



**LAND NORTH WEST OF  
SOUTHWATER, HORSHAM**

**ENVIRONMENTAL STATEMENT  
VOLUME II, APPENDIX 7.3:  
ARCHAEOLOGICAL AND HISTORIC  
LANDSCAPE DESK BASED  
ASSESSMENT**

**FEBRUARY 2026**

# Archaeological and Historic Landscape Desk-Based Assessment

Land North-West of Southwater, Horsham

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Land North-West of  
Southwater, Horsham

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## Executive Summary

This 2026 document forms an Archaeological and Historic Landscape Desk-Based Assessment of Land North-West of Southwater, Horsham (hereafter ‘the Site’) in support of proposed development by Berkeley Strategic Land Ltd.

The Site covers a large area of open grassed fieldscapes and dispersed farmsteads of medieval origin. The Site was first assessed for its archaeological and historic landscape potential and for the survival of features of historic landscape interest in 2022. Since that time, the Berkeley team (including the Landscape team from Fabrik) have been working with the Local Planning Authority, Horsham District Council (the Council’), and key stakeholders, towards the submission of an Outline Planning Application (‘OPA’) in 2026, for landscape and heritage-led mixed-use development of the Site. The proposal will provide a mixture of homes, including affordable.

Advice, guidance and feedback from the Council, and their statutory consultees has been carefully considered, carried forward and positively implemented in the 2026 Masterplan proposal. The Council are advised on archaeological matters by Nicholas Truckle of Surrey County Council, and on Grade I and II\* listed building matters by Alma Howell, Historic England’s Inspector of Historic Buildings and Areas - Development Advice (East and West Sussex).

This document forms a completely revised assessment, building upon work initially conducted by RPS in 2022 but updated in accordance with the new Masterplan and in compliance with current industry standards and guidance.

In terms of designated heritage assets of archaeological interest, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas or Historic Battlefields lie on or within the immediate proximity of the Site. The southeastern part of Site is located within an Archaeological Notification Area (ANA). Several listed buildings lie within the immediate vicinity of the Site, and these are assessed separately in a Built Heritage Report and a Historic Barns Assessment Report (RPS TT 2026).

The Site has been agricultural land throughout its recorded history, comprising predominantly arable land with adjacent copses and tree belts forming part of the historic land divisions, as noted on the 1844 Horsham Tithe map and apportionment.

The Site has been subject to several phases of non-intrusive archaeological geophysical survey which robustly covers the Site area. The cumulative results of these have not indicated potential areas of high archaeological sensitivity. Therefore, this assessment reasonably concludes that on the current evidence-base there is moderate to high potential for currently unknown deposits of earlier prehistoric, Iron Age to Romano-British and post-medieval date to be present within the Site, and a low to moderate potential for deposits of Neolithic, Bronze Age, Saxon and medieval date (excluding the manorial boundary and field systems), based on discoveries within the Site, and across the wider landscape immediately adjacent. The significance of any such remains, if present, would most likely be of local or regional significance. It must be noted, however, that any such *a priori* assumptions will have to be ground tested by archaeological evaluation, and it remains possible that significance archaeology could be encountered on the Site, even though this is not currently indicated by research, survey works or nearby archaeological investigations, such as the works in advance of the Broadacres development to the east.

During the Saxon period, the Site was subdivided by a roughly north-south boundary bank running through the main development area which denoted it falling into two separate manorial landholdings: Marlpost to the west and Crockhurst to the east. This Saxon manorial boundary is of archaeological significance and remains legible in the landscape surviving intact in localised sections across the Site. The 2026 Masterplan includes the preservation of this ancient boundary and notes that care must be taken so that any disturbance to this is kept to a minimum. As the Site has remained undeveloped since

mapping began, any below ground archaeological remains that were once present could be relatively undisturbed and should be anticipated to survive at a relatively shallow depth below the current ground surface.

The Site was enclosed in a piecemeal fashion from at least the twelfth century onwards as assarts (woodland cleared in small parcels) which in turn create shaws (wooded field boundaries). Some 'lost' hedgerow boundaries in the Site are 'preserved' by way of surviving mature trees which stand as a reminder of a former land division. The presence of 'Important' hedgerows and other historic landscape features should not preclude development and preservation of the existing historic hedgerows, boundaries, woodland, shaws and paths is incorporated into 2026 Masterplan proposal, with circa 95% of the hedgerows themselves or the boundaries they represent, physically or in design preserved. The same principle should be applied to other historic landscape features identified in the assessment or through future fieldwork or survey. The layout of field parcels recorded within the 1844 Tithe map and apportionment are preserved in the Masterplan design, and placenames will be included within the scheme interpretively as a recognition of the Site's historic past.

Differing historic land ownership and the subdivision by the Saxon manorial boundary has created subtle differences in the surviving historic landscape pattern in terms of historic boundary loss and field shape: there is greater boundary loss in the northern portion of the Site, first occurring in the late nineteenth century following the acquisition of the land by Christ's Hospital, with a disruption to landscape pattern also as a result of the construction of the modern A24 Horsham by-pass. The western part of the central area remains largely intact, whereas there has been some boundary loss on the eastern side because of modern field amalgamation. In the southern portion, the relict medieval landscape has been subdivided by the former Shoreham to Horsham (Christ's Hospital) Railway line (Downs Link) which was embanked across the Site and saw the loss of several former boundaries to the south of the Mid-Sussex Railway line, and by 1877 there was also the loss of Garlis wood, a former ancient woodland. The railway infrastructure is of industrial archaeological interest, as are wartime and defence features recorded on the West Sussex Historic Environment Record (2025). A British aircraft crashed in 1944 between Great House Farmhouse and Southwater School, but the aircraft was recovered and the crew unharmed. This record has been assessed by the RPS TT UXO and military archaeology subject matter specialists and is not notifiable under the Protection of Military Remains Act (POMRA) 1986 and does not pose a UXO risk.

The Site is flanked by Two Mile Ash Road / Marlpost Road on its western side and Worthing Road on its eastern side: both are ancient north-south routeways through the landscape connecting lowland and coastal settlements in the south with the Low and High Weald to the north, conjoining to the south of Horsham to the north of Denne Park. Both roads were connected by a series of historic footpaths running east-west across the Site in bands largely radiating out of the various historic (medieval) farmsteads flanking the Site (Swains; Great House; Watlings (now The Moat House); Sayers; Bodimans; Pond Farm; Lanaways; Little Pinfold (was Tower Hill Farm, then Pinfolds) and Stammerham. These routes are largely preserved within the current PRow network and remain unaltered in the proposed development. The quantum of development has been significantly reduced since 2022, and a new tiered road system has been designed to minimise negative effects on the historic environment.

A search of the West Sussex Historic Environment Record (WSHER) has taken place for this assessment, with a buffer search radius of 1km (NGR: TQ 15488 27626). This was purchased under licence on 11th December 2025 (WSCC HER Reference Number: 202526-091, see Gazetteer).

This assessment also includes full geophysical survey reports (Appendices 1 and 2) and a drone (photogrammetry and multi-spectral) survey report (Appendix 3).

The assessment continues the advice from 2022 and recommends that archaeological interest can be safeguarded by standard planning control and secured by conditions on any future grant of planning consent.

The assessment continues the advice from 2022 and recommends that no further archaeological survey or fieldwork is required to support the 2026 Outline Application. The reason for this is that sufficient research and survey work has already been delivered and is sufficient to inform on the likely significance of the proposed development Site.

A programme of post-determination archaeological evaluation, followed by a mitigation strategy for the management, recording and publication of the archaeological significance of the site should follow the grant of outline planning consent. Appropriate levels of public engagement should accompany the evaluative fieldwork stages.

Further works to safeguard archaeological and heritage interest could include a Landscape Management Plan for the historic landscape features recorded across the Site.

Historic Building Recording of the group of barns adjacent to Great House Farmhouse is required prior to any change to the agricultural complex.

This document identifies the archaeological and historic landscape significance of the Site and its setting and is intended to provide a clear evidence-base to assist the LPA and their statutory consultees in performing their statutory duties towards designated and non-designated heritage assets of archaeological interest. This assessment relates solely to archaeological matters; built heritage matters are addressed elsewhere in the submission.

This report replaces all earlier iterations of archaeological assessment, including a series of interim technical summaries produced since 2022.

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Tabulated data from the search of West Sussex Historic Environment Record (WSHER) with a buffer zone of 1km (NGR: TQ 15488 27626), purchased under licence on 11th December 2025 (WSCC HER Reference Number: 202526-091)

## Appendices

- Appendix 1: Geophysical Survey Report Land North West of Southwater, Stratascan 2011.
- Appendix 2: Geophysical Survey Report Land North West of Southwater, Wessex Archaeology 2022.
- Appendix 3: Drone (Photogrammetry and Multi-Spectral) Survey Report Land North West of Southwater, SUMO 2022
- Appendix 4: Specialist Advice Letter from the Historic Environment Advisor to Horsham District, dated 21<sup>st</sup> November 2022.
- Appendix 5: Detailed Legislative Background and Planning, Policy and Guidance Information.

### Limitations

A degree of uncertainty is attached to any archaeological desk-based assessment where sufficient invasive archaeological fieldwork or surveys have not previously been undertaken within a large study site - as the prevalent nature of the archaeological resource is that it is buried and therefore not visible. This desk-based assessment represents a generally theoretical modelling of archaeological below-ground potential. The quality of the baseline data sources can affect the accuracy of the assessment for the following reasons:

- The Historic Environment Records (HER) can be limited as it often depends on 'random' opportunities for research, fieldwork and discovery.
- The National List and listing descriptions may be limited or require updating following change to heritage assets.
- There may be a lack of dating or phasing evidence for sites and buildings.
- Documentary sources are rare before the Medieval period, and many historic documents are inherently biased.
- The extent of truncation caused by previous development impacts, ploughing and landscaping works cannot always be fully ascertained; and,
- The extent of modification, repair or alteration to built heritage assets including previous development impacts and landscaping works cannot be fully ascertained.
- This means it can be difficult to accurately predict the presence, survival and likely importance of below ground archaeological assets and the effects on built heritage assets, including the likely impact (and resultant effects) of development upon such assets.

Additionally, the West Sussex HER data has a Licence of twelve months from the original search date (December 2025) and cannot be relied on after that.

# 1 Introduction & Scope of Study

## Background

- 1.1.1 This Archaeological Desk-Based and Historic Landscape Assessment has been researched and prepared by RPS TT (Tetra Tech Consulting Services Ltd) on behalf of Berkeley Strategic Land Ltd with regard to the Site known as Land North-West of Southwater (hereafter 'the Site', Figure 1).
- 1.1.2 The Site falls within the administrative boundary of Horsham District Council ('the Council' or 'HDC'). It is located to the northwest of Southwater, with its eastern boundary largely defined by the edge of the existing settlement.
- 1.1.3 The Site principally comprises a large irregularly shaped area of farmland, the boundary of which follows a range of existing field boundaries, defined centrally by a manorial boundary of probable Saxon origin. The Site comprises a larger landholding of approximately 115 hectares, together with two smaller parcels. The area of the Site extends as far as the A24 to the north, Two Mile Ash Road lies to the west, and The Downs Link lies to the south.
- 1.1.4 There are two separate small parcels of land included within the red line boundary, one located south of the main Site, to the south of Church Lane and the other northwest of the principal Site (Site 1 the 'Site') and to the east of Christs Hospital Station, to the northwest of the principal Site<sup>1</sup>. The first of these smaller parcels of land (Site 2) is located adjacent and to the east of Christs Hospital Station carpark, and northwest of the main site; it extends to approximately 1.35ha. This outlying small development area at Christs Hospital Station (Site 2) comprises an area of grassland with an area of ancient woodland (Sparrow Copse) abutting this proposed car-parking site on its northern edge. The second parcel (Site 3) is located south of the main site, south of Bonfire Hill and Church Lane, and extends to approximately 2ha. Both comprise greenfield land. These two parcels are not discussed in further detail in this report, as the masterplan proposal is primarily based upon development proposals for the main Site (Figure 1).
- 1.1.5 The findings of this report are based on the known conditions at the time of writing, and all findings and conclusions are time limited to no more than three years from the date of this report. The West Sussex HER data has a Licence of twelve months from the original search date (December 2025) and cannot be relied on after that (see Figure 2a to c and Gazetteer). All maps, plans and photographs are for illustrative purposes only. The Site was inspected at various times in 2021-2022 and most recently on 13th November 2025 and a series of plates (Plates 1 to 11) and figures are shown (Figures 1 to 19).
- 1.1.6 The Site has been assessed for its archaeological and historic landscape potential and for the survival of features of historic landscape interest. The Site is primarily agricultural land but has a number of farm buildings (including a dairy farm) located to the north of the site with access taken off Two Mile Ash Road. A small number of buildings lie just outside of the application boundary and are located to the southeast portion of the site. Two residential buildings are also present within the site boundary (Figure 1).

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<sup>1</sup> Please note when referring to Christ's Hospital School, the historic placename or general location the possessive apostrophe is used, but this is absent when referring to the railway station, Christs Hospital.

### Proposed Development

1.1.7 Current development proposals comprise the submission of an outline planning application. The Description of Development is:

*'Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Class F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure'.*

1.1.8 Further details can be found in the main application documentation. The proposals are supported with a range of parameter plans:

- Illustrative Masterplan
- Land Use Parameter Plan
- Movement Parameter Plan
- Storey Heights Parameter Plan
- Landscape Parameter Plan (Figure 14, indicative please refer to final Parameter plan submitted with the final application)
- Density Parameter Plan
- Indicative Phasing Parameter Plan
- Proposed Surface Water Drainage Strategy

1.1.9 The land parcels of the Proposed Development would be brought forward as part of a phased construction programme.

### The Site

1.1.10 The Site is currently occupied by predominantly agricultural land divided into a series of parcels by a network of historic hedgerows, banks, streams and drains, and two areas of ancient woodland (Courtland Wood and Smiths Copse).

1.1.11 The Site as a whole has been agricultural land for all of its recorded history, comprising predominantly arable and occasional pasture land with adjacent copses and tree belts forming part of the historic land divisions, as noted on 1844 Horsham Tithe Map (Figure 6).

1.1.12 The Site is bounded by the A24 to the north, Worthing Road to the east, Bonfire Hill to the south and Marlpost Road and Two Mile Ash Road to the west. The existing settlement of Southwater is located to the east, and The Downs Link to the south (Figure 1).

1.1.13 There are no Scheduled Monuments within the 1km search radius around the Site: however, part of the Site is located within an Archaeological Notification Area (ANA, see Figure 2a, and Plate 2). The ANA relates to 'Land to the West of Southwater' (WSHER Ref: DWS8545). There are also a number of Listed Buildings within the vicinity of the Site (Figure 2b), but these are assessed separately within a Built Heritage Report (RPS TT 2026).

1.1.14 In terms of other relevant designated heritage assets, no World Heritage Sites, Registered Parks and Garden, Conservation Areas or Historic Battlefields lie within the immediate proximity of the Site (Figures 2a- 2b).

1.1.15 The site is within Southwater Parish but is split between two wards. The larger part of the site to the north is within the Southwater North ward. The southern section of the site is located within the Southwater South and Shipley ward.

- 1.1.16 During the Saxon period, the Site was subdivided by a roughly north-south boundary bank running through the main development area which denoted it falling into two separate manorial landholdings: Marlpost to the west and Crockhurst to the east. This boundary bank and hedge remains largely intact, and forms part of the eastern edge of Courtland Wood, an ancient woodland (see Plate 3). These manors were both detached parts of larger manors in the south of the county: Marlpost belonging to Tarring manor near Worthing, and Crockhurst to Washington manor, also near Worthing. These detached manors provided swine pasture and pannage for their larger coastal counterparts, as well as sources of timber, the area having been largely afforested in the early medieval period.
- 1.1.17 The proposed new car-park provision at Christs Hospital Station was formerly part of the landholdings associated with the medieval manor of Stammerham, first so-called in 1262, and probably derived from land there held by Nicholas of Stammerham in 1224. At the time of the Norman Conquest, it was part of the detached manor of Marlpost. Previously this had been part of the manor of Shortsfild, originally an outlying part of Fécamp abbey's Steyning estate. It is likely that there was a medieval hamlet at Stammerham dating to at least the thirteenth century, with the present Stammerham Farm having been a house of some significance, as attested by it having a chapel and provision made for saying mass there in 1520. There were also significant medieval ponds and water management systems emanating out from Stammerham Farm, which connected to the managed medieval water- system evident within the Site.
- 1.1.18 The Site was enclosed in piecemeal fashion from at least the twelfth century onwards as assarts (woodland cleared in small parcels), which in turn created shaws (wooded field boundaries). Some 'lost' hedgerow boundaries in the Site are 'preserved' by way of surviving mature trees which stand as a reminder of a former land division.
- 1.1.19 Great House Farmhouse (Grade II\* listed) was built on a site occupied by Sele Priory, with continuous occupation of the area around Great House Farm traced to 1254, to Simon Terry. Terry was an assarter and tenant of Sele Priory, a Benedictine Order founded by William de Braose after the Conquest in Upper Beeding, c.10 miles to the south of the Site, which was a dependent priory of the abbey of St Florent in Saumur, France. Following the Norman Conquest, de Braose had been granted significant swathes of land by William the Conqueror across Sussex including the feudal barony of Bramber, and he was one of the most powerful of the new feudal barons in the early Norman era. His son, Philip de Braose succeeded his father as Lord of Bramber in c.1096 and started an important Anglo-Norman dynasty, the House of Braose, playing a significant role in the power struggles across England, Wales and Ireland in the 11<sup>th</sup> to 14<sup>th</sup> centuries.
- 1.1.20 The Site is part of a much wider relict managed medieval landscape, which comprised a series of moated sites with ponds and interlinking water management systems which made use of, and altered, the natural streams and ghylls (gills) which characterise the area, fed from the River Arun via Stammerham, where there was a medieval manor with sizeable fish ponds (now part of the Christ's Hospital estate) c.200m to the west of Two Mile Ash Road and the northwest corner of the main Site. The network of ponds, streams, ghylls and ditches remain clearly evidenced in the landscape and within the Site in the area around Great House Farmhouse, as well as Watlings Farm to the immediate west at Two Mile Ash and at Lanaways Farm, as well as the former complex at Stammerham Farm to the northwest of the Site and Pond Farm to the east.
- 1.1.21 Two ancient routeways through the landscape flank the Site on its eastern and western sides: Worthing Road and Two Mile Ash Road/Marlpost Road. These ancient routeways gave access to the Low and High Weald from the lowland and coastal settlements to the south, and may even have prehistoric origin, but were certainly likely to have been in use during the Saxon period. Both routes run largely parallel to each other south towards Shipley and would have served their own parts of the manors as subdivided by the manorial boundary evidenced within the Site. The roads conjoined to the south of Horsham at Tower Hill, to the north of Denne Park, and were connected along their length by a series of historic footpaths running east-west across the Site in bands largely radiating out of the various historic (medieval) farmsteads flanking the Site (Swains; Great House; Watlings (now The Moat House); Sayers; Bodimans; Pond Farm;

Laneways; Little Pinfold (was Tower Hill Farm, then Pinfolds) and Stammerham. These routes are largely preserved within the current public right of way (PRoW) network.

- 1.1.22 Similarly, the medieval manor house and lands at Stammerham Farm was accessed via Parthings Lane, which ran parallel with, and to the west of, Two Mile Ash road, and also conjoined with the Worthing Road at Tower Hill. Early maps show the area of the proposed car-parking Site at Christs Hospital Station as having been formerly woodland and part of The Round Coppice/Sparrow Copse, which was assarted and then partially cleared by 1844, and fully cleared following acquisition of the Stammerham estate by Christ's Hospital in the late nineteenth century (although remnants of the former land divisions in the area remain as indicated by the mature trees).

## Scope and methodology

- 1.2.1 This Archaeological and Historic Landscape Desk Based Assessment considers the archaeological and historic landscape context of the Site in its wider milieu, but the scope of the assessment in terms of the presence/absence of historic hedgerows and other historic landscape features is limited to the confines of the main development.
- 1.2.2 This assessment comprises an examination of evidence on the West Sussex Historic Environment Record (WSHER) recorded within a 1km buffer zone around the extent of the proposed development area. The research includes a search of the WSHER from 2022 and also a more recent search in December 2025 (see Figures 2a to C and Gazetteer).
- 1.2.3 An assessment of relevant published and unpublished sources and a review Research Agendas and Frameworks in relation to archaeological assets research has also been undertaken, as well as comprehensive site walkover surveys undertaken in 2022 and more recently on 13<sup>th</sup> November 2025).
- 1.2.4 A review of available aerial photographs has been undertaken for the Site (Figures 12-13).
- 1.2.5 An analysis of LiDAR data has also been undertaken to identify any additional unrecorded archaeological/historic landscape features, and the results of recent geophysical surveys of the Site in 2011 and 2022 and drone (photogrammetry and multi-spectral) survey in 2022 have also been assessed (Appendices 1 to 3). Ridge and furrow ploughing is evident in several areas of the Site as well as a number of small anomalies of probable archaeological interest, but the general pattern of the data is unremarkable.
- 1.2.6 The report also includes the results of a map regression exercise which considers the development of the Site from the seventeenth century until the present day, and any analysis of any surviving historic hedgerows and other features recorded on relevant historic maps using GIS (Geographical Information Systems) and ground-truthed in the field (Figures 1 to 11, Plates 1 to 11).

## The origin of rural hedgerows and historic land divisions

- 1.3.1 Hedgerows, like trees, make an important contribution to the character of the area and are useful in understanding the Medieval landscape. They may be historically (and occasionally archaeologically) important as indications of land use and previous ownership.
- 1.3.2 Hedges can originate in a number of ways. They may be woodland (assart) hedges, formed out of woodland trees/shrubs left as remnants after woodland clearance, or they may derive from scrub growing on boundaries between cultivated fields. They may be planted with individual or a mix of species, and some may be a combination of different origins.
- 1.3.3 Saxon charters make numerous references to hedges which are often mentioned as boundary features, although the use of hedging can be traced back to the Iron Age. Medieval open fields were, by definition, unhedged, though their peripheries were. Medieval woods usually had their boundaries protected and marked by substantial woodbanks. Many surviving woods still sit

exactly within their ancient woodbanks and the presence of a bank and its relationship to the wooded area can provide useful evidence regarding the antiquity of a wood and any phases of expansion or contraction that have taken place over centuries (Muir 2004). Many early woodbanks are massive features consisting of a great curving earthen rampart and an external ditch, but their modern presentation will depend on various factors, such as its original dimensions, degree of erosion and silting of the ditch and the levels of maintenance or neglect.

- 1.3.4 In some areas, large numbers of hedges were planted as a result of the Enclosure Acts, the bulk of which were between 1760 and 1820, and in some instances the hedge itself may be protected by the specific Enclosure Act. During the era of Parliamentary Enclosure, it has been estimated that around 200,000 miles of new hedges were planted: this is largely due to the fact that the recipients of enclosure awards were obliged to hedge (or wall, depending on their locality) the boundaries of their new holdings or risk of falling foul of the law.
- 1.3.5 Most Parliamentary Enclosure hedgerows are dominated by hawthorn, with early colonists like elder, bramble and wild roses, and have a straight plan and homogenous composition. This contrasts with the curving lines and varied shrub species characteristic of older hedgerows, which often include field maple, hazel, oak, ash, elm and gean (wild sweet cherry). Most hedges were deliberately planted, using plants gathered from woods or bought from nurseries, depending on the period and local circumstances.
- 1.3.6 The demise of a hedgerow can be traced through a series of stages. Eventually the shrub components of the hedge die, leaving the hedgerow trees standing in a hyphenated line. As these trees also die off, the old hedgerow may only be apparent as an alignment of a few trees separated by a wide gap and may be more legible on historic maps than in the current landscape. This is evident on the Site.
- 1.3.7 Each countryside has its own distinct character. Ancient countryside is a place of hollowed winding lanes, many rich old hedgerows, abundant footpaths, scattered farmsteads, and numerous small woods. Planned countryside often bears the hallmarks of Parliamentary Enclosure: there are a few woods, but those that exist may be large and with long histories of organised commercial exploitation; lanes and footpaths are fewer and are often straight and not sunken; while the settlement pattern is composed of old nucleated villages and dispersed farmsteads of the eighteenth and nineteenth centuries which derive from Parliamentary Enclosure (Muir 2004)

## Local Landscape Context

- 1.4.1 There are no protected landscape designations covering the Site or the surrounding area. At a national level, the Site is included within Landscape Character Area 121: Low Weald. West Sussex County Council's Regional Landscape Character Assessment defines the landscape encompassing the Site as the Central Weald Character Area, a well wooded, pastoral landscape, including suburban villages.
- 1.4.2 Horsham District Council's 2003 Landscape Character Assessment includes Site within *Landscape Character Type H1 – Southwater and Christ's Hospital* and *G4 – Southwater and Shipley Wooded Farmlands*.
- 1.4.3 *Character Type H1 – Southwater and Christ's Hospital* has the following key characteristics:
- Low ridge and plateau, with prominent rounded knoll of Sharpenhurst Hill
  - Large open character
  - Relatively few woodlands and hedgerows
  - Lanes with wide grass verges
  - Extensive open views
  - Imposing brick buildings of Christ's Hospital School set in parkland surroundings

- 1.4.4 *Character Type G4 – Southwater and Shipley Wooded Farmlands* has the following key characteristics:
- Gently undulating, strongly wooded landscape
  - Many small to medium size woodland blocks enclosing an irregular pattern of pasture fields
  - Small hamlets and isolated farms
  - Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs
  - Large historic parklands and Knepp Castle and West Grinstead Park
- 1.4.5 In 2014 Horsham District Council produced a Landscape Capacity Assessment, and the eastern part of the Site falls within *Local Landscape Area 28: Land North West of Southwater* and *Local Landscape Area 29: Land North West of Southwater*, with the southern and western part largely falling within *Local Landscape Area 27: Two Mile Ash and Environs* (See Plate 4).
- 1.4.6 The majority of the Site lies within *Local Landscape Character Area 27: Two Mile Ash and Environs*, and is described thus:
- The topography of this area is characterised by a flat to gently undulating landform with slight ridges
  - It has a small-medium scale pasture and arable fields bounded by hedgerows and hedgerow trees
  - Medieval field pattern
  - The area has a few small to medium sized woodlands
  - There are attractive long views across the area in the north, including Christ's Hospital and the South Downs
  - Dispersed pattern of attractive historic farmsteads, cottages and hamlet of Bex Castle
  - Landscape in good condition and there is an unspoilt rural character
- 1.4.7 *Local Landscape Character Area 28: Land North West of Southwater* is described thus:
- The topography of this area is mostly flat to very gently undulating but with very slight ridgelines in places
  - There is a medium scale pasture and arable field pattern
  - There are some attractive views towards open countryside and woodland and in the north of the area, towards Christ's Hospital School
  - Rural tracks and lanes are present
  - The area has urban edge influences from Southwater
  - The condition of the landscape is eroded in places
- 1.4.8 *Local Landscape Character Area 29: Land North West of Southwater* is described thus:
- The topography of this area is of a gently undulating landform with small stream valleys
  - There is a medium scale pasture field pattern and a strong framework of thick hedgerows and shaws together with some plantation woodland adjacent to A24
  - Landscape condition is eroded in places by a few urban edge influences and modern farm buildings
  - Some views to Christ's Hospital School
- 1.4.9 The proposed additional area of car parking at Christ's Hospital Station is located within *Local Landscape Character Area 30: Christ's Hospital*, and is described thus:
- Moderate tranquillity from presence of school and commuter traffic to station. The railway also generates some noise
  - Historic Parkland and Listed Buildings of Christ's Hospital School. The site is important for Horsham District as a whole

- Public access is limited due to the use of the site as a school
- 1.4.10 In 2018 Southwater Parish Council completed a landscape sensitivity and capacity study as part of the evidence base for the Southwater Neighbourhood Plan and also identified Local Landscape Character Areas (see Plate 5 and Figure 2c). The Site largely falls within *Area 5 – Lanaways Farm*, and *Area 6 – West of Worthing Road*, comprising *6a. Great House Farm*, *6b Smith's Copse*, and *6c. Sayers Farm*. The outlying car-parking site at the station lies within *Area 4a: Christ's Hospital School*.
- 1.4.11 In terms of Historic Landscape Characterisation as recorded within the West Sussex HER, the Site is characterised as comprising largely medieval '*Informal Fieldscapes*' field patterns resulting from formal, informal and regular piecemeal enclosure (see Figure 2c). With some central areas of '*Formal Enclosure (planned/private)*' with localised areas of '*Ancient Semi-natural Woodland*' (Figure 2c). Differing historic land ownership and the subdivision by the Anglo-Saxon manorial boundary has created subtle differences in the surviving historic landscape pattern in terms of historic boundary loss and field shape (see Figure 2c, Plates 6 and 7, and also Figures 15 to 19).
- 1.4.12 There is greater boundary loss in the northern portion of the Site, first occurring in the late nineteenth century following the acquisition of the land by Christ's Hospital, with disruption to landscape pattern also as a result of the construction of the modern A24 Horsham by-pass.
- 1.4.13 The western part of the central area remains largely intact (comprising land around Bodimans and Sayers Farm), whereas there has been progressive boundary loss on the eastern side as a result of nineteenth and early twentieth century field amalgamation, and post-war housing encroaching into the former Lanaway's Farm landholdings along the Worthing Road at Courtlands/Willowmead.
- 1.4.14 In the southern portion of the Site the relict medieval landscape has been subdivided by the former Shoreham to Horsham (Christ's Hospital) Railway line which was embanked across the area and saw the loss of a number of former boundaries to the south of the line, and by 1877 there was also the loss of Garlis wood, a former ancient woodland recorded on the Tithe Map, owned by Sir Henry Fletcher, who was also owned Courtland Wood and Smith's Copse, as well as all the landholdings for Great House Farmhouse and Swains.
- 1.4.15 Land adjacent to the southeast corner of the Site around College Farm and Church Lane now forms the residential area known as 'Broadacres'. Archaeological investigation at Broadacres in advance of development took place in several phases from 2011, including geophysical survey, fieldwalking (2011), and evaluation (2016) followed by excavation in 2019. Some evidence of prehistoric and Iron Age activity was recovered but also revealed areas negative for archaeological features and finds (Section 4.2).

## 2 Legislative Background and Development Plan Framework

- 2.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites, historic landscapes or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.2 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.3 Historic England (formerly Historic England) is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this makes the effect of proposed development on the Sites and their settings a material consideration.
- 2.4 The removal of hedgerow is unlikely to require planning permission, but if removal is proposed as part of a planning application, then its impact on the heritage significance of the area and its impact on the setting of any heritage assets around may be taken into account in accordance with planning policies in the National Planning Policy Framework (NPPF) and the local development plan.
- 2.5 *In order to limit the length of this archaeological and landscape report and make the content more readable, the detailed section on planning matters concerning heritage assets of archaeological interest has been moved to Appendix 5 of this report, a full analysis of relevant policy and guidance is provided as Appendix 5 and within the wider application documentation.*

## 3 Geology and Topography

### Geology

- 3.1 The British Geological Survey (BGS Online 2026) records the underlying bedrock geology of the Site as largely comprising Horsham Stone Member — Sandstone, a sedimentary bedrock formed approximately 131 to 134 million years ago in the Cretaceous Period, indicating that the local environment was previously dominated by swamps, estuaries and deltas. In the northern portion of the Site the bedrock geology is Weald Clay Formation — Mudstone, also a sedimentary bedrock formed approximately 126 to 134 million years ago in the Cretaceous Period. No superficial deposits are recorded.
- 3.1 Two borehole results are available for the Site, both located in the northernmost part of the Site, which were recorded as part of the A24 Horsham By Pass.
- Borehole TQ12NE26, located at NGR 515980, 128340 was bored to a depth of 5.3m, and recorded a topsoil depth of 0.6m, below which as a 2.1m deep layer of mottled orange-brown and grey sandy clay sitting above a thin, 0.3m horizon of hard grey and brown calcareous sandstone. The remainder of the core comprised blue- grey clay-shale.
  - Borehole TQ12NE23 was drilled at NGR515990, 128470 to a depth of 7m, in the area now occupied by modern woodland adjacent to the A24 Hop Oast roundabout.

### Topography

- 3.3 The Site forms gently undulating rolling grassland, between 50m – 60m above Ordnance Datum (aOD). To the north of the site, adjacent to the A24, the land falls away from the road towards the watercourse that runs east-west across the site. Undulating land with tree groups, hedges and a stream typify the northern gateway which forms a unique character within the wider site.
- 3.4 The land central within the site is of a lesser gradient and towards the south of the site, the land falls down towards The Downs Link and the watercourse within Two Mile Ash Gill. The Downs Link is elevated but the land again falls gently away south of The Downs Link.

## 4 Archaeological and Historical Background and Assessment

### Prehistoric

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

### Historic

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

## Introduction

- 4.1.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site. Chapter 5 subsequently considers the Site conditions and whether the proposed development will impact the theoretical archaeological potential identified below and the settings of know heritage assets.
- 4.1.2 In terms of Historic Landscape Characterisation (HLC) data, the Site fieldscape corresponds to three different types (Figure 2c). The northern end of the Site is classed as modern field amalgamation (AD 1845-2010). The fields immediately south of this are classed as medieval to post-medieval formal enclosure (planned private enclosure with ponds). The remaining block, which constitutes the majority of the Site area and lies south of the strong east-west boundary followed by a public footpath across the Site, corresponds to medieval regular piecemeal enclosure.
- 4.1.3 The broad-brush approach of HLC provides a countywide view but does not represent a detailed definition of historic character or landscape features (see Section 1.4).
- 4.1.4 This chapter therefore reviews in more detail the historical background of the Site and sets it in its wider landscape, and historical, context. This was formed by additional detailed research, date recorded for the Site and wider study area within the West Sussex HER based on a 1km study area radius (Figure 2a-c, December 2025), a historic map regression exercise charting the development of the study area from the seventeenth century onwards until the present day (Figures 3 to 19); analysis of available LiDAR data for the Site, analysis of geophysical and drone (photogrammetry and multi-spectral) survey results (Stratascan 2011, Wessex Archaeology 2022, and SUMO 2022); and comprehensive site-walkover survey; in-order to identify potential historic landscape features and assess their present condition and survival (Appendices 1 to 3).

## Previous archaeological investigations

- 4.2.1 The Site, and the Broadacres development adjacent to the southeast side of the main Site, have been subject to several previous phases of archaeological work, and the Events as recorded in the West Sussex HER 2025 are shown on Figure 2b, and detailed in the Gazetteer.
- 4.2.2 Previous surveys within the Site, included in this report at Appendix 1, Appendix 2 and Appendix 3, are summarised here making reference to field numbers as per Plates 8, 9 and 10.

### Geophysical Survey, April – June 2011

A magnetic gradiometer survey was carried out across the south-eastern corner of the Site and adjacent phase areas in 2011 by Stratascan (Smalley 2011) (included at Appendix 1).

The survey identified anomalies of “probable” and “possible” archaeological origin. Most anomalies relate to former field boundaries and ditches, although a number of rectangular enclosures are also evident and clusters of possible pit alignments. Thermoremanent anomalies may relate to former kilns or hearths.

The area surveyed extends beyond the Site boundary, but for ease of reference, it overlaps with Fields LP\_25 (part), LP\_26, LP\_27, LP\_28 (part), LP\_33, LP\_34, LP\_35, LP\_36 and LP\_37 in Plate 9, all of which included “probable archaeology”, meaning a higher degree of certainty on interpretation of these features as being of archaeological origin.

### Geophysical Survey, May – June 2022

A detailed gradiometer survey was conducted over most of the application Site (included at Appendix 2), to complement the results of the earlier survey (see above) over the south-east area. The project aimed to establish the presence, or otherwise, and nature of detectable archaeological features in support of this outline application. The survey demonstrated the presence of multiple anomalies of “likely” and “possible” archaeological interest across the site, including:

- A square enclosure in the west of the Site (Field LP\_30) - the only anomaly this survey interpreted as “likely” archaeology; however, its date is not clear from the survey data alone. There are similar examples in the east of the Site, identified by the earlier survey as “probable” archaeology (in Fields LP\_25 (part), LP\_26, LP\_27, LP\_28 (part), LP\_33, LP\_34, LP\_35, LP\_36 and LP\_37, see above) but they were weaker and less well defined during this second survey, which therefore interpreted them as “possible” archaeology. These included:
  - Weak evidence for prehistoric activity in the form of two circular anomalies. These could represent Iron Age/Romano-British round houses, consistent with similar features in the surrounding area.  
Both appear to have internal features that could represent hearths or pits; and
  - Several possible enclosures across the site that cannot be attributed a date. They may relate to the prehistoric — medieval activity recorded in the surrounding area but could equally relate to modern or geological features.
- Additionally, evidence across the Site pertaining to the area’s agricultural past was evidenced in several former field boundaries and footpaths which correlate with nineteenth and twentieth century mapping, and with the historic landscape assessment presented in this report. Some possible boundaries that cannot be seen on any available mapping were also identified. It is known that the area has been in agricultural use since the prehistoric period, so there is potential for these to relate to this activity, but a confident date cannot be attributed from the geophysical data alone. Ridge and furrow ploughing is also evident in several areas of the Site.
- The remaining anomalies are thought to be modern or natural. The modern anomalies include services, drains, and areas of made ground, and are also illustrated in Appendix 2.

### Drone (Photogrammetry and Multi-spectral) Survey, June 2022

The above survey was complemented with a drone (photogrammetry and multi-spectral) survey in a small number of fields which were inaccessible for magnetometry as they were in arable use (with crop). The results of this additional survey are included at Appendix 3, presented with field numbers coinciding with LP\_3, LP\_12, LP\_22 and LP\_25 in Plate 9, and demonstrate potential for a number of archaeological features, including:

- Field 3 - Two possible palaeochannels and a linear anomaly with a weak signature in the southwestern area of the field.
- Field 12 - A short length of linear anomaly observed projecting south from the northern boundary of this field, aligned along a roughly northeast to southwest orientation, turning towards the southeast at its southern end, and measuring approximately 20 m in length by 2.5 m in width.
- Field 22 - Several anomalies were observed in Field 22 (Figure 23 at Appendix 3). A linear anomaly located approximately 20 m to the east of the western field boundary, measuring c. 77 m in length by c. 3 m in width and aligned along a northeast to southwest orientation. A weak rectangular anomaly was observed with a semi-circular protrusion on its southern side. A weak linear anomaly continues eastwards from the possible rectangular feature. In the central area of the field a possible rectangular anomaly was observed measuring c. 35 m in length by c. 16 m in width. To the south of this, close to the southern boundary of the field, is a more ephemeral rectangular anomaly measuring c. 9 m in length by c. 13 m in width.
- Field 25 - Probable instances of ridge and furrow were observed in Field 25 (Figure 24 at Appendix 3) represented by a series of parallel linear anomalies in the southeast of the field, and several weaker parallel anomalies in the northwest. The interpretation of probable ridge and furrow in the southeast of the field is consistent with the identification of ridge and furrow in this area through previous geophysical survey (Appendix 1, as set out above). A large c-shaped anomaly was observed in the southwest of the field. This possible feature measures c. 125 m in length by at least 105 m in width.

4.2.3 Previous work within the search area (but outside the boundary of the Site) is shown on Figure 2a, and comprises:

### **Desk-Based Assessment, October 2008**

A desk-based assessment for an area including the majority of the present Site excepting its northern extent and including the recently investigated areas to the south-east was compiled by Archaeology South East (ASE) in 2008 (James 2008) and formed the baseline data for a subsequent Environmental Statement chapter produced by WSP in 2014, as part of an outline application for the residential development at Broadacres.

### **Surface Artefact Collection, April 2011**

A surface artefact collection survey (fieldwalking) was carried out by ASE across two fields south of the Site (Stevens 2011). The fields walked corresponded to the Broadacres Phase 4 area (and a small strip of adjoining Phase 3) and the Phase 1 field immediately west of Phase 3. A general scatter of prehistoric flint was found across both fields, particularly fire-cracked flint, but no significant concentrations of prehistoric material were identified. Romano-British and medieval material was limited, and generally reflective of manuring episodes within arable fields rather than specific evidence for settlement/occupation. This comprised one sherd of Roman pottery together with approximately 20 sherds of post-Roman pottery. Ceramic building material dating from the medieval and post-medieval periods was present — the later period represented by a significant concentration in the central eastern part of the Site which corresponds to the location of 'College Barn', a structure which first appears on the Ordnance Survey Old Series 1-inch map of c.1800.

### **Geophysical Survey, March 2014**

A further phase of fluxgate gradiometer survey was carried out within the Phase 5 area (west of Broadacres Phase 4) (Cook 2014).

Limited evidence for archaeological features was found, including a possible ditch and anomalies representative of possible ridge and furrow, together with possible infilled cut features.

### **Trial Trenching, March 2015**

A trial trench evaluation was carried out in Broadacres Phases 1 and 2 immediately adjacent to the Site (Munnery 2015). Twenty-three trenches were excavated across the area. Small quantities of residual worked flint were recovered from the overburden, and evidence for Iron Age activity, including ditches and an occupation layer, was recorded. Post-medieval activity was represented by a small collection of nineteenth and twentieth century pottery in the overburden. Undated burnt pits were interpreted as possibly relating to the practice of 'burn beating' an activity designed to clear large areas of scrub and fertilise soil by burning and turning over the soil by hand. The burnt features were undated. Similar activity has been noted in both the Iron Age and post-medieval

periods at Broadbridge Heath, c. 5km to the north (Margetts 2018; Munnery 2015) during excavations at Wickham Green.

### Archaeological Watching Brief, May 2016 – May 2017

Archaeology South-East was commissioned to undertake an archaeological watching brief during groundworks following trial trenching on land west of Worthing Road, Southwater, West Sussex (centred on NGR 515407 126559). The watching brief was undertaken intermittently between the 23<sup>rd</sup> May 2016 and the 15<sup>th</sup> May 2017. No archaeological features, deposits or finds were identified (ASE 2016).

### DBA Update 2017

An updated desk-based assessment report was produced by ASE for a small irregular area (Broadacres Phases 3 & 4) lying to the south-east of the current Site (James 2017).

### Trial Trenching February - April 2019

An archaeological evaluation was conducted by ASE on land lying to the north of Church Lane (Broadacres Phase 3 and 4) corresponding to the majority of the area covered by the 2017 DBA. This work was undertaken on 11<sup>th</sup> February 2019 and again between the 15<sup>th</sup> and 17<sup>th</sup> April 2019. Eighteen trenches in total were excavated. The archaeological horizon appeared intact, but the results do not appear to correspond with those of the geophysical survey. Two features of archaeological interest were encountered in two separate trenches. Neither feature producing finds or dating material (Wilson 2019).

### DBA Update June 2019

A further updated ADBA for the Site was produced by ASE in June 2019. This has been largely reproduced in the following section as part of the archaeological and historical background to the Site.

- 4.2.4 Other nearby archaeological excavations revealed evidence for two Roman pits and a late post-medieval ditch on land at Hop Oast Farm, whilst excavations to the southeast of the Site at Millfield, Southwater, recorded three pits dated to the Mesolithic and/or Early Neolithic period. The majority of the evidence concerned settlement dating to the late Iron Age and mainly to the post-conquest early Roman period. A large space was enclosed by a natural stream or channel with associated drainage ditches. A possible roundhouse and a large number of pits were also attributed to this period. A series of pits with evidence of *in situ* burning were recorded, and also field boundaries including those of the 12<sup>th</sup>-13<sup>th</sup> century and 14<sup>th</sup>-15<sup>th</sup> centuries, and a possible trackway.
- 4.2.5 Approximately 1km to the north-northwest of the Site at Wickham Green, Broadbridge Heath there has been an extensive programme of archaeological investigation over a c.60ha area in advance of development. This work revealed a multi-period landscape in use from the Mesolithic to the post-medieval periods, comprising an extensive occupation phase during the Iron Age (ASE 2013, ASE 2014). These investigations represent one of the largest single archaeological excavations within the Weald of West Sussex, an area otherwise little investigated by such work, which explains the general paucity of records within the HER for sites other than farmsteads and outfarms; the data having been biased by the influx of sites onto the HER by virtue of the 2006 Forum Heritage Services report on Historic Farmsteads and Landscape Character in West Sussex.

## Archaeological and Historic background

### Prehistoric

- 4.3.1 The earliest recorded human activity in the wider region is from the Palaeolithic, with significant sites further afield at Boxgrove and Beeding, but no finds of this date are recorded within the study area. Until recently, relatively little evidence for prehistoric activity was known in the Weald, with the area thought to have been largely covered in dense post-glacial primary forest. However, palaeoenvironmental analysis is now indicating that at least limited, localised forest clearance was being undertaken from the Mesolithic onwards (Holgate 2003), most likely to encourage expansion and diversification in plant and animal species and to make the landscape more accessible for hunter-gatherer exploitation.
- 4.3.2 As previously noted, a programme of surface artefact collection was undertaken on two ploughed fields forming part of the adjacent Broadacres development (ASE 2011), where a number of early

Mesolithic to late Neolithic worked flints were recovered across the two fields. A Mesolithic flint-working site is also recorded at Pinfolds Farm, immediately to the north of the Site (MWS6648), where a quantity of struck flakes from a working floor was found during road marking, presumably as part of the construction of the A24 Bypass.

- 4.3.3 Further scatters of Mesolithic material are also recorded at Southwater Street (MWS4174) in the area around Pond Farm Ghyll c.350m to the east of the Site, and at Swabey's Yard, c.150m to the southeast of Smith's Copse and 150m to the east of the Site (MWS4175), where a Mesolithic flint core, some worked flint and burnt flint were found.
- 4.3.4 Mesolithic flints were also recorded at Jackrell's Lane, c. 900m to the east of the Site (MWS4557) beyond the A24. Mesolithic worked flint was recovered during a surface artefact collection exercise around Parthing's Cottage c.1km to the north-northwest of the Site, which was thought to be associated with activity on the higher ground to the south (ASE 2009), and also included fire-cracked flint, similar to that found during archaeological investigations in the area around the southeast corner of the Site. Early Mesolithic to late Neolithic flint was also recorded from the same area at Highwood, Broadbridge Heath (MWS13612), west of Horsham.
- 4.3.5 Prehistoric flint sites are recorded at Poundfarm Gill (MWS6640) c.500m east-southeast of the Site, comprising tools dating from the early Mesolithic to the late Bronze Age, and also at Easteds Farm (MWS6643), 200m to the southeast of the Poundfarm Gill site.
- 4.3.6 The Mesolithic evidence recorded at Wickham Green c.1km to the north-northwest of the Site comprised probable short-stay or hunting camps represented by concentrations of flintwork within features. Other concentrations of Mesolithic flints have also been found along the River Arun, as well as a general 'background scatter' of flintwork within the Site, demonstrating transient activity along the valley and its various streams and tributaries during this period.
- 4.3.7 A gradual intensification of Wealden woodland clearance is likely to have taken place during the Neolithic. A chance find of a Neolithic plano-convex knife, recorded as the Stammerham Knife (MWS5298) was found to the north of Christ's Hospital, c.650m to the northwest of the Site. Neolithic flints are also recorded at Stakers (MWS3326), c.860m to the southeast of the Site near the Southwater Business Park, where a number of worked flints are recorded as having been found 3ft below the surface.
- 4.3.8 The Wickham Green site to the west of Horsham also yielded evidence of Neolithic flintwork and rare sherds of pottery, which again suggested a background level of activity within the Arun valley during the Neolithic period. However, the discovery of a possible mortuary enclosure, or excarnation platform, of Neolithic date is of considerable interest, and is possibly the earliest Neolithic structure of its type in Sussex, and may attest to an early deforestation of parts of the area and the establishment of agriculture as a new way of life.
- 4.3.9 The presence of Bronze Age barrows (burial mounds) within the High Weald points to some level of settlement at this period. Much of the known prehistoric settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham (Margetts 2018) has produced considerable evidence for previously unsuspected prehistoric occupation on the clay lands.
- 4.3.10 A chance find of a Bronze Age barbed and tanged arrowhead was also recorded at Jackrell's Lane to the east of the Site, where there was a concentration of mainly Mesolithic flints (MSW4557). A small assemblage of residual flintwork was recorded from the overburden during archaeological investigations within the southeast area of the Site, most of which dated to before the Late Bronze Age (MWS10168). An Iron Age ditch, pottery and occupation layer were also recorded here, as well as several burnt features thought to relate to the practice of burn beating, an activity designed to clear large areas of scrub and fertilise soil by burning and turning over the soil by hand. Although these features have no formal dating, the paucity of other dated material from the investigated area suggests that they might relate to the Iron Age activity. A number of undated ditches and two postholes were also identified. The ditches share a similar alignment to the dated ditch and so might also be of Iron Age origin. Some possible Iron Age pottery was also recorded to the north of Christ's Hospital (MWS6738).
- 4.3.11 Most of the evidence for Iron Age activity in Sussex is found on the downland. It is noticeably scarcer than that for Bronze Age activity. The most visible evidence relates to a series of defended enclosures, many of which originated in the Late Bronze Age (Hamilton & Manley 1997). Farming settlements and enclosures are also known, and the Iron Age also saw the beginnings of the

Wealden Iron industry most of which activity was concentrated in the eastern part of the Weald (Gardiner 1990).

- 4.3.12 The Wickham Green site recorded extensive occupation from the Middle to Late Iron Age, with some transient activity during the Early Iron Age. The Middle Iron Age occupation comprised roundhouses within four distinct locations in the central and eastern areas of the site. The structures included an interesting and apparently unique, spiral ring-gully around a post-built structure in the vicinity of a separate cluster of four other structures, more typical of domestic roundhouses. The spiral gully- defined structure may relate to a workshop and/or livestock shed, although there are other (religious or domestic) possibilities.
- 4.3.13 A Late Iron Age-early Romano-British phase of occupation at Wickham Green was one of the busiest phases of activity at site, with the laying out of tracks, enclosures and field systems, as well as settlement evidence for a number of roundhouses, with at least one roundhouse associated with nearby plots, stock pens, and/or allotment gardens. In addition, two small square enclosures were dated to this phase and are likely to be related to mortuary activity (potentially barrows). Two urned cremations were also found in close proximity to the easternmost of these enclosures and a cemetery was also recorded, containing several cremations with associated grave goods, such as brooches, some of which were in urns, whilst others were in pits.

### Romano-British

- 4.3.14 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest. Following the Roman invasion of AD43, the region became heavily settled, particularly along the Downs and the fertile Coastal Plain, where settlements were mostly associated with farming and are characterised by evidence of continuity with the previous Iron Age (Rudling 1999). Evidence for Roman activity in the Weald, however, is sparse, and is confined mainly to the arterial network of Roman roads, way-stations and ironworking or industrial sites. Evidence of Roman iron-working activity, as with Iron Age sites, is skewed towards sites in East Sussex.
- 4.3.15 A small quantity of residual Romano-British and probably residual Iron Age pottery has been recovered to the north of Christ's Hospital but in a negative investigation (MWS6738), and recent large scale archaeological investigations have produced some evidence of late Iron Age and or Romano-British activity. Two Roman period pits were identified during investigations to the north-east of the Site on land at Hop Oast Farm (MWS8607, MWS7994) and evidence of post-conquest settlement to the south-east on land at Millfield, Southwater (MWS10165, EWS1380).
- 4.3.16 During the Romano-British period the Wickham Green site saw the modification of earlier landscape features and field systems, with continued agricultural settlement of the area, although to a lesser extent than during the preceding Iron Age. A new enclosure was laid out, as well as a track or hollow way, with the land mainly utilised for organised pastoral and arable activity into the late 4<sup>th</sup> century.
- 4.3.17 No other sites or finds of Roman activity or contemporary Romano-British features are recorded within the Site or the wider study area in the HER search, but this could largely be the result of the general paucity of archaeological investigation within the area. There is still considered to be a moderate potential for finds and features of Prehistoric and Romano-British date to exist within the Site.

### Saxon/Early Medieval

- 4.3.18 The Site sits within the Weald, a large area of landscape between the parallel chalk escarpments of the North and South Downs, and spanning the counties of Hampshire, Surrey, Sussex and Kent. The Weald was once covered with forest, and its name, Old English in origin, signifies 'woodland'. The entire Weald was originally heavily forested, and therefore generally sparsely inhabited, but gradually areas were cleared, and people settled on the fringes, such as along the valley of the River Arun, and made use of the area for transhumance. Several parts of the forest on the higher ridges in the interior of the Weald seem to have been used for hunting by the Saxon Kings of Sussex, including St Leonards Forest to the east, and the forests of the Weald were often used as a place of refuge.
- 4.3.19 The Anglo-Saxon Chronicles record that during the Saxon conquest of Sussex, the native Britons were driven from the coastal towns into the recesses of the forest for sanctuary. Settlement

pattern in the wider landscape around the Site would have been scattered and dispersed, and saw little development until the Medieval period. Lands and estates were attached to manors in the south beyond the forest and were used to provide them with swine pasture, timber, firewood and charcoal. Many of the north-south aligned roads, tracks and footpaths in the region originated at this time as droeways to link the coastal manors with their detached counterparts, including Two Mile Ash/Marlpot Road and Worthing Road.

- 4.3.20 During the Saxon period, the Site comprised lands which were owned as detached parts of manors located further afield: there is a roughly north-south boundary bank and hedge subdividing the area, which dates to this period and remains largely extant throughout the length of the Site, and forms the eastern edge of Courtland Wood.
- 4.3.21 The western part, Marlpot, belonged to the manor of West Tarring, near Worthing, a long strip manor running from the parish of Shipley up to the Sussex/Surrey border, 12km in length and only a few hundred metres wide (Chatwin & Gardiner 2005). The eastern part of the Site, Crockhurst, belonged to the manor of Washington, as did Horsham.
- 4.3.22 There is no mention of Southwater, Crockhurst, Marlpot or even of Horsham in Domesday, despite the latter becoming a medieval borough, and that there was almost certainly dispersed settlement in the area during the early medieval period. Indeed, Horsham is mentioned in a pre-Conquest charter (Darby & Campbell 1962, 420).
- 4.3.23 By the 10<sup>th</sup> century, the multiple estates had begun a process of fragmentation into smaller units, and it is from this process that the separate parish of Horsham probably derives, although the date of this process is unclear — the Site lay within the southern part of Horsham parish. 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 (assarts), with settlement largely comprising a dispersed pattern of hamlets and isolated farmsteads. The area falls within the Weald Sub-Province within the South Eastern Province in Roberts & Wrathmell's rural settlement classification (Roberts & Wrathmell 2000).

### Medieval

- 4.3.24 Following the Norman Conquest, William de Braose was granted significant swathes of land by William the Conqueror across Sussex including the feudal barony of Bramber, and he was one of the most powerful of the new feudal barons in the early Norman era. His son, Philip de Braose succeeded his father as Lord of Bramber in c.1096 and started an important Anglo-Norman dynasty, the House of Braose, playing a significant role in the power struggles across England, Wales and Ireland in the 11<sup>th</sup> to 14<sup>th</sup> centuries.
- 4.3.25 The Domesday entry for the manor of West Tarring refers to William de Braose, lord of the Rape of Bramber, holding four hides from the archbishop of Canterbury — this included the outlying detached Wealden manor of Marlpot, and indicates some settlement and arable cultivation at this time. The placename Marlpot is itself of Norman French derivation, being first recorded as *Malrepat* in the twelfth century, and meaning either 'ill-feeding', a reference to poor land for cultivation, or derives from the personal name of a Norman steward of the manor (Mawer & Stenton 1930, 227). There are also references to assarting (the clearance of woodland to create fields) for arable in Crockhurst in the thirteenth century, together with tithes of pannage (the pasturing of pigs within woodland) in the same area and at Marlpot, indicating the mixed mosaic of landscape types existing at the time (Hudson 1986, 166).
- 4.3.26 At Domesday, Crockhurst, as a detached part of Washington manor, was also held by William de Braose, who in AD1254 granted it to Sele Priory in Upper Beeding, then described as 229 acres in area: by AD1535 the land transferred to Magdalen College, Oxford, after which it is presumed that College Farm (Grade II listed, and of sixteenth century date) and later College Barn outfarm derived their names.
- 4.3.27 The proposed new car-park provision at Christs Hospital Station was formerly part of the landholdings associated with the manor of Stammerham, first so-called in AD1262, and probably derived from land there held by Nicholas of Stammerham in AD1224. Previously this had been part of the manor of Shortfield, originally an outlying part of Fécamp abbey's Steyning estate.
- 4.3.28 During the medieval period, the rural landscape comprised a mainly pastoral landscape of

irregular assarts with small patches of common demesne (land held in hand by the manorial lord), as well as arable around scattered settlement foci (e.g. a block of recorded demesne between Watlings Moathouse and Great House Farmhouse (Chatwin & Gardiner 2005)), usually enclosed at an early date leaving little trace in the documentary record (Chapman & Seeliger 2001).

- 4.3.29 The Site itself was enclosed in a piecemeal fashion from at least the twelfth century onwards as assarts: woodland cleared in small parcels, which in turn created shaws (wooded field boundaries). Some 'lost' hedgerow boundaries in the Site are 'preserved' by way of surviving mature trees which stand as a reminder of a former land divisions, particularly in the southern portion of the Site.
- 4.3.30 The name 'Southwater', apparently mentioned from AD1346, originally seems to have described not a single settlement but the whole of the parish south of the River Arun, and a medieval hamlet may also have sprung up here during the thirteenth century, although it was the town of Horsham itself which became a medieval borough of some significance, established by AD1235, with burgage plots, trading merchants and a large Norman church, which saw significant growth in the 14<sup>th</sup> to 16<sup>th</sup> centuries.
- 4.3.31 Great House Farmhouse (Grade II\* listed) was built on a site occupied by Sele Priory, with continuous occupation of the Site of Great House Farm traced to AD1254, to Simon Terry. Terry was an assarter and tenant of Sele Priory, a Benedictine Order founded by William de Braose after the Conquest in Upper Beeding, c.10 miles to the south of the Site, which was a dependent priory of the abbey of St Florent in Saumur, France. Other farmsteads were also established during the later medieval period as ribbon development along Two Mile Ash/Marlpost Road and Worthing Road, including Lanaways, Sayers, Swains, Tower Hill Farm and Pond Farm.
- 4.3.32 The Site is part of a much wider relict managed medieval landscape, which comprised a series of moated sites with ponds and interlinking water management systems which made use of, and altered, the natural streams and gills which characterise the area, fed from the River Arun via Stammerham, where there was a medieval manor with sizeable fish ponds (now part of Christ's Hospital estate) c.200m to the west of Two Mile Ash Road and the northwest corner of the Site. The network of ponds, streams, gills and ditches remain clearly evidenced in the landscape and within the Site in the area around Great House Farm, as well as Watlings Farm to the immediate west at Two Mile Ash and at Lanaways Farm, as well as the former complex at Stammerham Farm to the northwest of the Site and Pond Farm to the east.

### Post-Medieval and historic map regression

- 4.3.33 Scattered across the landscape are a number of large farms, often comprising buildings of early post- medieval date, but occupying much older sites (see Figure 2a, and Gazetteer). Smaller building plots along the roadsides often represent illegal encroachments (squatter settlements) onto former wasteland. After AD1500, rural settlement continued to be chiefly scattered rather than nucleated and surviving buildings of this period include College, Lawsons, Marlpost, Pond, Great House, Sayers and Lanaways Farms, which often began with medieval components. The West Sussex HER also records a number of farmsteads as a result of the 'Historic Farmsteads and Landscape Character of West Sussex' Project (Forum Heritage Services 2006), which aimed to record all farmsteads shown on the Ordnance Survey 2<sup>nd</sup> edition 25" mapping of 1895.
- 4.3.34 However, as well as ribbon development, a cluster of houses developed at Southwater Street and at Tower Hill, with development along the Worthing Road increasing particularly after it was turnpiked in c.1764. An alehouse was recorded at Southwater in AD1542, and Old May Day (12<sup>th</sup> May) was still kept as a festival in Southwater in 1774, with dancing and a maypole. By 1800 there was a wheelwright in the hamlet, and other tradesmen followed as the population increased during the nineteenth and twentieth centuries, with a church (Holy Innocents, Grade II listed) built for Southwater and its environs in 1850.
- 4.3.35 The opening of the railway station at Southwater in 1861 was not followed immediately by much building, although this changed with the establishment and growth of the brickworks from the 1890s onwards.
- 4.3.36 Historic mapping prior to the eighteenth century shows little detail about the Site, with the first

map to show the Site in the context of its adjacent historic routes, scattered farms and settlements being the 1724 Budgen map (see Figure 3 also Plate 8 below). Great House Farm is depicted within the Site as well as the adjacent historic farmsteads including Pond Farm, Sayers and Lanaways, and Stammerham.

- 4.3.37 Denne Park to the northeast of the Site is shown as emparked and was recorded as a manor and a deer park in the medieval period but is now bisected from the Site by the modern A24 Horsham By Pass. In 1605 the estate was sold to Sir Thomas Eversfield, in whose family it descended until the twentieth century.
- 4.3.38 Great House Farm formerly belonged to Sele Priory and was tenanted until its early dissolution, after which it was part of the wider Priory lands granted to Magdalen College, Oxford in 1480. From the fifteenth century until the 1760s it was tenanted by the Lintott family, before it descended through the female line by marriage to the Fletcher family. The Lintott family was a prominent Horsham family, mentioned from 1524 onwards.
- 4.3.39 The Gardner and Gream map of 1795 (Figure 4) shows the area of the Site in a little more detail but has a highly stylised field pattern not reflective of the extant historic landscape at the Site today, although it does indicate the irregular and regular piecemeal enclosure pattern which prevailed from the medieval period onwards.
- 4.3.40 The first detailed map of the Site is the 1806 Ordnance Survey Drawing (Figure 5), although the representation of the relict medieval landscape is not wholly accurate.
- 4.3.41 The first accurate detailed map is the 1844 Horsham Tithe Map (see Figure 5). A detailed analysis of the Tithe Map for the Site only, as shown in Figures 15 – 19, shows the differing landowners and tenants, as well as the relict medieval field pattern respecting the Saxon manorial boundary and historic land use.
- 4.3.42 The full Tithe Apportionment is shown below:

### 1844 Tithe Apportionments, Horsham - Sussex

| Land Parcel | Landowner          | Occupant           | Description          | Land Use/Cultivation | NHLE Ref |
|-------------|--------------------|--------------------|----------------------|----------------------|----------|
| 1056        | Sir Henry Fletcher | Henry Simmons      | Old Orchard          | Pasture              |          |
| 1057        | Sir Henry Fletcher | Henry Simmons      | Cottage and Garden   | -                    | 1027059  |
| 1060        | Sir Henry Fletcher | Henry Simmons      | Dencher Plat         | Arable               |          |
| 1066        | Sir Henry Fletcher | James Charman      | Swains Mead          | Arable               |          |
| 1067        | Sir Henry Fletcher | James Charman      | Cottage and Garden   | -                    | 1027064  |
| 1068        | Sir Henry Fletcher | James Charman      | Swains Field         | Arable               |          |
| 1069        | Sir Henry Fletcher | James Charman      | Sellers Field        | Arable               |          |
| 1070        | Sir Henry Fletcher | James Charman      | Shaw                 | Wood                 |          |
| 1071        | Sir Henry Fletcher | James Charman      | Sows field           | Arable               |          |
| 1073        | Sir Henry Fletcher | James Charman      | The Ponds            | Pasture              |          |
| 1074        | Sir Henry Fletcher | James Charman      | Pitfield Barn Field  | Pasture              |          |
| 1075        | Sir Henry Fletcher | James Charman      | Homestead and Meadow | -                    |          |
| 1076        | Sir Henry Fletcher | James Charman      | Barn Field           | Arable               |          |
| 1077        | Sir Henry Fletcher | James Charman      | Buildings and Meadow | Pasture              |          |
| 1078        | Sir Henry Fletcher | James Charman      | The Plat             | Arable               |          |
| 1079        | Sir Henry Fletcher | James Charman      | Mill Field           | Arable               |          |
| 1080        | Sir Henry Fletcher | Sir Henry Fletcher | Garlis Wood          | -                    |          |
| 1081        | Sir Henry Fletcher | James Charman      | Garlick Field        | Arable               |          |
| 1082        | Sir Henry Fletcher | James Charman      | Two Mile Ash Field   | Arable               |          |
| 1083        | Sir Henry Fletcher | James Charman      | The Shaw             | Wood                 |          |

## Archaeological and Historic Landscape Desk-Based Assessment

|      |                      |                      |                              |         |                    |
|------|----------------------|----------------------|------------------------------|---------|--------------------|
| 1084 | Sir Henry Fletcher   | James Charman        | Two Mile Ash Field           | Arable  |                    |
| 1085 | Sir Henry Fletcher   | Sir Henry Fletcher   | Wood                         | -       |                    |
| 1089 | Sir Henry Fletcher   | Sir Henry Fletcher   | Courtland Wood               | -       |                    |
| 1090 | Sir Henry Fletcher   | James Charman        | Hop Garden                   | Arable  |                    |
| 1091 | Elizabeth Greenfield | Philip Postlethwaite | Wood Field                   | Arable  |                    |
| 1092 | Elizabeth Greenfield | Philip Postlethwaite | Wood Field                   | Arable  |                    |
| 1093 | Sir Henry Fletcher   | James Charman        | Grovelands                   | Arable  |                    |
| 1094 | Elizabeth Greenfield | Elizabeth Greenfield | Lower Field                  | Arable  |                    |
| 1095 | Elizabeth Greenfield | Philip Postlethwaite | Pit Field                    | Arable  |                    |
| 1096 | Elizabeth Greenfield | Philip Postlethwaite | House Field                  | Mead    |                    |
| 1097 | Elizabeth Greenfield | Philip Postlethwaite | Homestead Cottage and Garden | Pasture | 1027037<br>1027038 |
| 1099 | Elizabeth Greenfield | Philip Postlethwaite | Horsham Field                | Barley  |                    |
| 1100 | Elizabeth Greenfield | Elizabeth Greenfield | Five Acres                   | Arable  |                    |
| 1101 | Sir Henry Fletcher   | Sir Henry Fletcher   | Smith's Coppice              | -       |                    |
| 1105 | Sir Henry Fletcher   | James Charman        | The Landed Seeds             | Arable  |                    |
| 1107 | Sir Henry Fletcher   | James Charman        | Great Meadow                 | Meadow  |                    |
| 1108 | -                    | -                    | Road                         | -       |                    |
| 1109 | Sir Henry Fletcher   | James Charman        | North Field                  | Arable  |                    |
| 1110 | Sir Henry Fletcher   | James Charman        | Cross Field                  | Arable  |                    |
| 1111 | Sir Henry Fletcher   | James Charman        | High Field                   | Arable  |                    |
| 1112 | Sir Henry Fletcher   | James Charman        | Rookery Plat                 | Pasture |                    |
| 1114 | Sir Henry Fletcher   | James Charman        | Garden Orchard and Barn      | -       | 1286023            |
| 1116 | Sir Henry Fletcher   | James Charman        | Barn Plat                    | Pasture |                    |
| 1117 | Sir Henry Fletcher   | James Charman        | Occupation Road              | -       |                    |
| 1118 | Sir Henry Fletcher   | Henry Simmons        | House Mead                   | Pasture |                    |
| 1119 | Sir Henry Fletcher   | Henry Simmons        | House Garden and Orchard     | -       | 1354174            |
| 1503 | James Eversfield     | George Smart         | Carthouse Field              | Arable  |                    |
| 1504 | James Eversfield     | George Smart         | Long Field                   | Arable  |                    |
| 1505 | James Eversfield     | George Smart         | Rainbow Field                | Arable  |                    |
| 1513 | Robert Henry Hurst   | George Hillis        | Eight Acres                  | Arable  |                    |
| 1514 | Robert Henry Hurst   | George Hillis        | Seven Acres                  | Arable  |                    |
| 1515 | Sir Henry Fletcher   | James Charman        | Smith's Field                | Arable  |                    |
| 1516 | Elizabeth Greenfield | Elizabeth Greenfield | Long Field                   | Arable  |                    |
| 1517 | Elizabeth Greenfield | Elizabeth Greenfield | Lane Field                   | Arable  |                    |
| 1518 | Elizabeth Greenfield | Elizabeth Greenfield | Meadow                       | Mead    |                    |
| 1519 | Elizabeth Greenfield | Elizabeth Greenfield | Homestead Yards Garden etc.  | -       | 1354171            |
| 1520 | Elizabeth Greenfield | Elizabeth Greenfield | House Mead                   | Arable  |                    |
| 1521 | Robert Henry Hurst   | George Hillis        | Wapplegate Field             | Arable  |                    |
| 1522 | Robert Henry Hurst   | George Hillis        | Three Acres                  | Arable  |                    |
| 1523 | Elizabeth Greenfield | Elizabeth Greenfield | Orchard Field                | Arable  |                    |
| 1524 | Elizabeth Greenfield | Elizabeth Greenfield | Horsham Field                | Arable  |                    |
| 1525 | Robert Henry Hurst   | George Hillis        | Barn Field                   | Pasture |                    |
| 1526 | Robert Henry Hurst   | George Hillis        | Stable Field                 | Arable  |                    |
| 1527 | Robert Henry Hurst   | George Hillis        | Broad Six Acres              | Arable  |                    |
| 1528 | Robert Henry Hurst   | George Hillis        | Long Six Acres               | Arable  |                    |

## Archaeological and Historic Landscape Desk-Based Assessment

|      |                    |                |                         |         |                    |
|------|--------------------|----------------|-------------------------|---------|--------------------|
| 1529 | Robert Henry Hurst | George Hillis  | Dry Field               | Arable  |                    |
| 1530 | Robert Henry Hurst | George Hillis  | Lag                     | Mead    |                    |
| 1533 | Robert Henry Hurst | George Hillis  | Homestead and Buildings | -       | 1027036<br>1119726 |
| 1538 | Robert Henry Hurst | Robert Rowland | Step Mead               | Pasture |                    |
| 1539 | Robert Henry Hurst | Robert Rowland | House Homestead etc.    | -       | 1027035            |
| 1540 | Robert Henry Hurst | Robert Rowland | Seven and a Half Acres  | Arable  |                    |
| 1541 | Robert Henry Hurst | Robert Rowland | Pear Tree Field         | Arable  |                    |
| 1542 | Robert Henry Hurst | Robert Rowland | Eight Acres             | Arable  |                    |
| 1543 | Robert Henry Hurst | Robert Rowland | Long Six Acres          | Arable  |                    |
| 1544 | Robert Henry Hurst | Robert Rowland | Great Old Seeds         | Arable  |                    |
| 1545 | Robert Henry Hurst | Robert Rowland | Little Spring Plat      | Arable  |                    |
| 1546 | Robert Henry Hurst | Robert Rowland | Little Old Seeds        | Arable  |                    |
| 1547 | Robert Henry Hurst | Robert Rowland | House Mead              | Mead    |                    |
| 1548 | Robert Henry Hurst | Robert Rowland | Plat                    | Mead    |                    |
| 1556 | Robert Henry Hurst | Robert Rowland | Great Spring Plat       | Arable  |                    |

- 4.3.43 In the northern portion of the Site, Plots 1538 — 1548 were all owned by Robert Henry Hurst, and tenanted by Robert Rowland, who farmed out of what is now Little Pinfolds to the north of the Site, but at the time of the Tithe was recorded as Tower Hill Farm. Robert Rowland also had what is now Grade II listed Field End Cottage (plot 1539) in his tenancy.
- 4.3.44 Robert Henry Hurst (1788–1857) was an English Whig politician. He was Member of Parliament (MP) for Horsham from 1832 to 1841, and from 1844 to 1847, and lived at Horsham Park and Mansion. The Hurst family acquired a number of other landholdings to expand their estate, including Horsham Rectory in c.1790 and the manor of Marlpost in 1815, and by the time of Robert Henry Hurst’s death in 1843, the Hurst estates in the parish totalled over 2100 acres. The Hurst family were first recorded as holding land within Horsham parish in 1313.
- 4.3.45 At the time of the Tithe map, all the plots other than 1538, 1547 and 1548 were recorded as arable fields. Plot 1538 was pasture, and 1547 and 1548 were mead.
- 4.3.46 Occupying the central-north portion of the Site are a series of Plots (1513, 1514, 1521, 1522, 1525 — 1535) (plus 1506 — 1512 located on the eastern edge of the Site and redeveloped as Courtlands and Willowmead) which were also in the ownership of Robert Henry Hurst but occupied/tenanted by George Hillis, who lived and farmed out of Lanaways Farm (Grade II Listed), which had originated as a farm in the medieval period. Plot 1531 was recorded as plats and moat. At the time of the Tithe all of the Lanaways plots were arable, other than 1525 which was recorded as pasture. There was also a small plot of orchard at Lanaways (plot 1532).
- 4.3.47 Plots 1503, 1504 and 1505 at the north-east fringe of the Site were owned by James Eversfield and occupied/tenanted by George Smart, who predominantly farmed a number of arable fields on the east side of the historic Worthing Road. George Smart farmed out of Hop Oast Farm, now bisected from the Site by the modern A24 Horsham By-pass.
- 4.3.48 James Eversfield lived at Denne Park, located to the north-east of the Site, its relationship to the Site also severed by the A24 Horsham By Pass. Denne Park is one of three medieval deer parks once owned by William de Braose, who lived at Bramber Castle and possessed the Rape of Bramber. It was part of Washington Manor and then had passed to the ownership of the Broadbridge family by 1499 until about 1605 when it was sold to Sir Thomas Eversfield, who built the present house (Grade II listed), in whose family it remained until the twentieth century, apart from a period forfeited to the Crown. The last of the extensions and modifications to the house was in 1875 by which time it was a thriving Victorian household with substantial gardens. In the 1950s it was converted to apartments, its outhouses converted to dwellings and new houses built in the grounds.

- 4.3.49 Plots 1094, 1100, 1516, 1517, 1518, 1520, 1523 and 1525 were all linked to Grade II Listed Bodimans (plot 1519) which was owned and occupied by a woman called Elizabeth Greenfield. Plot 1518 was mead, with the remainder all arable. Elizabeth is listed in the 1841 census as being of independent means. Elizabeth Greenfield also owned the Plots 1091, 1092, 1095, 1096, 1098 and 1099 to the south of Bodimans, around Sayer's Farm (Plot 1097), which she tenanted out to Philip Postlethwaite, who lived and farmed out of Sayers (Grade II listed, and also a farm of medieval origin). Plot 1099 was recorded as a barley field. Plots 1096 and 1098 (just outside of the Site and flanking the farmhouse and barn) were both recorded as mead.
- 4.3.50 The southern portion of the Site comprised plots belonging to Sir Henry Fletcher, which were occupied and tenanted by James Charman, who farmed out of Great House Farmhouse (Grade II\* listed) (at the time of the Tithe called Homeland Farm), whose son, also called James Charman, had occupancy of Swains (Grade II listed). However, Sir Henry Fletcher retained ownership and occupation of the ancient woodland (Courtland Wood, plot 1089; Smiths Copse, plot 1101; Garlis Wood, plot 1080 (no longer extant), and Roadside Wood (plot 1085). Plots 1060 and 1118 were also owned by Sir Henry Fletcher, and occupied by Henry Simmons who farmed out of College Farm (Grade II listed). The majority of the plots were recorded as arable, with occasional pasture and mead.
- 4.3.51 Field names are generally utilitarian and descriptive (e.g. Five Acres, Wood Field), but some plots hint at a possible archaeological element, e.g. 1079 — Mill Field; 1095 — Pit Field; 1110 — Cross Field. Garlick Field (1081) may refer to the former practice of growing garlic for medicinal use (against leprosy — Field 1989), although the adjacent Garlis Wood (1080) suggests a possible corruption of another word such as a personal name. Parcel 1105 is called The Landed Seeds — this is difficult to interpret but may refer to former arable strips (often called lands) put down to arable (known to produce other field names containing 'seed') (Field 1989, 195). Courtlands Wood may well reflect a personal name (e.g. Courtlands elsewhere in Horsham parish refers to William de la Court — Mawer & Stenton 1930, 229), although this in turn may be derived from a link to a manorial centre. The map also shows a number of small, scattered buildings, probably agricultural in nature, that have disappeared: parcels 1075 and 1077. The field names of the northern end of the Site largely reflect their size (e.g. 1543 Long Six Acres; 1544 Great Old Field) and parcel 1546, Little Old Seeds recalls that of 1105. Parcel 1552 at the extreme north of the Site was known as Carthouse Field although any associated former building may have lain outside the Site area. It is interesting to note that plot 1090 to the north of Courtland Wood and south of Sayers Farm was called 'Hop Garden', even though it was recorded as arable at the time of the Tithe. Similarly plot 1541 to the east of Field End Cottage, which was also recorded as arable, was called 'Pear Tree field', and both may hint at a former history of hop-growing and fruit horticulture at the Site.
- 4.3.52 The Bodiman's/Sayer's Plots in the central portion of the Site are the best preserved today in terms of historic landscape divisions, and are all to the west of, and respect, the early medieval manorial boundary. The same is also true of the Hurst plots in the northern portion of the Site. Only the Lanaway plots have expanded over the manorial boundary in the northern portion of the Site, most likely the result of the gradual acquisition of land by the Hurst family.
- 4.3.53 The plots in the south have done the same, but the latter is likely to be the result of the acquisition of Swains and it being brought under the Great House Farm tenancy under the ownership of Sir Henry Fletcher, who acquired estates in Southwater through marriage into the Lintott family. The 1841 census records a farmer, James Charman, aged 65, occupying College Farm and Great House, with his son, also a farmer called James Charman, aged 41, at residing at Swains. In 1844 the Fletcher estates in Horsham totalled nearly 750 acres.
- 4.3.54 Ordnance Survey mapping from 1875 onwards shows the Site in detail, although the coverage is patchy and was unavailable between 1911 and 1961. By 1875 the Shoreham to Horsham railway line had been constructed as an embankment across the southern part of the Site (see Figure 7), severing the historic link between Great House Farm and some of its landholdings to the south of the railway, although access was still possible by way of an underbridge.
- 4.3.55 The First Edition OS map shows some field amalgamation and boundary loss in the northern part of the Site, as well as in the southern part of the Site following the construction of the railway, including the loss of Garlis Wood and some shaws in the area to the south of Two Mile Ash/Bax

Castle and north of Swains (as depicted in Plate 7 above).

- 4.3.56 There was noticeable boundary loss in the northern part of the Site, and in the landscape to the northwest of the Site, to the south of Stammerham, by the time of the second edition map in 1896 (see Figure 8). This was the result of the majority of the Stammerham estate, once totalling 1300 acres, having been acquired by Christ's Hospital in the 1890s as location of a new school, where the former farmland was largely remodelled into parkland.
- 4.3.57 The site of Christ's Hospital station had been previously used by the Aylesbury Dairy Company, who owned large tracts of land of the former Stammerham estate: the Dairy had a small wooden platform on the Arun Line or [Mid-Sussex Railway](#) for milk to be taken to London. This platform had fallen into disuse upon the bankruptcy of the dairy after it lavished large sums of money on farm buildings. The estate was purchased in 1897 at a knock-down price by Christ's Hospital school, which had been seeking to move from London. It was expected that the school would attract large numbers of visitors which would need to be accommodated by the railway. When the school's foundation stone was laid by the Prince of Wales on 23 October 1897, the whole school came by train to Horsham where a siding was laid for the occasion.
- 4.3.58 At the time of the school's decision to relocate, the London, Brighton and South Coast Railway (LB&SCR) had been considering whether to stimulate residential development in the area by opening a station at Stammerham which would be called West Horsham. With the arrival of the school, the LB&SCR believed that even more traffic would be generated and decided to construct a lavish station building at a cost of £30,000 (equivalent to £3,329,771 in 2020). The school partly financed the construction of the station which consequently was built to a similar style as the school's own buildings, using red brick from the nearby Southwater brickworks.
- 4.3.59 By the time of the 3<sup>rd</sup> Edition OS map of 1912 (Figure 9), the extensive new Christ's Hospital School complex had been built, and the northern part of the Site and the proposed car park extension was depicted as parkland associated with the school: the two Grade II listed lodges at the northwest corner of the Site had also been constructed by this time, as well as Christ's Hospital Station.
- 4.3.60 The West Sussex HER also records some wartime entries and most importantly a reported aircraft crash site between Greathouse Farm and Southwater School, Southwater (Figure 2a MWS15592). The report notes that on 6<sup>th</sup> October 1944, a British Proctor plane came to ground between Greathouse Farm and Southwater School (200 yards west of Southwater School). One wing of the plane was smashed. The plane was attached to Gatwick RAF Station, who were informed of the incident, and they provided an RAF guard. There were three members in the crew, all of whom were uninjured. There were no bombs on the plane, and no fire was caused. One telephone pole was knocked down. RPS have checked with our UXO and our Military Historian subject matter experts and they suggest that based on the report there is no apparent risk of UXO, firearms or ammunition being present. There should also not be a requirement under the Protection of Military Remains Act (POMRA 1986) with regard to this crash site.
- 4.3.61 A World War II anti-tank buoy is recorded from Southwater (Figure 2a MWS15051).
- 4.3.62 There has been little change at the Site since 1875, and the historic landscape is one exhibiting considerable time depth and coherence which is evidenced by the strong network of historic banks, hedgerows, drains and ditches and pockets of historic woodland and mature trees which reflect a managed landscape dating to the medieval period and earlier.

## Assessment of historic landscape features and survival

- 4.4.1 Evidence from the historic maps, modern mapping and aerial/LiDAR data have been studied to identify the main phases of historic landscape development at the Site, which were then ground-truthed during the walkover survey.
- 4.4.2 Historic landscape features at the Site consist predominantly of a network of sinuous planted field boundary banks and ditches, with the earliest being the surviving parts of a Saxon manorial

boundary bank running roughly north-south through the Site, forming also the eastern edge of Courtland Wood. Where this manorial boundary has been lost/grubbed out above ground, it nonetheless remains visible as a feature on LiDAR data.

- 4.4.3 As noted above, there has been some historic boundary loss, but what remains is a coherent relict medieval managed landscape, which includes a complex network of water management through a series of natural and manmade ponds, gills, streams and ditches, as well as distinct assarts and small to medium irregular fields.
- 4.4.4 There are a series of historic footpaths which criss-cross the landscape and which remain legible as public rights of way through the Site: they preserve the earlier medieval routeways which crossed the Site from east to west to link together the two ancient north-south droveways which today comprise Two Mile Ash/Marlpost Road and Worthing Road, these roads having linked the detached manors around Horsham with their southern coastal counterparts.
- 4.4.5 Although a more modern feature, the disused railway line which crosses the southern part of the Site is also of industrial archaeological and historic landscape interest and retains a strong legibility.

## Assessment of Significance (Non-Designated Assets)

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

| Period               | Identified archaeological potential | Identified archaeological significance |
|----------------------|-------------------------------------|--|
| Early Prehistoric    | Moderate to High                    | Low (Local or Regional)                |
| Neolithic/Bronze Age | Low to Moderate                     | Low (Local or Regional )               |
| Iron Age & Roman     | Moderate to High                    | Low (Local or Regional)                |
| Saxon/Early Medieval | Low to Moderate                     | Low (Local or Regional)                |
| Medieval             | Low to Moderate                     | Low (Local or Regional)                |
| Post Medieval        | Moderate to High                    | Low (Local or Regional)                |
| Wartime/Modern       | Low to Moderate                     | Low (Local or Regional)                |

- 4.5.2 Part of the Site is located within an Archaeological Notification Area (ANA), and additional geophysical and drone survey undertaken to inform this assessment indicates that further “likely” or “probable” archaeological features similar to those encountered within the ANA are present elsewhere within the Site.
- 4.5.3 On this basis, any remains, should they occur within the Site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS2013) most likely be of local significance.
- 4.5.4 The extant of hedgerows at the Site are all deemed ‘Important’ under the Hedgerow Regulations, and those in the central west part of the Site best preserve the relict medieval fieldscape pattern. As such their significance is of low (local) to medium (regional) value. The manorial boundary by virtue of its age and degree of intactness is assessed to be of medium (regional) value as a non-designated heritage asset.
- 4.5.5 The disused railway line (The Downs link) is assessed to be low (local) to medium (regional) value as a non-designated heritage asset of industrial archaeological interest.

## 5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

### Site Conditions

- 5.1 The majority of Site is currently occupied by agricultural arable and pasture land and has been as such for its recorded history.
- 5.2 The Site is currently occupied by agricultural land divided into a series of parcels by a network of historic hedgerows, banks, streams and drains, and two areas of ancient woodland (Courtland Wood and Smiths Copse). The main Site is primarily agricultural land but has a number of farm buildings (including a dairy farm) located to the north of the site with access taken off Two Mile Ash Road. A small number of buildings lie just outside of the application boundary and are located to the southeast portion of the site. Two residential buildings are also present within the site boundary.
- 5.3 Two smaller parcels of land are also included within the redline boundary. The first of these (Site 2) is a parcel located adjacent and to the east of Christs Hospital station carpark, and northwest of the main site; it extends to approximately 1.35ha. This outlying small development area at Christs Hospital Station (Site 2) comprises an area of grassland with an area of ancient woodland (Sparrow Copse) abutting this proposed car-parking site on its northern edge.
- 5.4 The second parcel (Site 3) is located south of the main site, south of Bonfire Hill and Church Lane, and extends to approximately 2ha. Both comprise greenfield land.
- 5.5 The Site as a whole has been agricultural land for all of its recorded history, comprising predominantly arable and occasional pasture land with adjacent copses and tree belts forming part of the historic land divisions, as noted on 1844 Horsham Tithe Map.
- 5.6 Geophysical and drone (photogrammetry and multi-spectral) surveys (Appendices 1, 2 and 3) have been undertaken with coverage encompassing the development Site.

### Proposed Development 2026

- 5.7 Current development proposals comprise the submission of an outline planning application.
- 5.8 The Description of Development is:
- 'Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Class F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure'.*
- 5.9 The Development Quanta is as follows, the quantum of development is balanced by a range of public benefits delivered by the scheme:
- Up to 1,000 dwellings (Use Class C3) and up to 80 specialist accommodation units (Use Class C2).

- Neighbourhood centre, comprising commercial and community space (Use Class E and F).
  - Business/Employment Space (Use Class B2, B8, and E(g)).
  - Primary School and a Nursery.
  - Secondary School.
  - Gypsy and Traveller pitches/plots.
  - Sports pitches.
  - Public Open Space, including retained woodland, natural and semi-natural green space, amenity green space, parks and gardens, and Children and Youth Play Spaces.
  - Public Rights of Way
  - Redevelopment of existing barn complex, including demolition of modern, existing barn structures and the restoration of an agricultural building plus the erection of a structure for flexible community use (Use Class F); and
- Primary access to the highway from Worthing Road, Two Mile Ash Road, and Chessall Avenue.

Further details can be found in the main application documentation. The proposals are supported with a range of parameter plans:

- Illustrative Masterplan
- Land Use Parameter Plan
- Movement Parameter Plan
- Storey Heights Parameter Plan
- Landscape Parameter Plan
- Density Parameter Plan
- Indicative Phasing Parameter Plan
- Proposed Surface Water Drainage Strategy

The land parcels of the Proposed Development would be brought forward as part of a phased construction programme.

## Review of Potential Development Impacts on Designated Archaeological Assets

- 5.10 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or the 1km search area. As such the proposed development will not have an impact on any designated archaeological assets.

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

- 5.11 Part of the Site is located within an Archaeological Notification Area (ANA), with similar features to those within the defined ANA present elsewhere on Site as attested by recent surveys (Appendices 1 to 3).
- 5.12 The Site is anticipated to retain its archaeological interest, except in small areas of localised landfill and extraction in the northern zone of the Site. There is potential for archaeological deposits to be present within the Site which are likely to be impacted by groundworks associated with construction of the Proposed Development. All archaeological deposits, if present, should be anticipated to survive at a shallow depth.
- 5.13 This Assessment constitutes a detailed revision of works that were undertaken for an earlier OPA submitted in 2022. This 2026 Assessment includes an update of all previously submitted documentation pertaining to archaeological matters by RPS TT, fieldwork since 2022, and forms a response to the statutory consultee advice from 2022. The 2026 works include: this

assessment, geophysical survey reports (Appendix 1 and 2) and a drone (photogrammetry and multi-spectral) survey report (Appendix 3).

- 5.14 Archaeological advice on the former OPA provided by the former Historic Environment Advisor to Horsham District, Maria Medlycott of Place Services, was set out in a letter dated 21st November 2022 (Appendix 4). Ms Medlycott stated that they were in broad agreement with the findings of the earlier iteration of this report (Third Edition, July 2022)

*'...that there is moderate to high potential for deposits of earlier prehistoric, Iron Age to Romano-British and post-medieval date within the Site, and a low to moderate potential for deposits of Neolithic, Bronze Age, Saxon and medieval date, based on discoveries within the Site and in the wider area, including the fields immediately adjacent. The significance of any such remains, where present are likely to be of local or regional significance.'*

- 5.15 They also stated:

*'...We are also in agreement that the existing hedgerows, boundaries, woodland, shaws and paths are historic in origin, and should be incorporated into the master-planning for the site, which should include a landscape management plan for the future management of these features. The Saxon manorial boundary which subdivides the site is of particular significance and care should be taken that any disturbance to this should be kept to a minimum. As the site has remained undeveloped since mapping began, any below ground archaeological remains that were ever present should be relatively undisturbed.'*

- 5.16 In consideration of the 2022 scheme, the Advisor concluded that no further archaeological information or fieldwork was required to support the application and recommended approval of the application, with archaeological interest safeguarded by the attachment of conditions. They noted that 'Given the scale of the proposed development a phased condition has been recommended'. The recommended conditions and reason are as follows:

*1. No development or preliminary groundworks of any kind shall take place until an overall master-plan, including a landscape management plan has been developed which identifies the surviving landscape features and how they are to be preserved within the development.*

*2. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.*

*3. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 2 and confirmed by the Local Authority archaeological advisors.*

*4. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.*

*5. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.*

*6. The applicant will submit to the local planning authority a post excavation assessment which has been approved in writing by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.*

*Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).*

- 5.17 The six-stage condition set out a programme of post-determination archaeological evaluation, to be followed by a mitigation strategy for the management, recording and publication of the archaeological significance of the site, with a landscape management plan.
- 5.18 In consideration of this informed response from 2022, significant revisions have been made to the proposed Masterplan in 2025, which ameliorate heritage harm and are sympathetic to the historic environment. Key revisions, include reducing the quantum of development by one third, and:
- Removing development to the south of Great House Farmhouse and its historic agricultural complex.
  - Sympathetic design of the proposed access road to respect the historic Saxon manorial landings, whilst preserving the existing hedgerows, boundaries, woodland, shaws and paths.
  - Recognising the contribution of non-designated industrial archaeology assets on the site
  - Formulating a detailed archaeological interpretation and public engagement strategy.
- 5.19 The emerging masterplan for the Site has considered the known areas of archaeological potential and historic landscape sensitivity and has been landscape- and heritage-led, with embedded mitigation throughout the design.
- 5.20 Any impacts to archaeological remains which may be present within the Site can be mitigated through an agreed programme of archaeological works with the archaeological advisor to Horsham District Council, now Nicholas Truckle, of Surrey County Council, and would not preclude development at the Site. Informal consultation has taken place in September 2025 with the Council's Archaeological Advisor, Nick Truckle of Surrey County Council. As recommended by the Council, RPS TT welcomes further engagement on heritage and archaeology in due course, once the emerging proposals are formulated towards a reserved matters application.
- 5.21 A continuance of the previous archaeological advice is anticipated for the 2026 OPA, which is now for a much smaller scheme.

## 6 Summary & Conclusions

- 6.1 Land North West of Southwater has been re-assessed for its archaeological and historic landscape potential and survival of features of historic landscape interest.
- 6.2 It is considered that there is a moderate to high potential for deposits of earlier prehistoric, Iron Age to Romano-British and post-medieval date within the Site, and a low to moderate potential for deposits of Neolithic, Bronze Age, Saxon and medieval date, based on discoveries within the Site and in the wider area, including the fields immediately adjacent. The significance of any such remains, where present are likely to be of local or regional significance but this will need to be tested by fieldwork evaluation.
- 6.3 The presence of 'Important' hedgerows and other historic landscape features should not preclude development. The development proposals seek to preserve, where possible, the hedgerows themselves or the boundaries they represent, physically or in design, and to apply the same principle to other historic landscape features identified in the assessment. Field names recorded within the Tithe Apportionment and names of important figures associated with the Site could be included within the scheme in recognition of its historic past. It is also recommended that a landscape management plan is considered which makes provision for how the historic woodland and other historic landscape features are to be managed for the future.
- 6.4 Given the perceived archaeological potential of the Site, further archaeological mitigation measures will be required. This will likely involve a programme of targeted archaeological evaluation in the areas of the Site directly impacted by the proposed development and identified as having potential from geophysical and drone survey results. Any such evaluation could follow outline planning consent secured by an appropriately worded archaeological planning condition.
- 6.5 A Landscape Management Plan for heritage combined with a Landscape Ecological Management Plan (LEMP) is recommended for the long-term protection of historic landscape elements.
- 6.6 A Historic Building Survey is recommended for the barns complex adjacent to Great House Farmhouse, prior to any redevelopment or demolition works taking place to this historic agricultural complex.

## Sources Consulted

### General

British Library

West Sussex Historic Environment Record (WSHER)

The National Archive

### Internet

Archaeology Data Service - <https://archaeologydataservice.ac.uk/search.xhtml>

British Geological Survey –

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> British History Online

– <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England –

<http://www.historicengland.org.uk/listing/the-list/> Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

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## Gazetteer of 2025 West Sussex HER entries

| <b>HER Data Points</b> |                    |   |  |
|------------------------|--------------------|---|--|
| <b>Mon UID</b>         | <b>Record Type</b> | <b>Name</b>   | <b>Mon Type</b>  |
| MWS9971                | MON                | Crookhorn Farm Historic Farmstead, Shipley                              | FARMSTEAD; L SHAPE PLAN  |
| MWS9910                | MON                | War Memorial, Southwater  | WAR MEMORIAL; OBELISK  |
| MWS9902                | BLD                | The Church of the Holy Innocents, Southwater                            | CHURCH; BELL TOWER; TRACERIED HEAD WINDOW; CHANCEL ARCH; WINDOW; ORGAN; Stained Glass Window; VESTRY; WAR MEMORIAL; ALTAR?; PLAQUE; WAR MEMORIAL; PLAQUE; PLAQUE; ORGAN  |
| MWS9859                | BLD                | College Farm Historic Farmstead, Southwater                             | FARMHOUSE; FARMSTEAD; L SHAPE PLAN   |
| MWS9858                | MON                | Site of College Barn Historic Outfarm, Southwater                       | OUTFARM; L SHAPE PLAN  |
| MWS9725                | MON                | Site of Chelshams Historic Farmstead, Southwater                        | FARMSTEAD; L SHAPE PLAN  |
| MWS9632                | MON                | Carpenters Barn Historic Outfarm, Shipley                               | OUTFARM; U SHAPE PLAN  |
| MWS9442                | MON                | Blakes Farm Historic Farmstead, Southwater                              | FARMSTEAD; L SHAPE PLAN  |
| MWS9376                | MON                | War Memorials, Christs Hospital Chapel, Southwater                      | WAR MEMORIAL; PLAQUE; WAR MEMORIAL; PLAQUE; PLAQUE; PLAQUE   |
| MWS9284                | MON                | Site of Andrews Farm Historic Farmstead, Southwater                     | FARMSTEAD; L SHAPE PLAN; FARMSTEAD   |
| MWS9110                | BLD                | Farm Buildings associated with Great House Farm, Southwater             | BARN; ANIMAL SHED; STABLE; CART SHED; ANIMAL SHED  |
| MWS9110                | BLD                | Farm Buildings associated with Great House Farm, Southwater             | BARN; ANIMAL SHED; STABLE; CART SHED; ANIMAL SHED  |
| MWS8607                | MON                | Land at Hop Oast Farm, Horsham  | PIT; DITCH   |
| MWS7994                | MON                | Hop Oast Farm, Southwater - Historic Building Recording                 | FARMSTEAD; FARMHOUSE; BRICK DRYING SHED; SHELTER SHED; SHELTER SHED; BRICK DRYING SHED; SHELTER SHED; FARMHOUSE; CART SHED; GRANARY; HAY BARN; CATTLE SHELTER; STABLE; SHELTER SHED; STABLE; SHED; SHELTER SHED; CATTLE SHELTER; POULTRY HOUSE; STABLE; SHELTE |
| MWS6738                | MON                | North of Christ's Hospital, Horsham                                     | Negative Evidence  |
| MWS6728                | NEG                | Land North of Southwater Street, Southwater - Archaeological Evaluation | Negative Evidence  |
| MWS6651                | FS                 | Roman pottery - King's Farm   | FINDSPOT   |
| MWS6648                | MON                | Mesolithic flint working site - Pilfolds Farm                           | LITHIC WORKING SITE  |
| MWS6643                | FS                 | Prehistoric flint site - Easteds Farm                                   | FINDSPOT   |
| MWS6640                | FS                 | Prehistoric flint site - Poundfarm Gill                                 | FINDSPOT   |
| MWS5530                | MON                | Medieval Bloomery, Southwater   | IRONSTONE WORKINGS   |

## Archaeological and Historic Landscape Desk-Based Assessment

|          |     |   |   |
|----------|-----|---|---|
| MWS5529  | MON | Archaeological Intervention - Swaby's Yard                                    | Negative Evidence   |
| MWS5528  | MON | Site of Southwater Brickworks, Southwater                                     | BRICKWORKS  |
| MWS5508  | MON | Shoreham - Horsham (Christ's Hospital) Railway                                | RAILWAY; RAILWAY  |
| MWS5298  | FS  | Stammerham Knife, Horsham Rural   | FINDSPOT  |
| MWS4826  | MON | Brickfield on NE. side of railway   | BRICKWORKS  |
| MWS4823  | MON | Brickyard on S. side of 2-mile Ash Rd   | BRICKWORKS  |
| MWS470   | MON | Well - Sparrow Copse  | WELL  |
| MWS4557  | FS  | Mesolithic Flints - Jackrells Lane, Nuthurst                                  | FLINT SCATTER; FINDSPOT   |
| MWS4533  | MON | Industrial complex (?) - Christ's Hospital                                    | SITE  |
| MWS4391  | MON | Medieval Occupation - Southwater  | POST HOLE; PIT; OCCUPATION SITE   |
| MWS4269  | NEG | Archaeological Intervention - Blake's farm                                    | Negative Evidence   |
| MWS4247  | MON | Land at Blake's Farm, Southwater - Evaluation                                 | GULLY; DITCH; PIT   |
| MWS42    | LND | House and park - Denne  | PARK; HOUSE   |
| MWS4175  | MON | Mesolithic Flints - Swabey's Yard   | FLINT SCATTER   |
| MWS4174  | MON | Mesolithic flints - Southwater St   | FLINT SCATTER   |
| MWS4037  | MON | Stonepits - Pond Farm Gill  | PIT   |
| MWS3997  | FS  | Stonepits - Raylands Farm   | SITE  |
| MWS3974  | MON | Saxon Farm? - Raylands Farm   | FARMSTEAD   |
| MWS3972  | FS  | Pilgrim Badge - Southwater Street   | FINDSPOT  |
| MWS3971  | MON | Medieval Industrial site - Southwater Street, Horsham Rural                   | IRONSTONE WORKINGS; BLOOMERY?   |
| MWS3333  | MON | Christ's Hospital railway station   | RAILWAY   |
| MWS3330  | MON | Homestead moat - Watling's Farm, Horsham Rural                                | MOAT  |
| MWS3326  | FS  | Neolithic flints - Stakers  | FINDSPOT  |
| MWS3320  | MON | Guildford - Christ's Hospital - Horsham railway                               | RAILWAY; BRIDGE   |
| MWS15700 | MON | Milepost, Southwater  | MILEPOST  |
| MWS15699 | MON | Milepost, Southwater  | MILEPOST  |
| MWS15592 | MON | Aircraft Crash Site between Greathouse Farm and Southwater School, Southwater | AIRCRAFT CRASH SITE; PROCTOR  |
| MWS15436 | MON | Site of Private Gasworks, Christ's Hospital School, Southwater                | GAS WORKS   |
| MWS15051 | MON | World War II Anti-Tank Buoy, Southwater                                       | ANTI TANK BUOY  |
| MWS14766 | MON | Old Brickyard Gates, Lintot Square, Southwater                                | GATE  |
| MWS14738 | BLD | Former National School, Southwater  | NATIONAL SCHOOL; NATIONAL SCHOOL; HOUSE                                       |
| MWS14737 | MON | Bronze Statue of an Iguanodon "Iggy the Dinosaur," Lintot Square, Southwater  | STATUE  |
| MWS14736 | BLD | Elm Cottages, Worthing Road, Southwater                                       | HOUSE; BUTCHERS SHOP; COAL MERCHANTS; CONFECTIONERY WORKS; SHOP; BEAUTY SALON |
| MWS14735 | BLD | Christ's Hospital Station Goods Shed, Southwater                              | GOODS SHED; TUNNEL; GOODS SHED  |

## Archaeological and Historic Landscape Desk-Based Assessment

|          |     |   |   |
|----------|-----|---|---|
| MWS14734 | BLD | The Bax Castle Public House, Southwater                             | WEAVERS COTTAGE; PUBLIC HOUSE   |
| MWS13917 | MON | Watlings Farm Historic Farmstead, Southwater                        | FARMSTEAD   |
| MWS13719 | MON | The Chase Historic Farmstead, Southwater                            | FARMSTEAD   |
| MWS13658 | BLD | Steadmans Cottage Historic Farmstead, Southwater                    | FARMSTEAD; FARMHOUSE  |
| MWS13658 | BLD | Steadmans Cottage Historic Farmstead, Southwater                    | FARMSTEAD; FARMHOUSE  |
| MWS13639 | MON | Stammerham Historic Farmstead, Southwater                           | FARMSTEAD   |
| MWS13511 | MON | Sayers Farm Historic Farmstead, Southwater                          | FARMSTEAD   |
| MWS13509 | MON | Sawyers land Farm Historic Farmstead, Southwater                    | FARMSTEAD   |
| MWS13462 | MON | Rose Villa Historic Farmstead, Southwater                           | FARMSTEAD   |
| MWS13369 | MON | Praters Historic Farmstead, Southwater                              | FARMSTEAD   |
| MWS13350 | BLD | Postland Farm Historic Farmstead, Southwater                        | FARMSTEAD; FARMHOUSE  |
| MWS13340 | MON | Pond Farm Historic Farmstead, Southwater                            | FARMSTEAD   |
| MWS13300 | MON | Site of Pellings Farm Historic Farmstead, Southwater                | FARMSTEAD   |
| MWS13076 | MON | Site of Historic Outfarm on the South edge of Home Wood, Southwater | OUTFARM   |
| MWS12975 | MON | Wellers Farm Historic Farmstead, Southwater                         | FARMSTEAD   |
| MWS12799 | MON | Pathings Historic Farmstead, Southwater                             | FARMSTEAD   |
| MWS12663 | MON | Nyes Farm Historic Farmstead, Southwater                            | FARMSTEAD   |
| MWS12530 | MON | Site of New Barn Historic Outfarm, Southwater                       | OUTFARM   |
| MWS12490 | MON | Site of New Barn Historic Outfarm, Itchingfield                     | OUTFARM   |
| MWS12361 | MON | Melrose Historic Farmstead, Itchingfield                            | FARMSTEAD   |
| MWS12338 | MON | Marlpost Farm Historic Farmstead, Southwater                        | FARMSTEAD; L SHAPE PLAN   |
| MWS12076 | MON | Little Stammerham Farm Historic Farmstead, Southwater               | FARMSTEAD   |
| MWS11942 | MON | Lawsons Farm Historic Farmstead, Southwater                         | FARMSTEAD   |
| MWS11913 | MON | Lanaways Farm Historic Farmstead, Southwater                        | FARMSTEAD; L SHAPE PLAN   |
| MWS11882 | MON | Kings Farm Historic Farmstead, Southwater                           | FARMSTEAD   |
| MWS11787 | MON | Hop Oast Farm, Historic Farmstead, Southwater                       | FARMSTEAD   |
| MWS11732 | MON | Home Farm Historic Farmstead, Southwater                            | FARMSTEAD   |
| MWS11337 | MON | Site of Southwater Railway Station                                  | RAILWAY STATION; RAILWAY PLATFORM; RAILWAY OFFICE; PLATFORM SHELTER; SIGNAL BOX; RAILWAY SIGNAL; GOODS YARD |

## Archaeological and Historic Landscape Desk-Based Assessment

|                          |             |   |   |
|--------------------------|-------------|---|---|
| MWS10999                 | MON         | Grig's Farm Historic Farmstead, Southwater                                | FARMSTEAD   |
| MWS10970                 | MON         | Greathouse Farm Historic Farmstead, Southwater                            | FARMSTEAD   |
| MWS10148                 | MON         | Easteds Farm Historic Farmstead, Southwater                               | FARMSTEAD; L SHAPE PLAN   |
| <b>HER Data Line</b>     |             |   |   |
| Mon UID                  | Record Type | Name  | Mon Type  |
| MWS5508                  | MON         | Shoreham - Horsham (Christ's Hospital) Railway                            | RAILWAY; RAILWAY  |
| <b>HER Data Polygons</b> |             |   |   |
| Mon UID                  | Record Type | Name  | Mon Type  |
| MWS9971                  | MON         | Crookhorn Farm Historic Farmstead, Shipley                                | FARMSTEAD; L SHAPE PLAN   |
| MWS9858                  | MON         | Site of College Barn Historic Outfarm, Southwater                         | OUTFARM; L SHAPE PLAN   |
| MWS9725                  | MON         | Site of Chelshams Historic Farmstead, Southwater                          | FARMSTEAD; L SHAPE PLAN   |
| MWS9632                  | MON         | Carpenters Barn Historic Outfarm, Shipley                                 | OUTFARM; U SHAPE PLAN   |
| MWS9442                  | MON         | Blakes Farm Historic Farmstead, Southwater                                | FARMSTEAD; L SHAPE PLAN   |
| MWS9284                  | MON         | Site of Andrews Farm Historic Farmstead, Southwater                       | FARMSTEAD; L SHAPE PLAN; FARMSTEAD  |
| MWS8607                  | MON         | Land at Hop Oast Farm, Horsham  | PIT; DITCH  |
| MWS15382                 | MON         | Land west of Southwater - Detailed Gradiometer Survey                     | FIELD BOUNDARY; ROUND HOUSE (DOMESTIC)?; HEARTH?; PIT?; RIDGE AND FURROW; FIELD BOUNDARY; ENCLOSURE; ENCLOSURE? |
| MWS15382                 | MON         | Land west of Southwater - Detailed Gradiometer Survey                     | FIELD BOUNDARY; ROUND HOUSE (DOMESTIC)?; HEARTH?; PIT?; RIDGE AND FURROW; FIELD BOUNDARY; ENCLOSURE; ENCLOSURE? |
| MWS15276                 | MON         | Land at Church Lane, Southwater - Magnetometer Survey and Evaluation      | FIELD SYSTEM; DITCH   |
| MWS14733                 | NEG         | Land West of Southwater - Evaluation (Phase 3.1)                          | Negative Evidence   |
| MWS13612                 | MON         | Land at Highwood (Southern Site), Broadbridge Heath, Horsham - Evaluation | PIT; PIT; GULLY; DITCH; POST HOLE   |
| MWS12530                 | MON         | Site of New Barn Historic Outfarm, Southwater                             | OUTFARM   |
| MWS12361                 | MON         | Melrose Historic Farmstead, Itchingfield                                  | FARMSTEAD   |
| MWS12338                 | MON         | Marpost Farm Historic Farmstead, Southwater                               | FARMSTEAD; L SHAPE PLAN   |
| MWS11978                 | MON         | Land West of Horsham - Evaluation and Surface Artefact Collection         | BUILDING; YARD; BUILDING  |
| MWS11913                 | MON         | Lanaways Farm Historic Farmstead, Southwater                              | FARMSTEAD; L SHAPE PLAN   |
| MWS11732                 | MON         | Home Farm Historic Farmstead, Southwater                                  | FARMSTEAD   |

## Archaeological and Historic Landscape Desk-Based Assessment

|  |   |  |  |
|--|---|--|--|
| MWS10999                                 | MON   | Grig's Farm Historic Farmstead, Southwater                                       | FARMSTEAD  |
| MWS10970                                 | MON   | Greathouse Farm Historic Farmstead, Southwater                                   | FARMSTEAD  |
| MWS10278                                 | MON   | Land to the West of Southwater - Field Walking Survey                            | FINDSPOT   |
| MWS10168                                 | MON   | Land West of Southwater - Archaeological Investigations                          | DITCH; DITCH; OCCUPATION LAYER?; POST HOLE; IN SITU BURNT DEPOSIT; PIT?; DITCH?; FIELD BOUNDARY?; ENCLOSURE?; KILN?; HEARTH? |
| MWS10148                                 | MON   | Easteds Farm Historic Farmstead, Southwater                                      | FARMSTEAD; L SHAPE PLAN  |
| <b>Archaeological Notification Areas</b> |   |  |  |
| Design UID                               | Name  |  |  |
| DWS8543                                  | Denne Park  |  |  |
| DWS8544                                  | Medieval Moated Site at Watlings Farm, Southwater |  |  |
| DWS8545                                  | Land to the West of Southwater                    |  |  |
| <b>HER Event Points</b>                  |   |  |  |
| Ev UID                                   | Record Type                                       | Name   |  |
| EWS64                                    | EVS   | Fieldwalking by Standing S, 60/70's  |  |
| EWS64                                    | EVS   | Fieldwalking by Standing S, 60/70's  |  |
| EWS505                                   | EVT   | Land at Blake's Farm, Southwater - Evaluation                                    |  |
| EWS466                                   | EVT   | Part Excav, SEAS, 1993   |  |
| EWS239                                   | EVT   | Part Excav, CDAU, 92-96  |  |
| EWS1586                                  | EVT   | Hop Oast Farm, Horsham - Historic Building Record                                |  |
| EWS1242                                  | EVT   | Land North of Southwater Street, Southwater - Evaluation                         |  |
| EWS1060                                  | EVS   | Great House Farmhouse, Southwater  |  |
| EWS1034                                  | EVT   | Land at Hop Oast Farm, Horsham - Archaeological investigations                   |  |
| <b>HER Event Polygons</b>                |   |  |  |
| Ev UID                                   | Record Type                                       | Name   |  |
| EWS1034                                  | EVT   | Land at Hop Oast Farm, Horsham - Archaeological investigations                   |  |
| EWS1170                                  | EVS   | Land West of Southwater - Geophysical Survey                                     |  |
| EWS1179                                  | EVS   | Land West of Southwater - Field Walking Survey                                   |  |
| EWS1353                                  | DBA   | Land At Hop Oast Farm, Southwater - Desk Based Assessment                        |  |
| EWS1449                                  | DBA   | Land West of Southwater - Desk-Based Assessment                                  |  |
| EWS1484                                  | DBA   | Land West of Horsham - Desk-Based Assessment                                     |  |
| EWS1492                                  | EVT   | Land West of Horsham - Archaeological Evaluation and Surface Artefact Collection |  |
| EWS1603                                  | DBA   | Upper Arun - Desk-Based Assessment   |  |
| EWS1627                                  | HBR   | Land West of Southwater, Horsham - Historic Building Survey                      |  |
| EWS1727                                  | EVT   | Land at Highwood (Southern Site), Broadbridge Heath, Horsham - Evaluation        |  |
| EWS1889                                  | EVT   | Land West of Southwater - Evaluation (Phase 3.1)                                 |  |
| EWS1979                                  | EVT   | Land West of Southwater - Evaluation and Watching Brief                          |  |
| EWS1571                                  | EVT   | Land West of Southwater - Magnetometer Survey and Evaluation                     |  |
| EWS2142                                  | EVS   | Land West of Southwater - Gradiometer Survey                                     |  |

## Plates 1 to 11

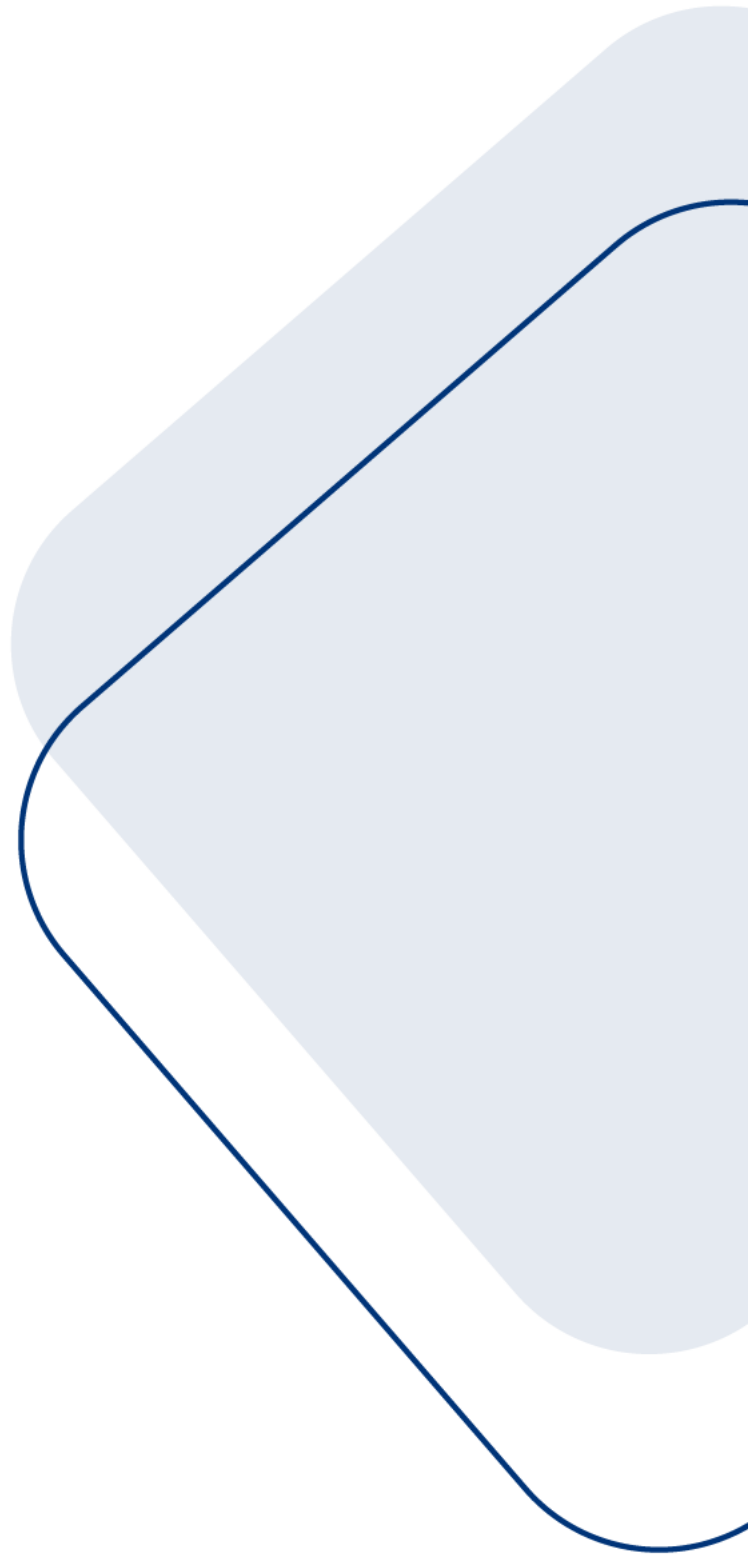




Plate 1: Aerial view of the Site and surrounding landscape context.

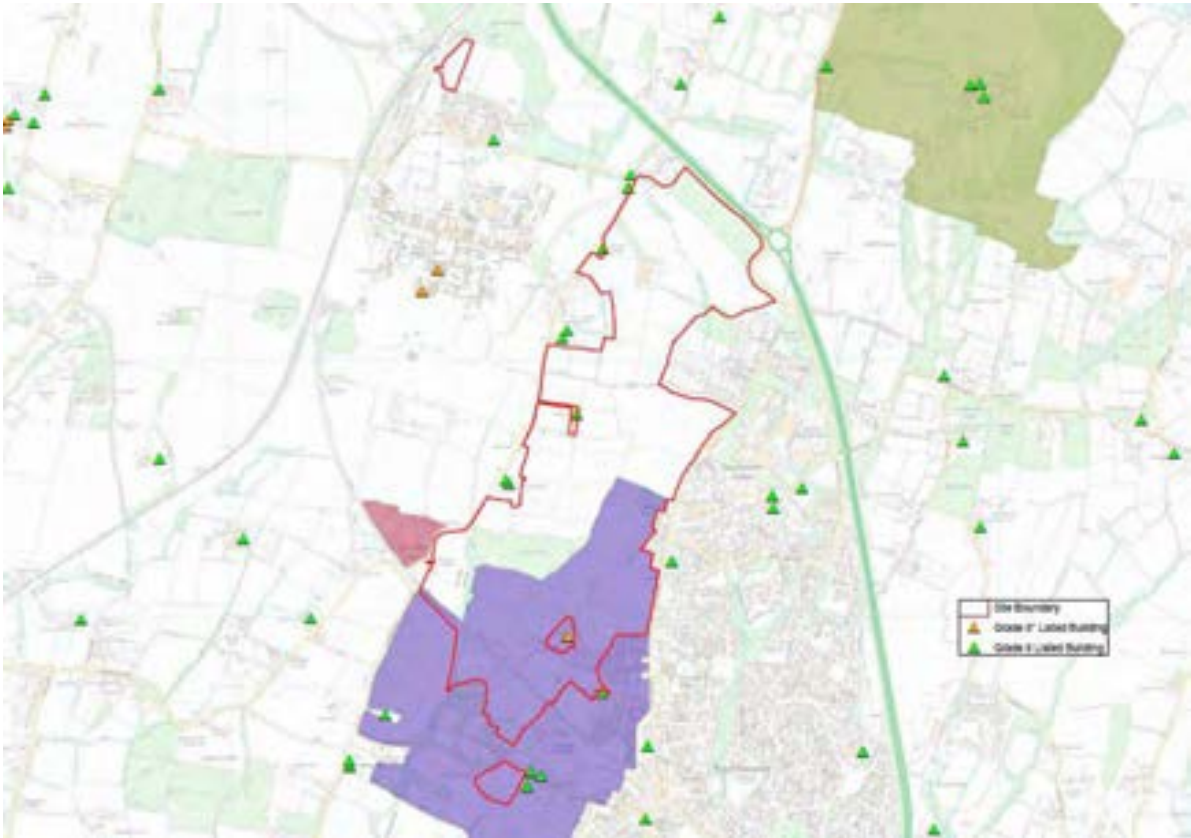


Plate 2: Listed Buildings and Archaeological Notification Areas within and around the Site.

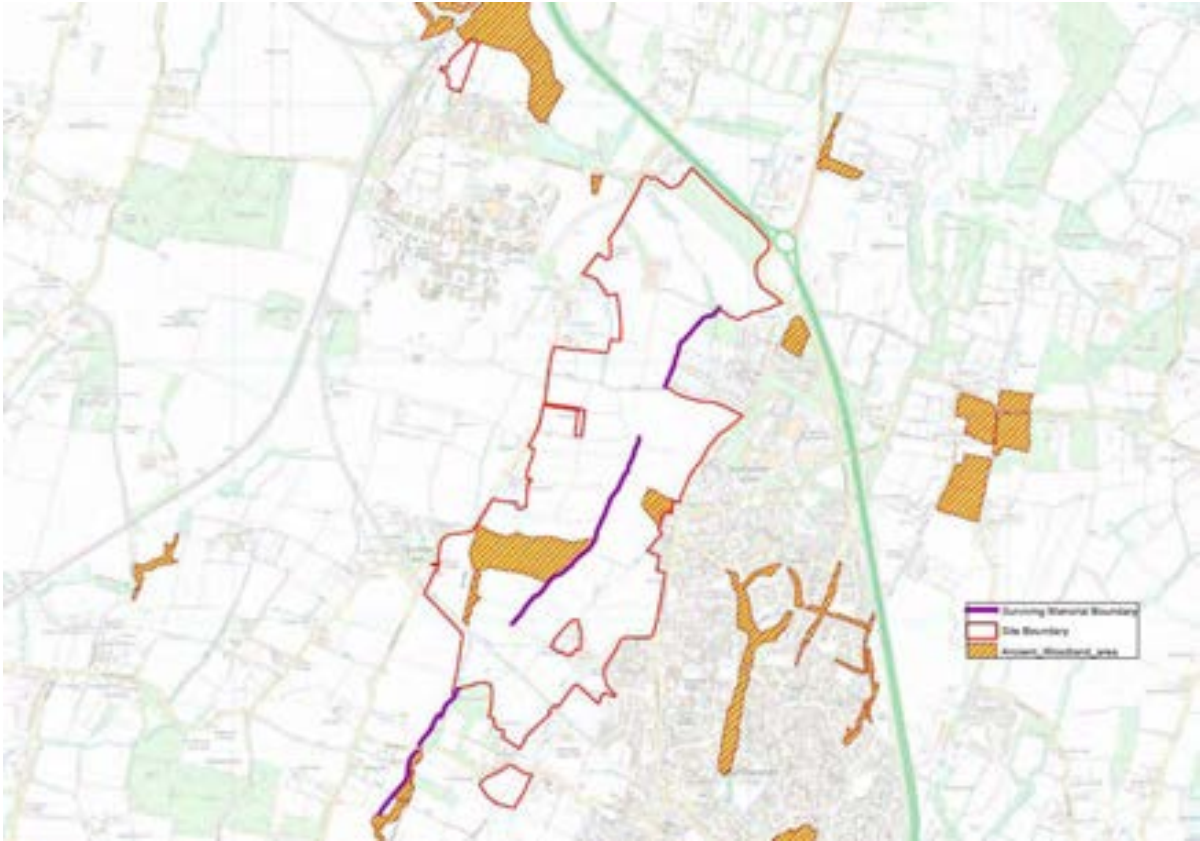


Plate 3: Areas of ancient woodland and surviving elements of the former manorial boundary

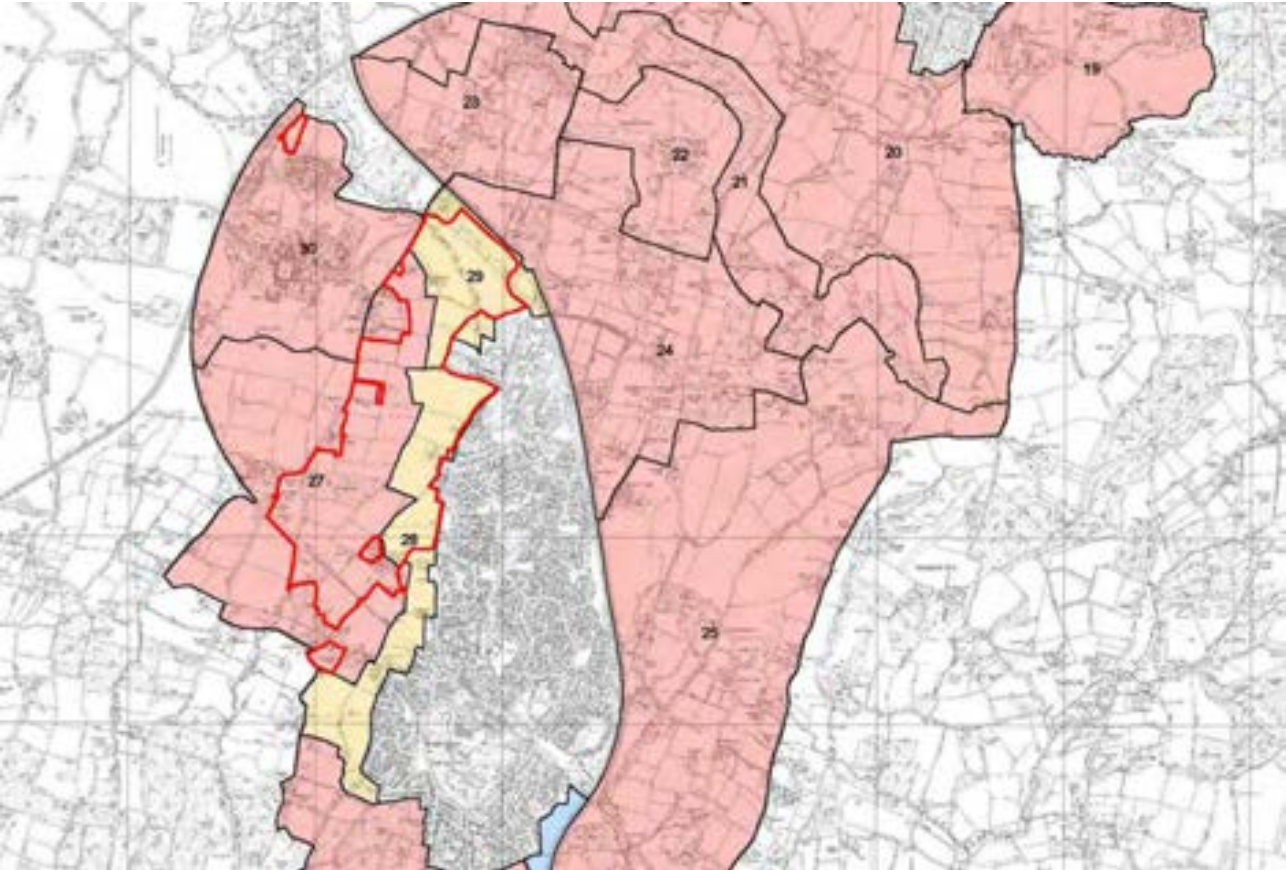


Plate 4: Horsham District Council 2014 Local Landscape Character Areas

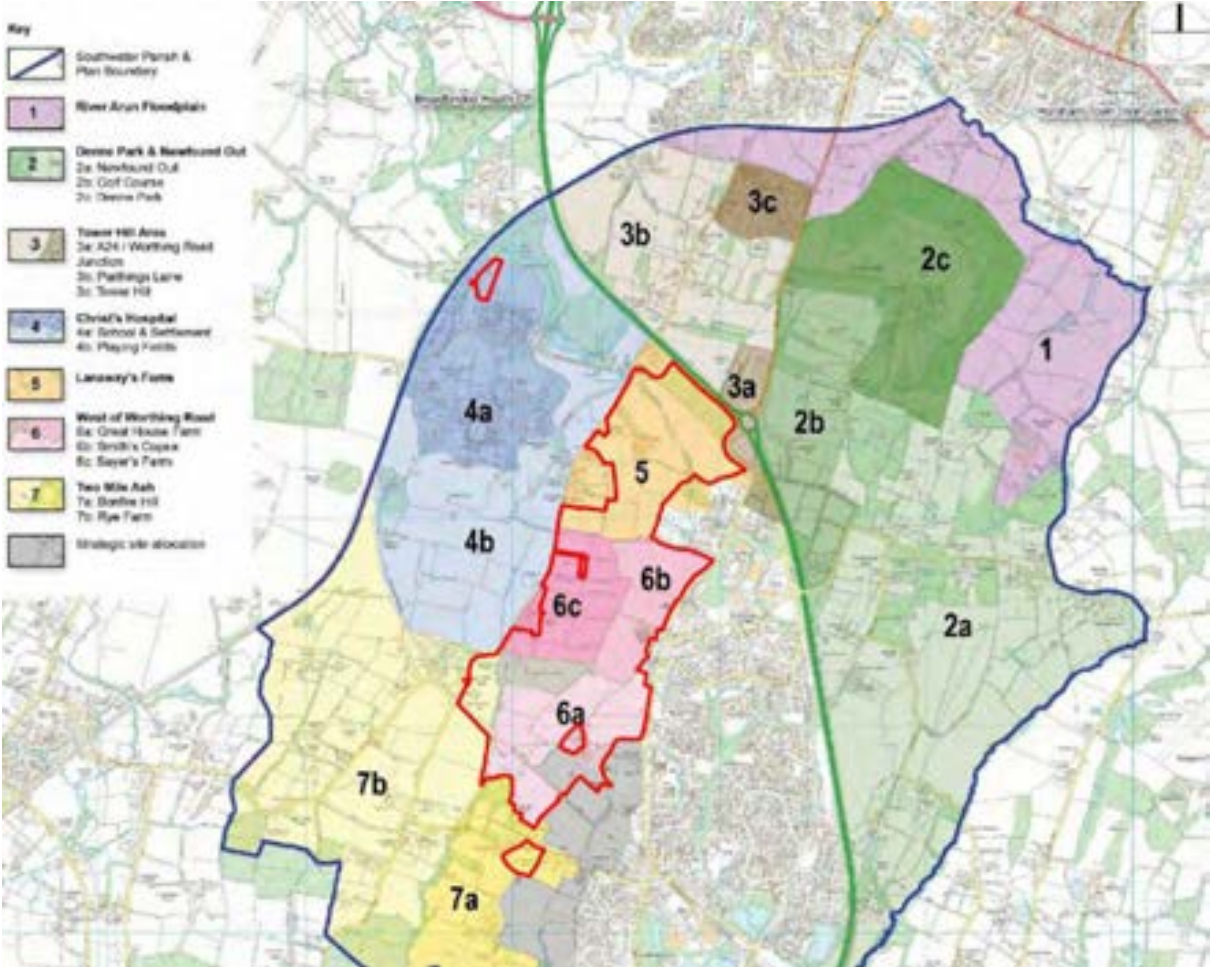


Plate 5: Southwater Parish Council 2018 Local Landscape Character Areas

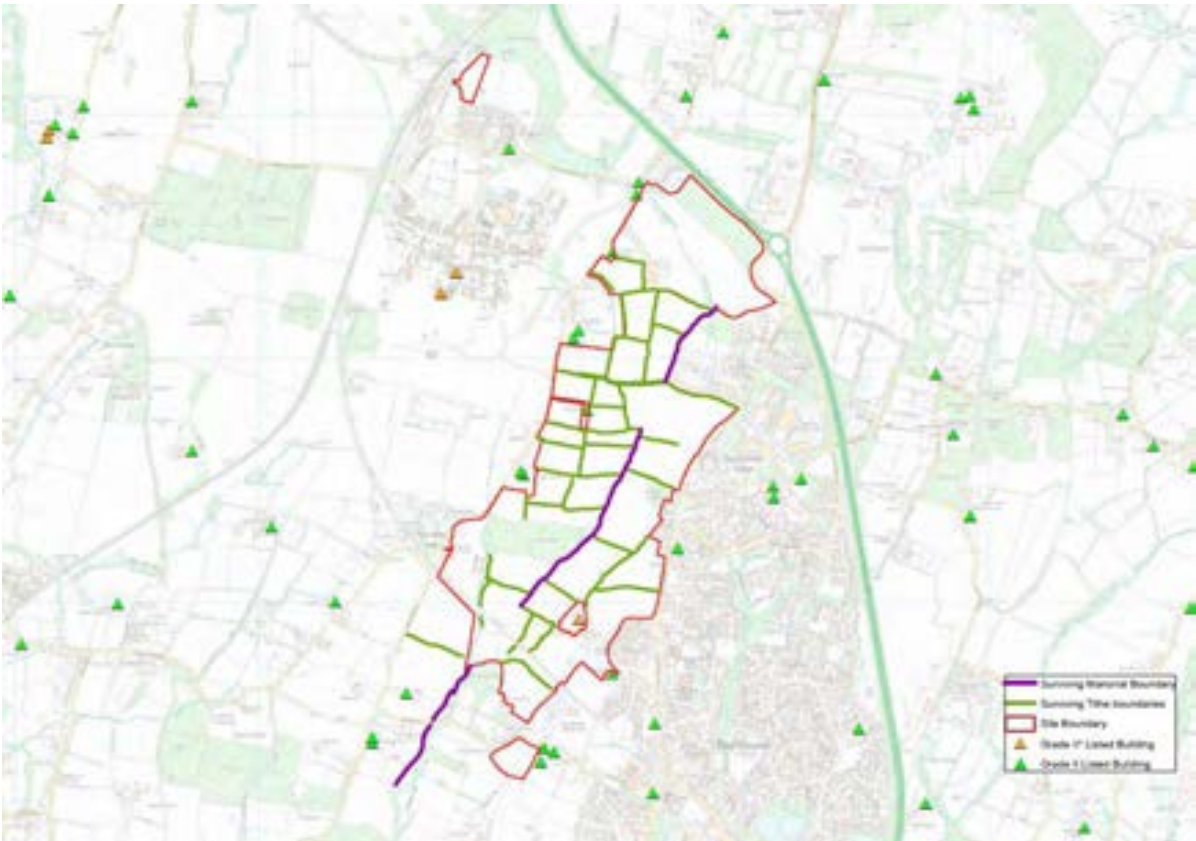


Plate 6: Surviving historic landscape divisions and features within the Site

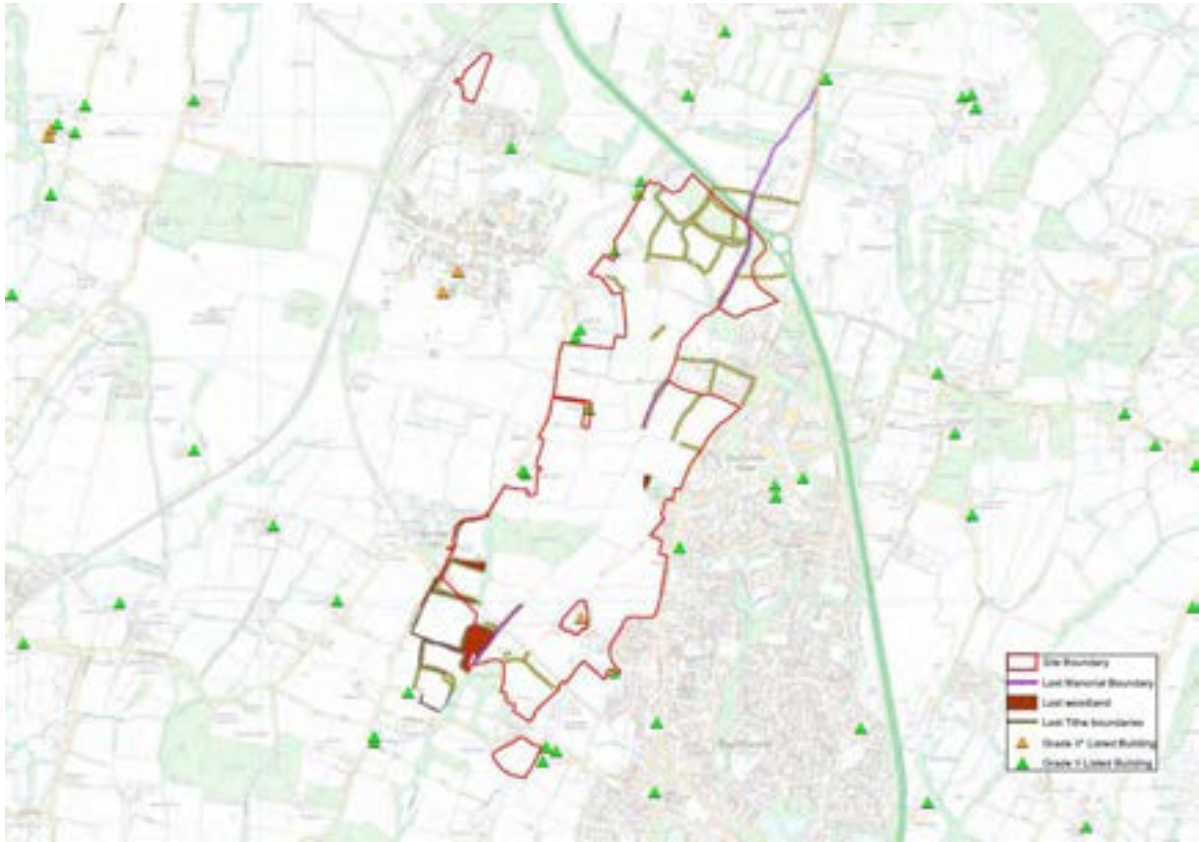


Plate 7: Lost boundaries woodland/shaws since the 1844 Tithe map



Plate 8: Geophysical Survey by Stratascan April to June 2011

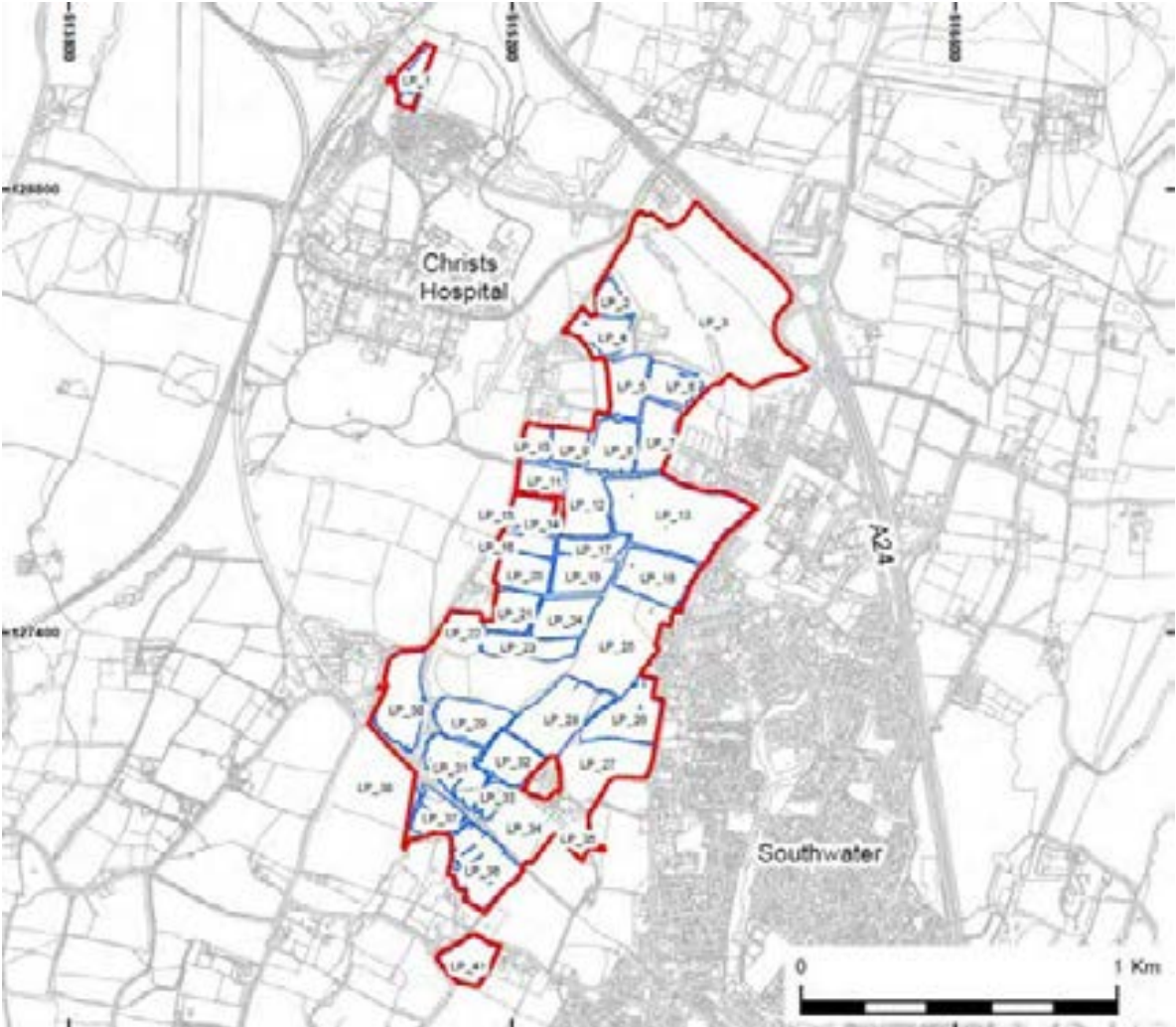


Plate 9: Geophysical Survey by Wessex Archaeology in May to June 2022

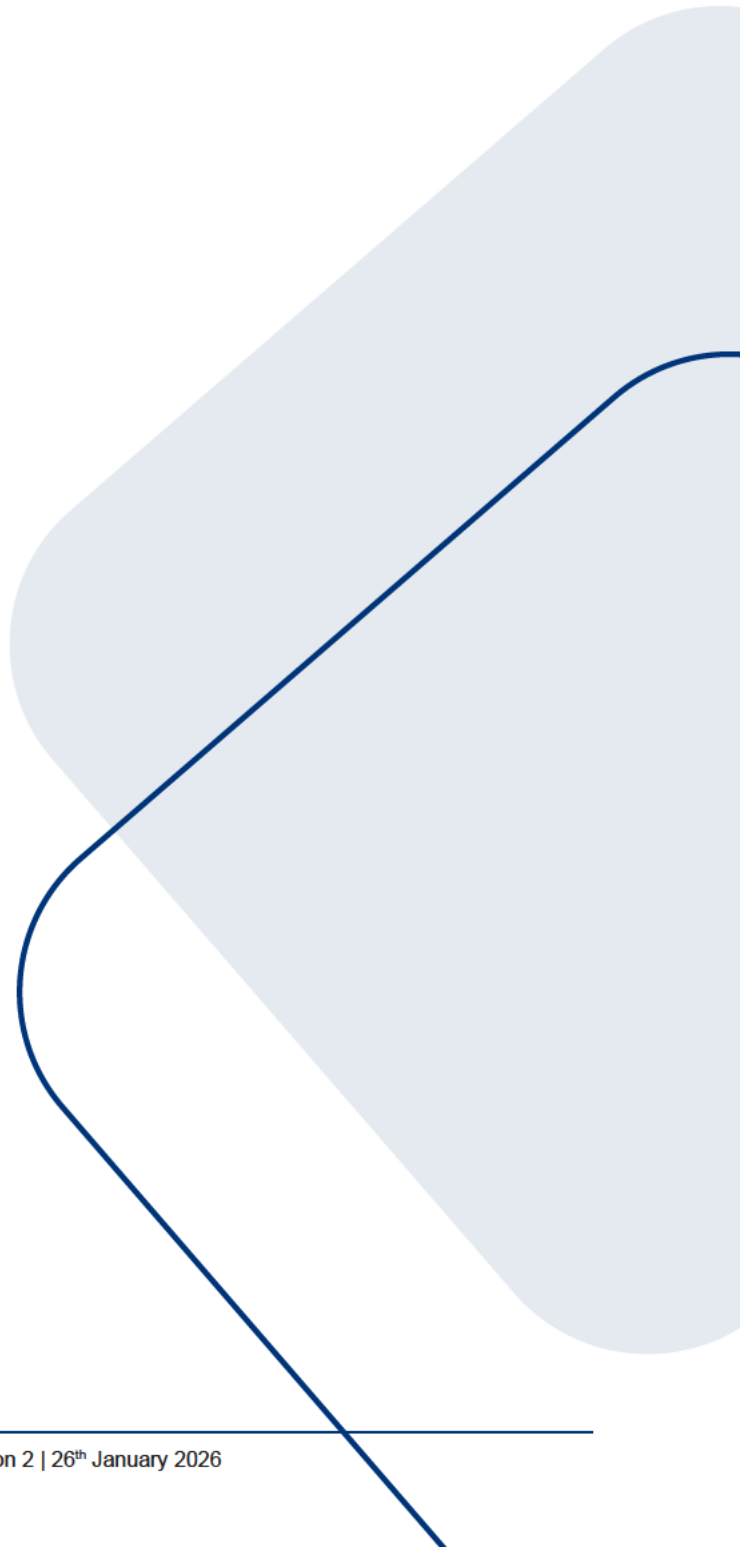


Plate 10: Drone (Photogrammetry and Multi-spectral) Survey by SUMO in June 2022



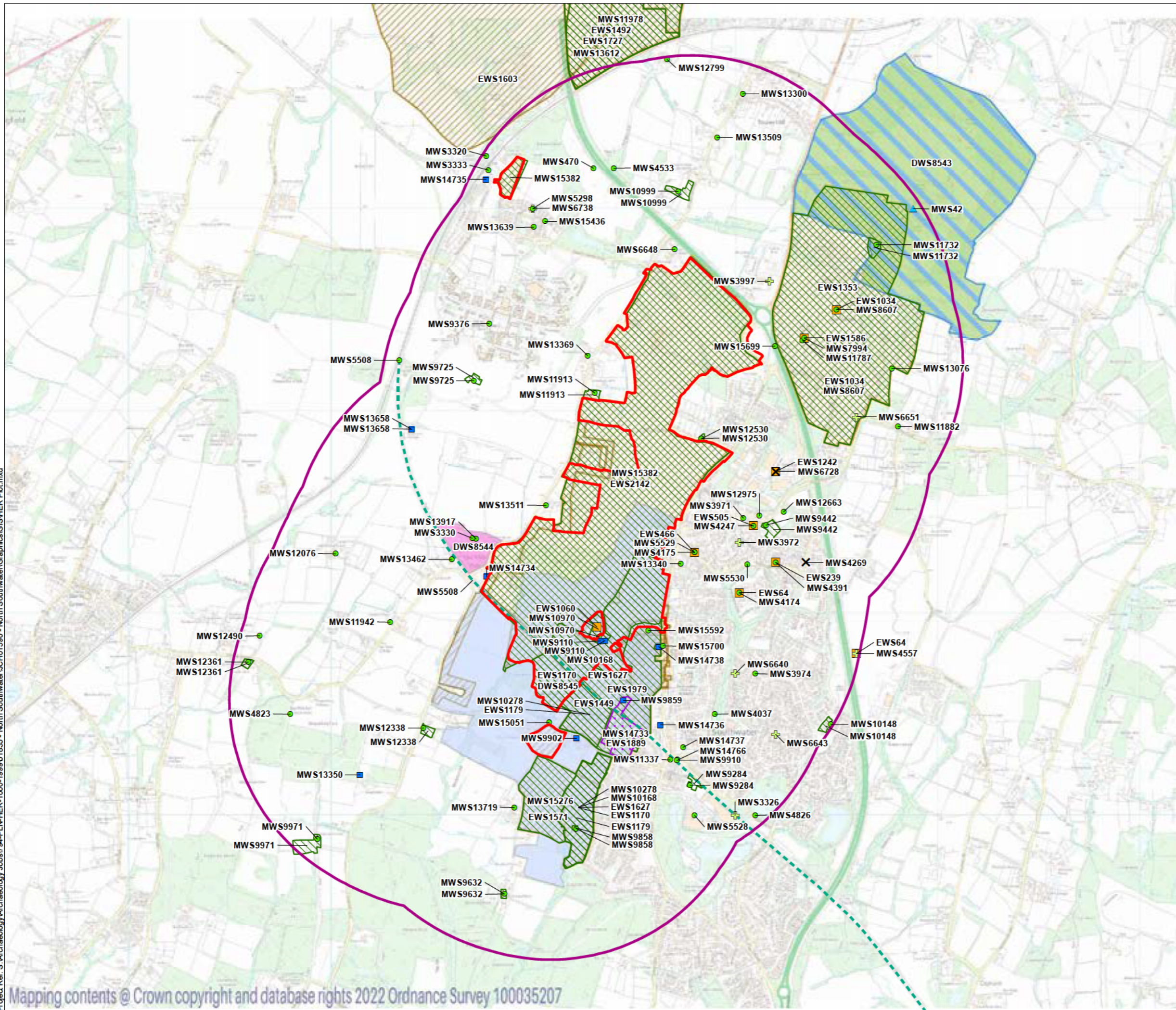
Plate 11 extract of 1724 Budgen Map, showing approximate Site location and key farms.

## Figures 1 to 19





Project Ref: S:\Archaeology\Archaeology Jobs\794-PLN-HER-1000-199901835 - North Southwater\CH01590 - North Southwater\Graphics\GIS\HER Plot.mxd



**Legend**

- Site Boundary
- 1km search area
- Non-designated Heritage Assets:
- HER Data Lines
- HER Data Points**
- Monument
- Building
- + Findspot
- ▲ Landscape
- ✕ Negative Evidence
- HER Data Polygons**
- Monument
- Negative Evidence
- Historic Parkscape**
- Denne House and Park
- Archaeological Notification Areas**
- Denne Park
- Land to the West of Southwater
- Medieval Moated Site at Watlings Farm, Southwater
- Previous Archaeological Work:
- HER Event Points
- HER Event Polygons

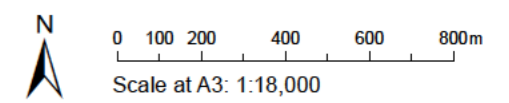
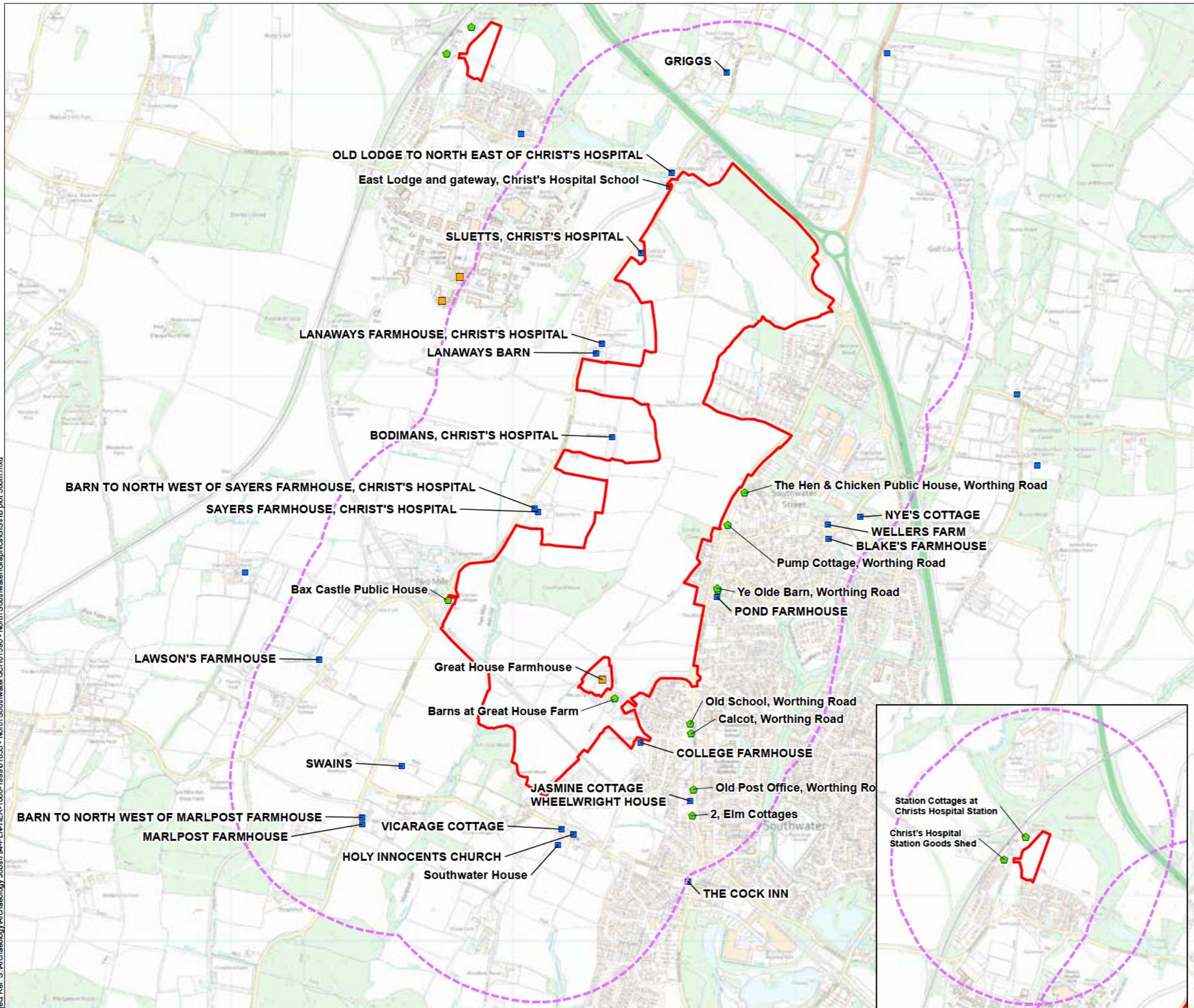


Figure 2a  
 HER Plot (data from West Sussex HER)

Project Ref: S:\Archaeology\Archaeology Jobs\794-PLN-HER-1000-199901\835 - North Southwater\CH01590 - North Southwater\Graphics\GIS\HB plot 500m.mxd



**Legend**

- Site Boundary
- 500m search area
- Designated Heritage Assets:**
- Listed Buildings**
- Grade II\*
- Grade II
- Non-designated Heritage Assets:**
- Non-designated heritage assets

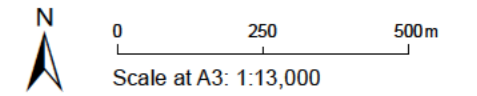
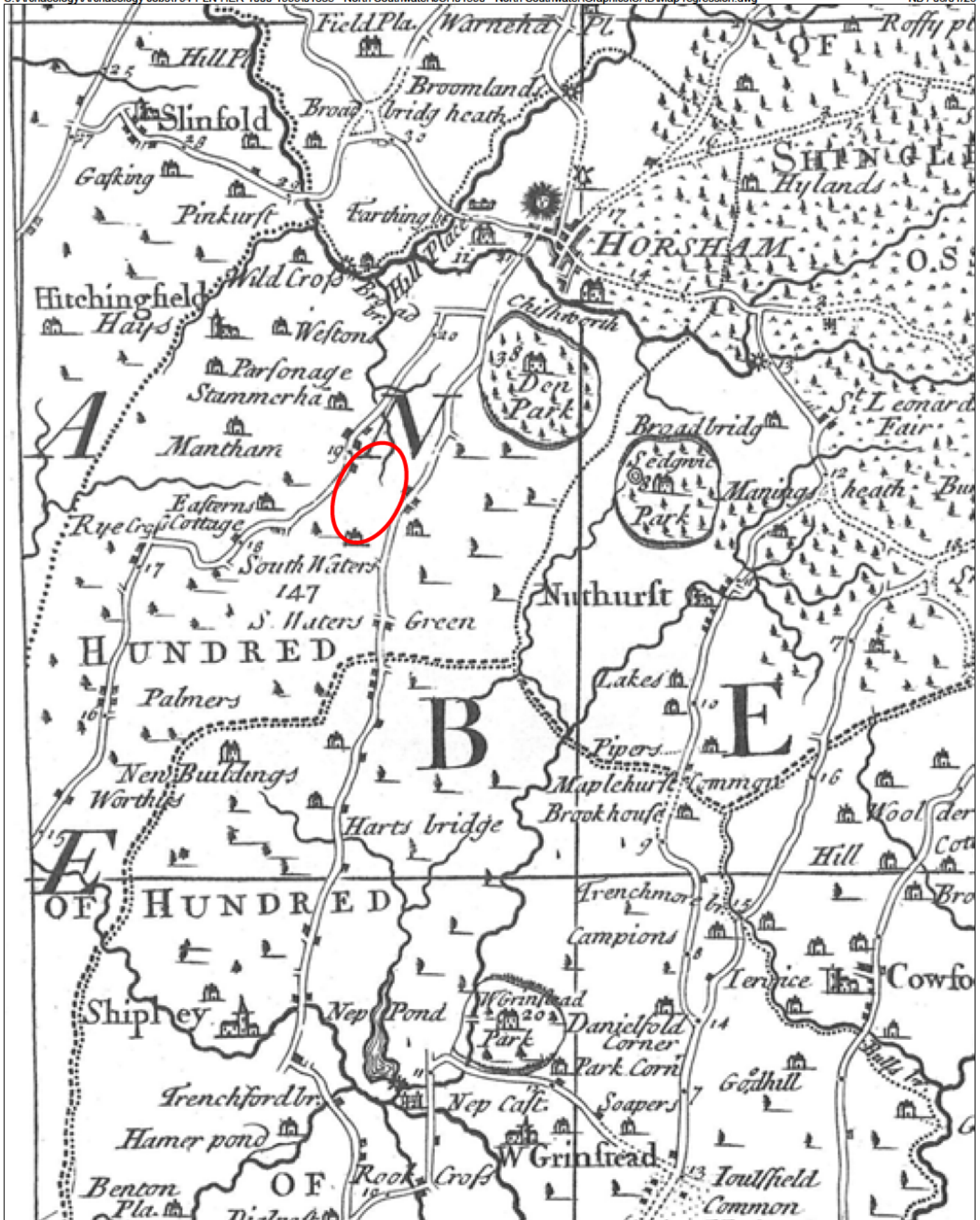



Figure 2b  
 Built Heritage Assets Plot - 500m search radius





 Approximate site location

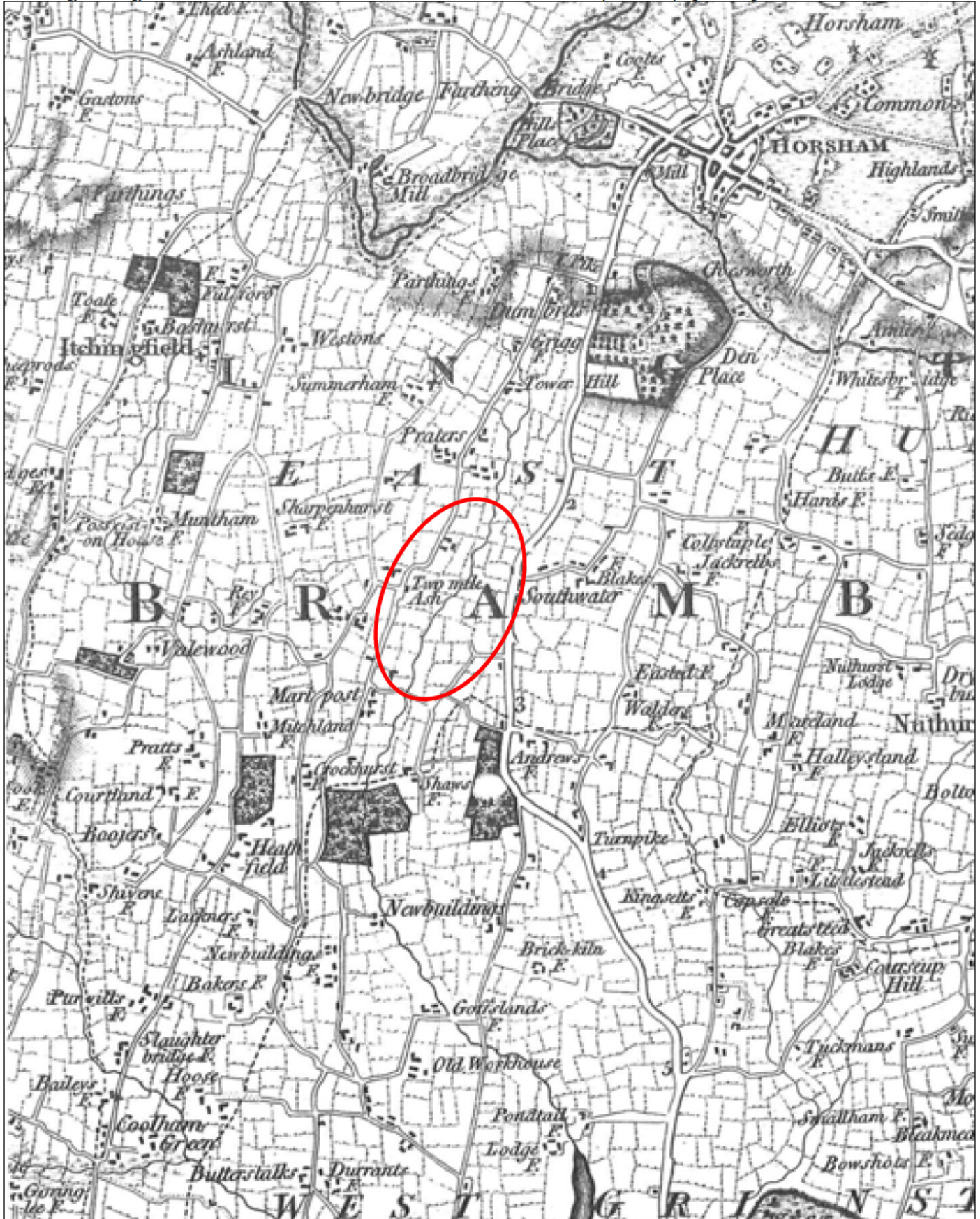


Not to Scale  
Illustrative Only



Figure 3

1724 Budeen



Approximate site location



Not to Scale  
Illustrative Only



Figure 4

1795 Gardner and Gream



 Site Boundary

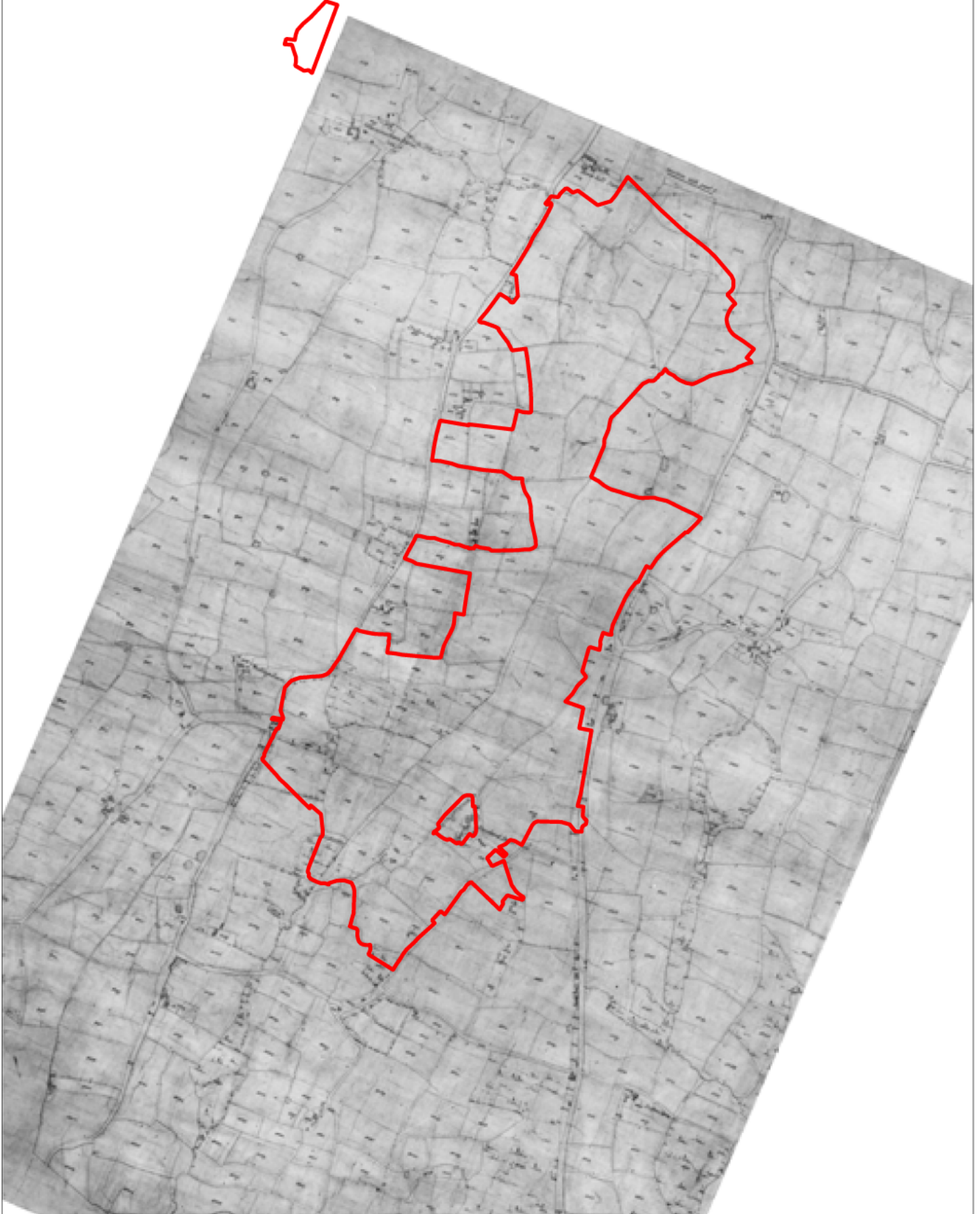


0 200 400m  
Scale at A4: 1:15,000



Figure 5

1806 Ordnance Survey Drawing



 Site Boundary

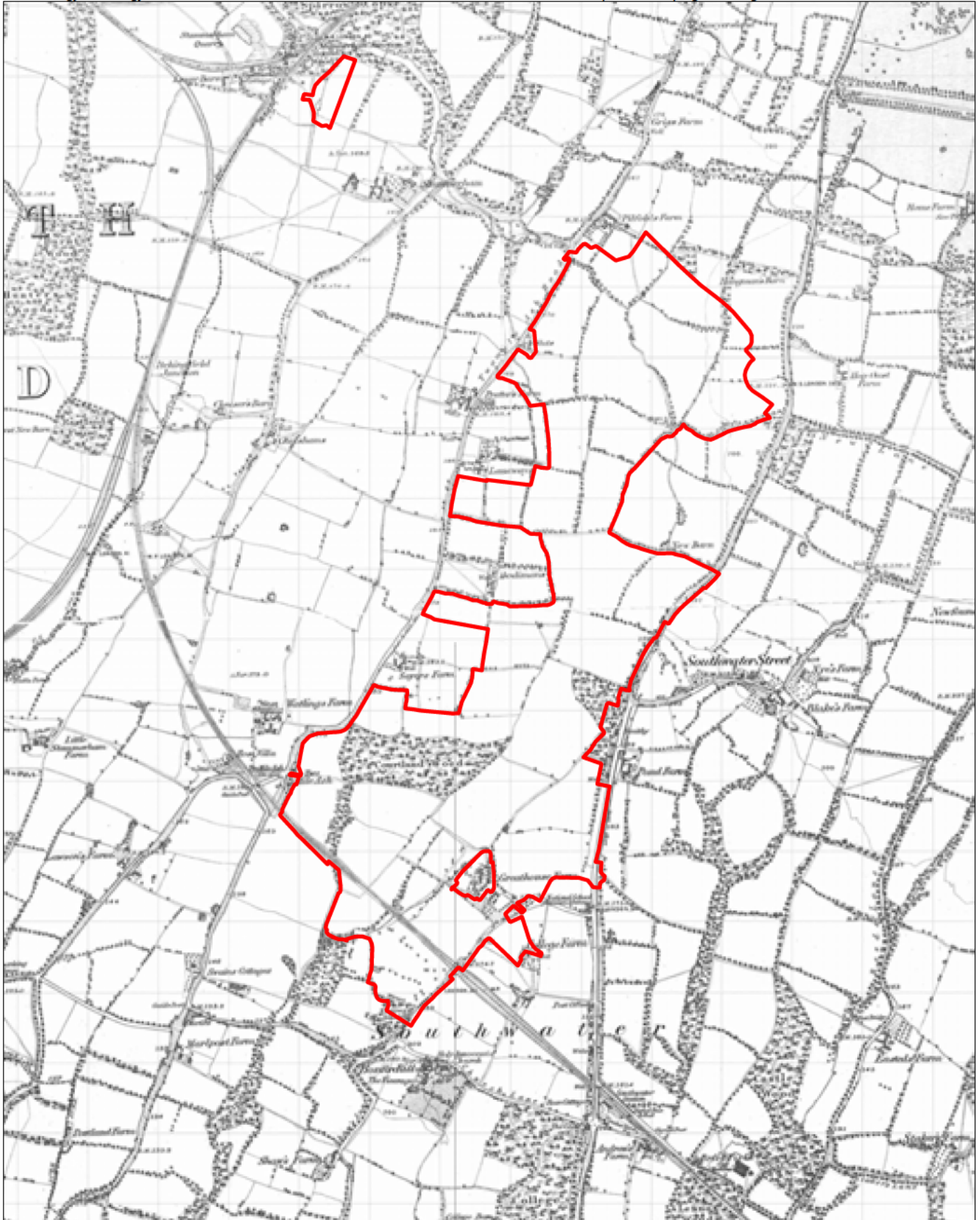


0 200 400m  
Scale at A4: 1:15,000



Figure 6

1844 Tithe Map



 Site Boundary

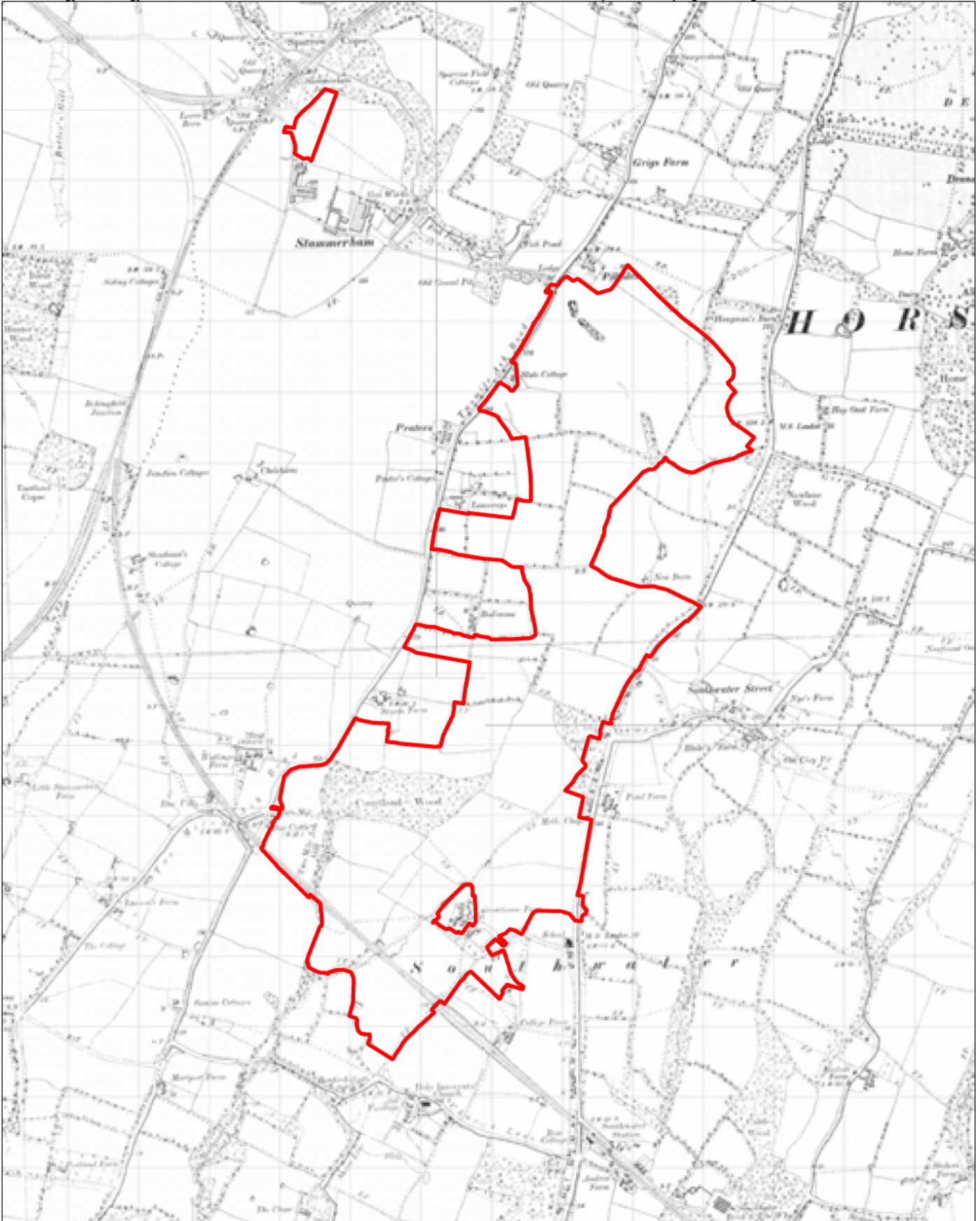


0 200 400m  
Scale at A4: 1:15,000



Figure 7

1876 Ordnance Survey Map



 Site Boundary

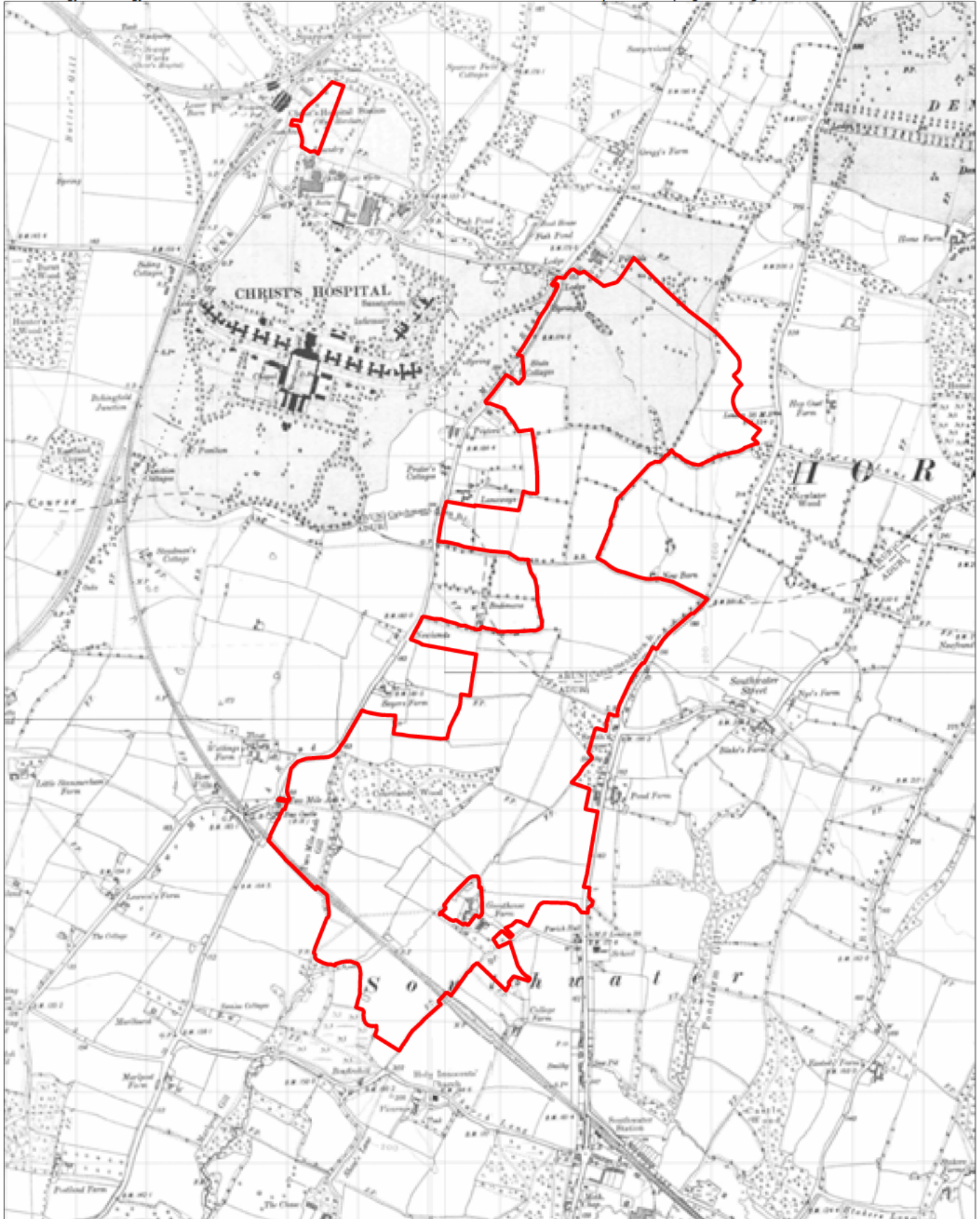


0 200 400m  
Scale at A4: 1:15,000



Figure 8

1896 Ordnance Survey Map



 Site Boundary

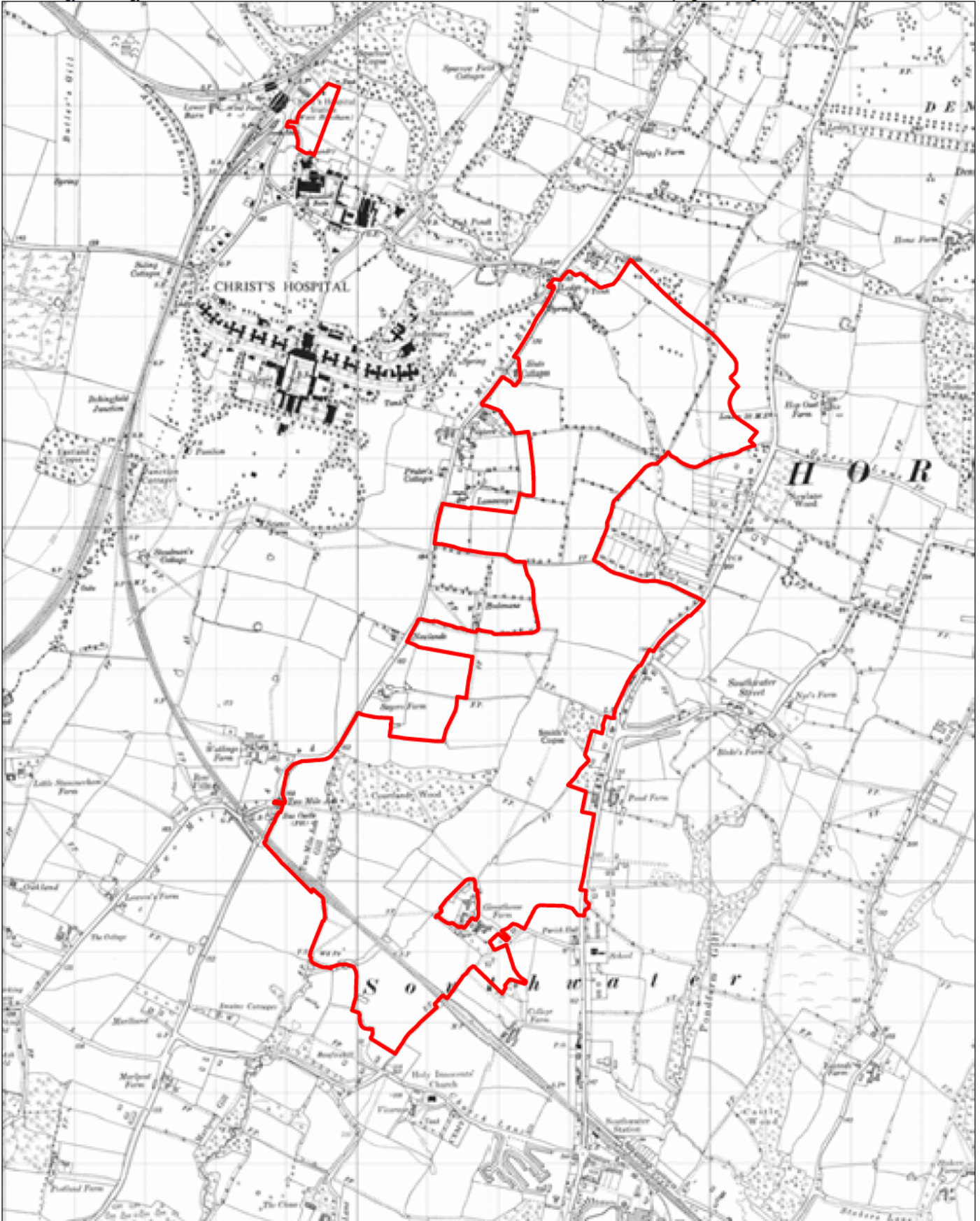


0 200 400m  
Scale at A4: 1:15,000



Figure 9

1912-1913 Ordnance Survey Map



 Site Boundary

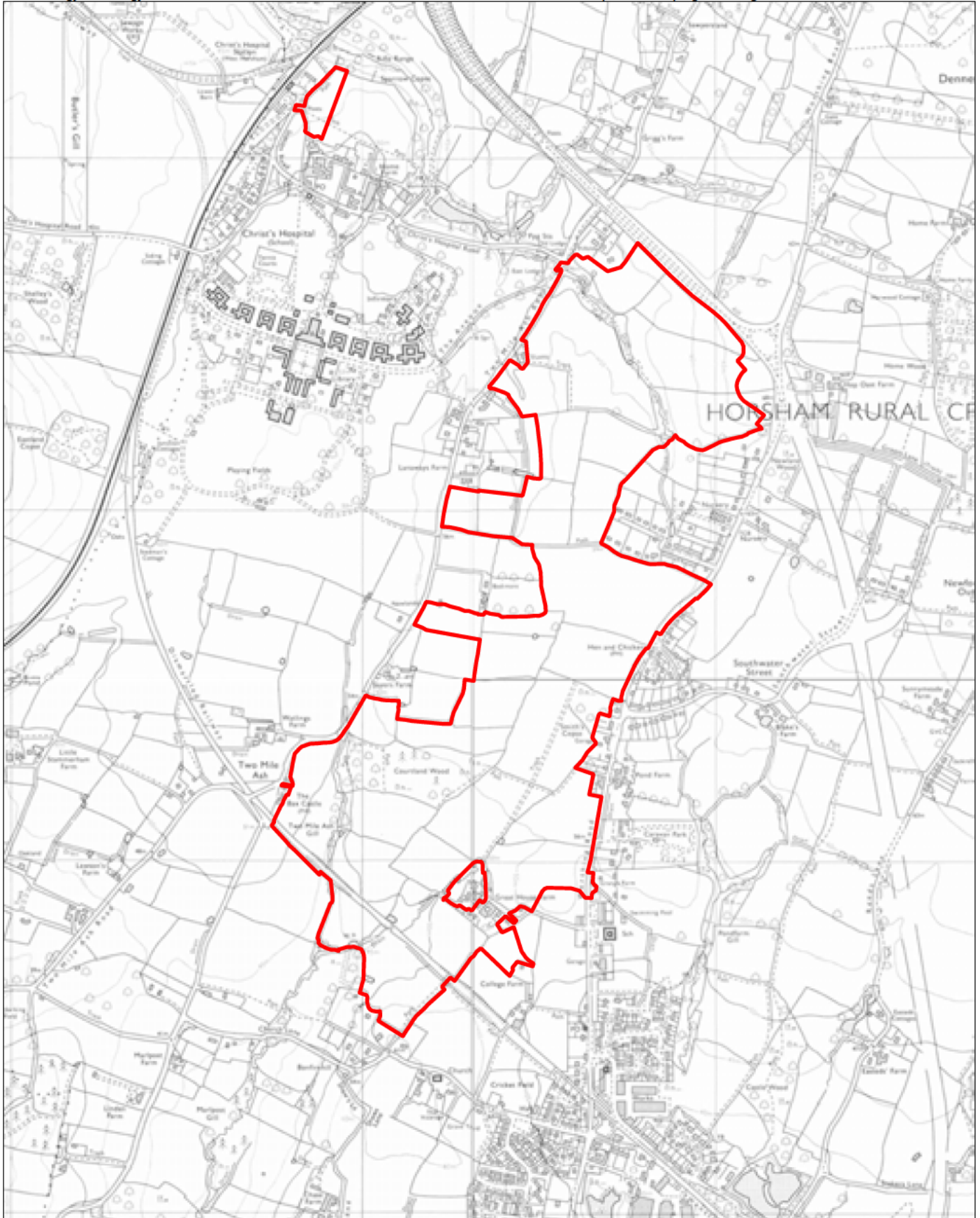


0 200 400m  
Scale at A4: 1:15,000



Figure 10

1956-1961 Ordnance Survey Map



 Site Boundary



0 200 400m  
Scale at A4: 1:15,000



Figure 11

1981 National Grid Map



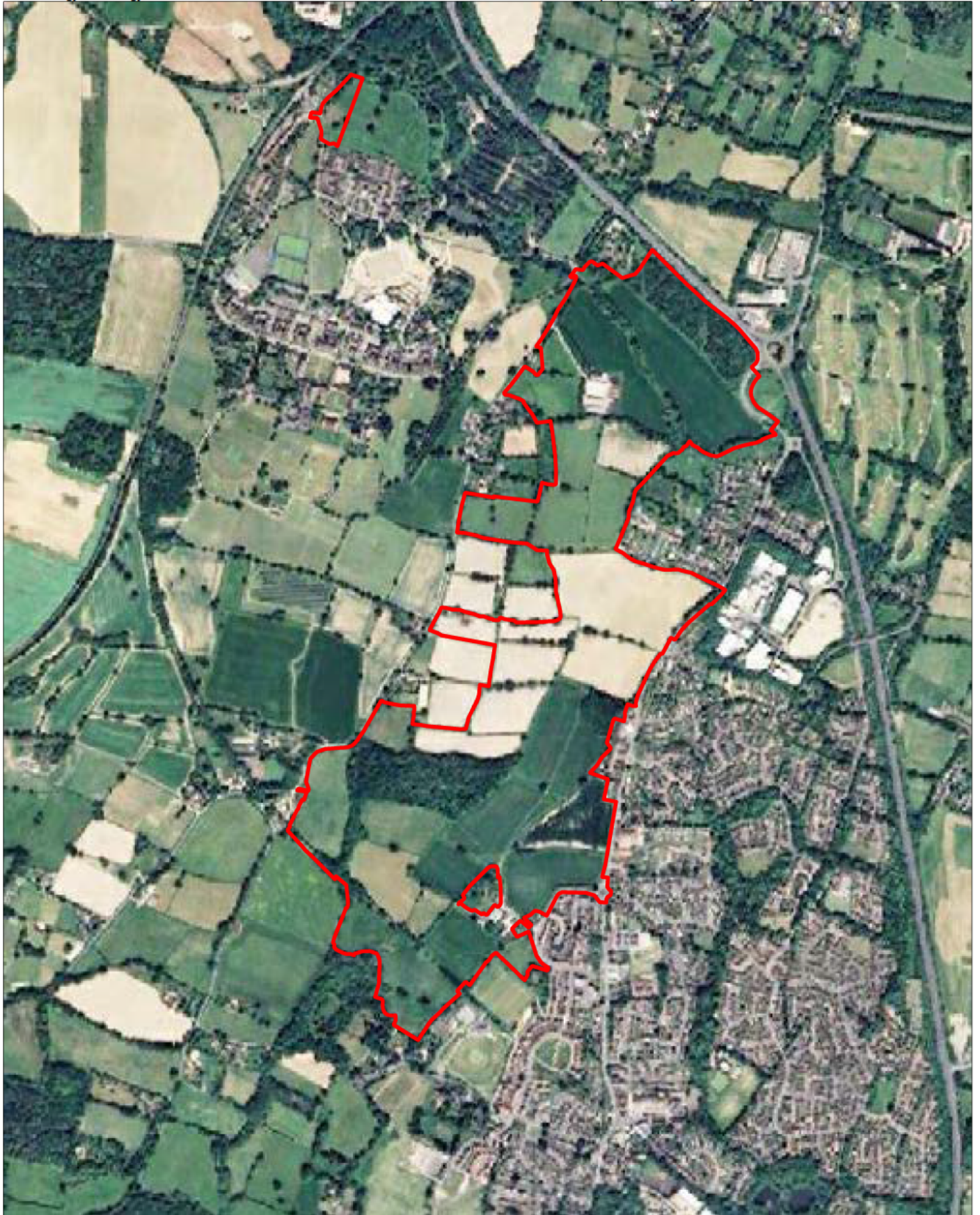
 Site Boundary



0 200 400m  
Scale at A4: 1:15,000



Figure 12  
2018 Aerial Photograph



 Site Boundary

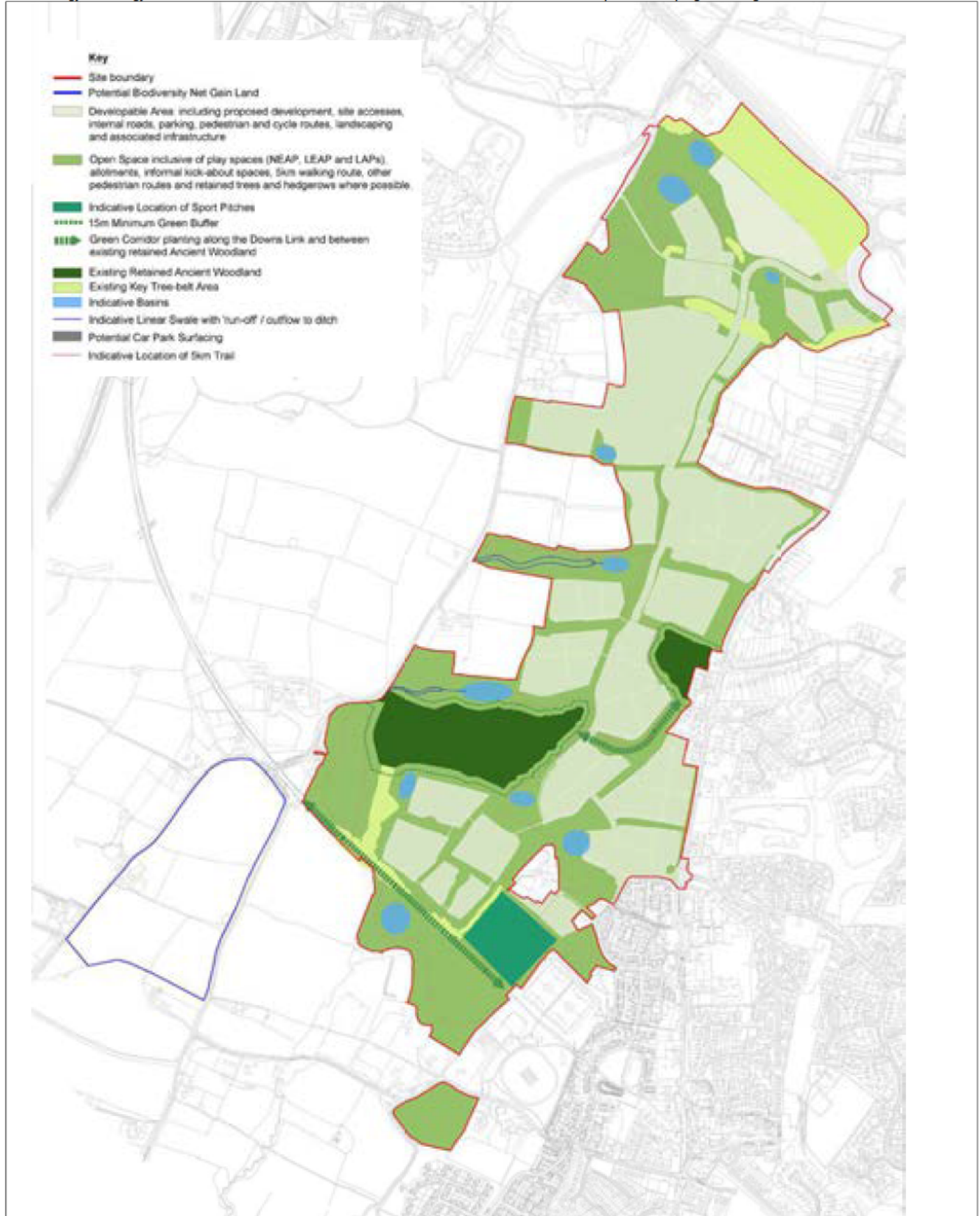


0 200 400m  
Scale at A4: 1:15,000



Figure 13

2025 Aerial Photograph



Site Boundary



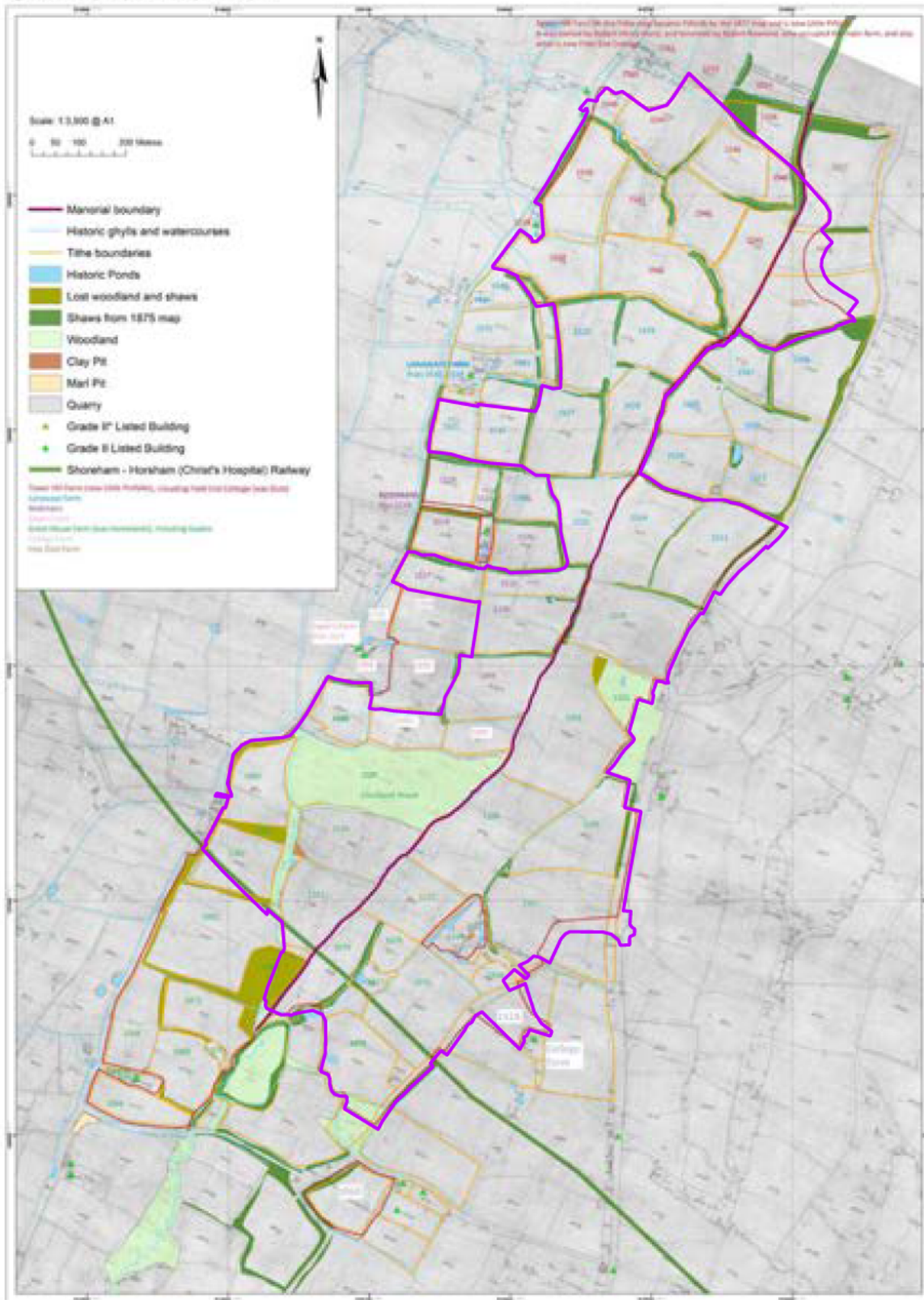
0 200 400m  
Scale at A4: 1:15,000



Figure 14

Landscape Parameter Plan

Figure 15: Tithe Map with plot numbers by landowner/farm

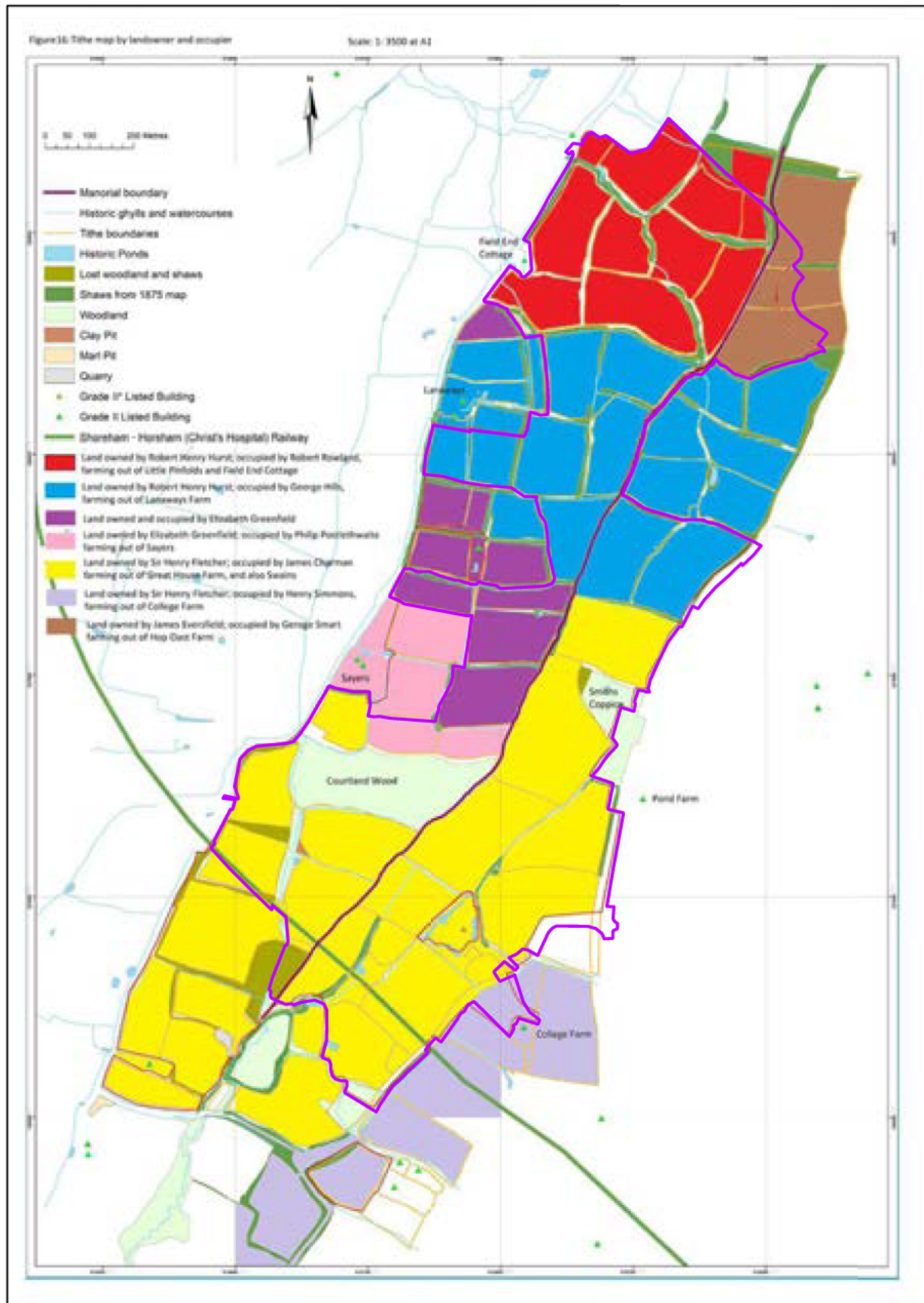


 Site Boundary



Figure 15

Tithe map with plot numbers by landowner/farm

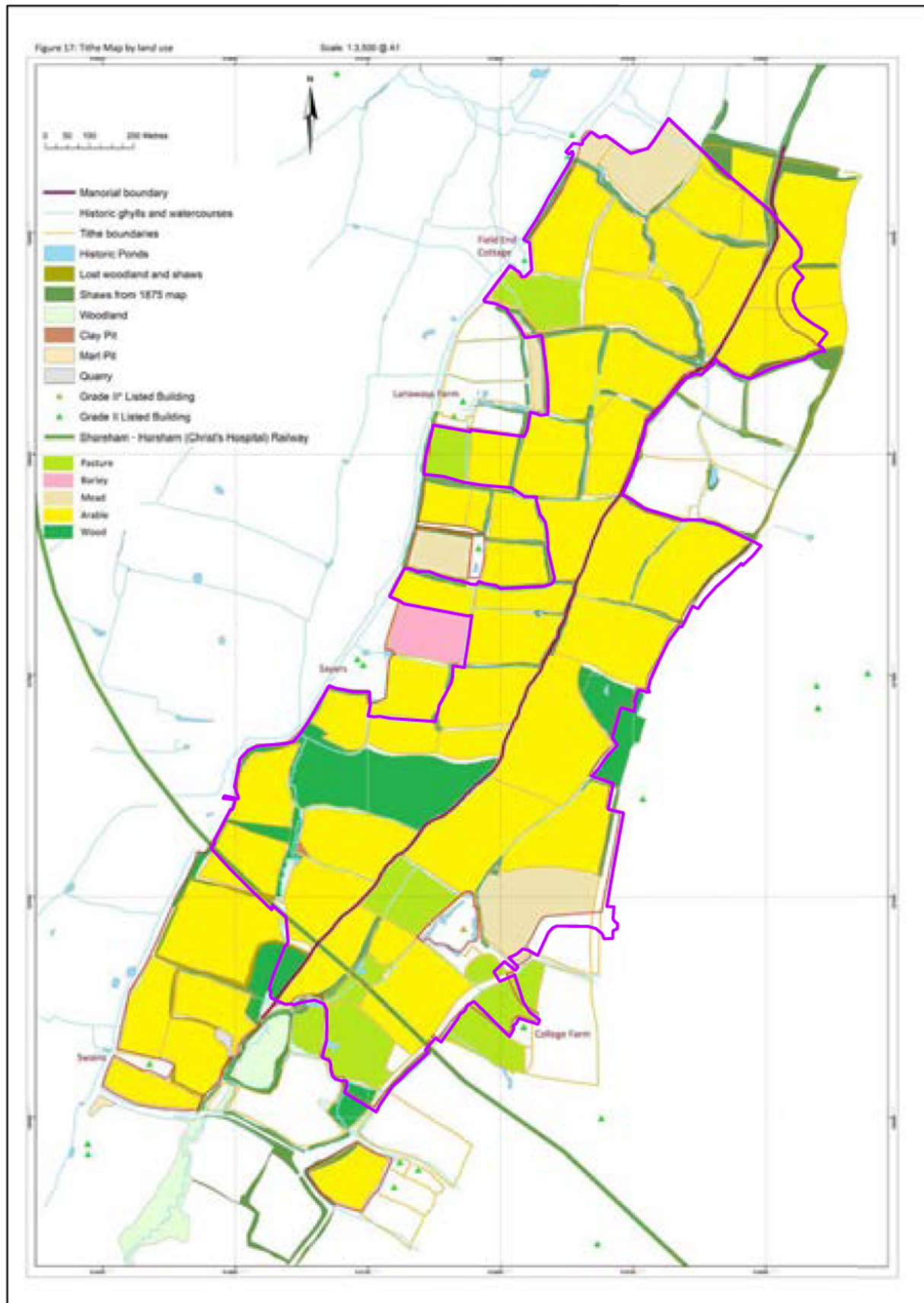


 Site Boundary



Figure 16

Tithe map by landowner and occupier

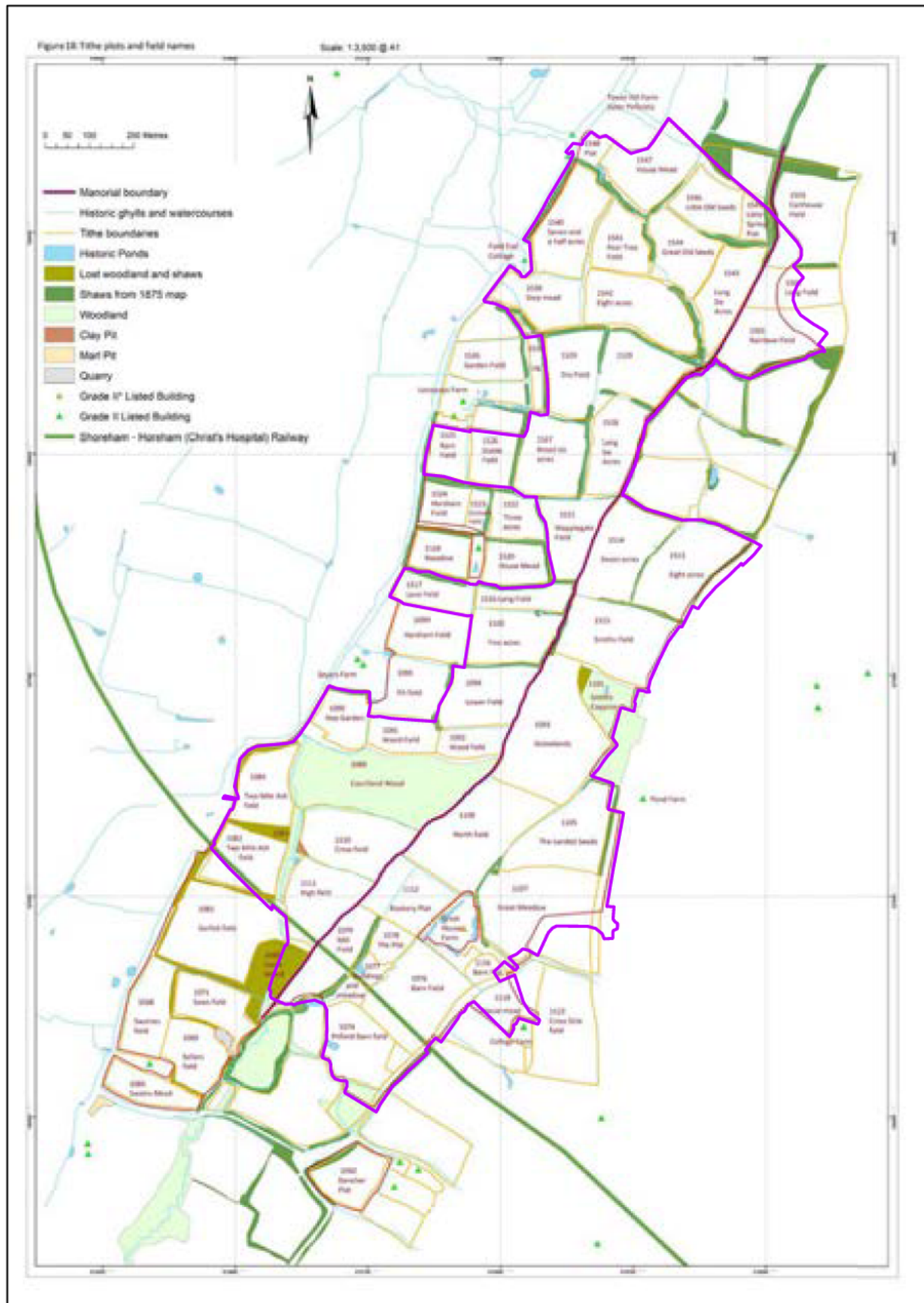


 Site Boundary



Figure 17

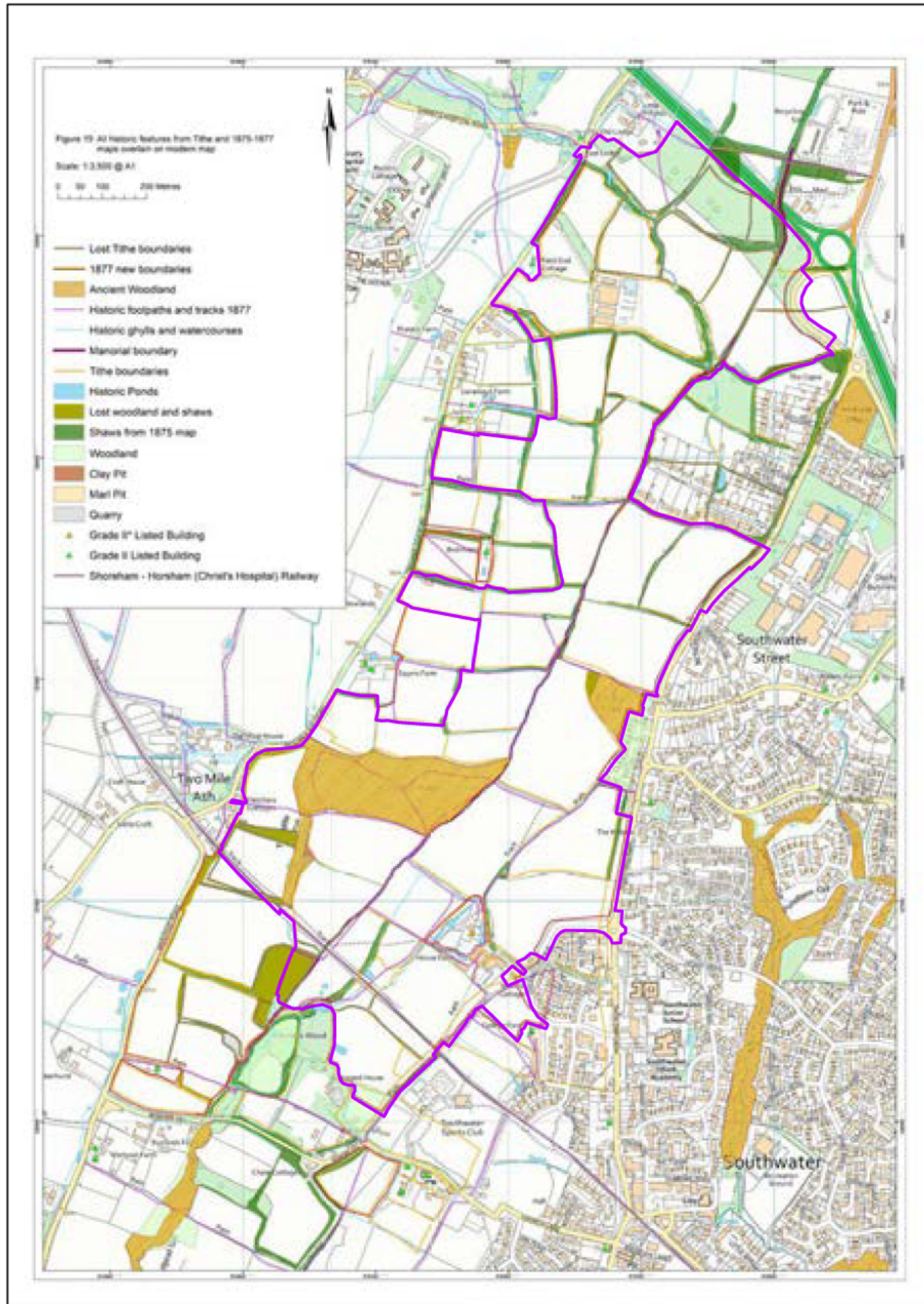
Tithe map by land use



 Site Boundary



Figure 18  
Tithe plots and field names



 Site Boundary



Figure 19

All historic features from Tithe and 1875-1877 maps overlain on modern map

**Appendices 1 to 3 (see separate documents, owing to the large size of the reports of the remote sensing surveys)**

## Appendix 4 Specialist Archaeological Advice 2022



21 November 2022

Planning Department  
Horsham District Council  
Parkside  
Chart Way, Horsham  
West Sussex  
RH12 1RL

Planning Ref: DC/22/1916

### SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Sir/Madam

#### RE: Land North West of Southwater

Thank you for consulting the Historic Environment Advisor to Horsham District on the above planning application.

|   |   |
|---|---|
| Recommended refusal                                 |   |
| No historic environment objections                  |   |
| Recommended Approval subject to attached conditions | X |
| Further information required                        |   |
| Recommend discharge condition                       |   |

The applicant has submitted an archaeological desk-based assessment with the application. We are in broad agreement with its findings that there is moderate to high potential for deposits of earlier prehistoric, Iron Age to Romano-British and post-medieval date within the main development Site, and a low to moderate potential for deposits of Neolithic, Bronze Age, Saxon and medieval date, based on discoveries within the main development Site and in the wider area, including the fields immediately adjacent. The significance of any such remains, where present are likely to be of local or regional significance. We are also in agreement that the existing hedgerows, boundaries, woodland, shaws and paths are historic in origin, and should be incorporated into the master-planning for the site, which should include a landscape management plan for the future management of these features. The Saxon manorial boundary which subdivides the site is of particular significance and care should be taken that any disturbance to this should be kept to a minimum. As the site has remained undeveloped since mapping began, any below ground archaeological remains that were ever present should be relatively undisturbed.





Archaeological deposits are both fragile and finite and the following condition is therefore placed on the application in accordance with the National Planning Policy Framework. Given the scale of the proposed development a phased condition has been recommended.

1. No development or preliminary groundworks of any kind shall take place until an overall master-plan, including a landscape management plan has been developed which identifies the surviving landscape features and how they are to be preserved within the development.
2. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
3. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 2 and confirmed by the Local Authority archaeological advisors.
4. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.
5. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.
6. The applicant will submit to the local planning authority a post excavation assessment which has been approved in writing by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.



*Reason:* This matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

If you have any further questions please do not hesitate to contact me.

Yours sincerely

Maria Medlycott MA, MCIFA, FSA

## Appendix 5 Legislative Background and Development Plan Framework

### Legislation

1. There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites, historic landscapes or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
2. National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
3. Historic England (formerly Historic England) is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this makes the effect of proposed development on the Sites and their settings a material consideration.
4. The removal of hedgerow is unlikely to require planning permission, but if removal is proposed as part of a planning application, then its impact on the heritage significance of the area and its impact on the setting of any heritage assets around may be taken into account in accordance with planning policies in the National Planning Policy Framework (NPPF) and the local development plan.
5. In order to limit the length of this archaeological and landscape report and make the content more readable, the detailed section on planning matters concerning heritage assets of archaeological interest has been moved to Appendix D of this report, a full analysis of relevant policy and guidance is provided as Appendix 4 and within the wider application documentation.

### Hedgerow Regulations

6. Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and either: incorporate, or are associated with, a Scheduled archaeological feature or site: mark the Boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or forms an integral part of a pre-1845 field system.
7. The 1997 Hedgerow Regulations were made under Section 97 of the Environment Act 1995 and introduced arrangements for Local Planning Authorities to protect 'important' hedgerows in the countryside, by controlling their removal through a system of notification. The DEFRA publication 'The Hedgerows Regulations 1997: A Guide to the Law and Good Practice' is a useful guide in this respect.
8. The Regulations provide criteria for assessing whether a hedgerow is 'important' for the purposes of the Regulations. To qualify as 'important' a hedgerow must have existed for 30 years or more and following this must fulfil at least one of the criteria in the Schedule 1 Criteria. Those for 'archaeology and history' comprise Part II, namely:

*The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township, and for this purpose 'historic' means existing before 1850*

*The hedgerow incorporates an archaeological feature which is:*

- a. *Included in the schedule of monuments compiled by the Secretary of State under Section 1 (schedule of monuments) of the Ancient Monuments and Scheduled Areas Act 1979, or*
- b. *Recorded at the relevant date in a Sites and Monument Record*

1. *The hedgerow:*
    - a. *Is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site, and*
    - b. *Is associated with any monument or feature on that site*
  2. *The hedgerow*
    - a. *Marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in Sites and Monuments Record or on a document held at that date at a Record Office; or*
    - b. *Is visibly related to any building or feature of such as estate or manor.*
  3. *The hedgerow*
    - a. *Is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts;*
    - b. *Is part of, or visibly related to, any building or other feature associated with such a system, and that system:*
      - i. *Is substantially complete; and*
      - ii. *Is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic"*
9. The interpretation of paragraph 5 was clarified by DEFRA on the 23<sup>rd</sup> May 2002 (letter from DEFRA to Chief Planning Officers in England)
- "Amendment to the Hedgerow Regulations 1997: A Guide to the Law and Good Practice (page 27)*
- PARAGRAPH 5: The hedgerow:*
- a. *Is recorded in a document held at the relevant date (24<sup>th</sup> March 1997) at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or*
  - b. *Is part of, or visibly related to, any building or other feature associated with such a system, and that system:*
    - i. *Is substantially complete, or*
    - ii. *Is of a pattern which is recorded in a document prepared before the relevant date (24<sup>th</sup> March 1997) by a local planning authority, within the meaning of the Town and Country Planning Act 1990, for the purposes of development control within the authority's area, as a key landscape characteristic.*
10. The phrase 'pre-dating the Inclosure Acts' should be taken to mean before 1845 (whether or not Inclosure Acts exist for the area in question), that being the earliest of the Acts known by the collective title given by the Short Tiles Act 1896.
11. Under paragraph 5(a) a hedgerow is 'important' if it was recorded as of the 24<sup>th</sup> March 1997 in a Record Office document as forming an integral part of the pre-1845 field system. The completeness of the field pattern at the present date is irrelevant. A hedgerow so recorded would still be important if it is now the only remaining part of the pre-1845 field system.
12. Under paragraph 5(b)(i), a hedgerow is 'important' only if it is part of, or visibly related to, an existing building or feature associated with pre-1845 field system, and that system remains substantially complete'. This means the field system must still be discernible.

13. 'Important' hedgerows are not designated heritage assets (as defined in the NPPF Annex 2). The Hedgerow Regulations are essentially a notification mechanism. Thus, an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal.
14. In accordance with the Hedgerows Regulations, all Hedgerows forming boundaries to the existing roads and properties are excluded from the definition of 'Historic Hedgerows'

## National Planning Policy

15. The statutory requirements and national and local policy provide a clear framework for the consideration of development proposals that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF, 2024 with footnote revisions in February 2025 and draft for consultation prepared in December 2025) sets out the Government's policies and requirements at a national level, and the Planning Practice Guidance reflects the Secretary of State's views on the way policy should be applied.
16. It is acknowledged that matters of legal interpretation are determined in the Courts, but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. This hierarchy of statutory duty, policy and best practice has been used to inform the assessment of the application proposals which is included in this statement.
17. The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets.' This term includes designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.
18. The National Planning Policy Framework (NPPF), and it was last updated in December 2024 (with footnote revisions in February 2025 and draft for consultation prepared in December 2025). The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
19. It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
20. Significance is defined within the NPPF Glossary as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. Setting is not a heritage designation of itself but contributes to the significance of heritage assets and forms a key part of the reasons for designation. The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic.
21. Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
22. For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the

significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.

23. Under 'Considering potential impacts' the NPPF paragraph 212 emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
24. Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development including, where appropriate, securing its optimum viable use.
25. Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
26. Paragraph 219 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It emphasises that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

## National Planning Practice Guidance

27. The Planning Practice Guidance (PPG) has been published by the Government in order to aid the application of the NPPF.
28. The PPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.
29. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
30. In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### **Conservation Principles, Policies and Guidance (English Heritage, April 2008)**

31. Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
32. The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value, historical value; aesthetic value; and communal value.

### **Overview: Historic Environment Good Practice Advice in Planning**

33. The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPA's) published by Historic England. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning and other technical guidance.

### **GPA1: The Historic Environment in Local Plans (March 2015)**

34. This document provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and PPG.
35. The advice in this document, in accordance with the NPPF, emphasises that all information requirements and assessment work in support of plan-making and heritage protection needs to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets, and recognises the primacy of the NPPF and PPG.

### **GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)**

36. This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
  - Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance :
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF:
  - Look for opportunities to better reveal or enhance significance:
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
  - Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

### **GPA3: The Setting of Heritage Assets (Second Edition; December 2017)**

37. This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

38. As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset, including below-ground archaeological remains.
39. While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
40. This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
41. The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
42. Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
  - Identify which heritage assets and their settings are affected;
  - Asses the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
  - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
  - Explore ways to maximise enhancement and avoid or minimise harm; and
  - Make and document the decision and monitor outcomes.

## Local Planning Policy

43. In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
44. The Local Development Plan for Horsham District is the Horsham District Planning Framework (excluding South Downs National Park) (November 2015) ('the Local Plan' or 'HDPP') and the Southwater Neighbourhood Plan (June 2021) and the Policy Map ('the Neighbourhood Plan' or 'SNDP').
45. The Site is located in Horsham District who have adopted the Horsham District Planning Framework. This was adopted in November 2015 and contains the following policies relevant to Site, which still should be followed.

## Horsham District Planning Framework (excluding South Downs National Park) (November 2015)

**Policy 32 – Strategic Policy: The Quality of New Development** states inter alia:

*'High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*

- 2. Complement locally distinctive characters and heritage of the district;*
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit.'*

**Policy 33 – Development Principles** states inter alia

*'In order to conserve and enhance the natural and built environment developments shall be required to:*

- 3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the Site, including any impact on the skyline and important views.*
- 4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;*
- 5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate.*
- 6. Presume in favour of the retention of existing important landscapes and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.'*

**Policy 34 – Cultural and Heritage Assets** states:

*'The Council recognises that heritage assets are 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 Conservation Area Character Statements;*
- 3. Reinforce the special character of the district's historic environment through appropriate sitting, 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'.*

## Southwater Neighbourhood Plan (June 2021)

### SNP2 Proposals for Residential Development

46. The Site falls within the Southwater Neighbourhood Plan Area, adopted in June 2021. Part of the Site is allocated in the Neighbourhood Plan under Policy SNP2 for proposed residential development. This states:

*Land North West of Southwater, as identified on the Neighbourhood Plan Policies Map, is allocated for the provision of 422 – 450 new residential units consisting of a minimum of 350 units falling in Use Class C3\* and a minimum of 72 units falling Use Class C2\*. The Site shall provide a minimum of 8 hectares of public open space. The Site shall be planned such that any further longer-term development proposals are not prejudiced. Development proposals on this site should meet the following criteria to be considered acceptable:*

- a) *The proposed layout should respect existing field boundaries and hedgerows along them. These hedgerows should not be removed but enhanced to provide green corridors through the development which provide shared space and improved accessibility for people of all abilities. The only exception will be for the provision of perpendicular access routes where the hedgerows are of least ecological value.*
- b) *The development should provide the requisite buffer around, and seek to provide long term and measurable enhancements to, the ancient woodlands of Two Mile Ash Ghyll and Courtland Wood (which is also a Local Wildlife Site).*
- c) *Non-vehicular accessibility should be central to any development proposed. In particular, routes suitable for year-round access by all Non-Motorised Users (NMU's) such as walkers, cyclists, equestrians etc, must be provided so they can easily access:*
  - (i) *Christs Hospital Railway Station, this should include upgrading the Downs Link so far as the Christs Hospital Railway Station.*
  - (ii) *Lintot Square.*
  - (iii) *Nearby educational institutions.*
- d) *Due to the considerable open space that will be provided across the Site there should be no need for any Category A or B trees to be removed.*
- e) *Buildings should reduce in height and density the further they are from the village centre / Lintot Square and should respect the local character of Southwater through sensitive and high-quality design.*
- f) *Proposals must be in accordance with and support other policies contained in the Development Plan, including those relating to affordable housing.*
- g) *The mix of C3 homes should be in accordance with the latest evidence on the required housing mix (currently the Crawley and Horsham Market Housing Mix Report, November 2016 and HDC Planning Obligations and Affordable Housing Supplementary Planning Document, 2017. or any later documents that supersede them).*
- h) *The extent, location and form of built development must be carefully considered, following completion of an appropriate assessment, and conserve elements of setting that contribute to the significance of Great House Farmhouse (a Grade II\* Listed Building). In particular, any proposed development should allow for:*
  - (i) *Parcels of land to the north and south of the listed building retained as open land;*
  - (ii) *A visual inter-relationship with Courtland Wood and other parts of the medieval fieldscape between is maintained together with key landscape features; and,*
  - (iii) *A considered approach to edges of built form likely to be seen from, and in association with, the listed building.*
- i) *To ensure the development does not give rise to unacceptable impacts on the local education system, and to reduce unnecessary journeys to and from school, land should be safeguarded*

*for a secondary (or all-through) school in accordance with Policy SNP3.*

- j) *To ensure the development does not give rise to unacceptable impacts on the highway network, highway improvements will be provided in accordance with SNP4.*
- k) *Sewerage infrastructure should be considered throughout the design, build and occupation of the development. In particular, occupation should be phased to align with the delivery of sewerage infrastructure and the layout must be planned to ensure future access to existing and new infrastructure is accessible for maintenance and upsizing purposes.*

47. The Neighbourhood Plan also contains Policy SNP19 regarding Parish Heritage Assets, which references a number of built heritage assets (assessed in the accompanying RPS TT Built Heritage Report), but does not include the former Shoreham to Horsham (Christ's Hospital) railway line, considered here also as a historic landscape feature, at SNP19.3 d) Disused Railway (Downs Link) & Old Railway Bridges. SNP9.3 also includes at h) Denne Parkland. These are considered to be non-designated heritage assets as defined by the NPPF

### **SNP19 Parish Heritage Assets**

48. Policy SNP19 states:

*SNP19.1 Development proposals will be supported where they protect and, where possible, enhance Parish Heritage Assets as identified on the Neighbourhood Plan Policies Map.*

*SNP19.2 All proposals that directly impact Parish Heritage Assets, or the setting thereof, must describe the impact of the development on the significance of the heritage asset, demonstrating that the significance of that asset will not be adversely impacted.*

49. Further planning details are provided in the documents that accompany the Outline application and are not discussed further here.

