



# Archaeological Desk Based Assessment

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Land near the  
Junction of Lynwick  
Street and Guildford  
Road, Rudgwick,  
Horsham, West  
Sussex

June 2025 | Project Ref 05062C

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## Non-Technical Summary

*This archaeological desk-based assessment has been prepared by HCUK Group, on behalf of Welbeck Strategic Land IV LLP, to inform an Outline Planning Application for up to no. 90 residential dwellings including 40% affordable, all matters reserved except access on land near the junction of Lynwick Street and Guildford Road, Rudgwick, Horsham.*

*The assessment has confirmed that the application Site does not contain any designated archaeological heritage assets of archaeological interest, such as World Heritage Sites, scheduled monuments, registered parks and gardens or registered battlefields, where there would be a presumption in favour of their physical preservation in situ and against development.*

*The local planning authority for the Site is Horsham District Council. The Site does not lie within any Archaeological Notification Areas (ANA) as defined by Horsham District Council.*

*There are no previously recorded non-designated archaeological heritage assets recorded within the Site boundary. There are 25 non-designated archaeological monuments within the 1km radius study area.*

*Information held within the West Sussex Historic Environment Record (WSHER), supplemented by historic mapping, has indicated that while there was briefly an almshouse and garden along the southern border of the Site in the early nineteenth century to the mid-twentieth century, the majority of the Site has largely been undeveloped agricultural land throughout its known history.*

*It is considered that the application Site is unlikely to contain any extensive archaeological deposits of high significance or value which would require preservation in situ.*

*If archaeological remains survive in the footprint of the proposed development area, it is likely that they will be removed or disturbed by the proposed construction related activities.*

# 1. Introduction

## Background

- 1.1** This archaeological desk-based assessment has been prepared by Amanda Talboys ACIfA archaeological consultant of HCUK Group on behalf of Welbeck Strategic Land IV LLP. Documentary Research has been carried out by the author.
- 1.2** The site in question is known as land near the junction of Lynwick Street and Guildford Road, Rudgwick, Horsham (Figure 1), occupying an area of c.3.66ha and centred at NGR 50798 13304. It is hereafter referred to as the Site.
- 1.3** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant heritage assets identified. The report is informed by site inspection, historical information, and by data relating to heritage assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (design, engineering etc) where necessary. The report will not address designated or non-designated built heritage. All implications of the development proposal on matters relating to the built heritage are discussed in a separate Heritage Impact Assessment.<sup>1</sup>
- 1.4** The report considers heritage assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 1.5** This assessment has been prepared in accordance with Standards and Guidance for Historic Environment Desk-Based Assessment<sup>2</sup> published by the Chartered Institute for Archaeologists (CIfA). It takes into account the National Planning Policy Framework (NPPF) and other local planning policy where relevant.
- 1.6** This desk-based assessment comprises an examination of digital data held by the West Sussex Historic Environment Record (HER) together with documentary research. It incorporates map regression indicating the impact of change over time.
- 1.7** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on

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<sup>1</sup> Heritage Collective 2024

<sup>2</sup> CIfA 2022

the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

## Geology and Topography

- 1.8** The British Geological Survey identifies the solid geology as Weald Clay Formation comprising mudstone formed in the Cretaceous Period which indicates a local environment previously dominated by swamps, estuaries and deltas (Figure 2). There are no recorded superficial deposits within the Site.<sup>3</sup>
- 1.9** The soils of the Site have been characterised as belonging to Soilscape 18 class which is described as 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'.<sup>4</sup>
- 1.10** The Site occupies an area of c.4.73 ha of sloping land from north to south at c.36m AOD in the north to c.28m AOD in the south.

## Site Visit

- 1.11** A site visit/walkover was undertaken on the 3<sup>rd</sup> of August 2021.
- 1.12** The Site is occupied by two recently mowed fields divided by a mature hedgeline. The fields slope from north to south and are bounded by mature hedging and trees in the west, south and east, and by fence to further fields to the north. To the immediate south in the eastern half of the Site lie four properties and an area of overgrowth. To the west lies Lynwick Street and to the south Guildford Road. There is a sports ground further to the east.
- 1.13** Photographs taken on the site visit are shown below:

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<sup>3</sup> British Geological Survey. 2024

<sup>4</sup> Cranfield University. 2024.



**Photograph 1:** View of the Site from the northwestern corner looking south east into the western half of the Site



**Photograph 2:** View of the Site looking south from the northwestern corner showing the eastern boundary





**Photograph 3:** View of the Site looking east from the northwestern corner along the northern boundary



**Photograph 4:** General view looking south from the north of the mature trees and hedging separating the two fields.



**Photograph 5:** General view of the western field looking southwest from the north



**Photograph 6:** View of the Site looking west from the northeastern corner showing the northern boundary along the eastern half of the Site and tree line and hedging separating the fields in the distance.





**Photograph 7:** View of the eastern field from the northeastern corner looking southwest



**Photograph 8:** View of the eastern boundary looking south from the northeastern corner of the Site, showing the location of the former World War II defences, and the houses the bound the Site to the southeast in the distance



**Photograph 9:** View from the southwestern corner of the Site showing the general area of the former almshouse and gardens now shown to be overgrown and with mature trees



## 2. Methodology

### Sources

**2.1** In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- West Sussex HER for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the study area).
- Maps and documents held by Sussex Record Office and online.
- The British Geological Survey (BGS) onshore digital maps at 1:50,000 scale.
- Soil Survey of England and Wales.
- The National Heritage List for England (Historic England).
- Air photographs held by Historic England.
- Other relevant books, journals and grey literature reports that were identified in the course of the data collection.

**2.2** The information gathered from the above sources has been verified and augmented as far as possible by site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

### Assessment

**2.3** The assessment seeks to understand and define the significance of heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological interest and historic interest.

**2.4** The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields,

Importance of the asset	Criteria
	Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

## Archaeological Potential

### 2.5

The report includes:

- An assessment of the archaeological potential of the Site,
- An assessment of the significance of any archaeological remains that may be present, and
- An assessment of the likely effects of the proposed development on archaeological heritage assets, both in terms of physical impact and (where relevant) change to setting.

## 3. Relevant Policy Framework

### National Planning Policy Framework

**3.1** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2024 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest.

**3.2** Paragraph 216 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

*"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."*

**3.3** Footnote 75 of the NPPF, which is attached to paragraph 213, states that "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets." Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence", and paragraph 041 which in full reads as follows:

*"What are non-designated heritage assets of archaeological interest and how important are they?"*

*The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:*

*(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:*

*those that have yet to be formally assessed for designation.*

*those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*

*those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*

*The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.*

*(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

*Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.*

*Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."*

- 3.4** Paragraph 218 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

## Relevant Local Policies

- 3.5** The following local policies are relevant to the historic environment and this assessment.

Table 2: Local Policies

Local Plan	Relevant Policy
Horsham District Planning Framework (excluding South Downs National Park) (November 2015)	Heritage Assets and Managing Change within the Historic Environment - Policy 34



## 4. Archaeological Background

### Introduction

- 4.1** There are no designated archaeological assets, such as scheduled monuments or registered battlefields within the Site or wider 1km radius study area.
- 4.2** There are 25 archaeological monuments recorded on the WSHR within the 1km study area, none of which are within the Site itself. (Figure 4)
- 4.3** THE WSHR contains records of two previous archaeological investigations within the 1km study area, none of which are within the Site itself. (Figure 5)
- 4.4** Assessment of potential impacts to non-designated or designated heritage assets of the built environment such as standing buildings are outside the scope of this archaeological assessment.

### Non-Designated Heritage Assets

### Timescales

- 4.5** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic	c.450,000 – 12,000 BC	Prehistoric
Mesolithic	c. 12,000 – 4000 BC	
Neolithic	c.4000 – 1800 BC	
Bronze Age	c.1800 – 600 BC	
Iron Age	c.600 BC – AD 43	
Roman (Romano-British)	AD 43 – c. AD 410	Historic
Early Medieval	c. AD 410 – AD 1066	
Medieval	1066 –1485	
Post-Medieval	1485 – 1900	
Modern	1900 – Present	

## Prehistoric

- 4.6** The West Sussex HER (WSHER) holds records for one non-designated archaeological heritage asset of prehistoric date within the study area, which is not located within the Site.

Table 4: Prehistoric monuments recorded on the WSHER within 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MWS1237	Neolithic axe - Rudgwick	Findspot	Prehistoric

- 4.7** The Palaeolithic period is considered as the earliest period of known human culture, although typically very little evidence of Palaeolithic activity survives beyond residual finds of flint artefacts, usually found along river terraces. There are few Palaeolithic finds within the Weald.<sup>5</sup> Within West Sussex, finds dating to this period are generally associated with gravel deposits in the river valleys or along the raised beaches of the Coastal Plain.<sup>6</sup> There are no assets of Palaeolithic date recorded within the study area.
- 4.8** During the Mesolithic Period, the Low Weald has a generally sparse distribution of stone axes and finds dating to this period, indicating an occasional exploitation of the landscape still predominantly woodland, rather than settlement development or agricultural land use.<sup>7</sup> There are no assets of Mesolithic date recorded within the study area.
- 4.9** By the 1st millennium, i.e. 1000 BC, the landscape of the Weald was likely to still be wooded and with sparse settlement activity. Further afield, large scale monuments such as causewayed enclosures, burial mounds and flint mines are recorded within the South Downs.<sup>8</sup> There is one findspot within the study area dating to this period comprising a Stone Axe (MWS1237) recorded c.810m to the east of the Site.
- 4.10** Throughout the Bronze Age and into the Iron Age, the landscape saw a continued clearance of woodland; however there is little evidence for widespread agriculture during these periods within the study area and the Weald more generally.<sup>9</sup>
- 4.11** The potential for archaeological remains dating to the prehistoric period is considered to be low. The importance of the assets of prehistoric date is also considered to be

<sup>5</sup> Pope 2003: 17-28

<sup>6</sup> Woodcock 1999.

<sup>7</sup> Drewett 1999: 16-17.

<sup>8</sup> Ibid

<sup>9</sup> Gardiner 1990: 33-53

low (or local). The absence of archaeological remains of prehistoric date within the search area could be as a result of the lack of previous archaeological investigation.

## Roman

- 4.12** The WSHER holds no records for assets of Roman date within the study area.
- 4.13** The projected line of Stane Street, the major Roman road from London to Chichester lies approximately 3.2km to the southeast of the Site. Stane Street is thought to have been built by AD 70 and consisted of a central carriageway, known as an agger, which was bounded on either side by roadside ditches. The course of the road is not entirely known, although in the Sussex area it presumed to be fairly close to the present A29.<sup>10</sup>
- 4.14** Villas are unknown in the Weald, being almost entirely concentrated on the Sussex Coastal Plain and immediately to the north of the South Downs, or in North Kent. There is also little evidence for any larger settlements.<sup>11</sup>
- 4.15** The potential for Roman archaeology is considered to be negligible to low. The importance of the assets of Roman date is also considered to likely be low (or local), probably represented by find spots. The absence of archaeological remains of Roman date within the search area could be as a result of the lack of previous archaeological investigation.

## Early Medieval

- 4.16** The WS HER holds records for no assets of early medieval date within the study area.
- 4.17** Evidence of Saxon settlement within the wider area is scarce. The nearest settlement mentioned in the 1086 Domesday Book is Heane c.8km to the northeast which had no individual entry or recorded population.
- 4.18** Place name evidence suggests that Rudgwick originated from the Saxon for 'Ridge Farm.' Within the Weald, the area reverted to woodland, and became an important area for grazing pigs and other livestock.<sup>12</sup>
- 4.19** It is likely that during this period, the Site lay within open hinterland, possibly utilised as grazed woodland. Given the paucity of evidence it is considered that the

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<sup>10</sup> Margary 1973: 58

<sup>11</sup> Rudling, D. 2003

<sup>12</sup> Gardiner 1990:33-53

potential for Early Medieval archaeology to be low. The importance of assets of Early Medieval date is considered to be low (or local).

## Medieval

**4.20** The WSHER holds three records for non-designated assets of medieval date within the study area, none of which are recorded within the Site.

Table 5: Medieval monuments recorded on the WSHER within 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MWS10193	Exfold Farm Historic Farmstead, Rudgwick	Farmstead	Medieval
MWS12939	Swaynes Farm Historic Farmstead, Rudgwick	Farmstead	Medieval
MWS9628	Canfields Farm Historic Farmstead, Rudgwick	Farmstead	Medieval

**4.21** During the Medieval period, the Low Weald was a region of moderate fertility, with wheat and oat being grown and flocks of sheep and some cattle being kept.<sup>13</sup>

**4.22** Within the study area, Swaynes Farm (MWS12939) recorded c.970m to the east of the Site, Exfold Farm (MWS10193) located c.710m to the southwest of the Site, Canfields Farm (MWS9628) record c.585m to the north of the Site are medieval in origin. The area surrounding Swaynes Farm is also an archaeological notification area (DWS8731) to a medieval double sided loose courtyard farmstead with a detached farmhouse set away from the yard. The remaining archaeological notification area within the study area also relates to a medieval farmstead just outside the study area at Woodsomes Farm.

**4.23** Furthermore Wanford Mill (MWS209) a sixteenth century watermill is recorded c.485m to the southeast of the Site.

**4.24** Given the distance from known farmsteads in this period it is likely that the Site remained occupied by agricultural hinterland on the periphery of settlement activity during this period. Therefore, the potential for medieval archaeological remains is considered to be low. Any archaeological deposits are likely to be of low or local importance and may relate to the agricultural activity.

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<sup>13</sup> Gardiner 1999: 38-39



## Post-Medieval & Modern

**4.25** The WSHER holds records for 20 non-designated heritage assets of post-medieval or modern date within the study area, none of which are recorded within the Site.

Table 6: Post Medieval and Modern monuments recorded on the WSHER within 1km of the Site.

Reference Number	Name/Description	Monument Type	Period
MWS10969	Greathouse Farm Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS11191	Hatches Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS11796	Hornshill Farm, Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS12279	Lynwick Farm Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS12382	Mill Hill House Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS12494	Site of Rudgwick Poor House, Rudgwick	Workhouse	Post Medieval
MWS12784	Outfarm Historic Outfarm, Rudgwick	Outfarm	Post Medieval
MWS13413	Redhouse Farm Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS13899	Wanford Mill House Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS13902	Warhams Farm Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS13977	Weyhill Farm Historic Outfarm, Rudgwick	Outfarm	Post Medieval
MWS14146	Site of Yard to the North of Bucks Green, Rudgwick	Farmstead	Post Medieval
MWS209	Watermill - Wanford Mill	Watermill	Post Medieval
MWS4776	Brickyard E. of Lynwick	Brickworks	Post Medieval
MWS9455	Site of Bookers Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS9727	Chephurst Farm Historic Farmstead, Rudgwick	Farmstead	Post Medieval
MWS15638	Bucks Green Gate Tollhouse, Rudgwick	Toll House	Post Medieval
MWS5262	Bucks Green World War II Pill Box, Rudgwick	Pillbox	Modern
MWS5263	World War II Pill Box, Rudgwick	Pillbox	Modern
MWS7564	Defended locality - WWII	Defended Locality	Modern

- 4.26** Into the post-medieval period the Site remained within a predominantly rural landscape. The earliest map of the Site presented in this report is the 1777 Andrews and Dury Map of Sussex (Figure 6). The Site is shown lying within open land southwest of Rudgwick.
- 4.27** There are four farmsteads dating to the post-medieval period recorded within the Study area including: Hornshill Farm (MWS11796); Mill Hill House Historic Farmstead (MWS12382); Warhams Farm (MWS13902); Site of Bookers Farm (MWS9455) as well as a brickworks (MWS4776).
- 4.28** The first map to show any detail for the area of the Site is the 1795 Yeakell and Gardner Map of Sussex (Figure 7) which shows it was occupied by agricultural fields. The Site is shown bordered by Lynwick Road to the west and Guildford Road to the south which are both shown for the first time. The Site is open fields with the exception of a structure within the southwest of the Site.
- 4.29** Much of the records dating to the modern period relate to further farmsteads that continued to develop into the nineteenth century. These comprise: Greathouse Farm (MWS10969); Hatches Historic Farmstead (MWS11191); Lynwick Farm (MWS12279); Historic Outfarm (MWS12784); Redhouse Farm (MWS13413); Wanford Mill House Historic Farmstead (MWS13899); Weyhill Farm (MWS13977); Chephurst Farm (MWS9727); and Site of Yard to the North of Bucks Green (MWS14146).
- 4.30** The 1806 Ordnance Survey Drawing (Figure 8) shows the Site more accurately, and comprising one large open field, with a building or row of buildings along or near the Site's southern boundary, perhaps the almshouses discussed at 4.30, below. Bucks Green is a small hamlet with its foci to the southeast of the Site.
- 4.31** The 1840 Rudgwick Parish Tithe Map (Figure 9) is the first to show the Site with great detail. The small building occupying the southwest of the Site is shown to be an Almshouse and Garden according to the 1840 Tithe Apportionment. The Site is comprised of five large fields with a road running through the middle. The fields are comprised of a mix of shaw<sup>14</sup>, pasture and arable land. The majority of the land was under the ownership of one Mr. John Allberry. Approximately 40m to the southwest of the south of the Site lies what is described as the Old Workhouse (MWS12494),

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<sup>14</sup> Shaw: (a) A thicket, a small wood, copse or grove. (b) A strip of wood or underwood forming the border of a field.  
<http://www2.westsussex.gov.uk/ro/tithe/Glossary%20associated%20with%20Tithe%20Maps%20and%20their%20Apportionments.pdf>

which was also known as the Rudgwick Poor House. The almshouse and the poor house appear to have been related to one another.

Table 7: Land holdings on the Rudgwick Parish Tithe Apportionment, dated 15<sup>th</sup> December 1840.

Plot Number	Landowner	Occupier	Name and Description of Lands and Premises	Cultivation Type
1120	John Allberry	John Allberry	Road	-
1121	John Allberry	John Allberry	Frank hook	Shaw
1123	Rudgwick Parish	Henry Edwards & John Woodhatch	Almshouse & Garden	Arable
1124	John Allberry	John Allberry	Frank hook	Arable
1348	John Allberry	John Allberry	Barn field	Arable
1349	John Allberry	John Allberry	Barn field	Shaw
1350	John Allberry	John Allberry	Long three acres	Arable
1351	John Allberry	John Allberry	Gate field	Arable
1351 1/2	John Allberry	John Allberry	Bar field	Arable
1412	John Allberry	John Allberry	Upper three acres	Arable
1413	John Allberry	John Allberry	Upper three acres	Shaw
1416	John Allberry	John Allberry	Middle field	Arable
1417	John Allberry	John Allberry	Middle field	Shaw
1420	John Allberry	John Allberry	Little	Meadow

**4.32** The First Ordnance Survey Map of 1871-1876 (Figure 10) shows no changes to the Site. The almshouse and garden occupying the south of the Site is shown in greater detail, and appears to be two residential units along with three smaller structures, while the field plots within the Site appear broadly similar, with the absence of the track road noted on the previous map.

**4.33** The Second Ordnance Survey Map of 1897-1898 (Figure 11) shows the consolidation of the eastern field plots. The map shows the Site as occupied largely by four fields. There doesn't appear to be any significant changes to the almshouse plots. The Old Workhouse appears to have been converted into residential units, and adjacent to the west is a school.

**4.34** The Ordnance Survey Map of 1912 (Figure 12) shows the Site as mainly comprised of two large agricultural fields. Trees and shrubbery appear to have been planted adjacent to Guildford Road, while the almshouses and associated structures are still shown. A footpath is shown alongside the eastern boundary of the Site, and a small copse as well. There do not appear to be any significant changes.

- 4.35** During the Second World War, the Site and wider landscape became used for civil defence and military use. A barbed wire entanglement (S0016731), which has since been removed is recorded within the eastern field on the Defence of Britain database, but not on the WSHER. It was described as a triple coil barbed wire entanglement approximately 12ft high surrounding Bucks Green. Evidence of military use is also recorded on the HER as Bucks Green Camp (MWS8550) located c.250m to the east of the Site, which had been set up for the 1944 Overlord operation as a staging post for overseas troops on their way to D-Day, and as a fall-back POW receiving camp.
- 4.36** Further evidence of civil defence during the Second World War recorded on the WSHER includes two pillboxes (MWS5263 & MWS5262) and a defended locality (MWS7564) recorded c.140m to the southeast of the Site.
- 4.37** By 1973 (Figure 13: Ordnance Survey Map of 1973), the civil defences which were present within the Site were removed and the almshouses and gardens were demolished. Residential development continued to the south of the Site along Guildford Road, which had by this time become the A281 and a major thoroughfare. There have been no major changes to the Site since 1973 to the present.
- 4.38** It is considered that there is a medium to low potential for below-ground remains associated with the almshouses to survive within the Site. The importance of these remains if found would be of low/local importance.

## Previous Archaeological Work

- 4.39** The WSHER holds records for two investigations within the study area. These comprise one watching brief and two desk-based assessments.

Table 8: Previous archaeological investigations recorded on the WSHER within 1km of the Site.

Event ID	Name	Event Type
EWS1105	Station Garage, Church Street, Rudgewick	Desk-Based Assessment
EWS1603	Upper Arun - Desk-Based Assessment	Desk-Based Assessment

## Historic Landscape Characterisation (HLC)

- 4.40** The WSHER defines the Site as lying within informal fieldscapes comprising modern field amalgamation and isolated tree clumps dating from the post-medieval period to the modern period. The Site is surrounded by areas defined as informal fieldscapes to the north and expansion to the east and south and historic dispersed settlement to the southeast.

## Aerial Photographs

- 4.41** A review of modern aerial photographs through Google Earth show that no changes to the Site are discernible between 2001 and the most recently available image at the time of writing this report in 2024.
- 4.42** Several historic aerial photographs, dating to between 1944 and 1959, were identified and which show the Site as not being significantly different to its present state.

## LiDAR

- 4.43** LiDAR data (1m resolution from 2022, Figure 5) has been downloaded for the Site to enable interrogation through QGIS software using hillshade settings and variations of light angles and azimuth heights. The LiDAR shows evidence of former field boundaries within the Site as well as some possible, faint, ridge and furrow farming remains.

## 5. Impact Assessment

### Proposed Development

- 5.1** The proposed development comprises an Outline Planning Application for up to no. 90 residential dwellings including 40% affordable, all matters reserved except access on land near the junction of Lynwick Street and Guildford Road, Rudgwick, Horsham.

### Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere<sup>15</sup>, and it is a subject which is subject to ongoing review as our understanding grows.
- 5.4** Throughout the Site's known history there has only been one structure along the southern boundary, which is the former almshouse and gardens that were built in the nineteenth century and demolished in the mid-twentieth century. The remaining majority of the Site has remained undeveloped agricultural land throughout.
- 5.5** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields. The Site was known to have a mixture of pasture, shaw (woodland) and arable fields which would have had a variable impact on potential archaeological remains given the absence or presence of mechanised ploughing for deep rooted crops, or less impactful grazing of animals.
- 5.6** Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

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<sup>15</sup> Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development



## Potential Effects

### Non-Designated Heritage Assets

- 5.7** The information within the WSHR, supplemented by historic mapping, has indicated that the proposed development area was undeveloped agricultural land, until the nineteenth century which saw the development of the almshouse and gardens along the southern boundary of the Site (first certainly mapped on the 1840 Rudgwick Tithe Map (Figure 9), and perhaps shown on the 1806 Ordnance Survey Drawing, Figure 8), and which was subsequently demolished in the mid-twentieth century.
- 5.8** Given the absence of previous development within the Site, it is considered likely that the potential for the survival of archaeological remains is relatively high, should they actually be present. If archaeological remains survive within the footprint of the proposed development area, it is likely that they will be exposed, damaged or destroyed by the proposed construction related activities.
- 5.9** Given the size of the area and the lack of archaeological works undertaken in the study area in the past, and thus the lack of existing archaeological information for the area, it is considered likely that archaeological evaluation of the Site would be needed. This would typically be undertaken to some degree before determination of a planning application.
- 5.10** Based on the present land use it is suggested that a geophysical survey is undertaken across the area in the first instance to provide an idea of the presence or absence of potential archaeological features. Not all ground conditions transmit evidence of buried features and subsequent evaluation in the form of trial trenching (pre-or post-determination) would still likely be needed, to either confirm the lack of features suggested by the archaeological geophysics or to investigate features suggested by the geophysics.

## 6. Conclusions

- 6.1** Based on the information within the WSHR, supplemented by historic mapping, the Site is considered to have a low potential for archaeological remains dating to all past periods predating the modern period. For the Prehistoric and Roman periods this paucity of known archaeology is possibly due to the lack of previous investigations undertaken in the area.
- 6.2** The following table details the archaeological potential ascribed to the Site by period and an assessment of the likely archaeological importance of any remains of those periods should they survive.

Table 9: Assessed Archaeological Potential and Importance by period

Period	Archaeological Potential	Archaeological Importance
Prehistoric	Low	Low
Roman	Low	Low
Early Medieval	Low	Low
Medieval	Low	Low
Post Medieval/Modern	Low-Medium	Low

- 6.3** It is considered that there is a medium to low potential for remains relating to the former almshouses and gardens that were situated along the southern boundary of the Site and that were demolished in the mid-twentieth century. The importance of these remains, should they be present, are likely to be of low importance.
- 6.4** Given the absence of development throughout the known history of the Site, it is considered that the area has experienced relatively low previous impacts indicating that the survival of archaeological remains, should they be present, could be relatively high.
- 6.5** On the basis of available evidence, it is considered that if archaeological remains survive in the footprint of the proposed development area, it is likely that they will be exposed, damaged or destroyed by the proposed construction related activities.
- 6.6** The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the Archaeological Advisor to Horsham District Council.

## Sources Consulted

*West Sussex Historic Environment Record*

### Primary Sources

*1777 Andrews and Dury A Topographic Map of the County of Sussex*

*1795 Yeakell and Gardner. A Map of the County of Sussex*

*1806 Ordnance Survey Drawing*

*1840 Rudgwick Parish Tithe Map*

*1871-1877 Ordnance Survey Map*

*1897-1898 Ordnance Survey Map*

*1912 Ordnance Survey Map*

*1973 Ordnance Survey Map*

*1994 Ordnance Survey Map*

*2021 Google Satellite Image*

### Secondary Sources

*CIfA (2022) Standard and Guidance for historic desk-based assessment.*

*Council for British Archaeology, 2002. (updated 2006) <https://doi.org/10.5284/1000327>*

*Drewett, P. 1999. 'First Farming Communities and Communal Monuments' in Leslie, K. and Short, B. (Eds), An Historical Atlas of Sussex. Chichester: Phillimore & Co. Ltd, 16-17.*

*Gardiner, M. 1990. 'The Archaeology of the Weald – A Survey and a Review', Sussex Archaeology Collections 128, 33-53*

*Gardiner, M. 1999. 'The medieval rural economy and landscape' in Leslie, K. and Short, B. (Eds), An historical Atlas of Sussex. Chichester: Phillimore & Co. Ltd*

*Pope, M. 2003. 'The Earliest Occupation of Sussex: Recent Research and Future Objectives' in Rudling, D. (Ed.), The Archaeology of Sussex to AD2000. Kings Lynn: Heritage Marketing & Publications Ltd., 17-28*

*Rudling, D. 2003. 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed), The Archaeology of Sussex to AD2000, Kings Lynn, Heritage Marketing & Publications Ltd.*

*Woodcock, A. 1999. 'Earliest Inhabitants', in Leslie, K. and Short, B. (Eds), An Historical Atlas of Sussex.*

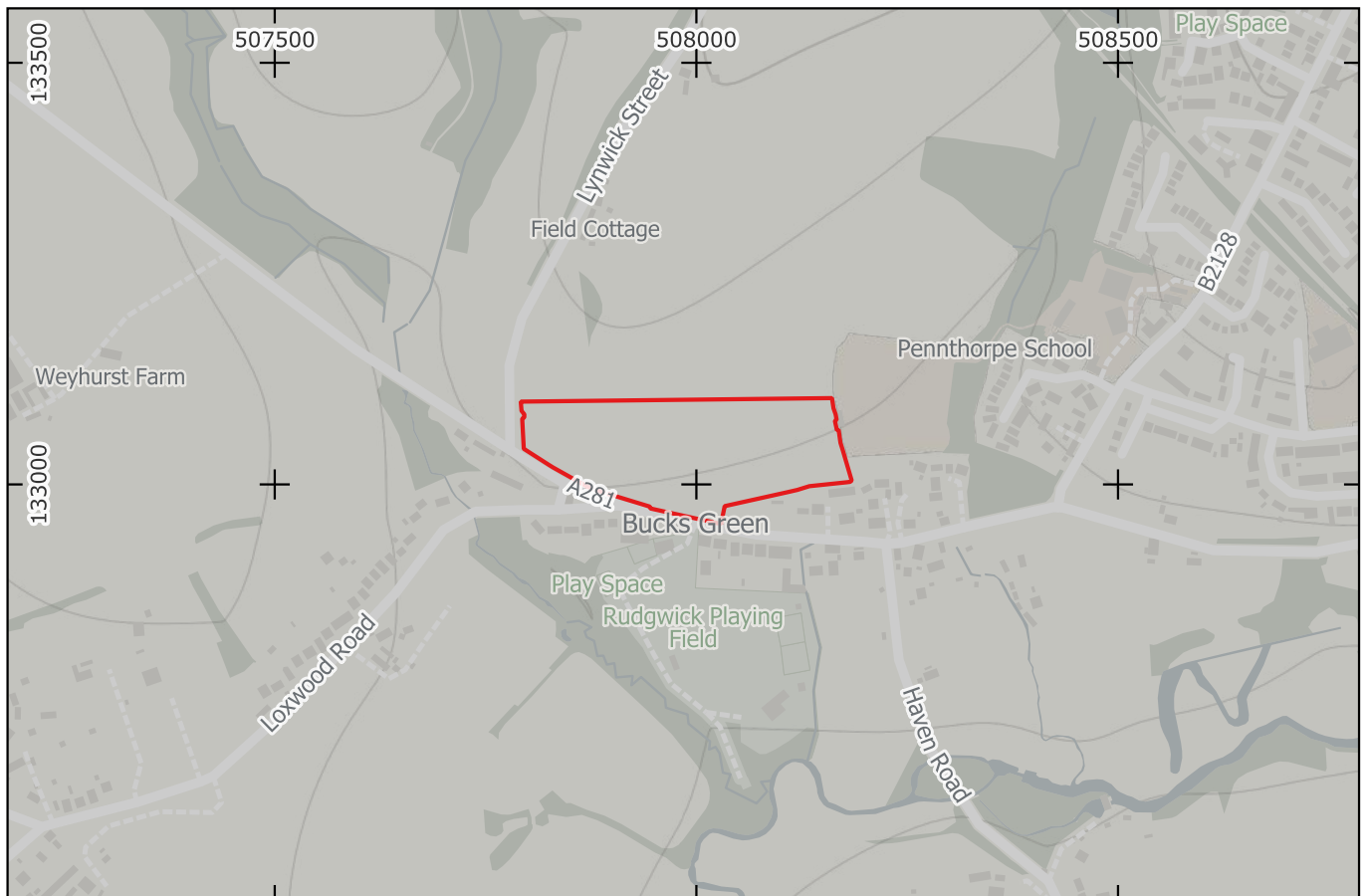
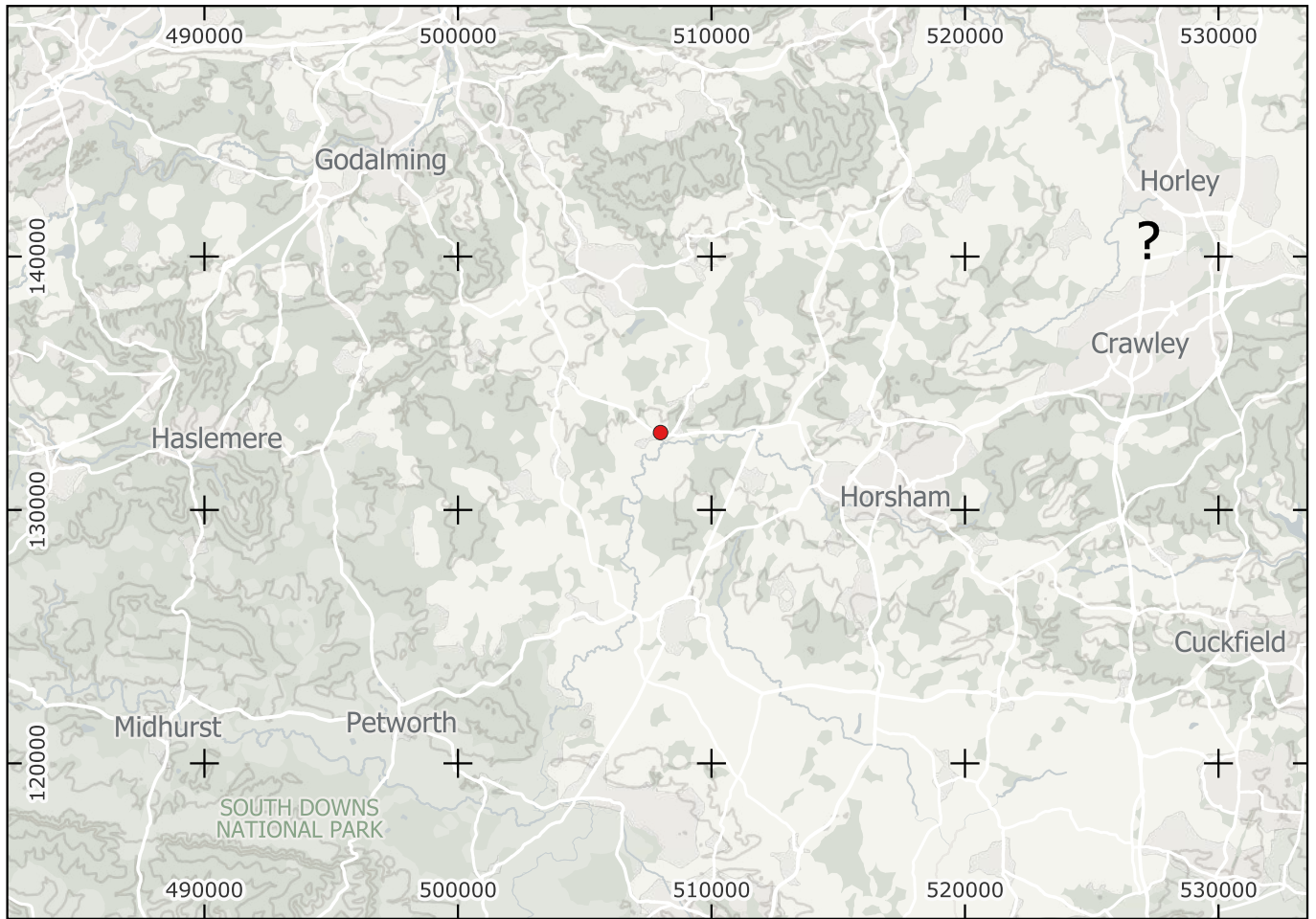
## Internet Sources

*British Geological Society online viewer [www.bgs.ac.uk/data/mapViewers/home.html](http://www.bgs.ac.uk/data/mapViewers/home.html)*

*Google Earth [www.googleearth.co.uk](http://www.googleearth.co.uk)*



## 7. Figures

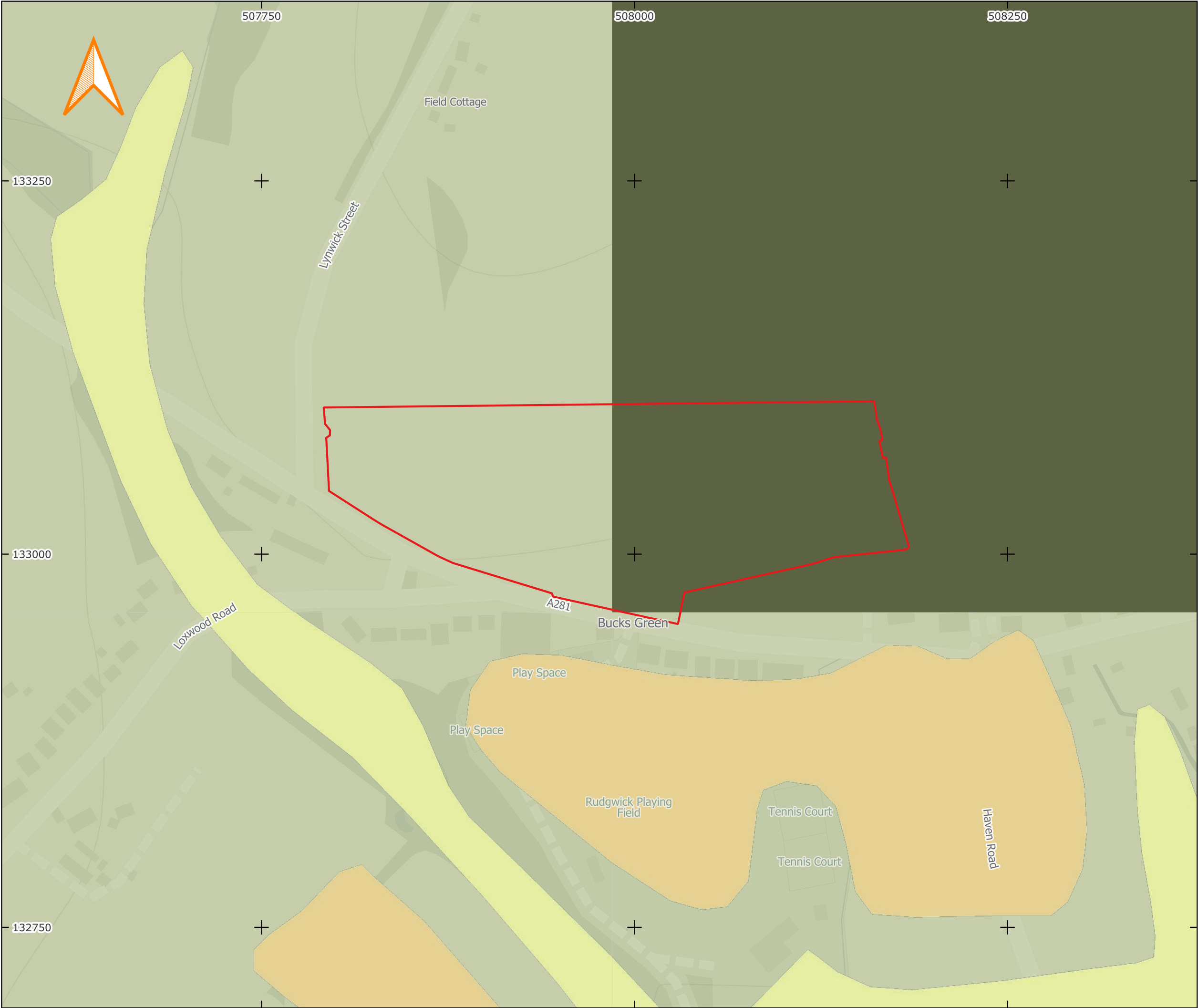


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**Figure 1: Site Location**

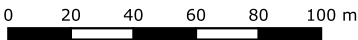
June 2025

Land north of Guildford  
Road, Rudgwick, Horsham



Key:

 Site Boundary



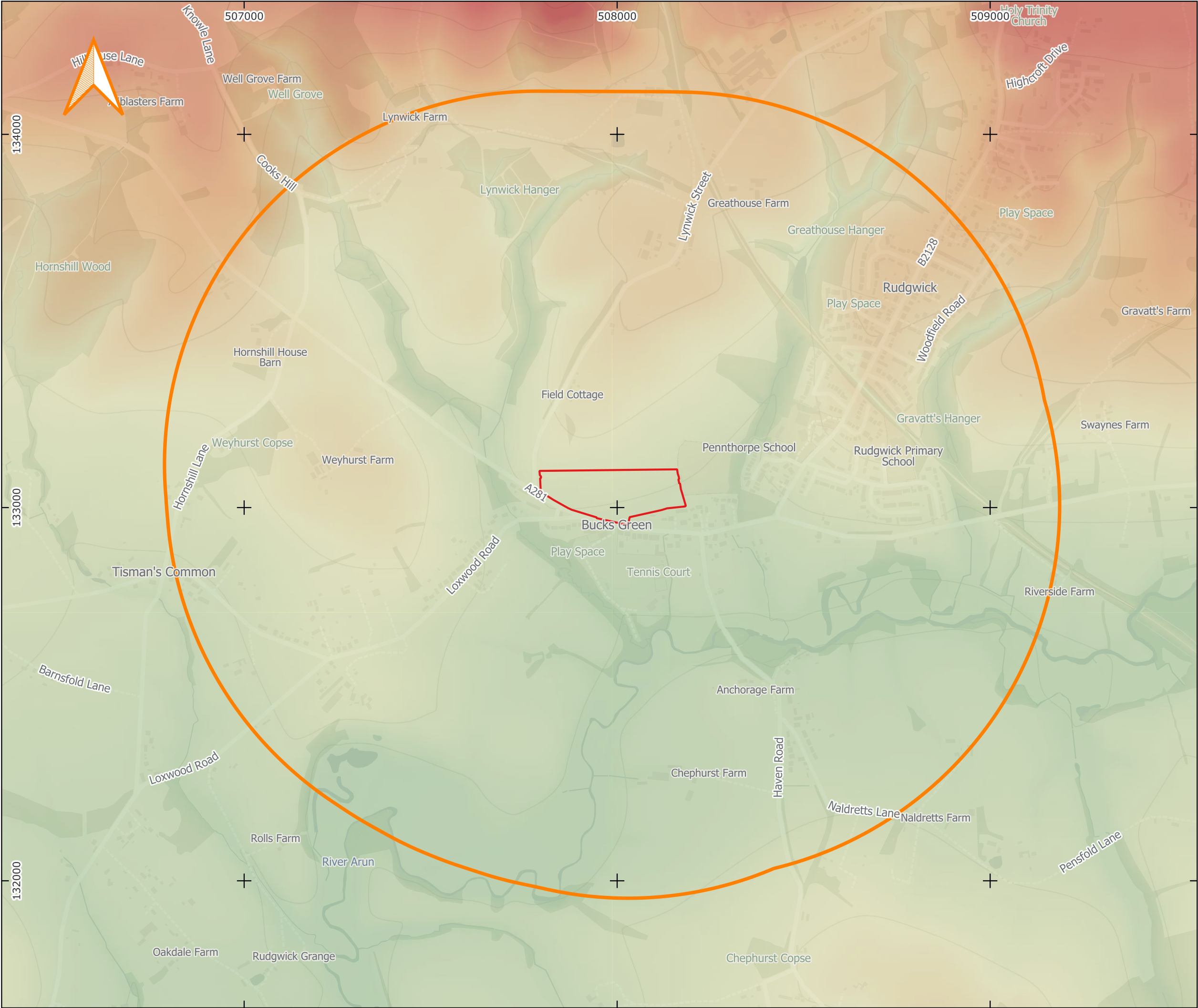
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**Figure 2**

Geology of the Site

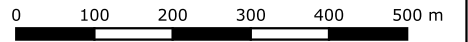




Key:

- Site Boundary
- 1km Study Area

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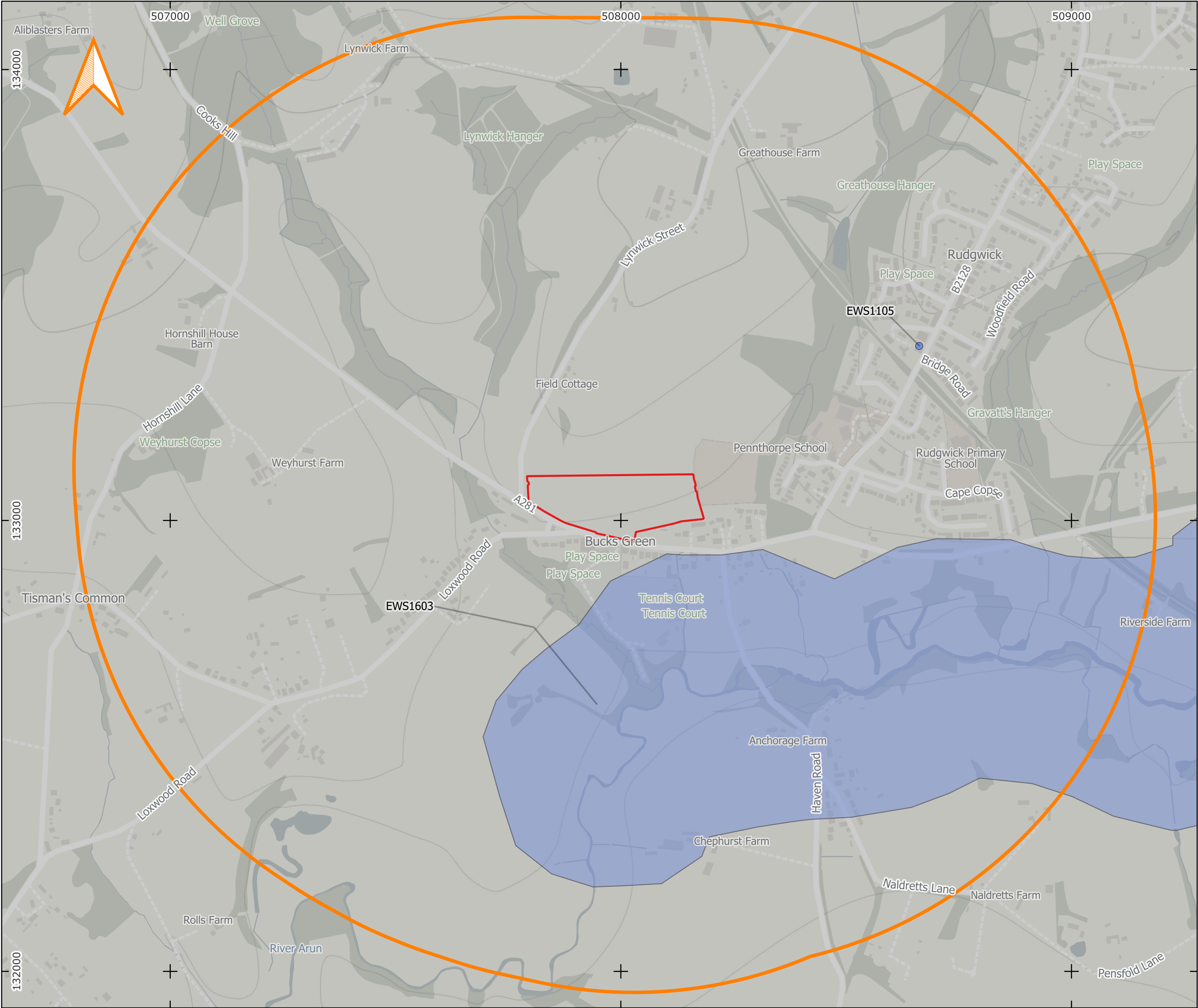
Land north of Guildford  
Road, Rudgwick, Horsham



**Figure 3**  
Topography of the 1km study  
area







**Key:**

- Site Boundary
- 1km Study Area
- Archaeological Event (polygon)
- Archaeological Event (point)

0 100 200 300 400 500 m

**Land north of Guildford Road, Rudgwick, Horsham**



**Figure 5**  
Previous archaeological investigations recorded on the WSHR within the 1km study area



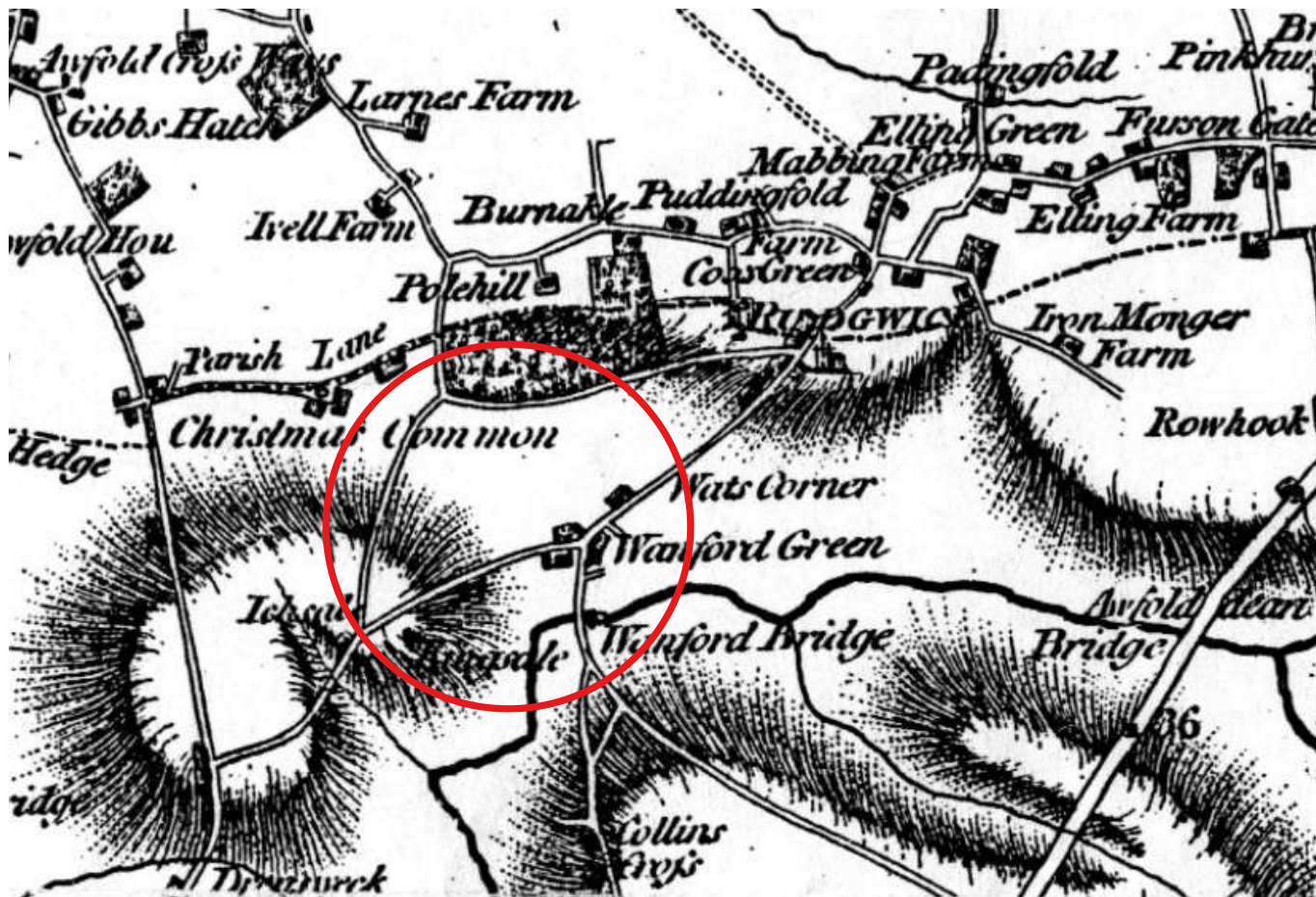


Figure 6: 1777 Andrews and Dury A Topographic Map of the County of Sussex

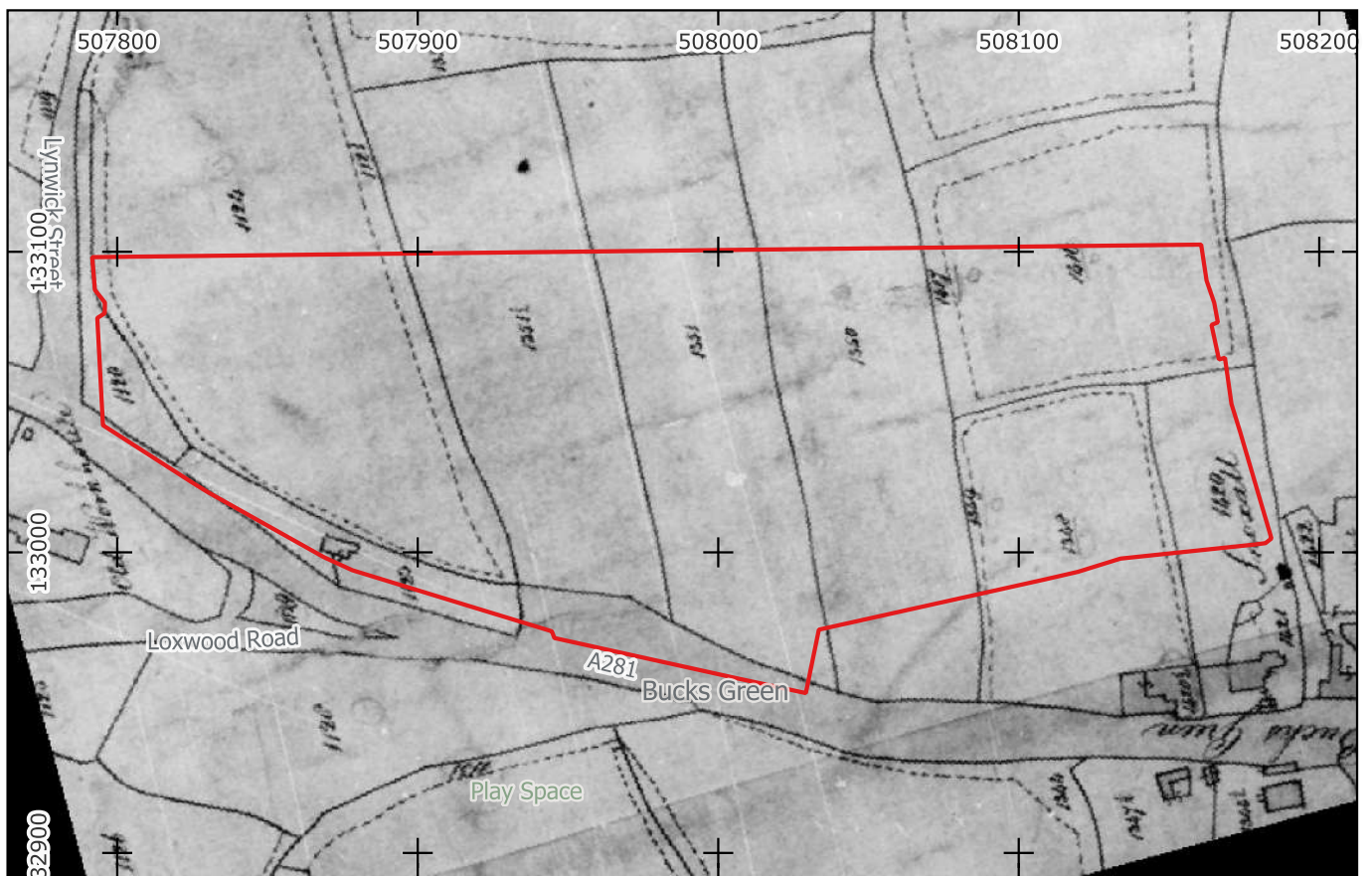


Figure 7: 1795 Yeakell and Gardiner. A Map of the County of Sussex



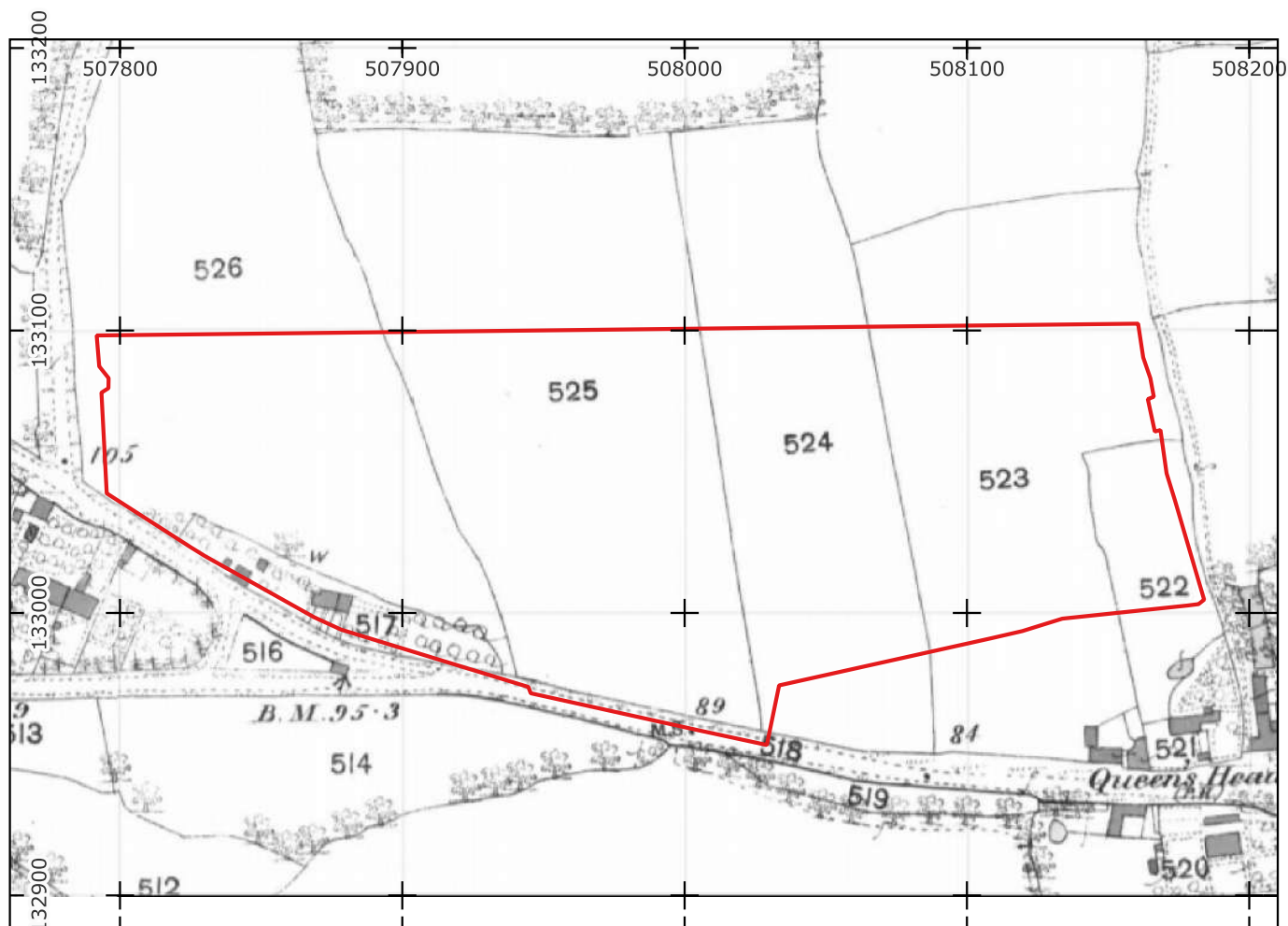


**Figure 8: 1806 Ordnance Survey Drawing**

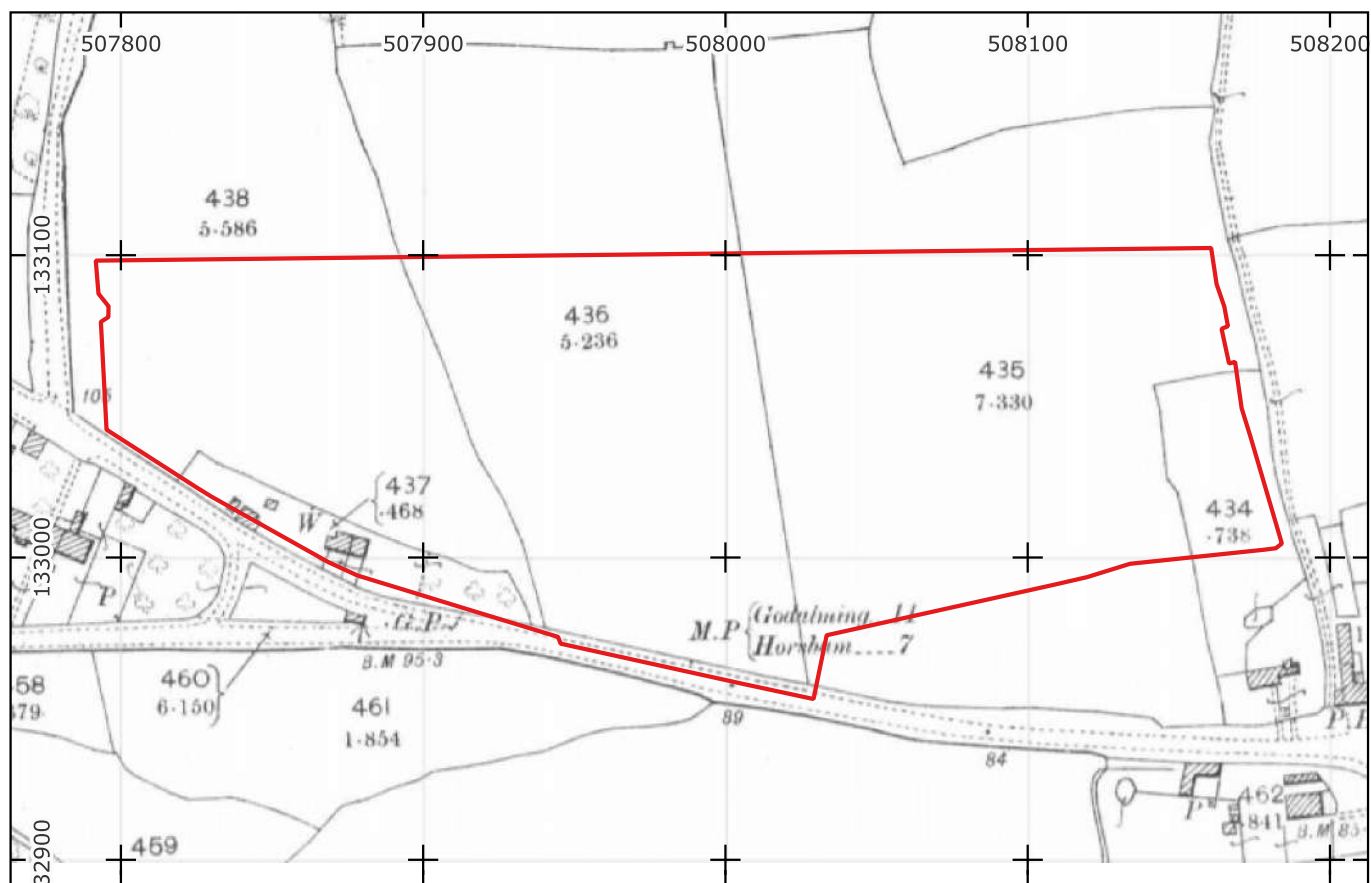


**Figure 9: 1840 Rudgwick Parish Tithe Plan**

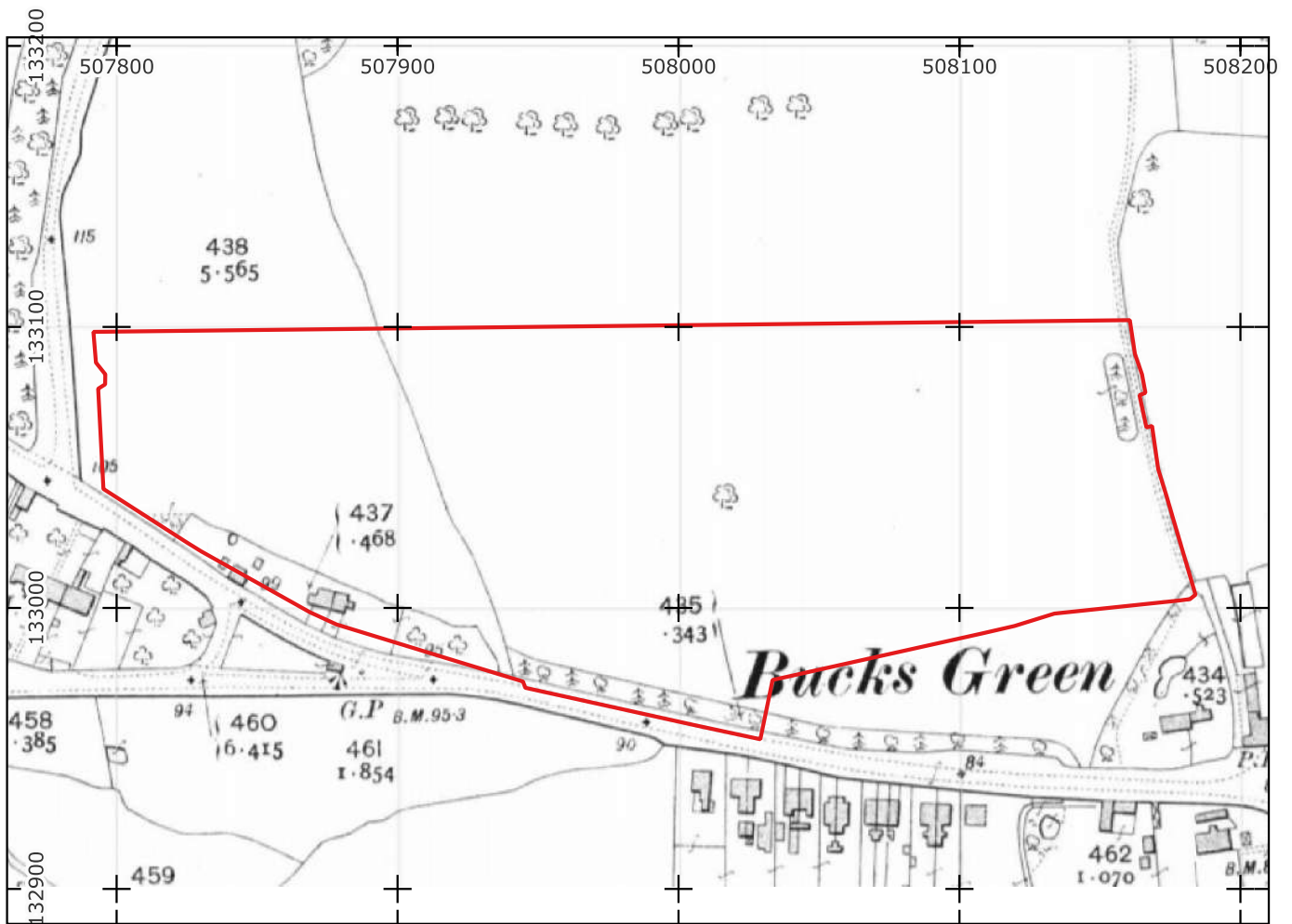




**Figure 10: 1871-6 County Series Ordnance Survey map**



**Figure 11: 1897-8 County Series Ordnance Survey map**

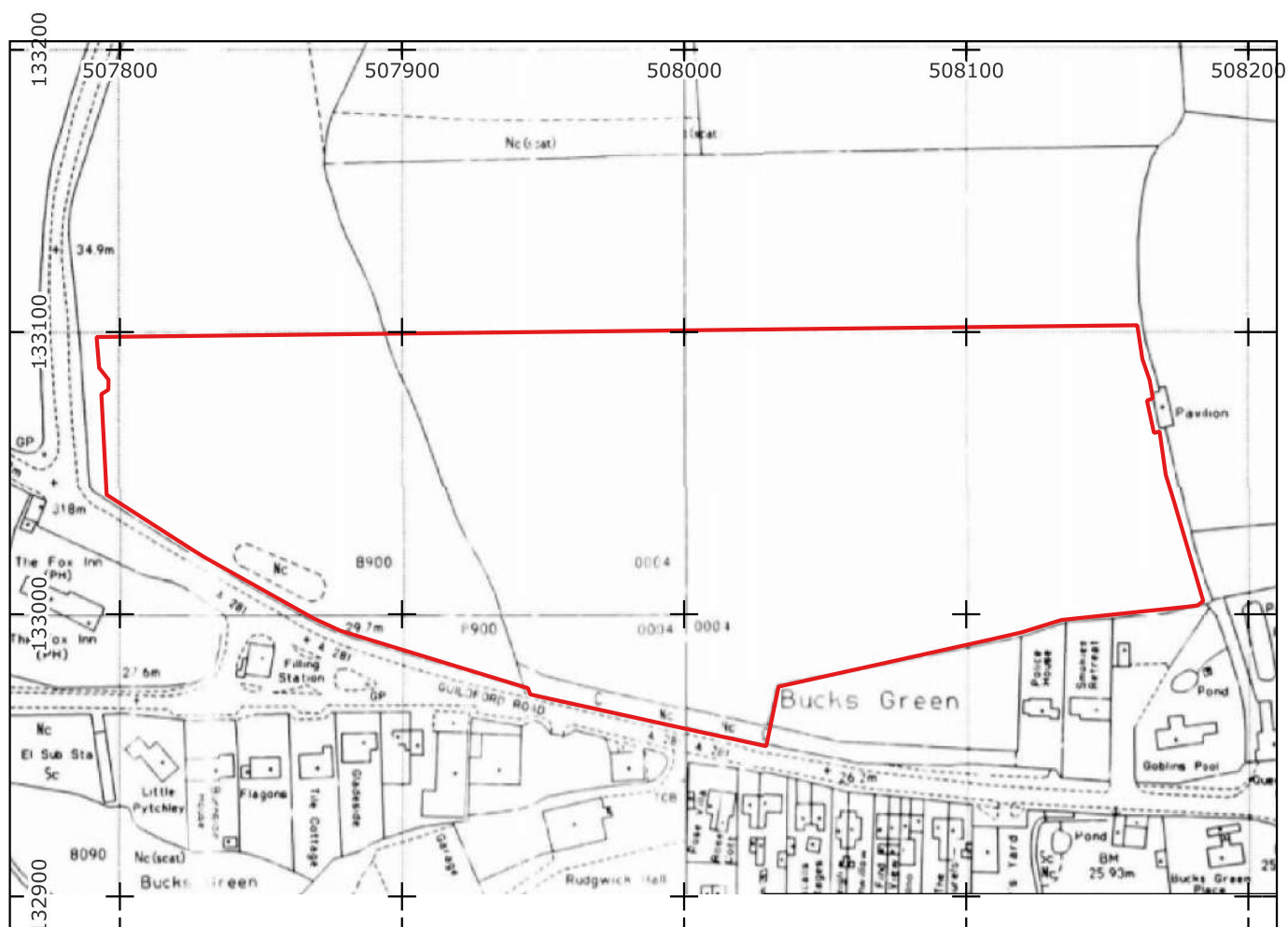


**Figure 12: 1912 County Series Ordnance Survey map**



**Figure 13: 1973 National Grid Ordnance Survey map**





June 2025

Land north of Guildford  
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## 8. Appendix 1 – Proposed Development Plan





Romsey T:01794 367703  
Portishead T:01275 407000  
London T:01794 367703

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Rev	Description
P1	First Issue
P2	Amendments to follow Landscape/BNG/highways comments.
P3	Widened street between plots 50 and 54 to allow for refuse vehicle.
P4	Added buffer planting to existing properties and re-arranged plots 71-77.

Date	Au	Ch
13.05.25	TW/PR	AB
19.05.25	TW/PR	AB
20.05.25	PR	-
21.05.25	PR	-

Rev	Description
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Project Land at Rudgwick  
Drawing Site Layout-03

Client	WELBECK LAND	Date	29.04.25
Job no.	WELB190309	Rev.	P4
Dwg no.	SL03	Scale	1:500 at A1
Author	TW/PR	Checked	AB
Status	PRELIMINARY	Office	Romsey
Client ref.			

