

Land at Pondtail Farm, Mercer Road, Horsham, West Sussex

**Historic Environment Desk-Based Assessment
(Heritage Statement)**

Prepared for Riverdale Developments Ltd.

**NGR 517356 133739
(TQ 173 337)**

Horsham District Council

**Project No. 230719
ASE Report No. 2023332
WSHER ref: 202324-077**

Land at Pondtail Farm, Mercer Road, Horsham, West Sussex


**Historic Environment Desk-Based Assessment
(Heritage Statement)**

Prepared for Riverdale Developments Ltd.

**NGR 517356 133739
(TQ 173 337)**

Horsham District Council

**Project No. 230719
ASE Report No. 2023332
WSHER ref: 202324-077**

Prepared by:	Kathryn Grant Reis	Senior Archaeologist	
	Pip Stephenson	Archaeologist	
Checked by:	Amy Williamson	Project Manager	
	Richard James	Senior Archaeologist	
Date of Issue:	January 2024		
Revision:	1		

**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**

**Tel: 01273 426830
fau@ucl.ac.uk
www.archaeologyse.co.uk**

Summary

Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by Riverdale Developments Ltd. to carry out an archaeological appraisal in relation to a proposed residential development on land at Pondtail Farm, Mercer Road, Horsham, West Sussex (Figures 1 - 2).

- *This assessment identified that there are no physical or setting impacts relating to designated Heritage Assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens).*
- *The assessment identified one non-designated heritage asset within the Site corresponding to farm buildings belonging to Pondtail Farm (15), a farmstead which was in existence by the early 19th century. There are extant ruined building remains within the Site boundary, some of which may require a programme of archaeological recording.*
- *The Site is considered to have a moderate theoretical potential for as yet unknown non-designated heritage assets of post-medieval date, but all earlier periods are poorly attested for on the HER, therefore potential for these periods is generally considered to be low / unknown, in the absence of information and previous archaeological investigation.*
- *Potential settings issues were identified in relation to two non-designated heritage assets: Pondtail Farm (15) and Graylands Farm (16).*

CONTENTS

- 1.0 Introduction
 - 2.0 Site Location, Topography and Geology
 - 3.0 Planning Background
 - 4.0 Archaeological and Historical Background
 - 5.0 Cartographic Evidence
 - 6.0 Aerial Photographs
 - 7.0 Walkover Survey
 - 8.0 Settings Assessment of Nearby Designated Heritage Assets
 - 9.0 Assessment of Heritage Potential and Significance
 - 10.0 Previous Impacts on Heritage Potential
 - 11.0 Impact of Proposed Development
 - 12.0 Conclusions
- Acknowledgments
- References
- Online Resources
- Map Resources

Appendices

- Appendix 1: Summary Table of Heritage Assets
- Appendix 2: Site Visit Photographs (Plates 1-41: list of plates below)

LIST OF PLATES

Plate 1: Mercer Road looking west

Plate 2: The north-west field, looking north-west

Plate 3: The hedge dividing the two northern fields

Plate 4: Looking west across the north-west field

Plate 5: The southern boundary of the north-west field, looking west

Plate 6: Pond extending north of the site and into the north-east corner of the north-west field

Plate 7: The same pond viewed from the north-eastern field.

Plate 8: The north-eastern field looking north

Plate 9: The north-eastern field looking north-east to Graylands Farm Cottages (**16**)

Plate 10: The north-eastern field looking south-east

Plate 11: Overgrown anomaly in the north-east corner of the north-eastern field and adjacent hollow

Plate 12: Pond within the Site boundary in the north-west of the north-east field

Plate 13: The roof of Graylands Farm buildings (left of the photo) and upper storey of Graylands Farm Cottages (right of the photo) (**16**)

Plate 14: Looking north-west across the eastern field (south of Mercer Road)

Plate 15: The east side of the eastern field south of Mercer Road

Plate 16: Ground relief corresponding to former natural drainage, north-west of Pondtail Farm

Plate 17: East – west natural drainage across the western field (south of Mercer Road), looking west

Plate 18: The natural drainage in the west of the western field, looking north-east

Plate 19: Pond at the western edge of the western field

Plate 20: Depression associated with a former 19th century field boundary in the south-western field

Plate 21: Southern corner of the south-west field

Plate 22: The southern field looking south-east

Plate 23: Looking west along the curved tract of land to the west of the southern field

Plate 24: Further west along the curving tract of land

Plate 25: The shaw of woodland against the railway

Plate 26: Access to the former Pondtail farmstead

Plate 27: The pond west of the farmstead

Plate 28: The drainage channel to the west of the pond

Plate 29: Mound to the south of the stream

Plate 30: Preserved brick building platform within the farmstead

Plate 31: The remains of ruined walls at the west of the site of the farmstead

Plate 32: Extant brick building, looking east

Plate 33: Farmyard. Looking south-east

Plate 34: Brick structure on the farmstead

Plate 35: Possible drainage impact in the vicinity of Pondtail Farm

Plate 36: Mounded earth on west side of south-west field: 19th century level crossing?

Plate 37: Corner of land platform to north of the eastern field (south of Mercer Road)

Plate 38: The platform edge lies parallel to the field boundary

Plate 39: Brick supports for former drinking trough?

Plate 40: Drinking trough

Plate 41: Looking east towards the Scheduled Monument from the roadside north of the Site

LIST OF FIGURES

- Fig. 1 Site location and plotted heritage data
- Fig. 2 Detailed site plan
- Fig. 3 Ordnance Survey draft map, 1816
- Fig. 4 Horsham Parish tithe map, 1844
- Fig. 5 Ordnance Survey map, 1: 2,500, 1875
- Fig. 6 Ordnance Survey map, 1: 2,500, 1897
- Fig. 7 Ordnance Survey map, 1: 2,500, 1912
- Fig. 8 Land Utilisation Survey of Britain, 1938
- Fig. 9 Ordnance Survey map, 1: 10,560, 1961
- Fig. 10 Ordnance Survey map, 1: 2,500, 1976-1977
- Fig. 11 Ordnance Survey map, 1: 2,500, 1989-1991
- Fig. 12 Google Earth satellite image, April 2015
- Fig. 13 Proposed development plan

1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by Riverdale Developments Ltd. to carry out an archaeological appraisal in relation to a proposed residential development on land at Pondtail Farm, Mercer Road, Horsham, West Sussex (Figures 1 - 2). The appraisal comprises a desk-based assessment (DBA) and preliminary walkover survey.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their Standards and Guidance for historic environment desk-based assessment (CIfA 2020). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is being considered for a residential development with provision for open spaces, new roads and parking (Figure 13). The Site is centred on National Grid Reference (NGR) 517356 133739 (TQ 173 337; Figure 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the outline plan provided by the client (Figure 2). A wider Study Area of 1km radius has been considered to place the Site within its broader context (Figure 1). Information beyond this limit has been included where considered relevant.
- 1.4 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the West Sussex Historic Environment Record held by West Sussex County Council and from the West Sussex Record Office, located in Chichester. Listed Building and Conservation Area data was acquired from West Sussex County Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form.
- 1.5 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

2.0 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

- 2.1.1 The Site comprises two parcels which lie on either side of Mercer Road to the north of the historic market town of Horsham in West Sussex (Figures 1 - 2).
- 2.1.2 The Site lies over an undeveloped fieldscape, which is bounded to the north by a wooded shaw, to the east by Langhurstwood Road, to the west by the railway line and to the south by A264. The farm buildings of Pondtail Farm extend into the Site on the eastern side, although the associated residence lies just outside the Site boundary.
- 2.1.3 A small watercourse, Boldings Brook, meanders roughly north – south to the west of the Site, but the course of the railway line now divides the two. A second small watercourse, or drainage feature, crosses the south of the Site on a level with Pondtail Farm and is associated with the small pond adjacent to the farm.

2.2 Geology

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the Site is located on Weald Clay Formation (mudstone). Arun Terrace superficial deposits are also recorded in the west of the Site towards Boldings Brook.
- 2.2.2 There are two boreholes immediately to the west of the Site² at Lower Gate House: TQ13SE174 and TQ13SE175. These record natural clay substrate from between 0.30 to 0.50m below ground level.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

² <https://mapapps2.bgs.ac.uk/geoindex/home.html>

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 195 – 214)³ of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 195 and 196)⁴.
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 200)⁵.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁶.

Local Planning Policy

3.4 Horsham District Planning Framework (adopted November 2015)

- 3.4.1 All power over planning policies relating to the historic environment is devolved to district and borough councils. The Site falls under the auspices of Horsham District Council (HDC)⁷. On 27th November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF)⁸. The HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). HDC is currently reviewing its Local Plan, with a view to adoption in 2025⁹. The policy considered relevant to this assessment has been detailed below:

³https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf, accessed January 2024

⁴ *ibid*

⁵ *ibid*

⁶ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed January 2024

⁷ <https://www.horsham.gov.uk/planningpolicy/planning-policy>, accessed 21st December 2023

⁸<https://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework>, accessed 21st December 2023

⁹ <https://www.horsham.gov.uk/planning/local-plan/local-plan-review-timetable> accessed 20th December 2023

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.*

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.4 and including any additional heritage assets identified from the walkover survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Figure 1.

4.2 Archaeological Periods

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

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

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

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

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

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

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.3 Heritage Assets

4.3.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include both buildings and archaeological sites. Some heritage assets can be nationally designated, by legislation, or locally listed by the local planning authority. Many heritage assets are listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not lessen the significance of any potential heritage asset.

4.3.2 Designated heritage assets are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. Nationally designated heritage assets include Scheduled Monuments (SM), Listed Buildings, Historic Parks and Gardens and Historic Battlefields. These designations and others such as Conservation Areas and Archaeological Priority Zones/Archaeological Notification Areas/Archaeologically Sensitive Areas are typically detailed in Local Authority Plans.

Designated Heritage Assets

Scheduled Monuments

- 4.3.3 One scheduled monument, the medieval moated site at Grayland's Copse (**1**; Figure 1), is recorded within the Study Area, located c.115m north-east of the Site. The Historic England listing text¹⁰ summarises the monument as follows:

The monument includes a rectangular moated site 100m north of Grayland Farm an situated in a low lying area 500m north-east of Boldings Brook, a tributary of the river Arun. The site is aligned NNW-SSE with maximum external dimensions of 70m by 65m. All four arms of the moat are water-filled, the ditch being between 5m and 10m wide and enclosing an area 50m square. Along the outside of the west arm of the moat is a retaining bank, c.8m wide and 0.8m high, which supports the down slope side of the ditch. No indication of buildings survive on the island although brick foundations were visible until recently on the western side. These are likely to be associated with the re-use of the monument as a landscape feature, adapted as part of the grounds of Graylands, probably in the mid-19th century when the island was planted with exotic species of trees and shrubs. A bridge was also constructed in this period, the brick foundations of which are situated on either side of the northern part of the east arm of the moat. The fencing which surrounds the monument is excluded from the scheduling, although the ground beneath it is included.

Listed Buildings

- 4.3.4 There are no listed buildings recorded within the Site, although seven are recorded on the HER within the wider Study Area (**2 – 8**, Figure 1). With the exception of one building (**2**) which has medieval origins (c.1450), all other buildings are dated to the post-medieval period. The details of these buildings have been summarised below with their locations plotted on Figure 1:

Medieval

- (**2**) WESTON PLACE - Grade II listed timber-framed house dated to 1450 (located 700m west)

Post-medieval

- (**3**) LITTLE DAUX - Grade II listed 16th or 17th century timber-framed cottage (located 827m west);
- (**4**) TIMBER FRAMED OUTBUILDING TO NORTH OF WESTON PLACE - Grade II listed 17th century timber-framed building (located 700m west);
- (**5**) GREAT DAUX - Grade II listed 17th century or earlier timber-framed building;
- (**6**) WESTON COTTAGES - Grade II listed 17th century or earlier timber-framed building (located 583m west);
- (**7**) SOUTH LODGE TO HOLBROOK PARK - Grade II listed building - circa 1830 (located 645m south-east); and
- (**8**) FIVENSGREEN - Grade II listed house built in 1845 (located 658m south-east).

Registered Historic Parks and Gardens

- 4.3.5 One Registered Park and Garden, Warnham Court (**9**; Figure 1), is recorded within the Study Area, located c.800m south-west of the Site.

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1010500>

4.3.6 There are no examples of the following designated heritage assets within the Study Area:

- Conservation Areas;
- World Heritage Sites; and
- Historic Battlefields.

Non-designated Heritage Assets

Archaeological Notification Areas (ANAs)

4.3.7 ANAs are used for identifying where there is a likelihood of archaeological work being necessary. These areas are part of an alert system to local planning authorities which are based on known archaeological finds/historic assets. They should not be taken as comprehensive or an exhaustive analysis of areas of archaeological potential where field work and research have not hitherto been undertaken. Some areas may be expanded from known designated assets and others are based on non-designated assets, where experience has shown that archaeological sites and features etc. can come to light in areas where no features have previously been known. They are not to be used as an indicator for archaeological potential and they do not short circuit the need for a desk-based assessment as identified in the National Planning Policy Framework paragraph 128. They do not have any legal status.

4.3.8 There are three ANAs located within the Study Area, although none fall within the Site boundary. The ANAs within the Study Area are shown on Figure 1 and are summarised below:

- ANA - *Medieval Moated Site and Warnham Brickworks, North Horsham (DWS8522)*;
- ANA - *Former Warnham Brickworks, North Horsham (DWS8584)*; and
- ANA - *Warnham Court Registered Park and Garden, Warnham (DWS8721)*.

Ancient Woodland

4.3.9 Ancient Woodland is defined as woodland known to have existed since 1600, and which may therefore contain archaeological features relating to historic woodland management. Within the Study Area, there are several areas of ancient and semi-natural woodland, the nearest of which to the Site are shown in Figure 1. Of these, the most relevant, due to its proximity, is the area positioned along parts of the northern Site boundary.

4.4 Historic Landscape Character (HLC)

4.4.1 According to the West Sussex Landscape Characterisation database, the Site is classified as medieval to post-medieval/modern informal fieldscapes (HLC ref. HWS5152).

4.5 Previous Archaeological Investigations

4.5.1 Limited archaeological events/interventions are recorded on the HER within the Study Area, but an archaeological desk-based assessment, geophysical

survey and fieldwalking was carried out immediately east of the Site by Archaeology South-East (ESHER ref. EWS1746; ASE 2015a-b).

- 4.5.2 A desk-based assessment and walkover survey was carried out across the area immediately to the north of the Site at the Wealden / Warnham Brickworks (ESHER ref. EWS1174).
- 4.5.3 Information on nearby archaeological investigations are mentioned in the chronological background text below where considered to be relevant.

4.6 Prehistoric

- 4.6.1 Prehistoric material within the Weald tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrated around the rim of the Weald, exploiting the better soils of the Chalk and Greensand. The small amount of prehistoric material that is known from the area tends to be of Mesolithic and Neolithic date and reflects activities associated with resource exploitation, often on a seasonal basis, and mainly comprises evidence for hunter gathering activity, often using sandstone outcrops as transient summer shelters (Tebbutt 1974). Some small-scale agricultural exploitation of the more tractable soils is suggested by pollen evidence from the Neolithic onwards, and the presence of Bronze Age barrows (burial mounds) points to some level of settlement at this period (Gardiner 1990). The Iron Age saw the exploitation of iron ore deposits, and the presence of fortified hilltop enclosures (e.g. Mount Caburn near Lewes) suggests some level of control of this industry.

Palaeolithic

- 4.6.2 Prehistoric activity in the Weald does not, on the basis of available evidence, appear to have been extensive, although the exploitation of the Wealden resources by prehistoric communities has been an accepted fact for many years (Tebbutt 1974). A number of isolated find spots are known to date from the Palaeolithic period within Sussex, but most of the relatively small number of artefacts found have been recovered from geologically disturbed contexts. The majority of the finds in the region have been associated with the lines of raised beaches in the Upper Coastal Plain – as at Boxgrove and Slindon (Woodcock 1978). Other finds have been retrieved from the chalk downland and the river gravel terraces, although these deposits are ‘fragmentary and thin’ (Woodcock 1999). No Palaeolithic activity is recorded on the HER within the Study Area.

Mesolithic

- 4.6.3 The Horsham landscape represents an important one for the study of human prehistory in north-west Europe. Specifically this importance relates to the development of a technological framework for understanding post-glacial, Mesolithic hunter gatherers within the region during the 20th century. The town of Horsham lends its name to a characteristic microlith form, the Horsham point, a relatively large and distinctive, basally retouched point. Important sites of this period are recorded to the immediate north-east of Horsham. Many

Mesolithic sites in Sussex are represented by concentrations of flintwork rather than by settlement sites. These flint scatters are found in all parts of the county, forming clusters which may represent activity zones. The clusters predominate in the river valleys, with other sizeable concentrations on the High Weald and along the Coastal Plain. Sandstone outcrops further to the east in the Eridge and High Rocks areas (and possibly to the west at Nymans) were used as transient summer shelters by Mesolithic groups operating from home camps based on the Lower Greensand. Such evidence is likely to be restricted to flint scatters, evidence of tool manufacture and maintenance, and hearths – any structures are likely to have been animal hide tents or of similarly insubstantial organic construction. Within the Study Area, the HER records only one Mesolithic findspot, an isolated flint scatter at Rookwood Farm Golf Course (10, Figure 1).

Neolithic

- 4.6.4 Later prehistoric material within the Weald tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham (Broadbridge Heath/Wickhurst Green) has produced considerable evidence for previously unsuspected prehistoric occupation on the claylands. The Neolithic was a period of increasing temperatures and more settled human occupation, allowing the development of more permanent farming systems alongside the traditional exploitation of natural resources. Although residual finds and isolated concentrations of worked flint are common in Sussex, evidence for settlement sites of this period is limited, particularly in coastal and floodplain areas where sites are likely to have been truncated by fluctuating sea-levels or become deeply buried beneath later deposits. Flintwork concentrations, causewayed enclosures and barrows indicate that during the Neolithic period, settlement and farming was concentrated along the raised beaches and on chalk downland. The areas north of the Downs are represented by isolated finds of stone axes and some flint tools. The current evidence would tend to suggest that only limited attempts were made to exploit this area for agricultural purposes during the Neolithic, as the poor drainage and extensive woodland cover would have proved a great obstacle. No Neolithic activity is recorded on the HER within the Study Area.

Bronze Age

- 4.6.5 An increase in funerary monuments is seen in the Bronze Age period. In Sussex, the vast majority of these are located on the South Downs, overlooking the Weald, river valleys and coastal environments. Early Bronze Age settlement sites are still thought to be poorly represented in Sussex as a whole. By the Middle Bronze Age, however, increased population and perhaps drier soils had encouraged settlement to spread from the Downs onto the Coastal Plain and it continued to increase in the Late Bronze Age. Historically, the area north of the Downs had yielded very little evidence of Bronze Age date, limited to a few isolated find spots of bronze axes perhaps suggesting some utilisation of woodland resources, probably associated with woodland camps (Drewett, Rudling & Gardiner 1988, 112). However, the presence also

of several barrows and barrow cemeteries in the Weald, including Ashdown Forest, plus environmental evidence for agricultural activity, indicates that some level of exploitation of the region was taking place during the Bronze Age (Gardiner 1990). The recent discovery of a Late Bronze Age burial at Wakehurst Place (Stevens 1998) and a Late Bronze Age enclosed settlement with at least one roundhouse at Gatwick (Yates 2007, 46) reinforce this, and it seems that the Weald might have been more extensively settled than generally thought at this period, with people establishing short-lived farmsteads in clearings and moving on once the soil fertility was quickly exhausted (Gardiner 1990, 43). No Bronze Age activity is recorded on the HER within the Study Area.

Iron Age

- 4.6.6 Rapid socio-economic growth occurred during the Iron Age, alongside a rise in population and the increasing exploitation of what had previously been more marginal environments. Consequently, this period is characterised by marked changes throughout the archaeological record of Sussex, from ceramic styles to settlement and funerary practices. A greater emphasis on trade and exchange can also be seen during the Late Iron Age, demonstrated by the appearance of local coin production and the growing presence of imported Roman goods, culminating in the rapid Romanisation of southern England at this time (Hamilton and Manley 1999). Few sites of this period are recorded north of the Downs, apart from a scatter of hillforts in the High Weald, perhaps associated with increased exploitation of the Wealden iron ores in the Later Iron Age. No evidence of Iron Age iron working activity has yet been found within the Study Area. Most of the settlement evidence from this period has come from the Downs and, increasingly, the Coastal Plain. No Iron Age activity is recorded on the HER within the Study Area.

4.7 Romano-British

- 4.7.1 Its position in the south of England meant that Sussex was probably in contact with Rome from an early date, first through trade and then conquest. It was only in AD 43 that southern Britain was brought firmly into the Empire by Claudius, who succeeded where Caesar, Augustus and Gaius Caligula had failed previously. Roman rule resulted in considerable socio-cultural and economic changes to the southeast of England. The region saw, for example, the establishment of centralised administrative control from planned urban centres, the development of industry and the construction of roads providing arteries of communication throughout the country.
- 4.7.2 Evidence for Roman activity in the Weald is confined mainly to roads and ironworking sites, since in the first two centuries of the Roman occupation the Weald was the main iron-producing region in Britain. Few settlement sites have been identified (Rudling 1999), although some sites such as the villas at Chiddingfold in Surrey and Wiggonholt in West Sussex are known from the less bleak periphery (Gardiner 1990).
- 4.7.3 No evidence of Roman-British activity has been found within the Study Area.

4.8 Early Medieval

- 4.8.1 The demise of Roman authority in Britain saw a return to older ways of life, with a gradual decline in both the economy and administration of the colony, and an influx of settlers from Germanic lands across the North Sea. This migration of Germanic peoples introduced a new language and material culture into southern and eastern Britain. However, knowledge of the period following the departure of the Romans is fragmentary, in part due to issues with dating evidence, as a result of the lack of official coinage and the decline of the big pottery industries. The early medieval period is poorly represented in the archaeological record, with few identified settlement sites and much of the archaeological evidence for this period is therefore derived from cemeteries, and the grave goods they contain (White 1999). Even in the 7th century, there were still no recognisable towns, and it was not until the mid-11th century that a hierarchy of settlements had emerged, reflecting the economic and administrative complexity of the ascendant English society (Gardiner 1990).
- 4.8.2 During the early medieval period, the Weald was largely covered by the great forest of *Andredeswald*, which was known to the Romans as *Sylva Anderida*. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seems to have shrunk in scale in comparison with the Roman period. The Weald was an important area for seasonal, swine pastures established as extra-territorial parcels of land associated with parent manors situated on better soils elsewhere in the region. This initial settlement was probably fairly nomadic in nature, but incorporated some small-scale clearance. The clearances gradually coalesced into a series of enclosed estates from which the later parochial and manorial systems evolved. The predominant agricultural regimes at this time comprised pastoralism, supplemented by extensive woodland management. The predominantly north-south alignment of many of the roads within the Weald fossilise the line of many of the early droveways (Brandon 2003, 47), which in turn have acted as templates for distinctive linear co-axial field systems, forming ladder-like patterns in several areas of the Weald.
- 4.8.3 Little is currently known of the nature of Saxon occupation in the surrounding rural area. Horsham itself is not mentioned in Domesday, although its appearance in a pre-Conquest charter suggests a settlement of some nature (Darby and Campbell 1962, 420). The first historical record of Horsham is from AD 947. The name may mean either "horse home" or "Horsa's home" (a Saxon warrior who was granted land in the area). The town is also historically renowned for horse trading. By the 10th century, the multiple estates had begun a process of fragmentation into smaller units, and it is from this process that the separate parish of Horsham probably derives, although the date of this process is unclear. The settlement pattern, which largely developed from the Mid-Late Saxon period, tends to conform to the Ancient Countryside pattern (Rackham 1986), comprising an irregular landscape of fields carved out of the

woodland, with settlement largely comprising a dispersed pattern of hamlets and isolated farmsteads.

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

4.9 Medieval

- 4.9.1 Medieval settlement in the Weald is typified by a dispersed pattern of farmsteads with associated open field systems (often enclosed at an early stage producing irregular field patterns), hamlets and moated sites. Isolated churches served these settlements. The agricultural regime initiated in the Saxon period in the Weald, that of scattered pastoral activity, continued on into the medieval period. The typical heavy clay soils of the area rendered much of the land unsuitable for arable farming at this time as the primitive ploughing technology was unable to cope with these heavier soils. Up until the mid-13th century, the High Weald landscape consisted of forest clearings surrounded by woodland, representing small family farmsteads occupying land originally utilised for swine pasture. From 1240 up until the mid-14th century (coinciding with the onset of the Black Death) the region began to be exploited in a more intensive manner. By 1348, most of the Weald was fully exploited as part of wider economic system (Hallam 1988, 177).

- 4.9.2 The richness of the Weald's natural resources led it to becoming an industrial centre of Britain, as both the iron and glass industries needed large amounts of timber for fuel. Hodgkinson (2008) notes two factors which make the Weald an appealing location for iron-working processes; its geology of clay and sandstone, which provide many of the structural needs for the industry (e.g. iron stone/ore), and its woodland, which was necessary for the production of charcoal, the fuel that kept the furnaces and forges alight. No known iron-working sites are recorded within the Study Area.

- 4.9.3 Horsham is known to have held status as a borough by 1235 and there are references to merchants trading there in the later 13th century (Hudson 1986). The only heritage asset of medieval date recorded on the HER within the 1km Study Area is the moated site at Grayland's Copse (11, Figure 1), which is also a scheduled monument (1). There are no other heritage assets of medieval date recorded on the HER database within the 1km Study Area.

4.10 Post-Medieval

- 4.10.1 The post-medieval period saw Horsham retaining its function as a market town. The layout remained fundamentally medieval in nature, with piecemeal suburban development on all sides. By 1524, the town had the highest average wealth in Sussex, and was referred to in 1730 as the 'Metropolis of the Weald' (Hudson 1986, 132). In 1648 the town played a small part in national events when it was the scene of a Royalist uprising, swiftly crushed by the New Model Army. The later post-medieval period saw a continuing rise in prosperity, partly

due to the presence of a large barracks and the holding of assizes in the town, culminating in its status as joint county town of West Sussex (with Chichester) in 1889. By 1939, Horsham had acquired its present function, a dormitory settlement serving London.

- 4.10.2 The landscape evident within the Study Area in the present day is largely a fossilised late medieval landscape comprising small irregular fields carved (assarted) from the surrounding woodland. Much of this has been left as shaws, which were often managed for woodland products both through coppicing and through the exploitation of timber. Woodland remained an important resource until modern times, with Langhurst Wood producing 6000 loads of timber and 11,500 cords of underwood in 1598 (Hudson 1986, 130). The farming regime was largely mixed, and many of the local tenants had grazing rights on Horsham Common until extinguished upon enclosure in 1812-13; by the late 19th century most of the parish was given over to pasture, poultry, market gardening and fruit. A number of landscape parks were established in the area, including the original Warnham Park, recorded between 1634 and 1751. Roffey Park was disparked in the 19th century, and a new park laid out by 1896 around the new house, beyond the south-east boundary of the Site. Holbrook was established in the 19th century, associated with a house built c.1800 and enlarged in Italianate style in 1844.
- 4.10.3 Scattered across this landscape are a number of large farms often comprising buildings of early post-medieval date but occupying sites several centuries older. Some modification of the field pattern including the grubbing up of shaws, took place during the 19th century when advances in technology allowed arable farming to be carried out on a much greater scale than before. This resulted in the building of isolated barns in fields away from the farm, reflecting the difficulty of carting loads any great distance on clay – although technology could increase crop yields on the clay soils, it could not transport the produce any easier (Dales 1982).
- 4.10.4 To the west of the Site, the watercourse of Boldings Brook, so called by 1876, forms the boundary between the parishes of Horsham and Warnham lying to the west. This watercourse was dammed in the 16th or 17th century to form Warnham Mill pond to the south of the Site.
- 4.10.5 The Horsham to Dorking railway line was opened in 1867 close to the parish boundary and bounding the Site to the west. Warnham station, to the north-west of the Site, was opened in the same year and Station Road was constructed at that time to give access to it.
- 4.10.6 For the majority of this period, the surrounding parish comprised dispersed farmsteads outside the focus of the main settlement. The majority of post-medieval activity recorded on the HER demonstrates the intrinsically agricultural character of the Study Area during this period. There are 19 non-designated heritage assets recorded on the HER within 1km of the Site (**12 – 30**), of which 13 relate to 19th century farmsteads/outfarms (**14 – 26**), one of

which lies within the Site boundary (15). These are plotted on Figure 1 and are summarised as follows:

- (12) Parkscape – Graylands;
- (13) Ice House - Holbrook Park
- (14) Site of Gorringshole Farm 19th century Historic Outfarm, North Horsham - the Outfarm has been totally demolished/lost
- (15) Pondtail Farm 19th century Historic Farmstead, North Horsham
- (16) Graylands Farm 19th century Historic Farmstead, North Horsham
- (17) Great Daux (Great Dorks) 19th century Historic Farmstead, Warnham - only the Farmhouse survives
- (18) Site of Haybarn 19th century Historic Outfarm, Billingshurst - the outfarm has been totally demolished/lost
- (19) Holbrook Farm 19th century Historic Farmstead, North Horsham - only the farmhouse survives
- (20) Little Daux (Little Dorks) 19th century Historic Farmstead, Warnham - only the farmhouse survives
- (21) Site of Outfarm 19th century Historic Outfarm, North Horsham - the outfarm has been totally demolished/lost
- (22) Park Farm 19th century Historic Farmstead, North Horsham - only the Farmhouse survives
- (23) Warnhamplace Farm 19th century Historic Outfarm, Horsham
- (24) Westons Farm 19th century Historic Farmstead, Warnham
- (25) Andrews Farm 19th century Historic Farmstead, Warnham
- (26) Cuckmere Farm (Home Farm) Historic Farmstead
- (27) Brickworks - Warnham Station
- (28) Brick Kiln - Warnham Mill Pond
- (29) The Former Wealden Brickworks, North Horsham; and
- (30) Former Mansion - Warnham Place - Late C18 Mansion. Constructed by the Shelley Family around 1772, replacing an earlier building, it was never occupied and was demolished 25 years later.

4.10.7 The rural district of Horsham in which the Site lies, was hit 439 times by High Explosive (HE) bombs with a low regional bombing density of 5.8 bombs per 405 hectares (ha) (note that these statistics do not typically include details of bombs falling on military establishments such as airfields, which were usually recorded separately), although no readily available records indicate that the Site itself was bombed.

4.11 Undated

4.11.1 In addition, six sites / heritage assets either of unknown date or negative of features (30 – 36, Figure 1). These are as follows:

- (31) Minepit at Warnham Brickworks;
- (32) Milestone - A24 Warnham - north of Station Road;
- (33) Warnham Local Nature Reserve Water Meadow, Horsham - Geophysical Survey;
- (34) A24 Horsham to Capel Improvements - Geophysical Survey
- (35) A24 Horsham to Capel Improvements - Geophysical Survey - agricultural activity; and

- **(36)** Land North of Horsham - Desk-based Assessment, Magnetometry and Fieldwalking Survey carried out by ASE.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 A full list of the cartographic sources used during this assessment and the figures referred to within the text (Figures 3 - 11) can be seen at the back of this report. It should be noted that due to changes in scale over the period covered, it was difficult to place the Site accurately on some early maps, therefore the Site perimeter should only be used as an approximate indication of location.
- 5.2 The first Ordnance Survey draft map of 1816 (Figure 3) shows the Site lying between a north-south aligned road (Langhurstwood Road) to the east and the watercourse to the west. The site is shown largely as undeveloped land, although a mark within the southern part of the site presumably represents Pondtail Farm. This early map shows the broad road network as it appeared in the early 19th century, as well as key place names and farms. Pondtail Farm (15) is labelled, as are the other nearby farmsteads of Holbrook, Greyland (16) and Park Farm (22).
- 5.3 The 1844 Horsham Parish Tithe map (WSRO ref. TD W68) (Figure 4) shows the Site across several field parcels (2447 - 2449 and 2528 - 2535). Pondtail Farm (15) is labelled as plots 2531 and 2532 ('hovel and yard' and 'house and garden' respectively), which is in the ownership of Henry Tredcroft and occupied by James Waller at this time. All of the plots that fall within the Site lie within the same ownership and tenancy at this time. Their details are as follows: plot 2447 ('Coppice', wood), plot 2448 ('Road'), plot 2449 ('Town Field', arable), plot 2528 ('Four Acres', arable), plot 1529 ('Nine Acres', arable), plot 2530 ('House Mead', meadow), plot 2533 ('Orchard'), plot 2534 ('Dunghill Field', arable) and plot 2535 ('Pasture'). Overall, the tithe award indicates the broad agricultural regime the Site was under in the mid-19th century. Only one farm building, in an L-shaped configuration, associated with Pondtail Farm, is shown within the Site boundary on the eastern edge. Mercer Road does not appear to have been established at this time, although a footpath or trackway is indicated along this boundary. Two ponds are illustrated close to the northern boundary of the northern area and another is illustrated west of the farm buildings in plot 2531. The scheduled moated site (1) is clearly shown to the north-east of the Site.
- 5.4 By 1875, the Ordnance Survey (OS) map (Figure 5) shows the Site largely unchanged from 1844, with the addition of one small square building (close to the other farm building). Significant changes in the area are the creation of Mercer Road (not yet labelled as such) between the two Site areas and the addition of the railway line (constructed 1867), which now bounds the Site along its western edge. Warnham Station is labelled to the west of the northern part of the Site. Several trees are shown along the footpaths and boundaries that fall within the Site as well as around the ponds close to the northern boundary. Sharps Farm is labelled to the east of the Site, but this may be in error as later mapping records this as Graylands Farm, which itself is shown further north in 1816, or perhaps represents a shift in ownership. The tithe award records plot 2525 (Figure 4) as 'Sharpes Field', presumably from where this farm name has derived; at the time of the tithe award, this homestead and

the other surrounding fields fell under the same ownership and tenancy as the Site.

- 5.5 On the 1897 OS map (Figure 6) the Site remains unchanged with the exception of a few more small buildings having been erected in the vicinity of the L-shaped building, enclosing a farm yard with a path to the south leading from Langhurstwood Road. This may be seen as evidence for the expansion of Pondtail Farm at the end of the 19th century. A few new cottages have been constructed along Langhurstwood Road just beyond the Site boundary to the south-east. Graylands Farm is now recorded to the east of the Site in the prior location of Sharps Farm. Mercer Road is illustrated as a tree-lined avenue at this time. There is also increased residential development shown to the west of the railway line and Warnham Station.
- 5.6 By 1912, the only slight change illustrated on the OS map (Figure 7) are minor changes to the buildings on the Site, otherwise the Site remains undeveloped and fairly static into the early 20th century.
- 5.7 An extract from the 1938 Land Utilisation Survey (LUS) of Britain (Figure 8) shows the Site largely over 'meadowland and permanent grass' with the homestead/farmstead and associated buildings straddling the Site boundary in the east.
- 5.8 No significant changes are recorded in the 1961 OS map (Figure 9) suggesting the static nature of the Site across the 20th century.
- 5.9 Towards the end of the 1970s, the 1976-77 OS map (Figure 10) shows new industrial units to the north of the Site (beyond the wooded area).
- 5.10 The 1989 – 1991 OS map (Figure 11) is the first map which shows the course of the A264 carriageway to the south of the Site. The Site itself remains unchanged across the end of the 20th century.

6.0 AERIAL PHOTOGRAPHS

- 6.1 The only aerial photographs showing the Site and its surrounding area at a suitable scale to note any significant details were historical satellite images from Google Earth, but these were only available from 2001 onwards. The most significant change illustrated since the 1989-91 OS map (Figure 11) is the shrinking of the farm, evidenced by the removal of some of the agricultural buildings, some of which were within the Site boundary.
- 6.2 Figure 12 shows the Site unchanged from 2001 and as it appears today (captured in April 2015). The area is covered in grass with sporadic trees within the Site and along historic boundaries. Mercer Road is still shown as a tree-lined avenue.

7.0 WALKOVER SURVEY

- 7.1 A walkover survey was undertaken across the Site on 21st December 2023 by Pip Stephenson. The conditions were dry with low winter sun. The figures referred to within the text can be seen as plates in Appendix 2 (Plates 2 - 20) at the back of this report.
- 7.2 The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey.
- 7.3 The Site comprises the six fields shown on Figure 2, either side of Mercer Road (Plate 1), and the area to the west of Pondtail House occupied by the former buildings of non-designated heritage asset Pondtail Farm (15). The fields were under pasture, the grass short throughout.

North of Mercer Road

- 7.4 Two fields lie north of Mercer Road where the land rises gently northwards towards the small wood bounding its northern limit. The western field (Plates 2-5) is the larger of the two and is bounded by hedges to the west and east and trees beyond a fence to each the north and south. The hedge bounding the west side of the field is relatively low, affording a view of the industrial units and Warnham Station beyond the Site (Plates 4 and 5). The north-east corner is occupied by the southern extent of one of the two ponds in this area (Plate 6). This is bounded by a thick band of overgrown scrub: it can be seen more clearly from the adjacent field (Plate 7). No relief indicative of archaeological features were observed in the ground surface.
- 7.5 The eastern field (Plates 9 – 14) is bounded by hedges to the east and west, a partial hedge with trees to the south, and the wooded shaw to the north. As in the adjacent field, there was no relief indicative of archaeological features in the ground surface across the majority of the area. In the north-east corner, a patch of overgrown scrub may indicate the concealed presence of a preserved structure; a short linear depression leads from this to a small semi-circular hollow against the hedge (Plate 11). The latter is suggestive of drainage, and the scrub may conceal the remains of a water-related feature (trough or other). A small sub-rectangular pond lies within the Site boundary to the north-west of the field and within the wooded land (Plate 12). Buildings belonging to the former Graylands Farm can be seen beyond the eastern hedge (Plate 13). Graylands Farm is recorded as a non-designated heritage asset (16). It is shown on the earliest map consulted (1816; Figure 3), and buildings at least partially compatible with the extant structures are shown on all subsequent maps. From the map evidence this would appear to include Graylands Farm Cottages, the upper storey of which overlooks the field (Plate 13). The roofs of the farm can be distinguished to the north.

South of Mercer Road

- 7.6 The land south of Mercer Road is fairly level, with a slight general slope southwards. It is split into several fields, the divisions between the fields being formed by low post fences. Occasional mature trees are dotted within the landscape, most notably in the eastern field (Plate 14). There is evidence of gentle ground relief indicative of former natural drainage channels at several locations, most notably in the eastern and western fields. In the eastern field, the natural drainage depression forms a shallow valley traversing the southern part of the field in a south-easterly direction (Plates 15 and 16), with drainage directed towards the pond to the west of the former location of the Pondtail Farm buildings (see below). In the western field, a shallow valley drains towards a pond on the western edge of the Site (Plates 17-19). A much slighter linear depression across the southern corner of the south-west field marks the location of a former 19th century field boundary (Plate 20 and Figure 5), which had been removed by 1897 (Figure 6). This field dips away in the southern corner where it is overshadowed by the railway embankment and down to the stream or small channel draining the pond at the farm site (Plate 21).
- 7.7 Beyond this channel, to the south of Pondtail Farm, is an irregularly-shaped field (Plates 21-22). To the west, the northern and southern boundaries converge to form a narrowing strip of land which curves to follow the drainage course (Figure 5) and ends in a wooded shaw against the railway (Plates 23-25). A stand of light tree-growth bisects the narrow strip of land suggesting a former boundary, also visible in the aerial image of the Site (Figure 12), but not represented on any of the maps consulted. A linear trace of flat ground within the wooded area suggests a possible former path or track (Plate 25).
- 7.8 The area west of the present-day Pondtail House is occupied by the remains of outbuildings that formed its associated farmstead which is known from map sources to have been in existence by the early 19th century; it is heavily overgrown and partially wooded. It is accessed from the land to the north by a gate (Plate 26) and traversed by a track. The pond lies west of the track beyond the gate (Plate 27) and is overgrown in places by low scrub. Drainage associated with the pond bounds the north-west and south of the platform of land occupied by the former farm buildings and leads away west of the pond (Plate 28). The ground surface is irregular with several mounded banks in the vicinity of the pond (Plates 27 and 29). There is considerable evidence of preserved building remains, notably a rectangular brick platform occupying the western extent of a former building location (Plate 30). Further to the east, there are upstanding ruins of breeze-block and brick-built walls with overgrown rubble at the base (Plate 31) and an extant single storey building in poor condition, of brick and corrugated iron (Plates 32 and 33). This lies east of the remains of the yard. It is presumed these are largely of 19th century origin, although now much modified. Other occasional structures related to the farm are also present (Plate 34). To the south-west of the farm site, on the edge of the southern field, there is landscape evidence of a steep-sided shallow

depression possibly indicating a change in drainage patterns in the vicinity of the farm (Plate 35).

- 7.9 Other possible features of interest within the landscape south of Mercer Road include evidence of a trackway leading up to the railway embankment on the west of the south-west field (Plate 36). This is shown on the map of 1875 (Figure 5) and not thereafter, and may correspond to a former level crossing providing access between the agricultural fields on either side. At the north of the eastern field there is a platform of land slightly elevated above the surrounding ground surface (Plates 37-38). At its eastern side, the platform outline is rectangular, whilst to the west, the outline is less distinct and curves away to the south. This observed difference in ground level corresponds with the location of a former field boundary, shown on the OS map of 1975 (Figure 5), with a track located on the lower land bounding this platform to the west. This boundary has since moved slightly to the west. The track linked Pondtail Farm to Sharps Farm/Graylands Farm, which is consistent with the documentary evidence that shows common ownership and tenancy of the two farms at the time of the survey for the tithe map of 1844 (Section 5.4). The slight difference in land levels and different shape of the original single field on the east of the Site, recorded as Home Mead on the tithe map (Figure 4), suggests this may have been an older plot within the medieval – post-medieval landscape of informal enclosure.
- 7.10 There was no further evidence of archaeological features observed on the site. Other structures are confined to water-provision features, or the remains thereof (Plates 39 – 40).
- 7.11 A rapid assessment of the potential impact on the settings of designated heritage assets in the vicinity of the Site was undertaken. This assessment was carried out in accordance with Historic England¹¹ guidance relating to assessing the significance and setting of heritage assets (Historic England 2017) and is discussed below.

¹¹ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>, accessed December 2018

8.0 SETTINGS ASSESSMENT OF NEARBY HERITAGE ASSETS

8.1 Settings assessment introduction and methods

8.1.1 A rapid assessment was made of the potential impact of the proposed development in relation to designated heritage assets and their settings. This assessment was carried out in accordance with Historic England¹² guidance relating to assessing the significance and setting of heritage assets (Historic England 2017). The HE guidance provides a framework for assessing the impact on the significance of heritage assets, summarised as follows:

Identify which heritage assets and their setting are affected;

Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset; and

Assess the effects of the proposed development, whether beneficial or harmful, on that significance.

8.1.2 The key issue to bear in mind when assessing potential impacts on the setting of heritage assets is that the setting of a heritage asset has no intrinsic importance or value in itself, only the extent to which it contributes to the significance of the heritage asset in question. A proposed development does not necessarily have to be visible from a heritage asset to affect its setting or significance; equally, a proposed development can be fully visible from or even directly adjacent to an asset but will not have a significant impact if the setting does not contribute to the significance of the asset or if the development does not fall within that setting if it does contribute. Consequently, general issues of visual impact and views are not directly relevant to this assessment unless they have heritage significance.

8.1.3 The assessment follows a stepped approach as set out in the guidance: identifying the heritage assets affected and their settings; assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s); and assessing the effect of the proposed development on the significance of the asset(s). The assessed heritage assets are usually considered by category (e.g. Scheduled Monuments, Listed and Locally Listed Buildings, a Registered Historic Park and Garden, and Historic Parksapes), but the only relevant categories in this assessment are Scheduled Monuments and Listed Buildings as no other designated assets are recorded within the Study Area.

8.1.4 In line with the recommendations provided in the guidance document (Historic England, March 2015) the assessment firstly addressed the key attributes of the heritage asset itself and then considered the following:

- *the physical surroundings of the asset, including its relationship with other heritage assets;*

¹² <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>, accessed 30th October 2018

- *the way the asset is appreciated; and*
- *the asset's associations and patterns of use.*

8.2 Identifying affected heritage assets

Designated heritage assets

- 8.2.1 One Scheduled Monument is recorded within the Study Area on the HER, the medieval moated site at Grayland's Copse (**1**; Figure 1), which lies c.115m north-east of the Site. The potential for impact on this Scheduled Monument is discussed below.
- 8.2.2 There are eight listed buildings recorded on the HER within the Study Area (**2 - 8**; Figure 1), but they are all located at least 500m from the Site. None are considered to be close enough to have their settings impacted by the proposed development.
- 8.2.3 Warnham Court Registered Park and Garden lies 900m to the south-west of the Site with no sight lines between it and the Site. As such it is considered it would not be impacted by the proposed development.

Non-designated heritage assets

- 8.2.4 There are two non-designated heritage assets within the Study Area which have the potential to be affected by the proposed development: buildings belonging to Pondtail Farm 19th century historic farmstead (**15**) lie within the Site boundary, and Graylands Farm 19th century historic farmstead (**16**) which lies to the immediate east across the road from the Site.

8.3 Impacts on designated heritage assets

- 8.3.1 The medieval moated site at Grayland's Copse (**1**; Figure 1), lies beyond the mature hedges bounding either side of Lamberhurst Wood Road. The moated site is itself heavily overgrown, and its features not clearly discernible viewed from the nearby roadside (Plate 39). Due to distance and intervening vegetation there are no clear sight lines between the Scheduled Monument and the Site. In addition, no preserved features within the landscape suggests extant evidence of any historical connection of note between the land within the Site and the moated site.
- 8.3.2 It is considered that the development will not impact on the setting of the Scheduled Monument.

8.4 Impacts on non-designated heritage assets

- 8.4.1 The fieldscape contained within the Site comprises farmland historically exploited by Pondtail Farm and Graylands Farm. As such, there is some overlap in the identified setting impacts.
- 8.4.2 The development proposal shows the area currently occupied by the pond and derelict outbuildings of Pondtail Farm is to be left as open space (Figure 13). This would presumably require the clearance of the derelict farm buildings which would have a direct physical impact on the non-designated heritage asset of Pondtail Farm (15), including possibly a limited impact to below-ground archaeological remains. This may also be considered a setting impact to the associated residence which would remain just beyond the site boundary to the east.
- 8.4.3 On the tithe award, the narrow tract of land extending to the west from Pondtail Farm is recorded as *Road*. It is possible this piece of land follows an earlier roadway linking with the main highway, which would explain its anomalous form. If so, it is tempting to hypothesise that the farmstead might have originated as a squatter-style development established on waste land at the edge of the road. The proposal to retain the area of the former farmstead as open space, together with most of the curvilinear tract of land to the west, would go some way to mitigate the impact of the development on the setting of the surviving elements of Pondtail Farm which lie just outside the Site: it would preserve landscape elements that would allow its possible origins as a squatter settlement to be understood, and would also provide a physical buffer. It would also maintain the historic drainage pattern at the bottom of the valley. However, there would be some impact to this arrangement as an access road would need to be built to access the development within the southern part of the site.
- 8.4.4 The Site forms part of a landscape that was under the same ownership and tenancy as Graylands Farm (16) in the mid-19th century and the topography of the Site carries indications of this, notably the fossilised traces of a trackway that once connected Pondtail Farm and Graylands (Figure 5 and Section 7.8). However, recent changes, such as the removal of the trackway and the abandonment of original buildings of Pondtail Farm, have already impacted on the legibility of this historic connection and in this respect it is considered the impact of the development would be low.
- 8.4.5 The north-eastern part of the development will occupy land immediately opposite Graylands Farm and there will potentially be some intervisibility between the properties in this area of the Site in particular from the upper storey of Graylands Cottages (Plates 9 and 13). The degree of intervisibility between the lower-set buildings of the farm proper (Plate 13) and those of the development will be of a lower order, with the properties on the high land at the north end of the Site being most visible. It appears the proposal is to mitigate this with tree screening (Figure 13), but it will nevertheless have some impact upon the ability to appreciate the historic character of the rural landscape setting to which the farmstead was related. However, open fields remain on the north,

east and south sides of the farmstead and so it is considered the impact upon its significance is low.

Conclusions

- 8.4.6 In summary, the proposed development will have some impact upon the ability to appreciate the historic character of the rural landscape setting to which both the farmsteads were intrinsically linked. With regard to Pondtail Farm, the integrity of this non-designated heritage asset has already been much diminished, having lost some of its outbuildings, and the rest being much-decayed and altered from their original form. For both farms, although elements of the surrounding landscape may help to understand their historic context, it is considered setting makes only a small contribution to their significance and therefore the heritage impact of the proposed development is low.

9.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

9.1 Introduction

- 9.1.1 A preliminary review of the cultural heritage evidence detailed earlier showed that part of the 19th century historic farmstead of Pondtail Farm (**15**, Figure 1) lies within the Site.
- 9.1.2 The Site also lies within in an area which has lacked past archaeological investigation, therefore there is potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the proposed development area.

9.2 Prehistoric

- 9.2.1 The Study Area has produced limited evidence for prehistoric activity with only one Mesolithic flint findspot recorded (**10**); however, the historic archaeological record probably under-represents the archaeology of this period due to the absence of much development-led fieldwork. Given the limited information available and the absence of previous archaeological investigation at the Site, the possibility that as yet unknown remains of this date may be present on the Site cannot be discounted. Should such remains be present they are perhaps most likely to comprise isolated artefacts.
- 9.2.2 In light of the limited known archaeological resource for this period, the potential of the Site to contain as yet unknown heritage assets of this date is considered to be **Low/Unknown**.

9.3 Romano-British

- 9.3.1 No Romano-British records exist within the Study Area on the HER, but this may be the result of limited below-ground investigations, rather than an absence of activity dating to that period. Although there is no evidence for Romano-British iron-working activity within the Study Area, the Site's geological location in the Weald, with a nearby water source and nearby ancient woodland, make it a suitable location for past ore-extraction and/or processing. Given the limited information available and the absence of previous archaeological investigation at the Site, the possibility that as yet unknown remains of this date may be present cannot be discounted.
- 9.3.2 In light of the limited known archaeological resource for this period, the potential of the Site to contain as yet unknown heritage assets of this date is considered to be **Low/Unknown**.

9.4 Early Medieval

- 9.4.1 As with earlier periods, little is known about the Site during the early medieval period and the Study Area has produced no evidence of early medieval

activity. Given the limited information available and the absence of previous archaeological investigation at the Site, the possibility that as yet unknown remains of this date may be present cannot be discounted.

- 9.4.2 In light of the limited known archaeological resource for this period, the potential of the Site to contain as yet unknown heritage assets of this date is considered to be **Low/Unknown**.

9.5 Medieval

- 9.5.1 Little is known about the Site during the medieval period, however, it is likely that it would have remained undeveloped during this period and was perhaps being exploited for agriculture or woodland beyond the extent of the historic settlement core. Hints at the beginnings of settlement are indicated nearby by the establishment of the scheduled moated site c.115m the north-east (**1** and **11**). Given the limited information available and the absence of previous archaeological investigation at the Site, the possibility that as yet unknown remains of this date may be present cannot be discounted.

- 9.5.2 In light of the limited known archaeological resource for this period, the potential of the Site to contain as yet unknown heritage assets of this date is considered to be **Low/Unknown**.

9.6 Post-medieval

- 9.6.1 The number of post-medieval heritage assets recorded on the HER indicates increased activity within this period, although this is largely the result of a survey of historic farmsteads, of which there are 12 recorded, reflecting the intrinsically agricultural character of the area across this period. The cartographic assessment has shown that the Site remained almost entirely undeveloped across the period represented, with the exception of localised farm buildings in the eastern part of the southern Site area relating to Pondtail Farm (**15**) which is known to have been in existence by the early 19th century. Other than the upstanding building remains and extant pond, any surviving heritage assets of this period are likely to relate to the foundations of earlier farm buildings (e.g. barns / sheds) particularly in the east of the southern Site area, land/plot boundaries (e.g. ditches and grubbed-out hedgerows), access and tracks, gravel extraction, evidence of tree planting / felling, arable farming (e.g. ploughing), and localised domestic activity, such as rubbish pits.

- 9.6.2 The potential of the Site to contain as yet unknown heritage assets of post-medieval date is considered to be **High** in the vicinity of Pondtail Farm and **Moderate** elsewhere on the Site.

9.7 Summary of Potential

- 9.7.1 A desk-based assessment can generally only consider the potential of a site in principle. As is the case here, its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this

is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

- 9.7.2 The potential for discovery of new heritage assets has been revealed by a review of the known cultural heritage baseline in the immediate vicinity. The estimated potential for heritage assets being located within the Site can be summarised thus:

Prehistoric – **Low/Unknown**
Romano-British – **Low/Unknown**
Early Medieval – **Low/Unknown**
Medieval – **Low/Unknown**
Post-medieval – **Moderate-High**

- 9.7.3 To conclude, the Site is considered to have a moderate theoretical potential for as yet unknown non-designated heritage assets of post-medieval date, but all earlier periods are poorly attested for on the HER, therefore potential for these periods is generally considered to be low / unknown, in the absence of information and previous archaeological investigation.

9.8 Preliminary Assessment of Significance

- 9.8.1 The significance of a heritage asset is ‘the value of a heritage asset to this and future generations because of its heritage interest.’¹³. This desk-based assessment has established that part of the non-designated heritage asset of Pondtail Farm lies within the Site. The structural remains of the farmstead are considered to be of local to perhaps regional significance. Elsewhere on the Site, given that this desk-based assessment has only been able to establish the potential for heritage assets to be present in principle, the significance of such heritage assets cannot be conclusively determined at the present time. The available evidence from the wider Study Area would suggest that any heritage assets present are most likely to be of local to perhaps regional significance.

¹³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

10.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 10.1 The majority of the Site has never been developed and so the past risk of destruction to any potential archaeological deposits can be considered low.
- 10.2 The area is likely to have been under a mixed arable/pastoral regime since tree-clearing activities were undertaken to provide new farmland from the medieval period onward. Any sub-surface deposits are likely to have been truncated to some degree by ploughing at the Site, with the possible exception of the eastern fields either side of Mercer Road which may have a long history as pasture perhaps related to the natural drainage conformation (Plates 15 and 16). Intensive cultivation by modern farm machinery may have been extensive over the Site. This activity will have impacted upon the archaeological resource to some degree, with the possible truncation of some pre-modern sub-surface deposits and/or features. The degree to which any truncation may have occurred is impossible to determine without establishing the depth of the topsoil, which is likely to differ between and within fields depending on the gradient of the land, for example.
- 10.3 Cartographic evidence indicates that there is likely to have been some degree of disturbance as a result of the creation of Mercer Road, the reorganisation of some field boundaries and access tracks and in the vicinity of the outbuildings of Pondtail Farm due to land reduction for building, access creation, foundations and service cuts and possible excavations related to drainage and associated earthworks.
- 10.4 In summary it would appear that localised building foundations, arable cultivation, boundary, access and drainage changes are likely to have had the most adverse impact on the below-ground archaeological resource of the Site, although to what degree is uncertain.
- 10.5 The structures relating to Pondtail Farm, itself a non-designated heritage asset, have been adversely impacted by demolition and dereliction.

11.0 IMPACT OF PROPOSED DEVELOPMENT

- 11.1 In considering the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the heritage asset and the likely degree of impact (e.g. how much of the heritage asset will be destroyed). Although presence/absence and significance of any heritage assets on the Site other than that already established (15) is undetermined there is potential for such heritage assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.
- 11.2 The Site is being considered for a proposed residential development including all associated access, parking and necessary services (Figure 2).
- 11.3 Based upon the research conducted as part of this study and given the absence of previous intrusive investigation at the Site, it is possible that the proposed development will reveal and potentially impact on as yet unknown archaeological deposits. As the degree of past impact on any such remains is currently unknown any groundwork may be subject to a programme of archaeological mitigation (as a planning condition) to better determine the presence or absence of remains.
- 11.4 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. However, the likely impacts of the construction phase are relatively straightforward to identify. The high level of ground disturbance from groundwork activities such as excavations for footings, service runs and ground reduction and landscaping will destroy or seriously damage any sub-surface deposits, including any thus far, unknown buried heritage assets.
- 11.5 There is likely to be a direct physical impact to the extant structural remains of Pondtail Farm. Suitable mitigation would be to produce a basic historic building record of the structures prior to their demolition.
- 11.6 The impacts to the setting of the identified heritage assets has been discussed in Section 8.
- 11.7 The extant external boundaries are likely to remain unchanged, as are the majority of the internal boundaries currently marked by hedgerows. The possible exception is the proposed road connecting with the southern part of the Site and which traverses a hedge (bordering the narrow tract of land) which has been shown as a boundary on maps since at least 1844 (Figure 4). There is therefore potential within the current proposals for physical impact on a historically 'important' hedgerow as defined by The Hedgerows Regulations 1997¹⁴, although the antiquity of the vegetation on the boundary cannot be advanced with certainty. The area of ancient woodland to the north is completely outside the Site and will therefore be unaffected by the proposed development.

¹⁴ <http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>, accessed 22nd November 2018

- 11.8 The proposal would also seem likely to impact several mature trees which marked a land boundary in 1875 (Figure 5) (moved by the end of the century) and which are currently afforded protection within the landscape (Plate 14).

12.0 CONCLUSIONS

- 12.1 This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. A site assessed as having low potential may still contain unsuspected archaeological deposits. This section offers a suggested programme of fieldwork which will confirm the presence or absence of archaeological deposits. It is expected that any fieldwork required could be secured as a condition of planning consent. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Mid Sussex District Council) and their archaeological advisors.
- 12.2 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. The assessment identified one heritage asset of local to regional significance within the Site (**15**), although the presence of further unsuspected deposits cannot be ruled out.
- 12.3 To summarise, the Site is considered to have a moderate theoretical potential for as yet unknown non-designated heritage assets of post-medieval date, but all earlier periods are poorly attested for on the HER, therefore potential for these periods is generally considered to be low / unknown, in the absence of information and previous archaeological investigation.
- 12.4 This assessment has shown that there have been direct negative impacts to the buildings forming part of the non-designated heritage asset within the Site, and that these in turn are likely to have caused some localised disturbance, through the excavation of foundations and associated services, to any earlier archaeological deposits. This assessment has also identified other possible impacts from past arable cultivation, landscaping activities, access and boundary changes and tree-clearance activities. As the full extent of past impact is not known, it is difficult to ascertain at present whether archaeological deposits have been completely truncated/destroyed or whether there is some localised survival of the archaeological horizon.
- 12.5 It may be necessary to establish with a greater degree of certainty the presence or absence of any archaeological features. The details and extent of any archaeological mitigation will require discussion with Horsham District Council's archaeological advisers, but initial measures might involve programmes of geophysical survey and / or archaeological evaluation by trial trenching.
- 12.6 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation *in-situ*, further mitigation works such

as a programme of archaeological excavation and recording are likely to be required to ensure the preservation by record of any threatened remains.

- 12.7 Mitigation measures may also include archaeological recording of the extant physical remains of the buildings associated with the non-designated heritage asset of Pondtail Farm.

ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Tony Bonnington, Riverdale Developments Limited
Rachel Salter, West Sussex HER
Staff at West Sussex Record Office, Chichester

REFERENCES

Archaeology South-East, 2015a, *Land North of Horsham, West Sussex: Historic Environment Desk-Based Assessment (Heritage Statement)* Unpublished ASE report.

Archaeology South-East, 2015b, *Integrated Magnetometry and Fieldwalking Survey Land North of Horsham, West Sussex* Unpublished ASE report.

Brandon, P., 2003. *The Kent & Sussex Weald*. Phillimore.

CIfA 2020 (revised ed.). *Standards and Guidance for historic environment desk-based assessment*. Chartered Institute for Archaeologists.

Dales, R., 1982. *The Older Houses of Warnham* (Warnham Historical Society).

Darby, H.C. & Campbell, E.M.J., 1962. *The Domesday Geography of South-East England*

Drewett, P. (ed.) 1978. *Archaeology in Sussex to AD 1500*, CBA Research Report 29

Drewett, P., Rudling, D. & Gardiner, M., 1988. *The South-East to AD 1000*. Longman.

Gardiner, M., 1990. 'The Archaeology of the Weald – A Survey and a Review', *Sussex Archaeological Collections* 128

Hallam H. E (ed) 1988 *The Agrarian History of England and Wales II, 1042-1350*

Hamilton, S. & Manley, J., 1999 *Regional Traditions c.1000-100BC*, in K. Leslie, & B. Short (eds), 1999, 20-21

Hudson, T.P., 1986. *Victoria County History*, vol. 6/2. Oxford University Press.

Hurst, D., 1868. *Horsham: its History and Antiquities*. William MacIntosh.

Leslie, K. & Short, B. (eds.), 1999 *An Historical Atlas of Sussex*

Rackham O., 1986 *The History of the Countryside: The full fascinating story of Britain's landscape*

Rudling, D. (1999) Roman Sussex, in Leslie & Short 1999

Stevens, S., 1998. *An Archaeological Investigation at the Site of the Millennium Seed Bank, Wakehurst Place, Ardingly, West Sussex (Stage 2)*. Unpublished ASE Report 758.

Tebbutt, C. F., 1974 The Prehistoric Occupation of The Ashdown Forest Area of the Weald, *SAC 112*, pp. 34-43

White S., 1999 *Early Saxon Sussex c.410-c.650*, in Leslie & Short 1999

Woodcock, A., 1978 *The Palaeolithic in Sussex*, in Drewett 1978

Woodcock, A. 1999 *Earliest Inhabitants*, in Leslie & Short 1999

Online Resources:

Archaeological Data Service (ADS)

www.ads.ahds.ac.uk

Accessed December 2023

British Geological Survey (BGS), Geology of Britain Viewer

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html?src=topNav>

Accessed December 2023

British Geological Survey (BGS), Borehole Scans

<http://www.bgs.ac.uk/data/boreholescans/home.html>

Accessed December 2023

Britain from Above

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

Accessed December 2023

British History Online

<http://www.british-history.ac.uk/vch/surrey/vol4/pp265-270>

Accessed December 2018

Edina

edina.ac.uk/

Accessed December 2018

The Hedgerows Legislation 1997

<http://www.legislation.gov.uk/ukxi/1997/1160/contents/made>

Accessed December 2018

Heritage Gateway

http://www.heritagegateway.org.uk/gateway/advanced_search.aspx

Accessed December 2018

Historic England: Planning System

<https://historicengland.org.uk/advice/planning/planning-system/>

Accessed December 2023

Historic England– National List for England

<https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>

Accessed December 2023

MAGIC. Multi-Agency Government Information for the Countryside

www.magic.gov.uk

Accessed December 2023

Old Maps Online

<http://www.oldmapsonline.org>

Accessed December 2018

Planning Practice Guidance

<http://planningguidance.communities.gov.uk/>

Accessed December 2023

Map Resources (all sources consulted):

Ordnance Survey draft map, 1816

Horsham Parish Tithe map, 1844

Ordnance Survey Map, 1: 2,500, 1875

Ordnance Survey Map, 1: 2,500, 1897

Ordnance Survey Map, 1: 2,500, 1912

Land Utilisation Survey of Britain, 1938

Ordnance Survey Map, 1: 10,560, 1961

Ordnance Survey Map, 1: 2,500, 1976-1977

Ordnance Survey Map, 1: 2,500, 1989-1991

APPENDIX 1: Summary Table of Heritage Assets (refer to Figure 1)

(Listed/designated sites are shown in bold *italics*)

Site No.	WSHER No.	Eastings	Northings	Description of Heritage Asset	Date/Period
1	<i>DWS58</i>	517509	134202	Scheduled Monument - MOATED SITE 200M WEST OF GRAYLANDS COPSE	Medieval
2	<i>DWS4965</i>	516443	133773	WESTON PLACE - Grade II listed timber-framed house dated to 1450	Medieval
3	<i>DWS4967</i>	516386	133561	LITTLE DAUX - Grade II listed 16th or 17th century timber-framed cottage	Post-medieval
4	<i>DWS4966</i>	516446	133797	TIMBER FRAMED OUTBUILDING TO NORTH OF WESTON PLACE - Grade II listed 17th century timber-framed building	Post-medieval
5	<i>DWS5968</i>	516691	133442	GREAT DAUX - Grade II listed 17th century or earlier timber-framed building	Post-medieval
6	<i>DWS6634</i>	516594	133555	WESTON COTTAGES - Grade II listed 17th century or earlier timber-framed building	Post-medieval
7	<i>DWS5148</i>	518218	133315	SOUTH LODGE TO HOLBROOK PARK - Grade II listed building - circa 1830	Post-medieval
8	<i>DWS5147</i>	518194	133251	FIVENSGREEN - Grade II listed house built in 1845	Post-medieval
9	<i>DWS8721</i>	516658	133060	Warnham Court Registered Park and Garden, Warnham - also an ANA	
10	MWS4404	517000	133200	Flint Scatter - Rookwood Farm Golf Course	Mesolithic
11	MWS3534	517510	134220	Moated Site at Graylands Copse - a rectangular moated site is situated in a low-lying area 500m NE of Boldrings Brook, a tributary of the River Arun	Medieval
12	MWS61	517810	134600	Parkscape - Graylands	Post-medieval
13	MWS3957	518056	134229	Ice House - Holbrook Park	Post-medieval

Site No.	WSHER No.	Eastings	Northings	Description of Heritage Asset	Date/Period
14	MWS10816	517541	132901	Site of Gorringshole Farm 19th century Historic Outfarm, North Horsham - the Outfarm has been totally demolished/lost	Post-medieval
15	MWS13343	517498	133716	Pondtail Farm 19th century Historic Farmstead, North Horsham	Post-medieval
16	MWS10841	517501	134043	Graylands Farm 19th century Historic Farmstead, North Horsham	Post-medieval
17	MWS10949	516675	133458	Great Daux (Great Dorks) 19th century Historic Farmstead, Warnham - only the Farmhouse survives	Post-medieval
18	MWS11203	516999	133508	Site of Haybarn 19th century Historic Outfarm, Billingshurst - the outfarm has been totally demolished/lost	Post-medieval
19	MWS11651	517922	133411	Holbrook Farm 19th century Historic Farmstead, North Horsham - only the farmhouse survives	Post-medieval
20	MWS11998	516386	133552	Little Daux (Little Dorks) 19th century Historic Farmstead, Warnham - only the farmhouse survives	Post-medieval
21	MWS12824	517542	132773	Site of Outfarm 19th century Historic Outfarm, North Horsham - the outfarm has been totally demolished/lost	Post-medieval
22	MWS13295	517768	133452	Park Farm 19th century Historic Farmstead, North Horsham - only the Farmhouse survives	Post-medieval
23	MWS13905	517256	133208	Warnhamplace Farm 19th century Historic Outfarm, Horsham	Post-medieval
24	MWS13971	516468	133770	Westons Farm 19th century Historic Farmstead, Warnham	Post-medieval
25	MWS9285	516496	134082	Andrews Farm 19th century Historic Farmstead, Warnham	Post-medieval
26	MWS9982	518313	134079	Cuckmere Farm (Home Farm) Historic Farmstead, North Horsham. 19th century.	
27	MWS5146	517300	134400	Brickworks - Warnham Station	Post-medieval

Site No.	WSHER No.	Eastings	Northings	Description of Heritage Asset	Date/Period
28	MWS5539	517250	132830	Brick Kiln - Warnham Mill Pond	Post-medieval
29	MWS10177	517114	134681	The Former Wealden Brickworks, North Horsham	Post-medieval
30	MWS3958, MWS4406	516850	132885	Ex-Mansion - Warnham Place - Late C18 Mansion. Constructed by the Shelley Family around 1772, replacing an earlier building, it was never occupied and was demolished 25 years later	Post-medieval
31	MWS5335	517100	134100	Minepit at Warnham Brickworks	Unknown
32	MWS14247	516348	133899	Milestone - A24 Warnham - north of Station Road	Unknown
33	MWS14098	517317	133234	Warnham Local Nature Reserve Water Meadow, Horsham - Geophysical Survey	Negative
34	MWS14312	516801	133507	A24 Horsham to Capel Improvements - Geophysical Survey - agricultural activity	Negative
35	MWS7653	516453	134046134046	A24 Horsham to Capel Improvements - Geophysical Survey - agricultural activity	Negative
36	MWS14194	517887	133824	Land North of Horsham - Desk-based Assessment, Magnetometry and Fieldwalking Survey carried out by ASE	Negative

APPENDIX 2: Site Visit Photographs (for reference with Section 7 of this report)



Plate 1: Mercer Road looking west



Plate 2: The north-west field, looking north-west



Plate 3: The hedge dividing the two northern fields



Plate 4: Looking west across the north-west field



Plate 5: The southern boundary of the north-west field, looking west



Plate 6: Pond extending north of the site and into the north-east corner of the north-west field



Plate 7: The same pond viewed from the north-eastern field.



Plate 8: The north-eastern field looking north



Plate 9: The north-eastern field looking north-east to Graylands Farm Cottages (16)



Plate 10: The north-eastern field looking south-east



Plate 11: Overgrown anomaly in the north-east corner of the north-eastern field and adjacent hollow



Plate 12: Pond within the Site boundary in the north-west of the north-east field



Plate 13: The roof of Graylands Farm buildings (left of the photo) and upper storey of Graylands Farm Cottages (right of the photo) (16)



Plate 14: Looking north-west across the eastern field (south of Mercer Road)



Plate 15: The east side of the eastern field south of Mercer Road



Plate 16: Ground relief corresponding to former natural drainage, north-west of Pondtail Farm



Plate 17: East – west natural drainage across the western field (south of Mercer Road), looking west



Plate 18: The natural drainage in the west of the western field, looking north-east



Plate 19: Pond at the western edge of the western field



Plate 20: Depression associated with a former 19th century field boundary in the south-western field



Plate 21: Southern corner of the south-west field



Plate 22: The southern field looking south-east



Plate 23: Looking west along the curved tract of land to the west of the southern field



Plate 24: Further west along the curving tract of land



Plate 25: The shaw of woodland against the railway



Plate 26: Access to the former Pondtail farmstead



Plate 27: The pond west of the farmstead



Plate 28: The drainage channel to the west of the pond



Plate 29: Mound to the south of the stream



Plate 30: Preserved brick building platform within the farmstead



Plate 31: The remains of ruined walls at the west of the farmstead



Plate 32: Extant brick building, looking east



Plate 33: Farmyard. Looking south-east



Plate 34: Brick structure on the farmstead



Plate 35: Possible drainage impact in the vicinity of Pondtail Farm



Plate 36: Mounded earth on west side of south-west field: 19th century level crossing?



Plate 37: Corner of platform to north of the eastern field (south of Mercer Road)



Plate 38: The platform edge lies parallel to the field boundary



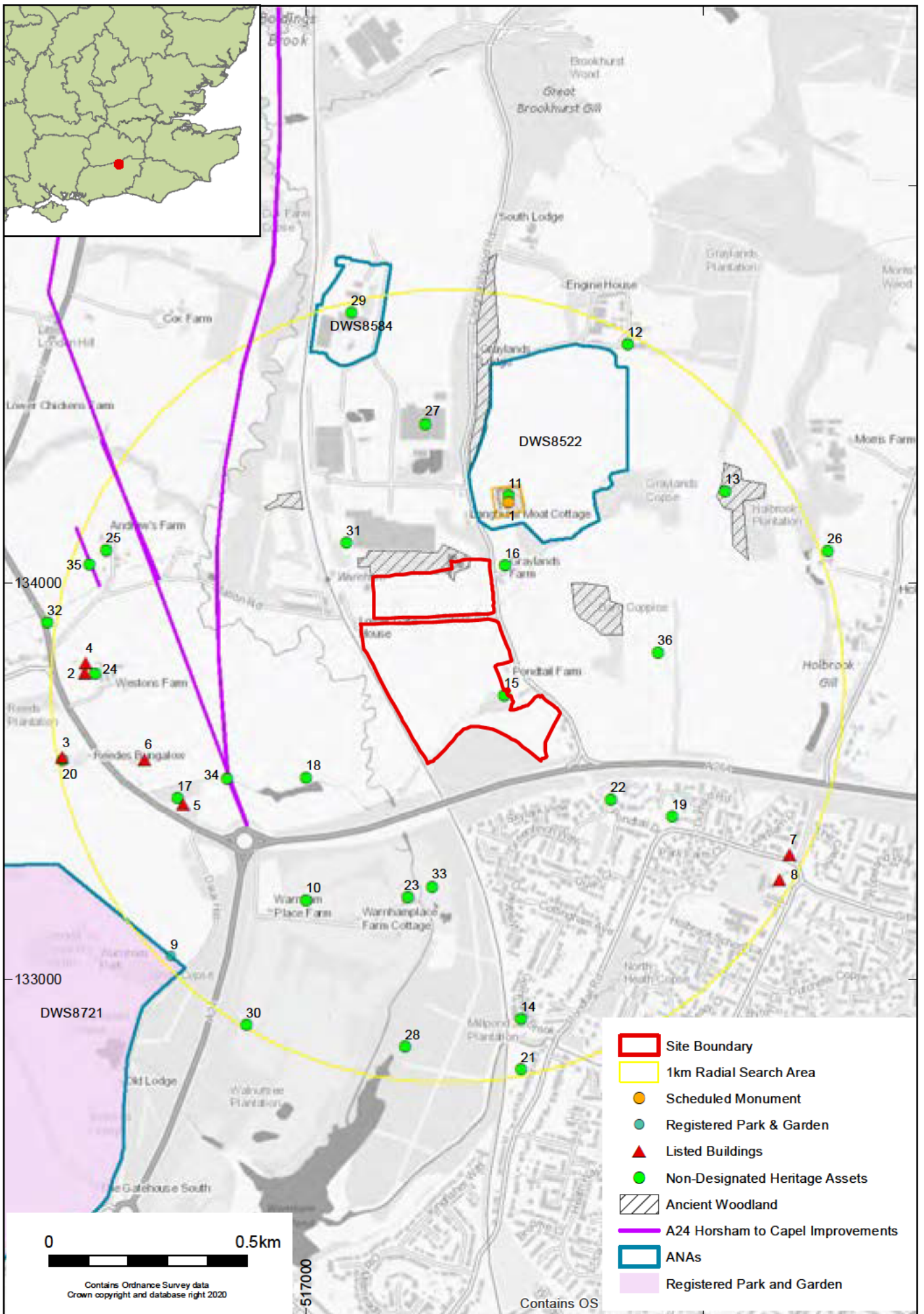
Plate 39: Brick supports for former drinking trough?



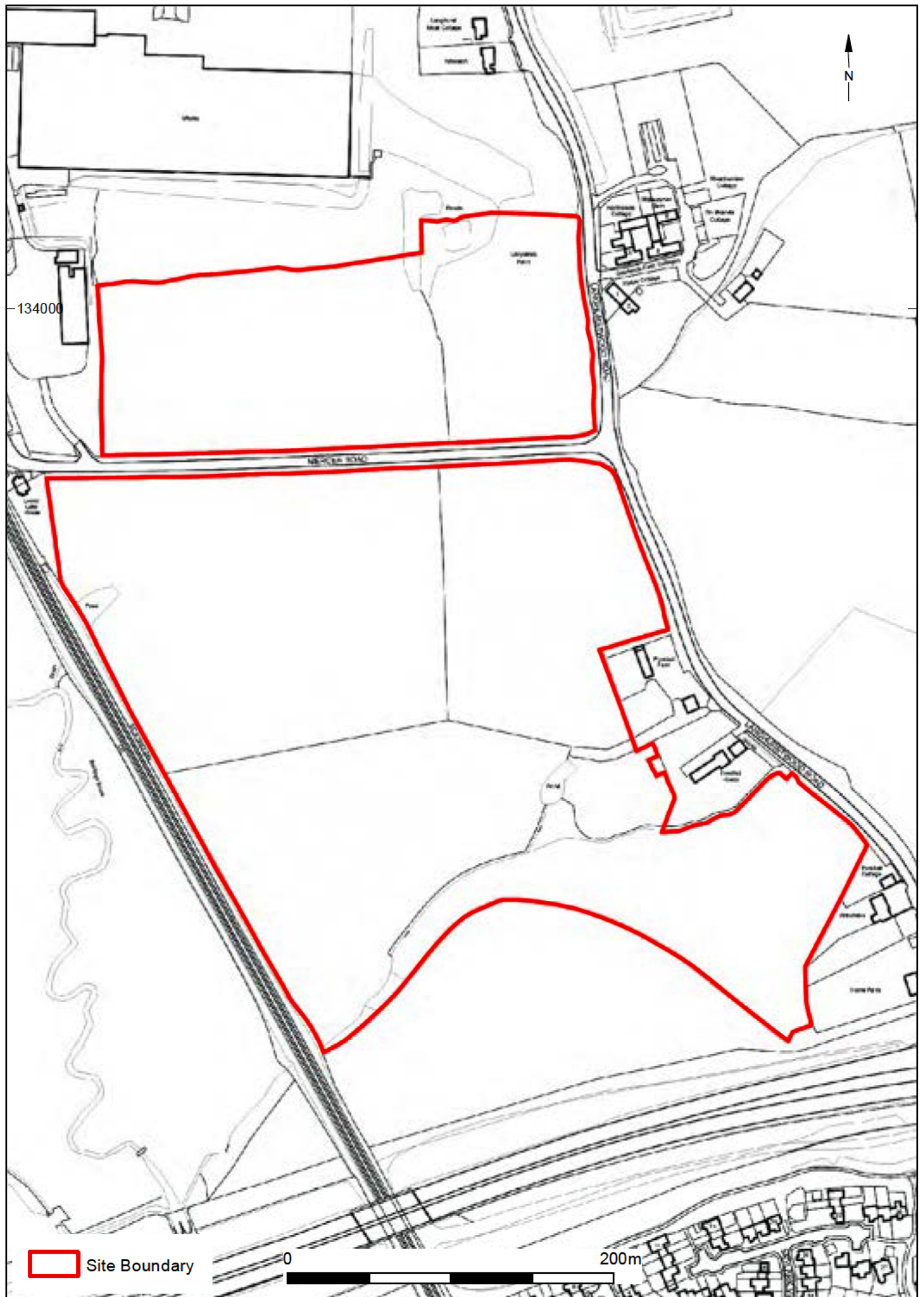
Plate 40: Drinking trough



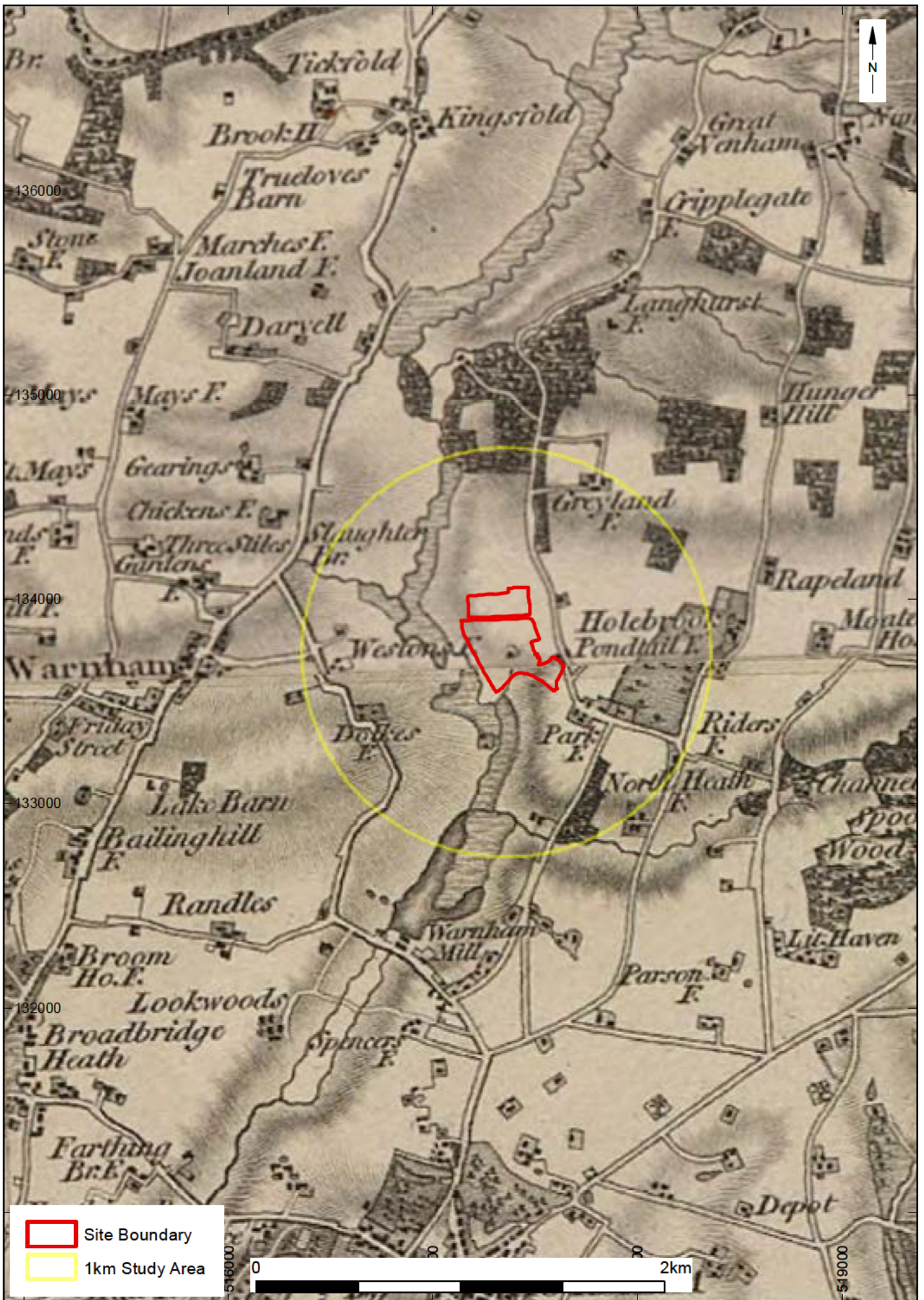
Plate 41: Looking east towards the Scheduled Monument from the roadside north of the Site



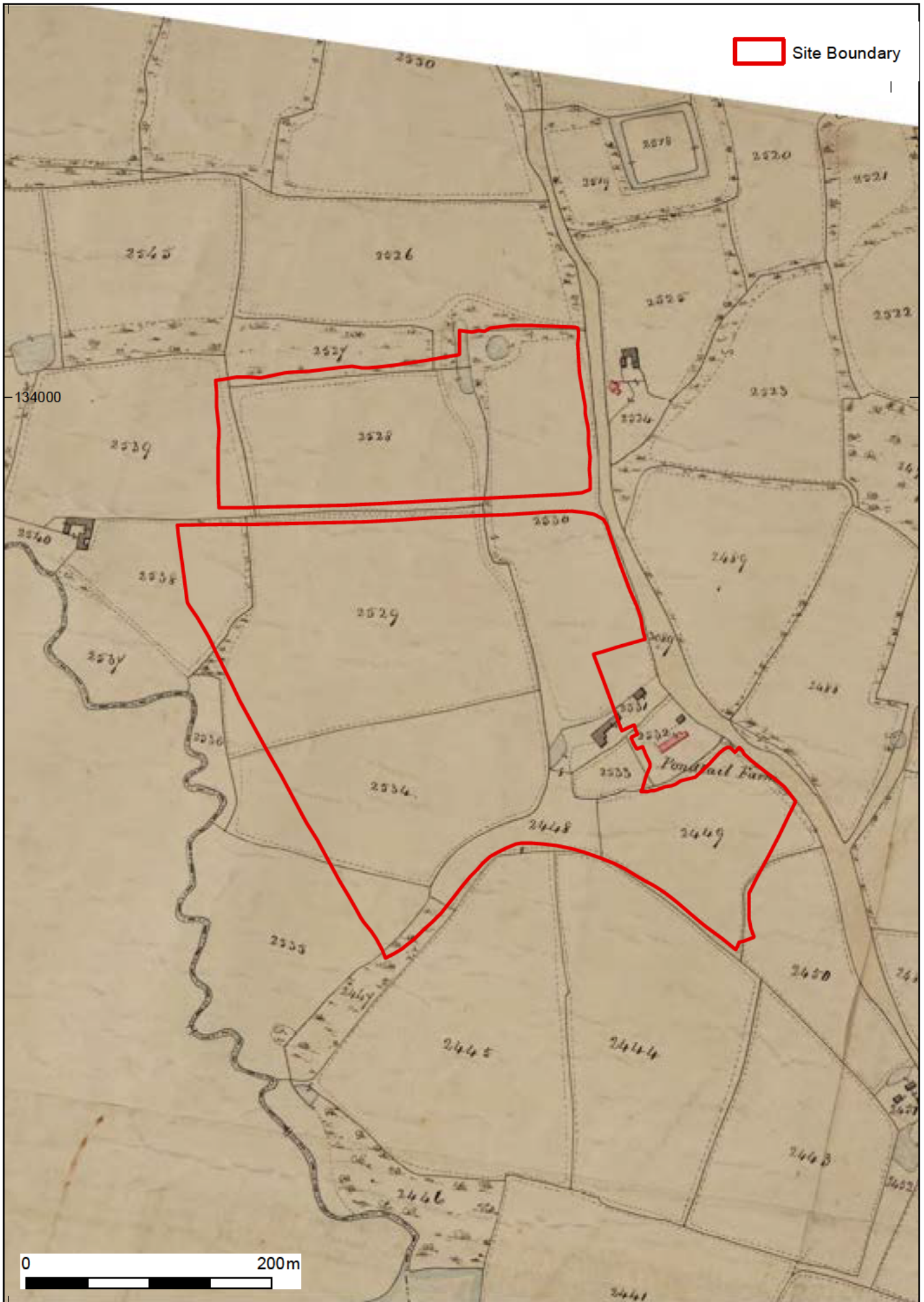
© Archaeology South-East		Pondtail Farm, Mercer Road, Horsham	Fig. 1
Project Ref: 230719	December 2023	Site location and heritage data	
Report Ref: 2023332	Drawn by: APS		



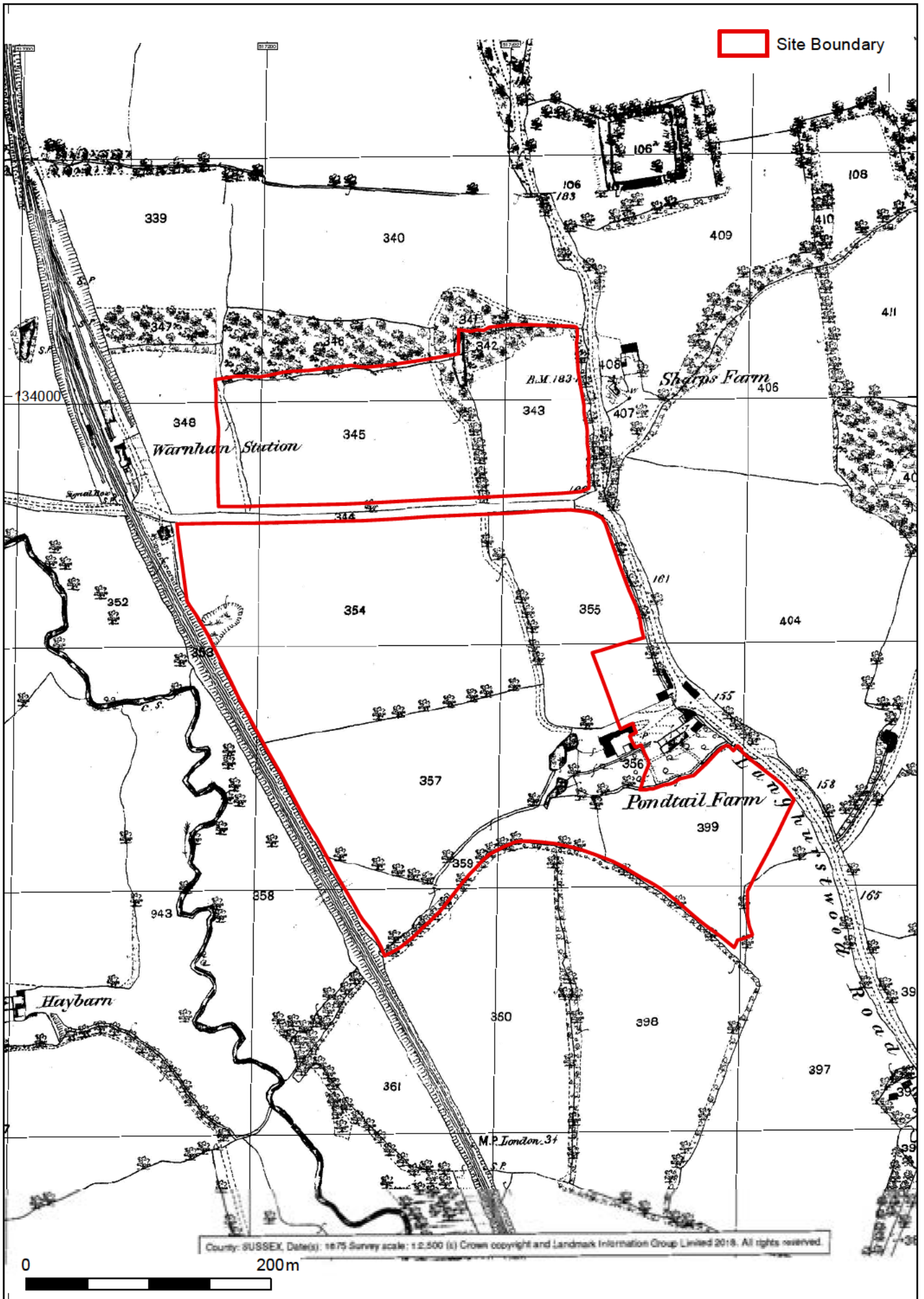
© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 2
Project Ref: 230719	December 2023	Detailed Site plan	
Report Ref: 2023332	Drawn by: KLGR		

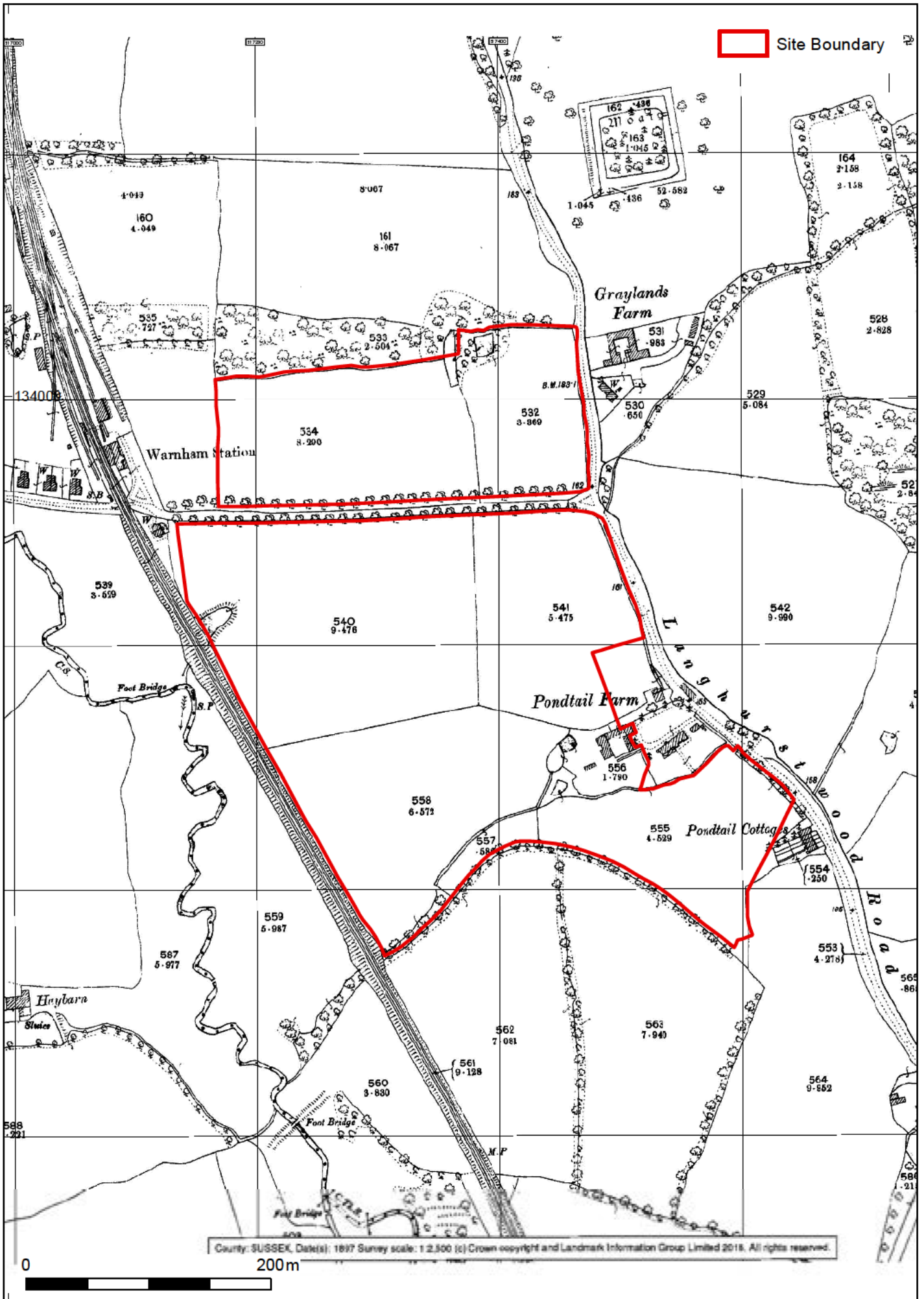


© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 3
Project Ref: 230719	December 2023	Ordnance Survey draft map, 1816	
Report Ref: 2023332	Drawn by: KLGR		

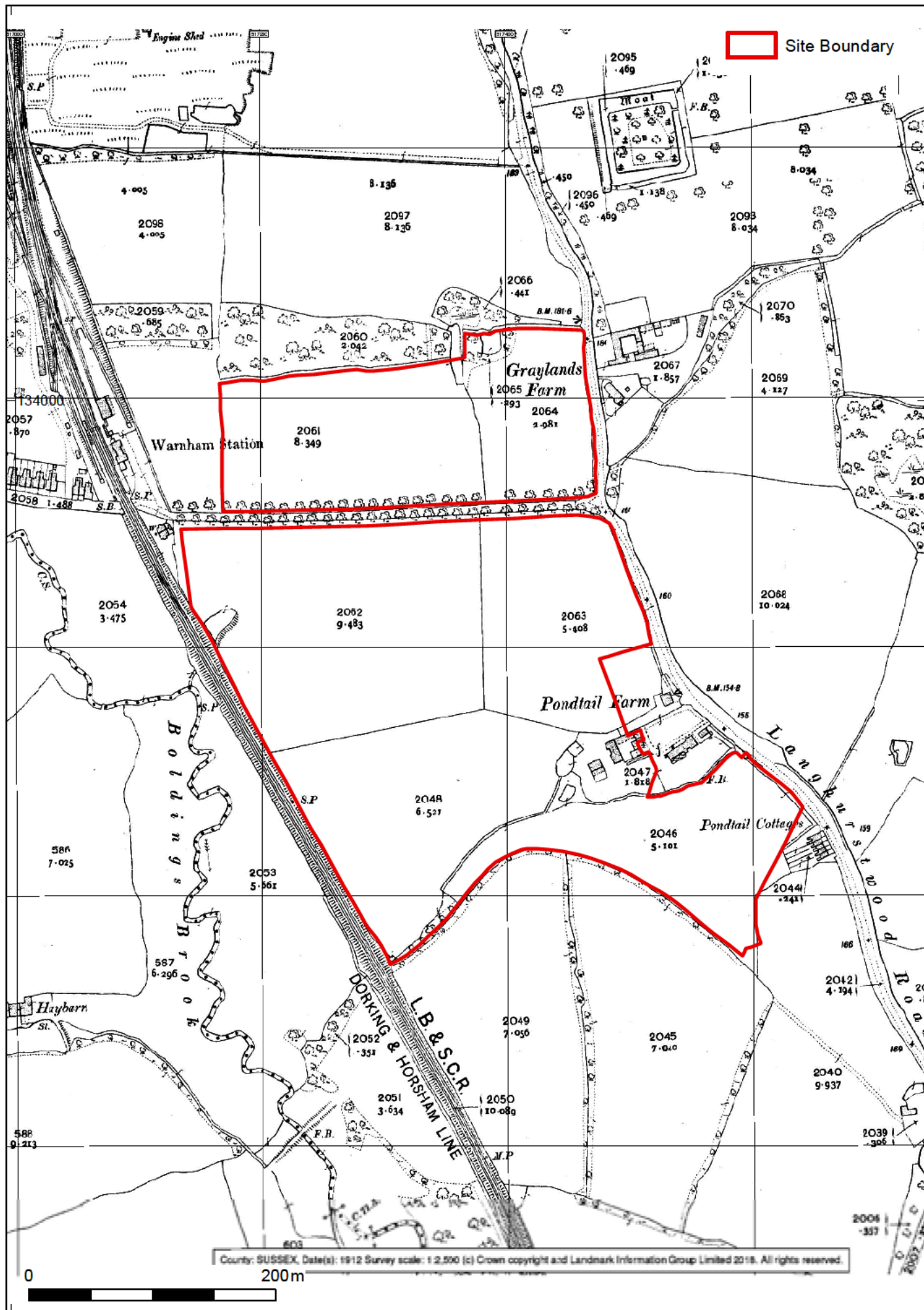


© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 4
Project Ref: 230719	December 2023	Horsham Parish Tithe map, 1844	
Report Ref: 2023332	Drawn by: KLGR		

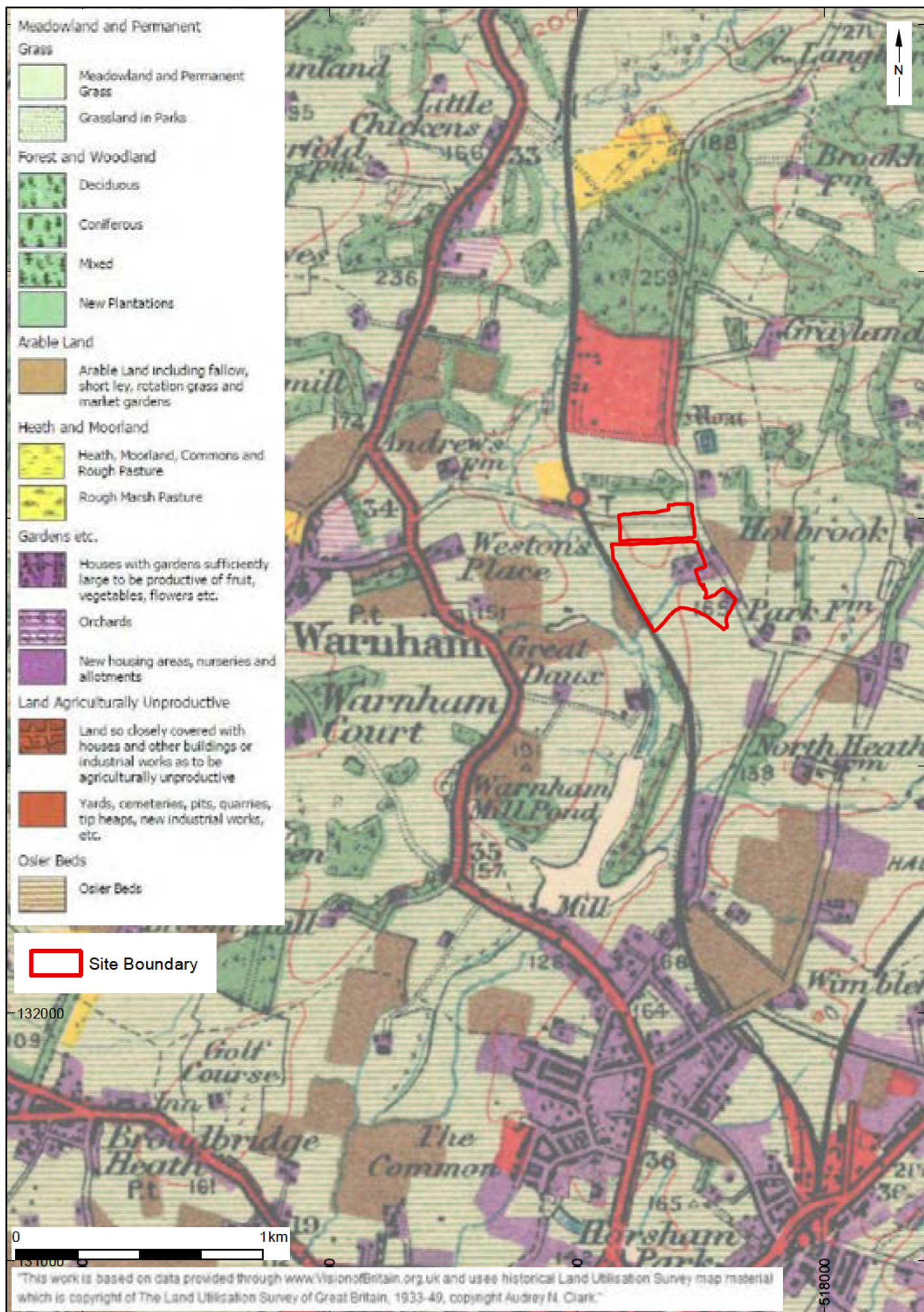




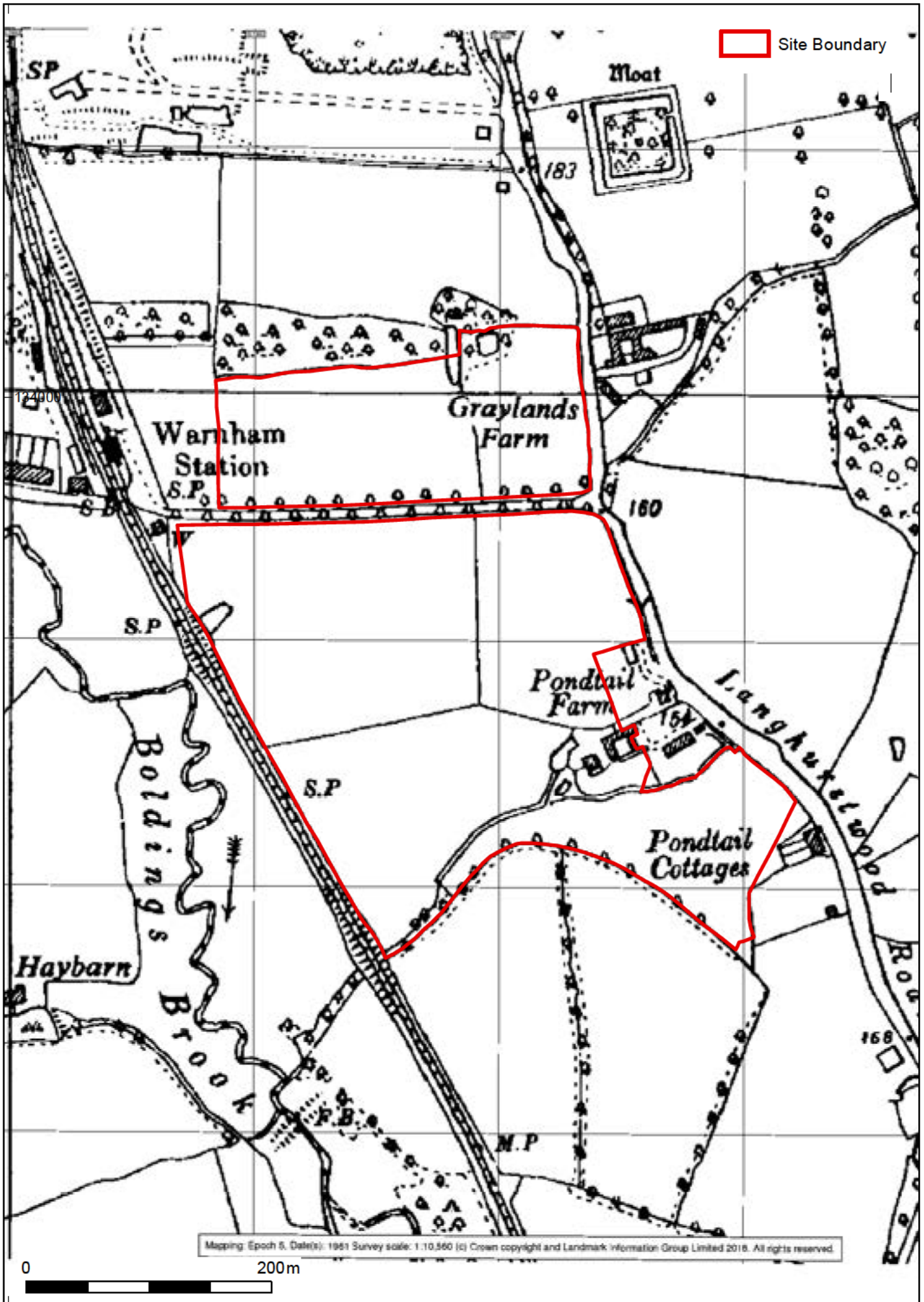
© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 6
Project Ref: 230719	December 2023	Ordnance Survey Map, 1: 2,500, 1897	
Report Ref: 2023332	Drawn by: KLGR		



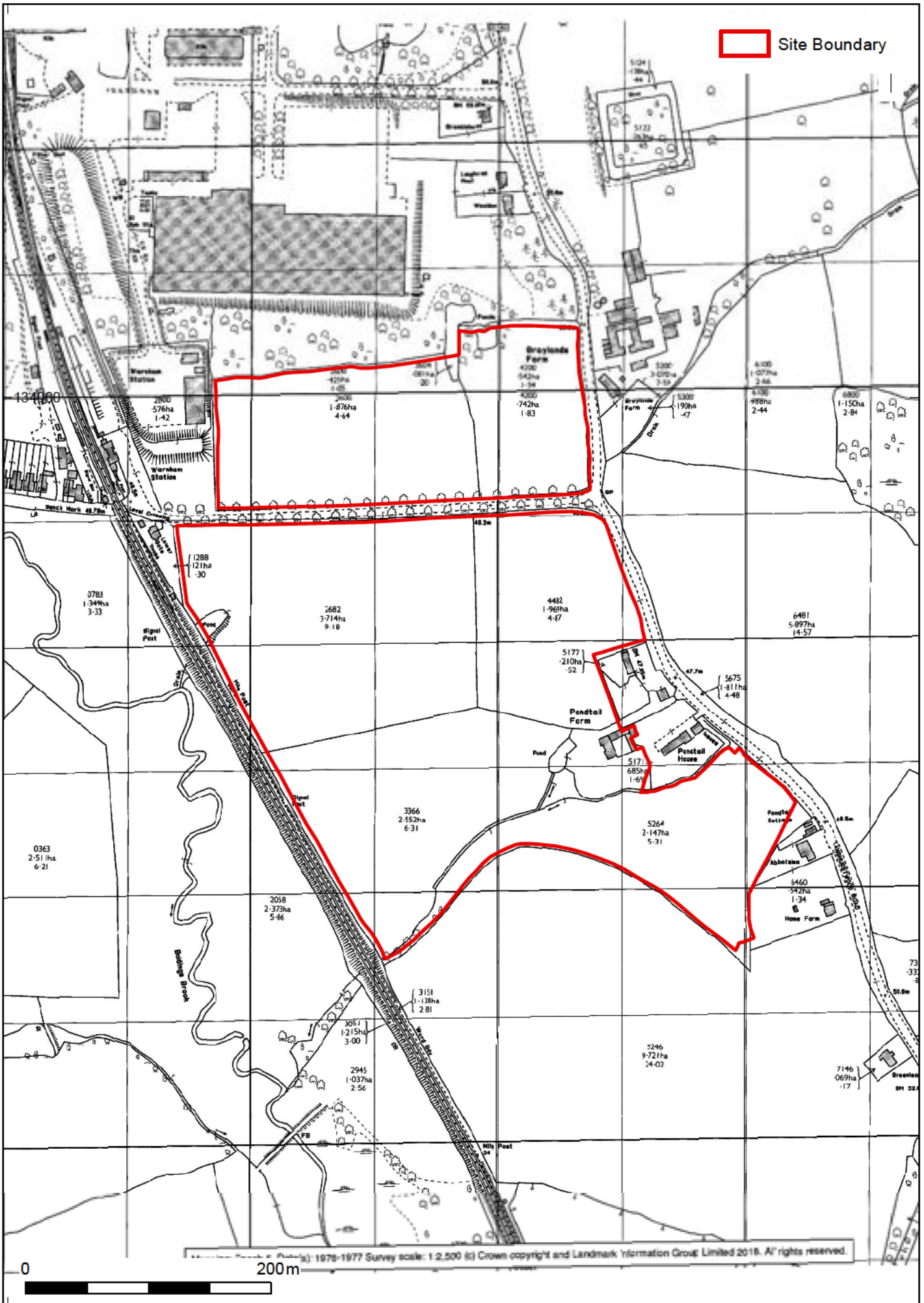
© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 7
Project Ref: 230719	December 2023	Ordnance Survey Map, 1: 2,500, 1912	
Report Ref: 2023332	Drawn by: KLGR		



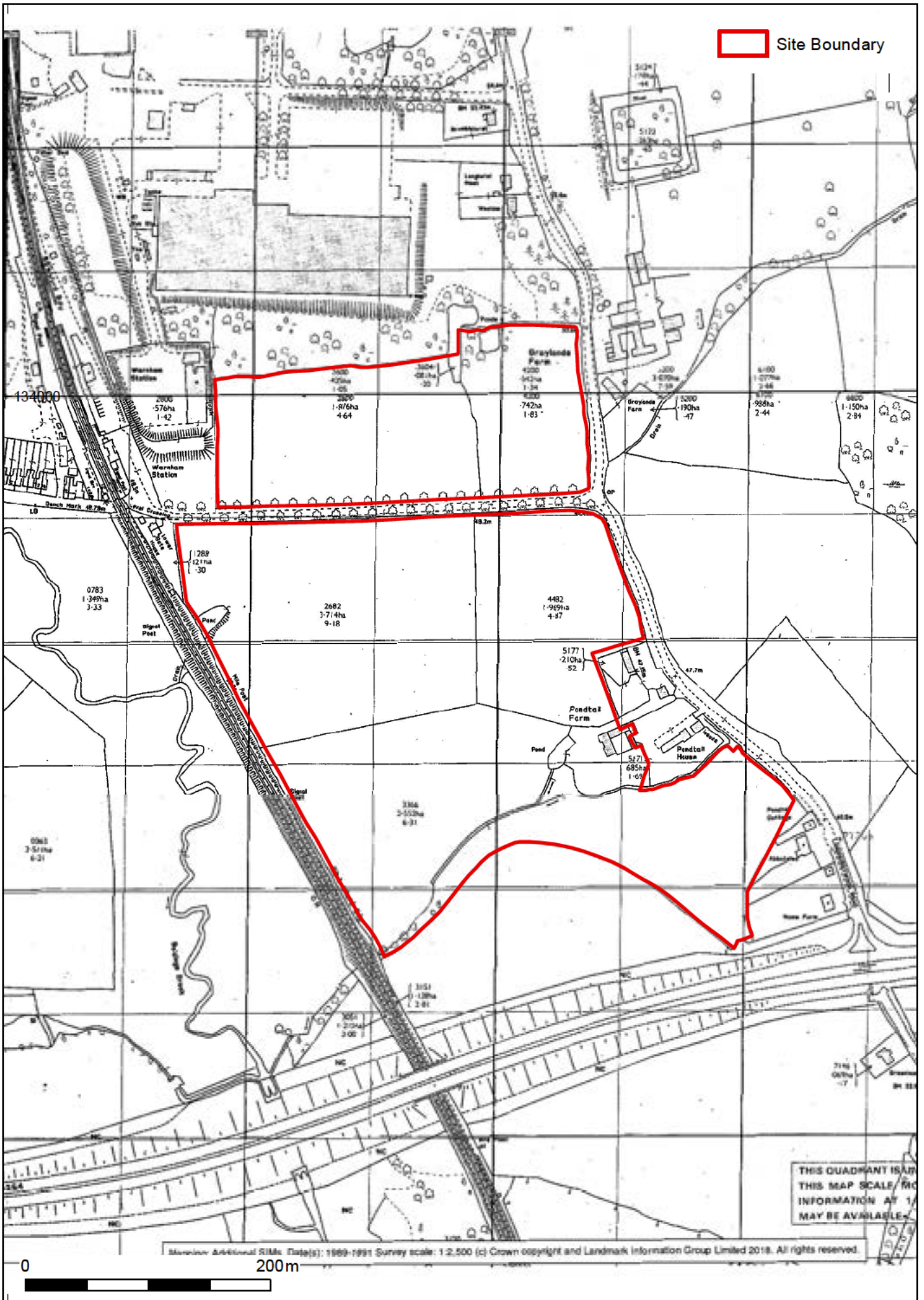
© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 8
Project Ref: 230719	December 2023	Land Utilisation Survey of Britain, 1938	
Report Ref: 2023332	Drawn by: KLGR		



© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 9
Project Ref: 230719	December 2023	Ordnance Survey Map, 1: 10,560, 1961	
Report Ref: 2023332	Drawn by: KLGR		



© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 10
Project Ref: 230719	December 2023	Ordnance Survey Map, 1: 2,500, 1976-1977	
Report Ref: 2023332	Drawn by: KLGR		



© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 11
Project Ref: 230719	December 2023	Ordnance Survey Map, 1: 2,500, 1989-1991	
Report Ref: 2023332	Drawn by: KLGR		



© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 12
Project Ref: 230719	December 2023	Google Earth satellite image, April 2015	
Report Ref: 2023332	Drawn by: KLGR		



© Archaeology South-East		Land at Pondtail Farm, Mercer Road, Horsham	Fig. 13
Project Ref: 230719	December 2023	Proposed development plan	
Report Ref: 2023332	Drawn by: APS		

Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ
tel: +44(0)1376 331470
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: fau@ucl.ac.uk
www.ucl.ac.uk/caa

