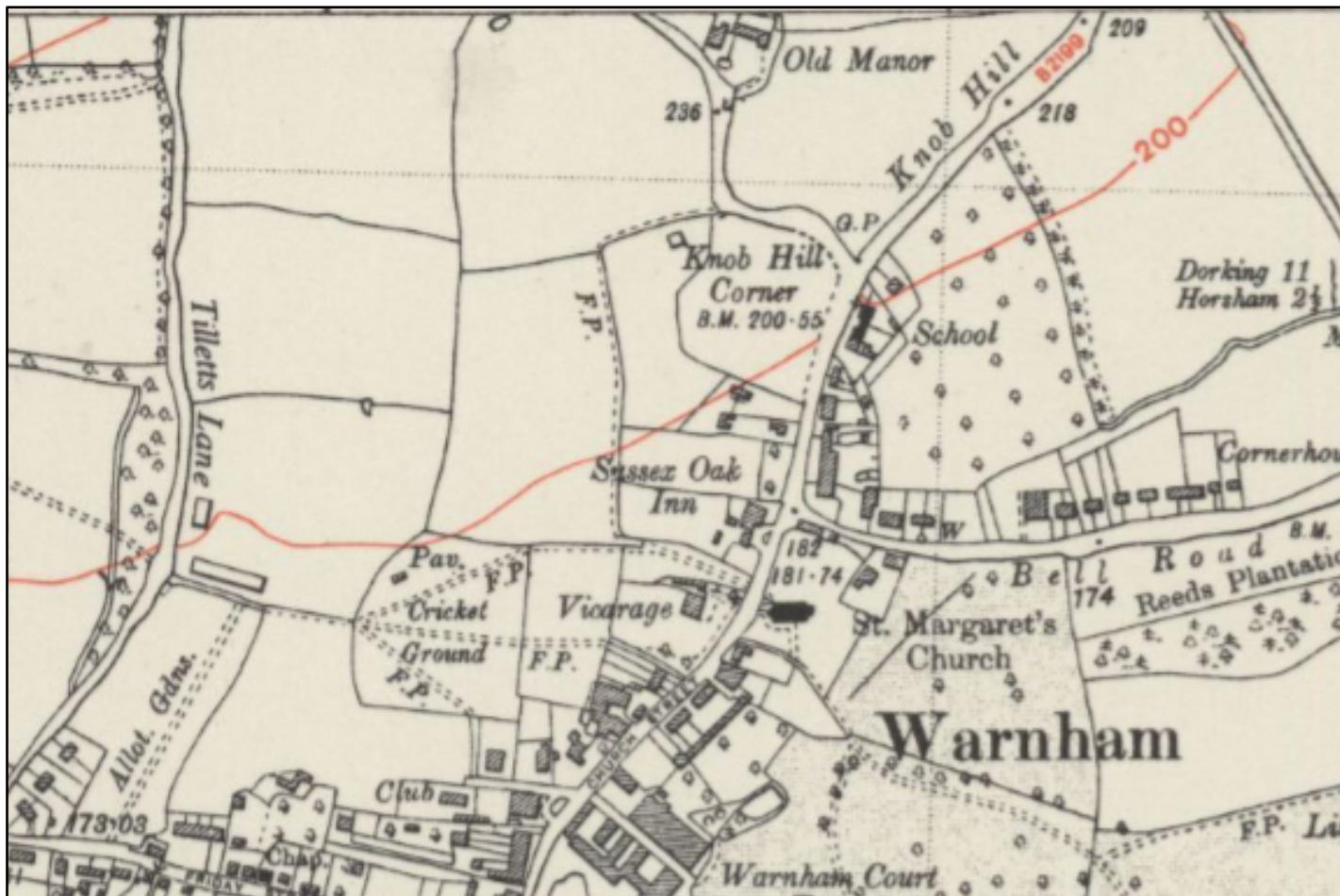


Figure 9: 1938 Ordnance Survey map 1:10,560. Reproduced with the permission of the National Library of Scotland



Figure 10: 1966 Ordnance Survey map 1:10,560. Reproduced with the permission of the National Library of Scotland

## Appendix C: Walkover Survey Plates





Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12

## Appendix D: Legislation, Policy and Guidance

The Local Planning Authority is guided by current legislation, national and local policies, which support planning decisions. In accordance with current legalisation and planning policy, this desk-based assessment has been prepared to provide information on the significance of the historic environment.

### CURRENT LEGISLATION

National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979 to protect the archaeological heritage of England and Wales, and Scotland. This legislation details what can and cannot be undertaken on archaeological grounds and provides statutory protection for scheduled monuments.

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides statutory protection for the historic environment. The Act states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting. Of particular relevance to this report, is Section 66 which states:

*“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

### NATIONAL PLANNING POLICY FRAMEWORK

The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2025.

One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the

planning process, whether designated or not. The contribution of setting to asset significance also needs to be considered.

Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Paras 202-221 inclusive refer:

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>73</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

### **Proposals affecting heritage assets**

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

### **Considering potential impacts**

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Annex 2 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.

#### **NATIONAL PLANNING POLICY GUIDANCE (PPG)**

The National Planning Practice Guidance (NPPG) was launched in 2014 and provides guidance in relation to the application of the policies contained within the Framework. The NPPG includes a chapter on conserving and enhancing the historic environment and states the following in relation to the significance of heritage assets within planning decision making:

*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals"* (Ref: 18a-007-20190723).

The NPPG also reiterates paragraph 200 of the Framework regarding the impact a proposal could have on an asset's significance:

*"Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting. In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is*

*sufficient to understand the potential impact of the proposal on its significance" (Ref:18a-009-20190723).*

The NPPG outlines the following regarding the setting of a heritage asset and how it can be taken into account:

*"All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.*

*The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time" (Ref: 18a-013-20190723).*

In assessing the possibility of harm, the NPPG states:

*"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting".*

## **LOCAL POLICY**

### Horsham District Planning Framework (2015)

Horsham's District Planning Framework (2015) was adopted as the statutory Development Plan for Horsham on 27 November 2025 and, in conjunction with the Supplementary Planning Documents is used to determine planning applications. The following policies are applicable to this assessment.

## **Policy 34 – Cultural and Heritage Assets**

The Council acknowledges that heritage assets are an irreplaceable resource and seeks to protect and enhance them through positive management of development. Proposals affecting such assets must demonstrate a clear understanding of their significance, drawing on sources like the West Sussex Historic Environment Record, and follow best practice guidance from Historic England.

Developments should:

- Respect the character, setting, and materials of the historic environment through appropriate design, scale, and form.
- Preserve and reinforce local distinctiveness, particularly within Conservation Areas.
- Safeguard vernacular buildings, their settings, and key features or materials.
- Promote the viable and sustainable reuse of heritage assets consistent with their significance.
- Protect and, where possible, enhance the setting, including views, trees, and historic landscape features.
- Ensure archaeological remains are appropriately researched, investigated, recorded, and retained as necessary.

Overall, the policy aims to ensure that new development sustains, enhances, and positively contributes to the district's historic environment whilst maintaining its cultural and archaeological integrity.

### **GUIDANCE**

The Chartered Institute for Archaeologists (ClfA) Standard and Guidance for Historic Environment Desk-based Assessment (2014) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.

Good Practice Advice ("GPA") in Planning Note 2 *Managing Significance in Decision-Taking in the Historic Environment* (2015) contains information regarding repairing,

restoring, making additions to, and altering heritage assets to help Local Planning Authorities, planning and other consultants, owners, applicants, and other interested parties in implementing national historic environment policy and guidance.

Paragraph 29 of GPA Note 2 states that:

*"Change to heritage assets is inevitable but is only harmful when significance is damaged. The nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be needed if it is to go ahead".*

GPA Note 3 'The Setting of Heritage Assets' (2017) provides advice on understanding the setting of heritage assets, how it may contribute to the significance of heritage assets and allow that significance to be appreciated.

This report has been written in accordance with the CIfA Standard and Guidance and with the Historic England Advice Notes. This report follows the steps outlined within the relevant guidance to assess the impact of the proposals on heritage assets.

